

**REVISED**

# Initial Project Review

## Preliminary Plat: The Viewpoint

**Application Number: 897433****Tax Parcel Numbers: 042030-1027 and -4002**

**Mid-County Advisory Commission (MCAC) Meeting: February ~~March~~ 12, 2019, at 6:30 p.m.**, at the Mid-County Community Center, 10205 44th Avenue East, Tacoma, WA 98446

**Proposal:** Applicant requests Preliminary Plat approval for a six-lot single-family subdivision, with a minimum lot size of 1.14 acres and an average lot size of 2.04 acres on a two parcel, ~~15.09~~ **15.12**-acre parcel. The plat also includes a 2.80-acre open space tract, which includes a telecommunications tower (CP31-97, Application No. 240419). The six lots contain portions of ~~4.87~~ **4.84** acres of open space easement.

The plat will be served by public water, ~~two shared access facilities~~, and individual on-site septic systems. The plat is accessed from 62nd Avenue East.

A revised plat map was submitted on February 21, 2019. The revised layout eliminates the private road and cul-de-sac serving northern Lots 1-4 and converts Lots 2 and 3 into pipestem/flag lots. Lots 3 and 4 would access 62<sup>nd</sup> Avenue East through a shared driveway on Lot 3 in the same general location as the earlier proposed road. Lots 1 and 2 would access unopened 62<sup>nd</sup> Avenue East right-of-way to access the intersection of 62<sup>nd</sup> Avenue East and 72<sup>nd</sup> Street Court East through a shared driveway on Lot 2. Southern Lots 5 and 6 would continue to access 62<sup>nd</sup> Avenue East through a shared driveway but Lot 6 would access the rear of the lot through a driveway in the stem of the flag lot, not through a shared access facility on Lot 5.

**Project Location:** 7207 - 62nd Avenue East, Puyallup, WA, within the E 1/2 of Section 30, T20N, R4E, W.M., in Council District #5.

**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, that the proposal appears to be consistent with the applicable codes and regulations and that staff is likely to recommended approval of the proposal, subject to conditions.

**Zone Classification:** Rural Separator (RSep)

**Community Plan Area:** Mid-County

**State Environmental Policy Act (SEPA):** Pursuant to the State Environmental Policy Act and the Pierce County Environmental Regulations, Title 18E, environmental review is not required since less than 21 dwelling units are proposed, i.e., 6 single-family lots.

**County Contact: Robert Jenkins**, Senior Planner, 253-798-7016, [rob.jenkins@piercecounitywa.gov](mailto:rob.jenkins@piercecounitywa.gov)

**Pierce County Online Permit Information:**

<https://palsonline.co.pierce.wa.us/palsonline/#/permitSearch/permit/departementStatus?applPermitId=897433>



**Project Data**

Application Complete Date: October 25, 2018

Revised materials submitted: February 21, 2019

IPR Mailed Date: ~~January 31, 2019~~ March 5, 2019

Property Owner: J. Morrill Delano, Jr.  
816 Ferdinand Court  
Bakersfield, CA 93309

J. Morrill Delano, Jr.  
11909 SW 266<sup>th</sup> Lane  
Vashon Island, WA 98070

Applicant: Sixty-Two Avenue LLC  
c/o Brian Bowen  
P.O. Box 42  
Buckley, WA 98321  
[bowen\\_construction@msn.com](mailto:bowen_construction@msn.com)

Agent: Larson & Associates LLC  
Attn: Grant Middleton, P.E.  
9027 Pacific Ave., Suite 4  
Tacoma, WA 98444  
[gmiddleton@rrlarson.com](mailto:gmiddleton@rrlarson.com)

**Public and Legal Notice**

- *November 28, 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.
- *January 11, 2019:* The site was posted with a Public Notice sign, confirmed with a Declaration of Posting.
- *January 29, 2019:* Legal Notice was published in the official County newspaper (*The News Tribune*), advertising the public meeting to be held by the Mid-County Advisory Commission (MCAC).
- *February 25, 2019:* A Rescheduling Notice was sent to surrounding property owners.
- *February 26, 2019:* Legal Notice was published in the official County newspaper (*The News Tribune*), advertising the rescheduled public meeting to be held by the MCAC.

