

Initial Project Review

Preliminary Plat: Oak Place Manor

Application Numbers: 899582 / 899584
Tax Parcel Number: 0319274139

Parkland - Spanaway - Midland Advisory Commission (PSMAC) Public Meeting:
March 6, 2019, at 6:30 p.m., at the Central Pierce Fire Station 61, 100 – 114th Street South,
Tacoma WA 98445

Proposal: Subdivide a 3.64-acre parcel into 18 residential lots and three tracts, (a private road, stormwater, and oak tree preservation tract). The lots will range in size from 4,873 square feet to 8,050 square feet.

Project Location: 2117 - 174th Street East, Spanaway, WA, within the SE 1/4 of the SE 1/4 of Section 27, 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.

Zone Classification: Moderate Density Single Family (MSF)

Community Plan Area: Parkland-Spanaway-Midland

State Environmental Policy Act (SEPA): The proposal is being reviewed pursuant to the State Environmental Policy Act and the Pierce County Environmental Regulations, Title 18E, by the Pierce County Environmental Official designate. No determination has been reached at this time.

County Contact: Dan Buhl, Associate Planner, 253-798-3268, dan.buhl@piercecountywa.gov

Pierce County Online Permit Information:

<https://palsonline.co.pierce.wa.us/palsonline/#/permitSearch/permit/departmentsStatus?applPermitId=899582>



Project Data

Application Complete Date: November 29, 2019

IPR Mailed Date: March 4, 2019

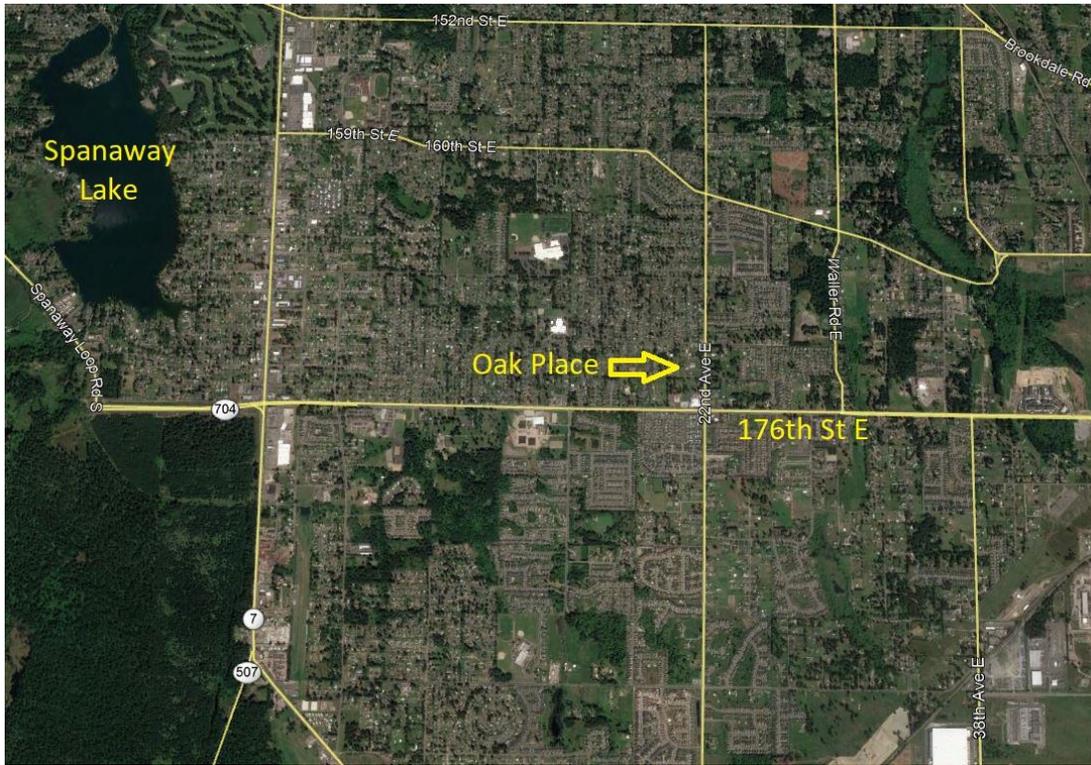
Owner: Rush Residential
Attn: Joe Flansburg
6622 Wollochet Drive NW
Gig Harbor, WA 98335
jflansburg@therushcompanies.com

