

Initial Project Review

Preliminary Plat: Meadow Court

Application Number: 944626, 946390
Tax Parcel Number: 0319352005

Frederickson Advisory Commission (FAC) Public Meeting: November 23, 2020, at 7:00 p.m. Due to COVID-19 restrictions on gatherings, this meeting will be held remotely. To participate in the virtual meeting visit www.Zoom.com and click “Join a Meeting” or call 253-215-8782, then enter the Meeting ID: 937 9080 0923 and Passcode: 400679, or click on the following link: <https://piercecountywa.zoom.us/j/93790800923?pwd=R0txZ014dVlpQ1A3a0hqRWtEYk1OQT09> For additional questions regarding the virtual meeting process, contact Tiffany Aliment at tiffany.aliment@piercecountywa.gov or 253-798-3226.

Proposal: Formal subdivision of a 2.39-acre parcel, with a net developable acreage of 2.09 acres, into 13 single-family residential lots, with a density of 6.22 dwelling units per acre, to be served by Pierce County sanitary sewer in a Moderate Density Single-Family (MSF) zone classification and the Frederickson Community Plan area.

Project Location: 2612 176th Street East, Puyallup, WA, within the NW 1/4 of Section 35, T19N, R3E, W.M., in Council District #3

Review Summary: County staff has reviewed this proposal for compliance with all applicable policies, codes, and regulations. The County finds, based on an initial project review, the proposal appears to be consistent with the applicable codes and regulations and that staff will be recommending approval of the proposal, subject to conditions.

State Environmental Policy Act (SEPA): The proposal is categorically exempt from SEPA in accordance with Pierce County Code, 18D, Environmental, (18D.20.010.A.) as the proposal is for fewer than 21 dwelling units.

County Contact: Adonais Clark, Senior Planner, 253-798-7165, adonais.clark@piercecountywa.gov

Pierce County Online Permit Information:

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentsStatus?applPermitId=944626>



Project Data

Application Complete Date: October 1, 2020

IPR Mailed Date: November 16, 2020

Owner: Blue 55, LLC
PO Box 731069
Puyallup, WA 98373
ray@pelzeldevelopment.com

Applicant: LeRoy Surveyors and Engineers
Attn: Damon Derosa
12815 Canyon Road East, Suite F
Puyallup, WA 98373
dderosa@lseinc.com

Public and Legal Notice

- *October 13, 2020*: Notice of Application and Public Meeting Notice, was sent to property owners within a radius of 300 feet, but not less than two parcels deep, around the exterior boundaries of the subject property.
- *October 19, 2020*: The site was posted with a Public Notice sign and confirmed with a Declaration of Posting.
- *November 9, 2020*: Legal Notice was published in the official County newspaper (*Tacoma News Tribune*), advertising the public meeting to be held by the Frederickson Advisory Commission (FAC).

Vicinity Map (2017 Aerial Photo)



Review Responsibility

The following list includes jurisdictional areas for County departments and divisions involved in the review and administration of this proposal:

- A. Planning and Public Works (PPW), Planning Division:
 - Current Planning verifies compliance with the Pierce County Comprehensive Plan, the Frederickson Community Plan, and the Pierce County development regulations including zoning, critical areas, land divisions, design review, and environmental.
 - Development Engineering reviews for drainage, erosion control, site development, flood, survey, landslide and erosion hazard, lot dimensions, and road standards.
 - Resource Management reviews for wetlands and critical fish and wildlife habitat.
 - Cartography reviews road names and addresses.
- B. Planning and Public Works, Sewer and Transportation Divisions:
 - Transportation Services reviews for traffic.
 - Sewer Utility Services reviews for sanitary sewer service.
- C. Fire Prevention Bureau reviews for emergency vehicle access and fire flow.
- D. Tacoma-Pierce County Health Department reviews for wastewater disposal and potable water.
- E. Assessor-Treasurer's Office reviews for tax segregation, depiction of record description, improvements, and property ownership.