# 2017 County Aerial Photo

## Preliminary Plat: The Viewpoint

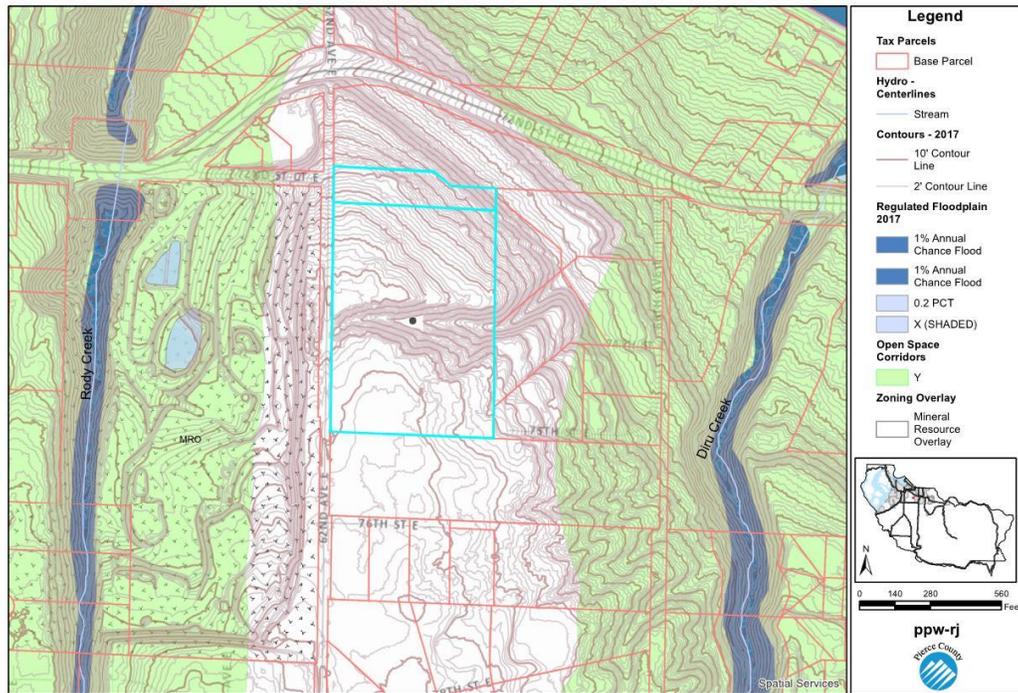
897433



# Topography

## Preliminary Plat: The Viewpoint

897433



The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.

Date: 11/16/2018 03:37 PM

## Site Photos



Google Earth Street View Photo - looking east from 72nd Street Court East - July 2018



