

Initial Project Review

Preliminary Plat: Springfield Park

Application Numbers: 906964

Parcel Number: 0419172009

South Hill Advisory Commission (SHAC) Public Meeting: June 3, 2019, at 7:00 p.m., at the Pierce County Fire Station 69, 17210 110th Avenue East, Puyallup, WA 98374

Proposal: Applicant requests Preliminary Plat approval of a 3.86-acre parcel into 14 detached single-family lots, storm tract (Tract A), and septic/reserve area (Tract B) with a minimum lot size of 4,922 square feet, and an average lot size of 5,743 square feet. The plat will be served by City of Tacoma water, interim community septic, and public roads and be accessed from 130th Street East.

Project Location: This project site is located east of Woodland Avenue East and west of 130th Street East, at 7221 130th Street East, Puyallup, WA, in the South Hill Community Plan area, and Moderate Density Single-Family zone classification, in the NW ¼ of Section 17, T19N, R4E, W.M., in Council District #1.

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 some version of the proposal could be found to be consistent with the applicable codes and regulations, subject to conditions.

State Environmental Policy Act (SEPA): SEPA review is not required since there are fewer than 31 dwelling units.

County Contact: Donna Rhea, Associate Planner, 253-798-3288, donna.rhea@piercecountywa.gov

Pierce County Online Permit Information:

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentsStatus?applPermitId=906964>



Project Data

Application Date: March 28, 2019

IPR Mailed Date: May 23, 2019

Property Owners: John Fortino Jr. and Michael Fortino
4401 35th Avenue NW
Gig Harbor, WA 98335-8200

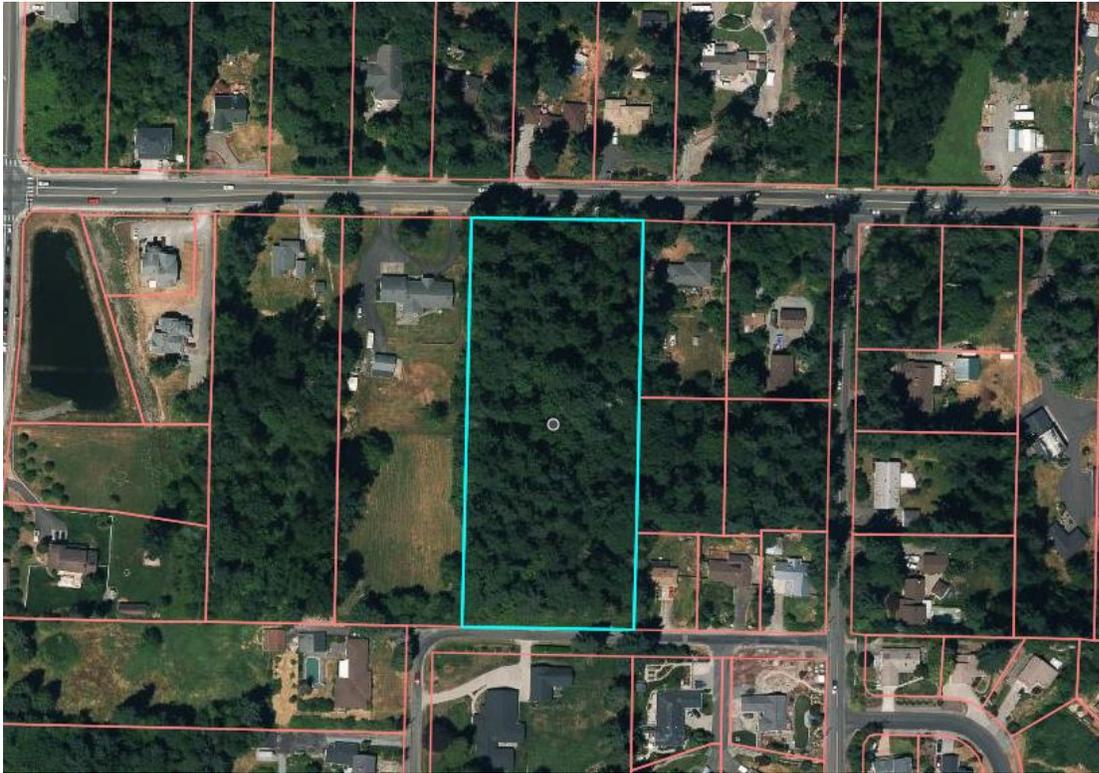
Applicant: Trinity Land Development LLC
Attn: Clark McGowan
12714 Valley Avenue East, Suite B
Sumner, WA 98390
Clark@premierpowdercoatinginc.com