Applicant: Larson & Associates
Attn: Grant Middleton, PE
9027 Pacific Avenue, Suite 4
Tacoma, WA 98444
gmiddleton@rllarson.com

Public and Legal Notice

- *December 24, 2018*: 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.
- *February 20, 2019*: Legal Notice was published in the official County newspaper (*Tacoma News Tribune*), advertising the public meeting to be held by the Parkland-Spanaway-Midland Advisory Commission.
- The site was posted with a Public Notice sign but has not been confirmed with a Declaration of Posting.

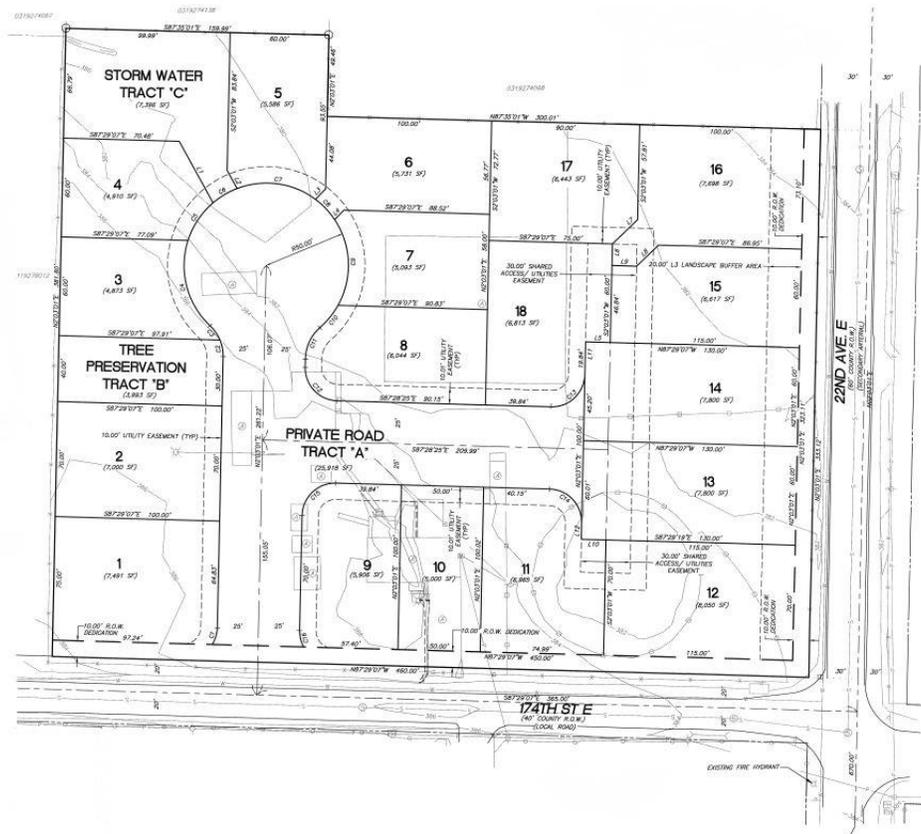
Vicinity Map



County Aerial Photo 2017



Site Plan



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, Parkland-Spanaway-Midland Community Plan, and development regulations including zoning, critical areas, land divisions, design review, and potential environmental impacts.
- 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:

- Cartography (Debra May) – asks that road names and addresses be shown on the plat drawings.
- Bethel School District (Marlene Anglemyer) – requested sidewalks along internal and frontage roadways, appropriate lighting near intersections, and a school bus stop and waiting area for students on 22nd Avenue East.
- Development Engineering section of PPW (Dawn Anderson) – requested a private road deviation for the cul-de-sac, requested corrections for the submitted preliminary drainage report, and corrections for the submitted geotechnical report. Additional comments are forthcoming.
- Pierce County Fire Prevention Bureau (Lori Roosendaal) – requested additional hydrants required to be installed and requested a separate water system permit.
- Resource Management (Dara Kessler) – There is a stand of protected oaks on the property. Staff and the owners are working on a conservation plan to protect the required number of trees.
- Sewer Division (Alma Arroyo) – approves the preliminary plat with the noted conditions identified in the memo to the planner dated January 9, 2019.
- Spanaway Water Company (Tim Wells) – In a letter dated December 31, 2018, it was noted there are water mains along both fronting roadways and requested the proper easement language be included for all roadways where they may need to maintain their water system.
- Tacoma-Pierce County Health Department (Maureen Walker/Michelle Harris) – currently processing their requested permit. Received a Revised Certificate of Water Availability for 18 connections that has not been reviewed by staff.
- No comments were received from the public.