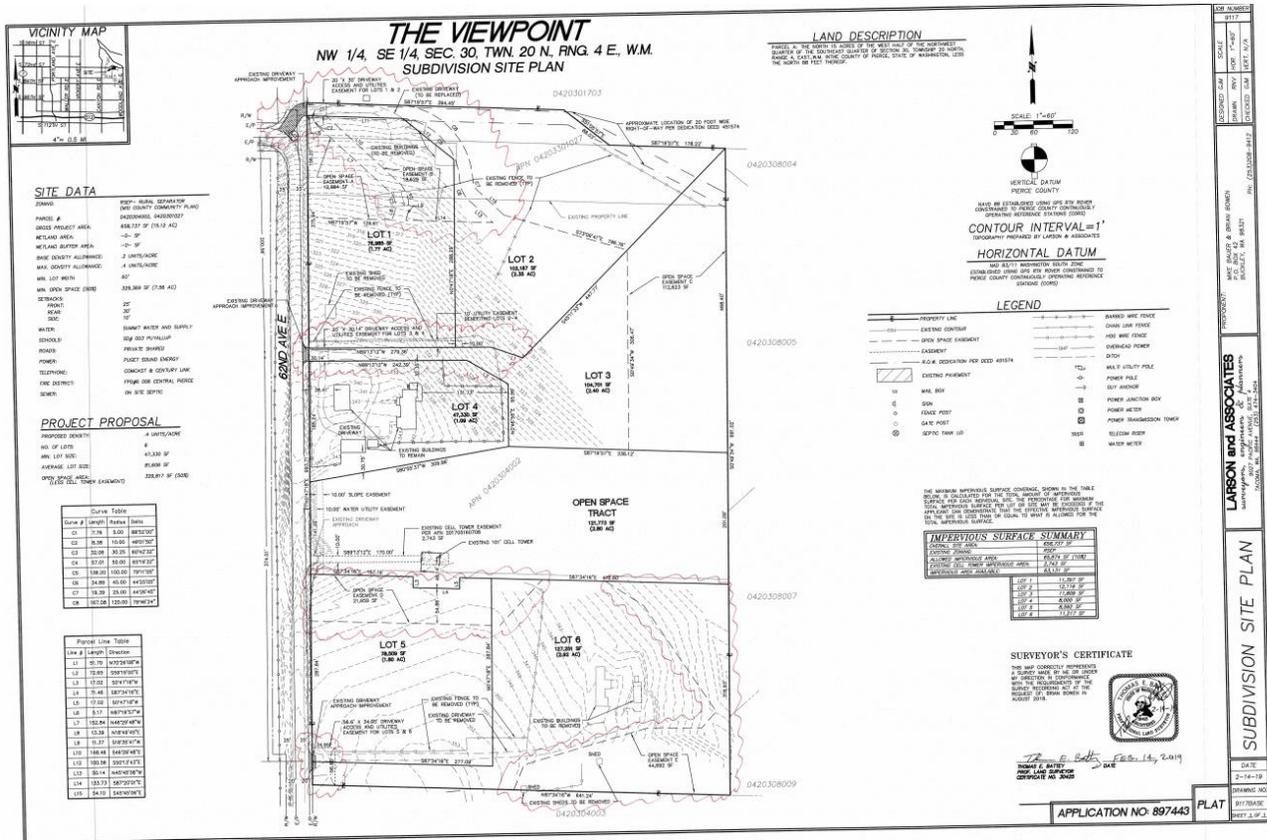
Google Earth Street View - drainage looking east from 62nd Avenue East - July 2018