Agent: CES NW, Inc.
Attn: Craig Deaver
429 29th St NE, Suite D
Puyallup, WA 98372
CDeaver@cesnwinc.com

Public and Legal Notice

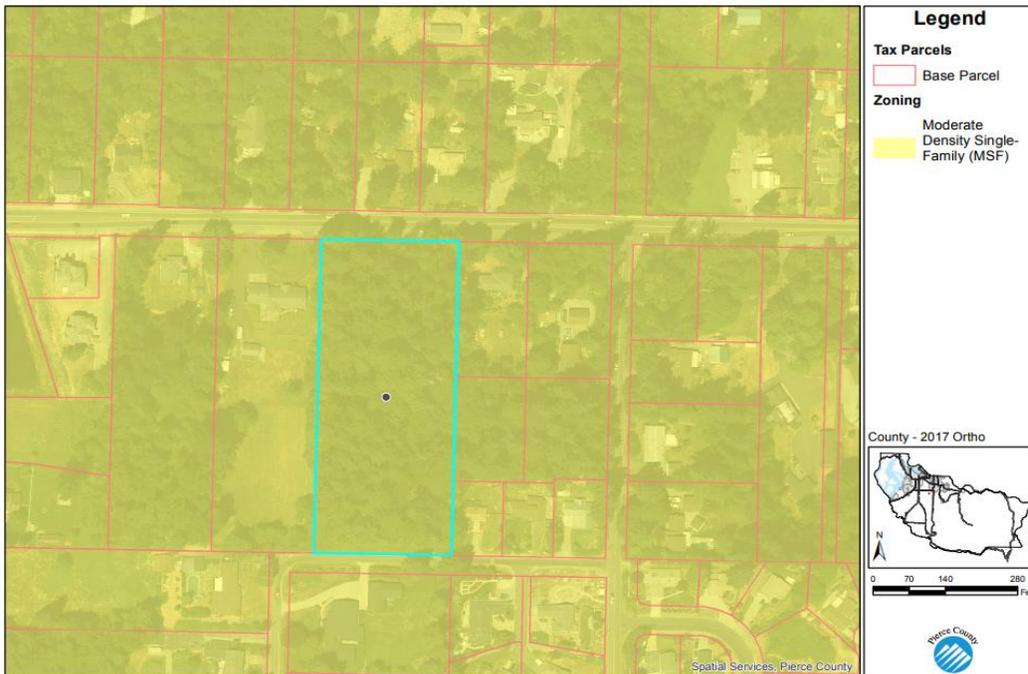
- *April 9, 2019*: Notice of Application and Public Meeting Notice was sent to property owners within a radius of 300 feet, but not less than two parcels deep, around the exterior boundaries of the subject property.
- *May 3, 2019*: The site was posted with a Public Notice sign, confirmed with a Declaration of Posting.
- *May 20, 2019*, Legal Notice was published in the official County newspaper (*The News Tribune*), advertising the public meeting to be held by the South Hill Advisory Commission.