Site Characteristics

- The lot contains a single-family home, a large barn, a horse paddock, and a few other smaller accessory structures that are to be demolished to accommodate the plat.
- There is a small stand of mature oaks that are to be preserved on the west side of the property.
- The entire site is quite level.

Surrounding Land Use / Zoning Designation

LAND USE		ZONING (Title 18A)
North	Single-family home	Moderate Density Single Family (MSF)
South	Single-family home	MSF
East	Single-family home	MSF
West	Single-family home	MSF

Utilities/Public Facilities

Utility service and public facilities are:

- Water - Spanaway Water Company
- Sewer- Pierce County
- Power - Tacoma Power
- School- SD #403 Bethel

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 18F Development Regulations - Land Division and Boundary Changes
- Title 18J Design Standards and Guidelines

Initial Planning and Public Works (PPW) Staff Review for Consistency with Land Use Policies and Regulations

Pierce County Comprehensive Plan and Community Plan

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

Title 18A, Development Regulations – Zoning

The site is zoned MSF, a zoning classification whose primary use is low and moderate density single- and two-family residential activities and compatible civic uses in areas with a mixed residential pattern. The MSF zone allows a minimum residential density of 4 dwelling units per net developable acre (du/ac), a base of 5 dwelling units, and a maximum of 6 du/ac with the presence of sewer in the Parkland-Spanaway-Midland Communities Plan. To meet this requirement a development must be at a density of 3.5 to 6.4 du/ac.

Table 18A.15.020-1. Urban Residential Density and Urban Lot Dimensions							
Urban Zone Classification (within Parkland-Spanaway-Midland Community Plan)		Residential Density (du/ac)			Lot Dimensions		
		Minimum	Base	Maximum	Lot Size (square feet)		Minimum Lot Width (feet)
					Mean	Minimum	
MSF	Moderate-Density Single Family	4	5	6	5,000	4,000	50

Staff Comment: The parcel is 3.64 acres. The site has sewer and has a net developable acreage of 2.96 acres. They can have a housing density of 18 (2.96 x 6=17.76, rounded up to 18 dwelling units per acre), which is the proposed number of lots. The proposal is for 6 dwelling units per net developable acre (18 dwelling unit/2.96 net developable acres = 6.08, rounded down to 6).

MSF zoning has a minimum lot size requirement of 4,000 square feet that is met by each proposed lot. The minimum lot width of 50 feet is met by each lot. On-site parking shall be provided as required in Title 18A.35.

Title 18F – Land Divisions and Boundary Changes

The preliminary plat is subject to review at a public hearing before the Pierce County Hearing Examiner. Upon finishing the Land Use Advisory Commission (LUAC) meeting, PPW will schedule the public hearing for the proposal.

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.

Staff Comment:

- *Site Design and Site Clearing regulations will need to be met through the timing of required permits and subsequent site development.*
- *A Tree Conservation Plan has been provided (as a part of the landscape plan) and appears to meet the requirement of 30 tree unit credits per acre.*
- *A landscape plan was also included with the tree conservation requirements showing the required Level 3 landscape buffer along 22nd Avenue East, an arterial roadway.*
- *The landscape plan also shows street trees in the required number that shall be provided internally along the private road and shared access facility tracts.*
- *A school bus stop shall be provided as the Bethel School District has identified a need.*
- *The landscape buffer and street trees will need to meet the requirements of PCC 18J.15.100-18J.15.130.*
- *Stormwater facility requirements will need to be met as required by the Development Engineering Section.*