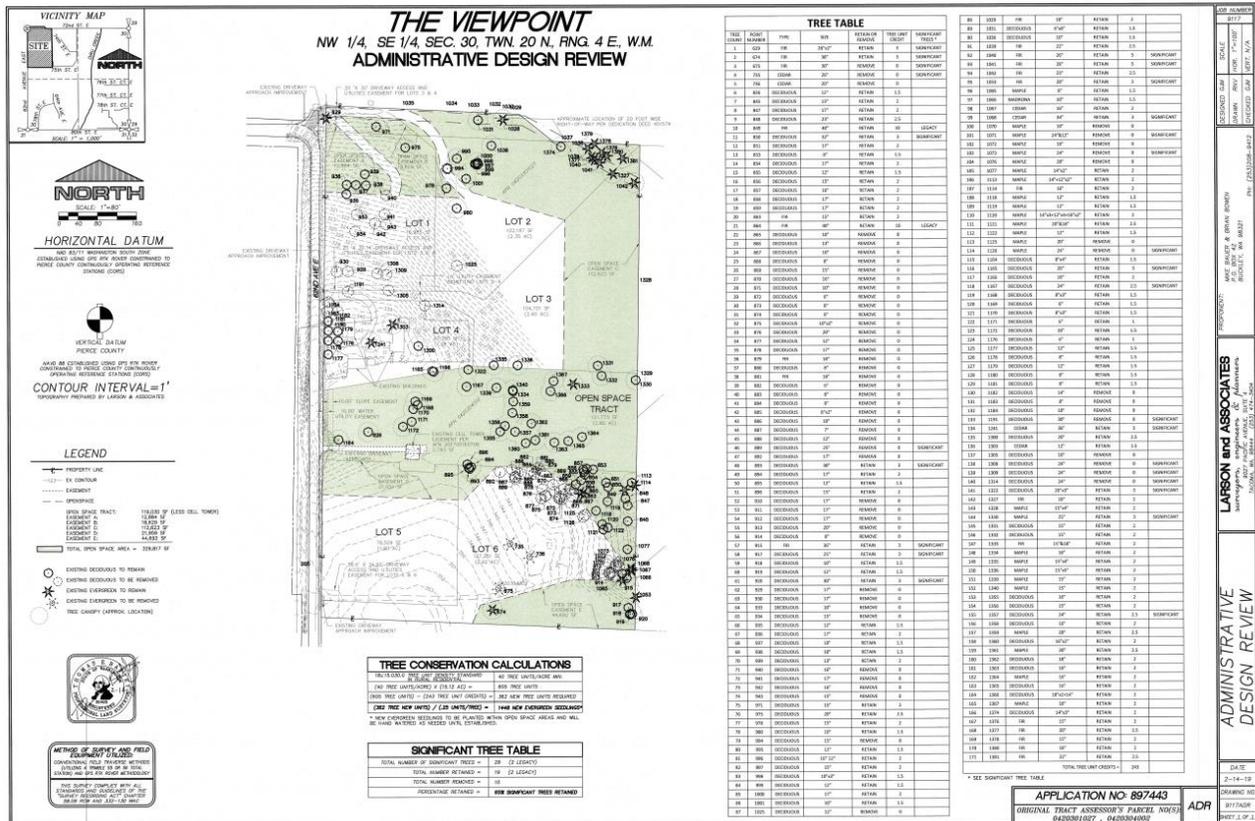
Google Earth Street View Photo - looking northeast on 62nd Avenue East - July 2018



# Proposed Preliminary Plat Map for The Viewpoint, revised February 14, 2019



# Proposed ADR Site Plan for The Viewpoint, revised February 14, 2019



## Public and Agency Review Comments

No comments have been received from surrounding property owners or the public to date.

Comments have been received to date on **the original version of** the plat from the following departments and agencies:

- Development Engineering has requested the following revisions:
  - Need to verify entering site distance (ESD) and safe stopping distance (SSD) are met at both access locations.
  - The gate key pad needs to be placed so the vehicle does not need to cross the opposing lane of travel.
  - Need to provide a proposed roadway cross section.
  - Need to show the required 10-foot of right of way dedication along the frontage.
  - Need to address plat mark-ups and survey comments.
  
- Resource Management Section of PPW, stated that wetland indicators are located west of 62nd Avenue East; therefore, Exemption 18E.20.035 B applies.
  
- Current Planning Section of PPW, requested information on any significant trees as listed in Table 18J.15.030-1 in the areas that trees are to be removed. A more detailed tree conservation plan will be required prior to issuance of any site development permit approval but is not required for preliminary plat review and approval.
  
- Pierce County Fire Prevention Bureau requested a water system vicinity map and the following note added to the final plat: "Fire flow and/or fire protection requirements shall be determined at the time of application for building permit."
  