2017 County Aerial Photo



Zoning Map

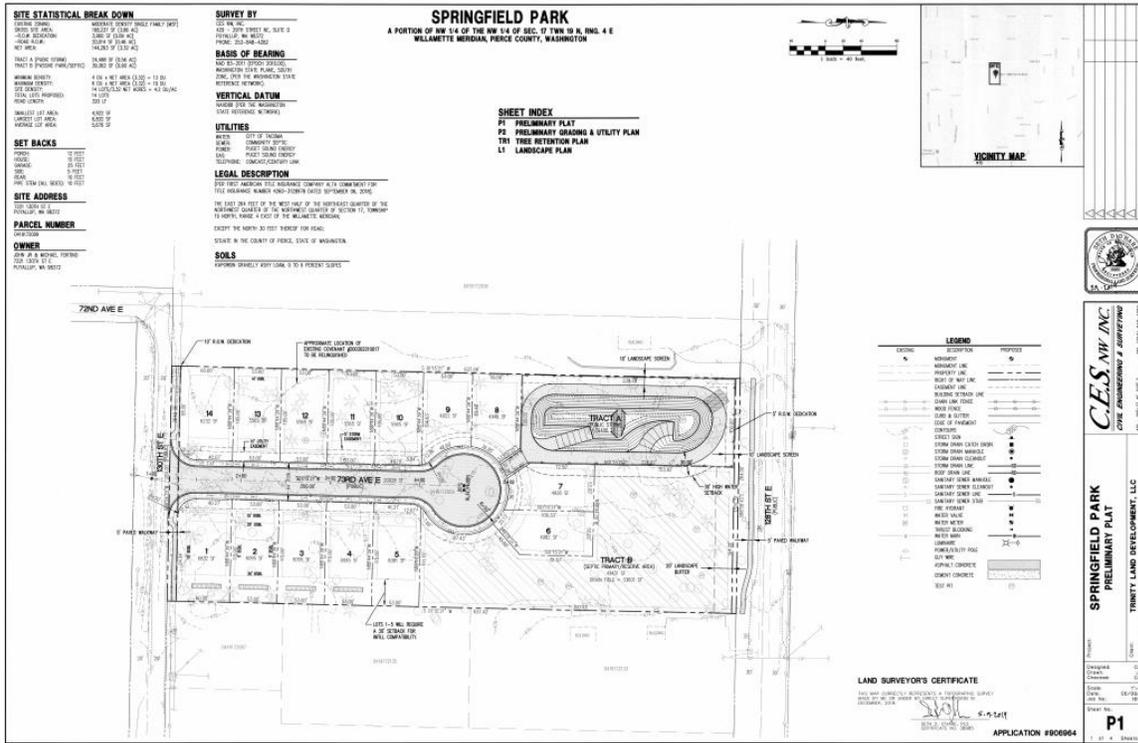
Springfield Park Preliminary Plat
906964



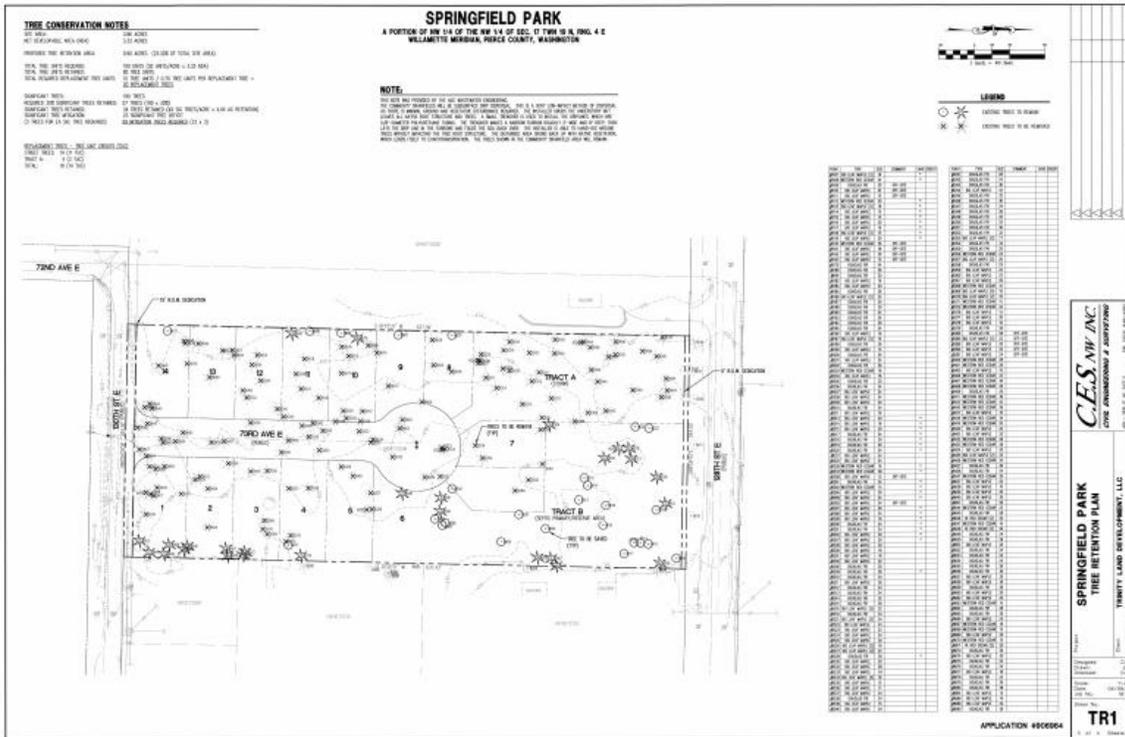
The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL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