Public and Agency Review Comments

Comments have been received on the plat from the following departments and agencies. Comments received on this proposal may be found by accessing the Online Permit Information referenced on page 1:

- Development Engineering section of PPW (Dave Peterson) – Marked up plat and checklist sent to applicant and surveyor for revisions.
- Pierce County Cartography (Debra May) – Requested proposed new road be labeled.
- Pierce County Fire Prevention Bureau (Lori Roosendaal) – The FPB has noted that a hydrant to the east is within 350 feet of the center front of each lot and that the FPB requirements have been met.
- Tacoma Pierce County Health Department (Maureen Walker) – Noted, in response to the Preliminary Plat application, that the application submitted to Planning and Public Works (PPW) was processed at main Health Department for review.
- Spanaway Water Company (SWC) - Reviewed the proposed project and provided comments noting that SWC has an existing 12-inch water main on the north side of 176th Street East and that their civil engineer will determine all proposed on-site water improvements as part of the water distribution system design.

Site Characteristics

- The project site consists of a single, 2.39-acre parcel.
- The project contains an abandoned house and various outbuildings.
- The project site is accessed from the north via 176th Street East.
- The topography of the project site is level.
- The northwest corner of the parcel contains a stand of Douglas fir trees. The remainder of the parcel is vegetated with grass and weeds.

Surrounding Land Use / Zoning Designation

| LAND USE | | ZONING (Title 18A) |
|----------|--|--------------------------------------|
| North | 176 th Street East - Single-family residential uses beyond on parcels, 0.9 to 1.3 acres in size | Moderate Density Single-Family (MSF) |
| South | Open field and parking lot for Clover Creek Bible Fellowship | MSF |
| East | Open field and parking lot for Clover Creek Bible Fellowship | MSF |
| West | Multi-family (Triplex) residences -26 th Avenue Condo | MSF |

Utilities/Public Facilities

Utility service and public facilities are:

- Water - Spanaway Water Co.
- Sewer- Pierce County Sanitary Sewer
- Power - Puget Sound Energy
- School- Bethel School District

Governing Regulations

- Title 19A Comprehensive Plan - January 1, 1995, as amended
- Title 17A Construction and Infrastructure Regulations – Site Development and Stormwater Drainage
- Title 18 Development Regulations - General Provisions
- Title 18A Development Regulations – Zoning
- Title 18E Development Regulations – Critical Areas
- Title 18F Development Regulations - Land Division and Boundary Changes
- Title 18H Development Regulations - Forest Practices
- Title 18J Development Regulations - Design Standards and Guidelines

Initial PPW Staff Review for Consistency with Land Use Policies and Regulations

Title 19A, Appendix D – Frederickson Community Plan

The project is consistent with the Frederickson Community Plan. Examples include, but are not limited to:

- GOAL FR LU-8 Residential density should vary based upon characteristics of the built and natural environment.
 - FR LU-8.1 Areas of the community with no significant environmental constraints or compatibility issues should be zoned as Moderate Density Single-Family (MSF) and should be developed generally at densities of 2 to 6 dwelling units per acre.

Title 18A, Development Regulations – Zoning

- Residential Density (18A.15.020)

The property is located within the Moderate Density Single-Family (MSF) zone classification within the Frederickson Community Plan area. Residential development in the MSF zone classification must comply with Minimum Density requirements unless the lot is more than 300 feet from a sewer hook-up. The lot is within 300 feet of a sewer hook-up so minimum density requirements apply.

| Table 18A.15.020-1. Urban Residential Density and Urban Lot Dimensions | | | | | | | |
|--|---|-----------------------------|------|---------|------------------------|---------|------------------------------|
| Urban Zone Classification | | Residential Density (du/ac) | | | Lot Dimensions | | |
| | | Minimum | Base | Maximum | Lot Size (square feet) | | Minimum Lot Width (feet) (3) |
| | | | | | Mean | Minimum | |
| MSF | Moderate Density Single Family (All County except where listed below) | 4 | 4 | 6 | 5,000 | 4,000 | 50 |