- Tacoma–Pierce County Health Department has made the following requests:
  - Need confirmation if there are existing septic systems still on proposed Lots 4 and 6.
  - Are there any existing septic tanks and were they properly decommissioned via TPCHD application and approval?
  - If any existing septic systems are proposed for reuse, O&M inspections reported in online RME is required.
  - Need documentation of existing water source for all homes (i.e., a water bill). It appears this property may be served by a Group B well. Further review will be required.
  - It appears there may be a Group B well on the southerly parcel boundary. Please locate it and show the public well radius on a revised site plan for further consideration.
  - There is an active compliance case for inadequate sewage disposal practices with a recording of non-compliance on APN 0420304002. The issues must be resolved, and fee paid for certificate of compliance (\$555.00 for 2019) before Health can complete review and approve this application.
  
- The Washington Department of Ecology provided general guidance on solid waste management and erosion control measures.

Regarding the revised plat layout, Resource Management has no additional comments. Current Planning staff has requested information on the species of the “deciduous” trees proposed to be removed to determine if they are trees listed on the significant tree table. Development Engineering has stated that a license from the County Engineer will be required to use unopened 62<sup>nd</sup> Avenue East right-of-way as a driveway access for Lots 1 and 2. The earlier comment regarding the gate key pad location is no longer relevant since there is no road proposed. The Fire Prevention Bureau has stated that a water system permit has been submitted for review. As of the date of this report, no other comments on the revised layout have been submitted

Comments received on this proposal may be found by accessing the Online Permit Information referenced on page 1. The substance of these comments is reflected, where appropriate, in the Staff Review at the end of this report.

## Background

Site Inspection: Staff inspected the site on January 30, 2019. The site is rectangular and 15.09 acres in size. The northern and southern portions of the site are characterized by pasture with fruit trees in the northern part of the site. The center of the property contains a steep, heavily wooded dry ravine. The area north of the ravine contains two single-family homes and outbuildings and slopes moderately to the northeast. The area south of the ravine is on the north end of a relatively level ridge, that then slopes into the ravine to the north and east. A 100-foot tall telecommunication tower is located on the south edge of the ravine, near 62<sup>nd</sup> Avenue East. The cell phone tower was approved by the Pierce County Hearing Examiner per Case No. CP31-97, on March 19, 1998.

Two mobile homes and outbuilding are located south of the ravine and were constructed or placed on the property without obtaining proper permits. A Certificate of Noncompliance with the Building Code was recorded against the southern parcel, AFN 200702010795.

### Surrounding Land Use / Zoning Designation:

LAND USE		ZONING (Title 18A)
North	Designated Forest Land	Rural Separator (R-Sep)
South	Vacant	R-Sep
East	Large Lot Single-Family homes	R-Sep
West	Gravel Pit	R-Sep and Mineral Resource Overlay

Utilities/Public Facilities: Utility service and public facilities are proposed as follows:

- Water - Summit Water Co.
- Sewer- On-site Septic
- Power - Puget Sound Energy
- School- Puyallup School District

## Governing Regulations

The proposal has been reviewed for conformance with the following goals, policies and requirements in effect on the October 25, 2018 complete application date of this proposal:

- Title 19A Comprehensive Plan - January 1, 1995, as amended
- Title 17A Construction and Infrastructure Regulations – Site Development and Stormwater Drainage

- Title 17B Construction and Infrastructure Regulations – Road and Bridge Design and Construction Standards
- Title 18 Development Regulations - General Provisions
- Title 18A Development Regulations – Zoning
- Title 18D Development Regulations - Environmental
- Title 18E Development Regulations - Critical Areas
- Title 18F Development Regulations - Land Division and Boundary Changes
- Title 18H Development Regulations - Forest Practices
- Title 18J Design Standards and Guidelines

## **Initial Planning and Public Works Staff Review for Consistency with Land Use Policies and Regulations**

### State Environmental Policy Act (SEPA)

- Project is exempt from SEPA review but not critical area regulations of Title 18E.