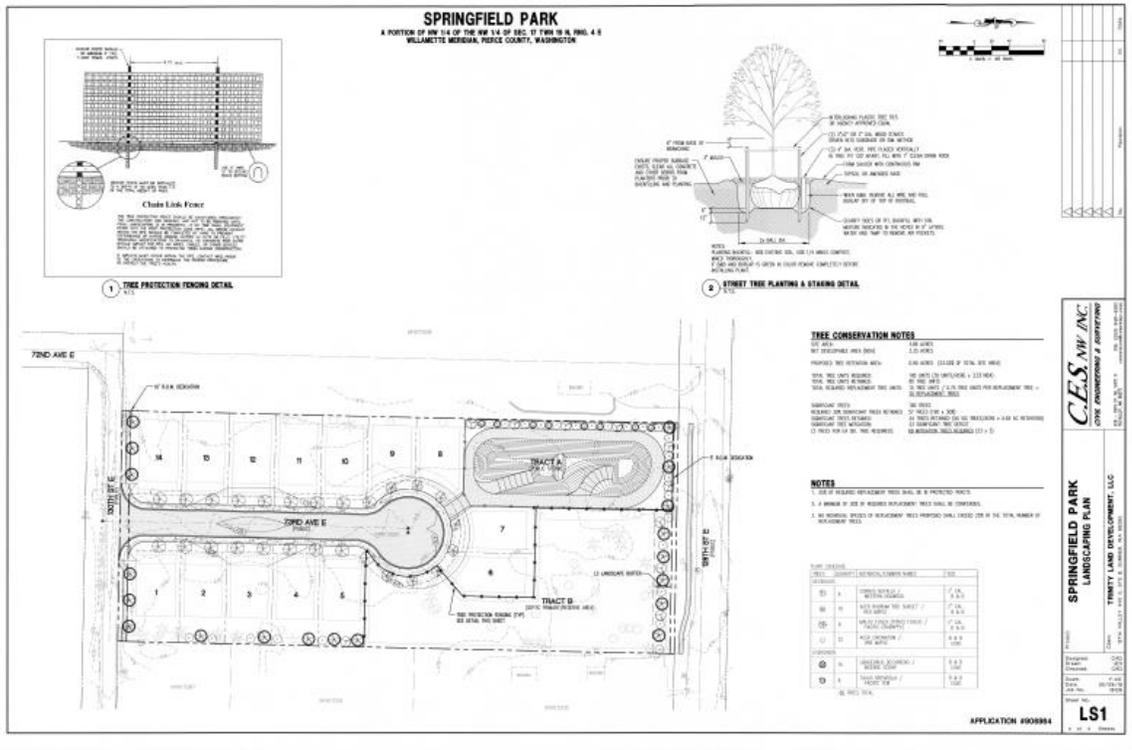
Date: 5/14/2019 09:44 AM

Preliminary Plat Map, dated May 9, 2019



Tree Conservation Plans, dated May 9, 2019





Site Photo (130th Street East), taken on May 16, 2019



Public and Agency Review Comments

Comments received on this proposal can be found by clicking on the “Documents” tab at the online permits address listed on page 1 of this Report.

Planning and Public Works (PPW) has not received comments from residents or adjoining property owners as of the writing of this report. However, staff received comments from Development Engineering, Resource Management, Cartography, Fire Prevention, Tacoma-Pierce County Health Department, and outside agencies.