The minimum density in the MSF zone classification is 4 dwelling units per acre (du/ac). The maximum density is 6 du/acre. The allowable number of dwelling units in urban zone classifications is calculated by multiplying the net developable acreage of the site by the allowed density in dwelling units/acres. The net developable acreage of the site is 2.09 acres. The minimum density required is 4 dwelling units per acre and the maximum density allowed is 6 dwelling units per acre, which results in a minimum of 13 dwelling units ($4 \times 2.09 = 8.36$, round down to 8) and a maximum of 19 dwelling units ($6 \times 2.09 = 12.54$, round up to 13) on the project site. The proposal is for 13 dwelling units on 2.09 net developable acres, or 6.22 dwelling units per acre. The smallest proposed lot size is 4,518 square feet.

Pierce County Comprehensive Plan and Frederickson Community Plan

The project complies, or can be conditioned to comply, with all applicable policies and objectives of the Pierce County Comprehensive Plan and Frederickson Community Plan.

Title 18D, Development Regulations – Environmental

The proposal is categorically exempt from SEPA in accordance with Pierce County Code, 18D, Environmental, (18D.20.010.A.) as the proposal is for fewer than 21 dwelling units.

Title 18E, Development Regulations – Critical Areas

- Aquifer Recharge and Wellhead Protection Areas (18E.50.040)

The proposal is within the MSF zone classification and is located within an aquifer recharge area. The maximum impervious surface coverage is 35%. The percentage for maximum total impervious surface per lot or site may be exceeded if the applicant can demonstrate that the effective impervious surface on the site is less than or equal to what is allowed for the total impervious surface.

Title 18F, Development Regulations – Land Divisions and Boundary Changes

- Proposed Preliminary Plat Requirements (18F.40.030)
The proposal must meet the requirements set forth in this section.

Title 18H, Development Regulations – Forest Practice

- The proposal will not require approval of a Class IV- General Forest Practices (logging) permit application.

Title 18J, Development Regulations – Design Standards and Guidelines

This Chapter provides design objectives that are implemented with design standards and guidelines to protect the property values and property rights of property owners and promote compatibility between land uses by reducing the visual, noise, and lighting impacts of development on users of the site and abutting uses.

Per Policy CP2017-01 the requirements at time of initial project submittal can be limited to the following:

- A detailed site plan;
- Any type of vegetation retention such as Significant Tree locations and Native Vegetation boundaries;
- Location and type of landscape buffers (not necessary to show specific planting types);
- Location of proposed stormwater facilities and required buffers; and
- Location of active and passive recreation areas.
- Tree Conservation (18J.15.030)
Tree conservation requirements are applicable to the proposal. A density of 30 tree units/acre is required in the MSF zone classification. A total of 63 tree units must be provided in the plat based on 2.09 net developable acres. The project site includes 12 Douglas fir trees of which 7 are proposed to be retained (18 tree credit units) resulting in the need to plant 45 tree credit units. This can be achieved through the planting of the required street trees and Level 2 Landscape Buffer along 176th Street East. In addition, a minimum of 30% of the total of all significant trees are required to remain. The project site contains four significant trees and is proposing to retain 2, or 50%.
- Landscape Buffers (18J.15.040)
A Level 2 Landscape Buffer along 176th Street East. A Level 1 Landscape Buffer is required along the southern property line.
- Street Trees (18J.15.050)
Street trees are required to be planted along each side of new streets at a rate of 1 per 30 lineal feet of roadway. The application includes a street tree plan.
- Stormwater Facilities (18J.15.170)
Stormwater design requirements will be met prior to final plat approval.

- Recreational Areas (18J.15.180)
Recreational space must be provided within all new residential developments of 31 lots or more. The proposal is for 13 lots. Therefore, recreational space is not required.

Questions for FAC Discussion and Consideration

Preliminary Plat:

- Is the plat proposal adequately addressing public health, safety and general welfare issues as discussed above? If no, what changes are recommended?
- Will the public use and interest be served by the proposal? If not, what changes are recommended?

General:

- Is the Preliminary Plat request consistent with the Pierce County Comprehensive Plan or Frederickson Community Plan? If not, how can it be made consistent?

Other Questions or Concerns?

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