### Title 18A, Development Regulations - Zoning

- The Rural Separator (R-Sep) zone classification includes rural lands intended as a buffer or separation between urban zone classifications. The base maximum density is 1 home per 5 acres (0.2 dwelling unit/acre), with a maximum density of 2 homes per 5 acres (0.4 dwelling unit/acre) when 50% of the site is designated as open space. The applicant proposes to reserve 50.8% of the site in designated open space easements or tract. The proposed density is 0.4 dwelling units per acre, i.e., 6 single-family lots.

### Title 18J, Development Regulations – Design Standards and Guidelines

#### County-wide Design Standards:

- Site Design (18J.15.015): No grading plan has been submitted. Retaining walls exceeding 4 feet need to be screened with landscaping.
- Site Clearing (18J.15.020): The project site is not located in the Pierce County Designated Open Space Corridor so the requirement to preserve a minimum of 65% of the site in native vegetation does not apply.
- Tree Conservation (18J.15.030): ~~A preliminary tree conservation plan has not yet been submitted for review. If any of the groupings of trees shown to be removed on the ADR site plan meet or exceed the sizes in Table 18J.15.030-1, a minimum of 30% of those trees are required to remain unless the applicant requests Site Plan Review (SPR) to reduce the number preserved to something less than 30%. No SPR request has yet been submitted for review. A minimum of 40 tree units per net developable acre will be required to be preserved or planted on the 14.32 net developable acres, i.e., 573 tree units. It is not known yet how many trees units are in the forested areas to be preserved.~~ The tree conservation plan indicates that the applicant will retain 65% of the significant trees on the property, i.e., 19 trees. It is unlikely that once the species of the deciduous trees to be removed are provided that the percentage of retained trees will fall below the required 30%. A minimum of 40 tree units per net developable acre will be required to be preserved or planted on the 15.12 net developable acres, i.e., 605 tree units. Section 18J.15.030.F.2. requires that all replacement trees planted on lots to meet the tree unit requirement be a minimum of 4 feet high, if evergreen, and a minimum caliper of 1.5”, if deciduous. Use of tree seedlings are not permitted on individual lots. The applicant is proposing to meet the 362 new tree unit requirement by planting 1,448 evergreen tree seedlings in the native open space easements

of Lots 1-3, 5 and 6. The purpose of requiring the larger trees on lots was that they were less likely to be removed in a residential landscape than small forest seedlings. Given the purpose of the size requirement, staff finds that it was not intended to apply to lots with dedicated native open space easements, which are to be left in their natural state. Staff does not feel that a Site Plan Review (SPR) application is needed but rather just a condition of preliminary plat approval.

- Street Trees (18J.15.050): Not required in rural areas.
- Stormwater Facilities (18J.15.170): It is unclear how storm drainage from the shared access facilities will be dealt with. It is unknown if the facility will trigger the storm water facility design standards of Section 18J.15.170.D.2.a.
- Recreational Areas (18J.15.180): Exempt since there is fewer than 31 lots and all lots are over 7,260 square feet.

#### Mid-County Design Standards

- None of the community specific design standards apply to this plat.

#### Title 18E, Development Regulations – Critical Areas

- Given the steep slopes in the ravine and off site, development on the lots will be subject to Chapter 18E.80, Landslide Hazard Areas.

### **Required Findings for Preliminary Plat Approval**

#### **Title 18F, Development Regulations - Land Division and Boundary Changes**

##### Section 18F.40.030 Proposed Preliminary Plat Requirements.

- C. Required Written Findings and Determinations. The Examiner's written decision on the preliminary plat shall include findings and conclusions, based on the record, to support the decision. The Examiner shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. A proposed subdivision and dedication shall not be approved unless the Examiner makes written findings that:
1. *Appropriate provisions are made for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, critical areas, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and all other relevant facts including sidewalks and other planning features that assure safe walking conditions for students who walk to and from school; and*
  2. *The public use and interest will be served by the subdivision and dedication.*

### **Questions for MCAC 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?

### **Other Questions or Concerns?**