Site Characteristics

PPW Current Planning staff observed the following characteristics during a May 9, 2019, site inspection:

- The Pierce County Assessor-Treasurer’s office values the acreage as 4 acres.
- The project area is rectangular in shape with the long axis of the parcel running in a north/south direction.
- The project area is currently undeveloped and heavily forested.
- The site appears to be relatively flat.
- The parcel is surrounded by single-family development.

Surrounding Land Use / Zoning Designation:

LAND USE		ZONING (Title 18A)
North	128 th Street East	Moderate Density Single-Family (MSF) and Single-Family (SF)
South	130 th Street East	MSF
East	Single-family development and vacant land	MSF
West	Single-family development	MSF

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

- Water - City of Tacoma Water
- Sewer- Interim Community Septic
- Power - Puget Sound Energy
- School- Puyallup School District

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

Title 19A, Pierce County Comprehensive Plan

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

Title 19A, Appendix J – South Hill Community Plan

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

- Goal SH LU-2.1: Providing for a variety of housing types and densities throughout residential zones.
- Goal SH LU-10.6: High density residential should be located throughout existing residential neighborhoods where infrastructure is available or can be improved by construction of the high density.

Title 18A, Development Regulations – Zoning

- Residential Density (18A.15.020)
The property is located within the Moderate Density Single Family (MSF) zone classification. Minimum density is 4 dwelling units per acre (du/ac) with a maximum density of 6 du/acre. The proposal is calculated on net developable acreage of 3.32 acres, which equates to 14 lots (4.2 d/u acre rounded up). A minimum lot width of 50 feet is required within the MSF zone classification.

The proposal meets requirements in this section.

Title 18D, Development Regulations – Environmental

- Not applicable for this proposal, since fewer than 31 dwelling units are proposed.

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 meets the requirements set forth in this section.

Title 18H, Development Regulations – Forest Practice

- The proposal will require approval of a Class IV Forest Practice Permit.

Title 18J, Development Regulations – Design Standards and Guidelines

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.

The applicant has decided to take advantage of this policy. All required design standards shall be met before the Final Plat is approved.

- Site Design (18J.15.015)
The proposal currently meets standards.
- Site Clearing (18J.15.020)
The proposal currently meets standards.
- Landscape Buffers (18J.15.040)
The subject proposal requires installation of an L3 perimeter landscape buffer along 128th Street East and street trees installed at a rate of 1 tree per 30 lineal feet around both sides of road A and along 130th Street East and 128th Street East if any improvements are required to the right-of-way.
- Tree Conservation (18J.15.030)
The applicants have taken advantage of policy CP2017-01: The MSF zone classification requires that 30 tree unit/acre be required for the proposal. The 3.32-acre parcel requires that 100 tree units be provided for the proposal.
- Infill Compatibility (18J.15.060)
The applicants have taken advantage of policy CP2017-01: Clarifying the Time of Required Details/ADR. Infill Compatibility applies to Lots 1 through 6.
- Off-Street Parking, Pedestrian, Bus and Bicycle Facilities (18J.15.0800)
The applicants have taken advantage of policy CP2017-01: Clarifying the Time of Required Details/ADR. The Puyallup School District has identified the need for a school bus waiting area. The district has requested that the applicant construct a school bus waiting area near the southeast corner of 130th Street East and proposed Road A. The bus stop waiting area should include a minimum of 60 square feet of impervious surface contiguous to the proposed sidewalk within 130th Street East, south of Lot 1. The waiting area should include illumination and physical separation from private property (Lot 1) by way of a small fence or other improvement mutually agreed upon by the applicant and the district.
- Stormwater Facilities (18J.15.170)
Stormwater design requirements will be met prior to final plat approval.
- Design Objective – Mailboxes (18J.50.040 A)
The applicants have taken advantage of policy CP2017-01: Clarifying the Time of Required Details. A safe, accessible, and weather-protected mailbox area is required.

Title 17B, Construction and Infrastructure Regulations – Road and Bridge Design and Construction Standards

- Curbs, gutters, sidewalks and street lights will be required within the plat.