

Initial Project Review

Conditional Use Permit / Site Plan Review Horizon Tower, Woodlands WA-4705

Application Numbers: 898738 / 908975 / 898579
Tax Parcel Number: 9785000101

Mid-County Advisory Commission (MCAC) Meeting: July 9, 2019, at 6:30 p.m., at the Mid-County Senior/Community Center, 10205 – 44th Avenue East, Tacoma, WA.

Report Summary: County staff has reviewed this proposal for compliance with all applicable policies, codes, and regulations. The County finds the proposal is generally consistent with the Pierce County Comprehensive Plan, Mid-County Community Plan, and Pierce County Development Regulations.

Proposal: Approval of a Conditional Use Permit (CP) for installation of a 100-foot tall camouflaged (mono-fir) telecommunication tower with associated equipment within a 40-square foot by 40-square foot (1,600 square feet) leased area surrounded by a 6-foot high chain link fence with 1 feet of barbed wire on top.

In addition, an application for a Site Plan Review (SPR) to deviate from PCC Title 18J.15.040 – Landscape Buffers has been applied for. The SPR requests to reduce the 20-foot wide landscape planting bed width down to 10 feet and install the required L3 landscape planting.

Project Location: 6619 - 100th Street East, Puyallup, WA, in the SE 1/4 of Section 06, T19N, R4E, W.M., in Council District #5.

State Environmental Policy Act (SEPA): The proposal is subject to SEPA environmental review. Upon agencies completing review of the proposal and additional requested information, the Pierce County Environmental Official will issue a SEPA threshold determination on the proposal.

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=898738>



Project Data:

Application Complete: November 9, 2018 – Application deemed incomplete
April 25, 2019 – Application deemed complete

IPR Mailed Date: July 2, 2019

Owner: Randy and Susan Hamilton
6619 - 100th Street East
Puyallup, WA 98371

Applicant: Horizon Tower
117 Town & County Drive., Suite A
Danville, CA 94526

Applicant: Todd Walton
8218 - 154th Avenue NE, Suite 120
Redmond, WA 98052
twalton@centerlinesolutions.com

Public and Legal Notice:

- *May 7, 2019*: Notice of Application and Public Meeting Notice, including the South Hill Advisory Commission meeting date, 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 11, 2019*: Public Notice sign was posted on the site; confirmed with a Declaration of Posting.
- *June 25, 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.

2018 Orthophoto

Horizon Conditional Use
2018 Ortho Photo

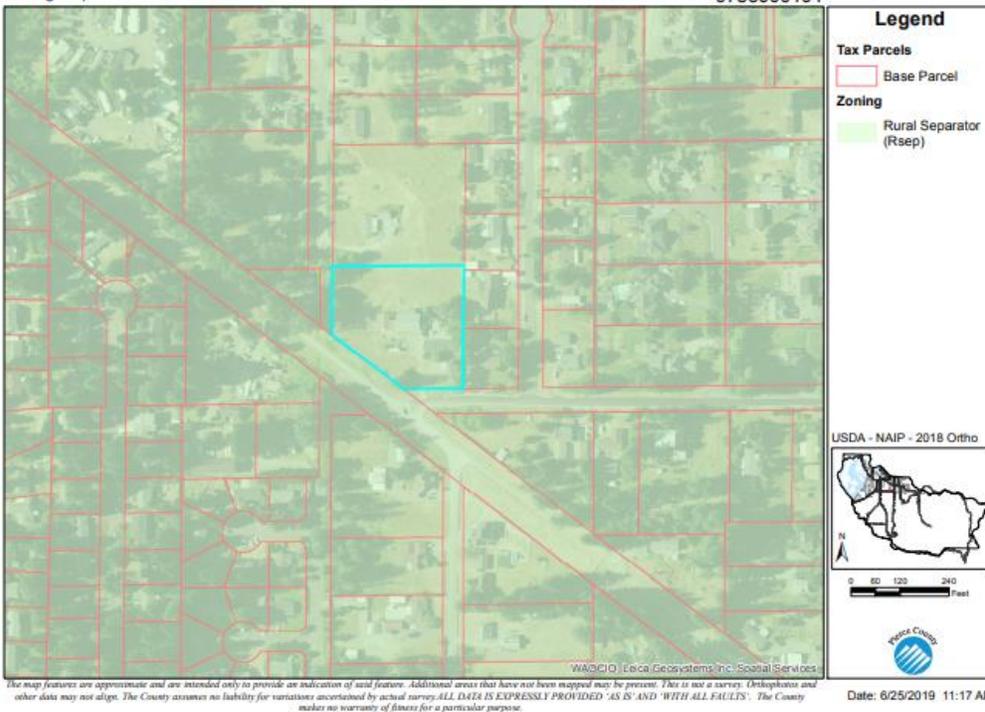
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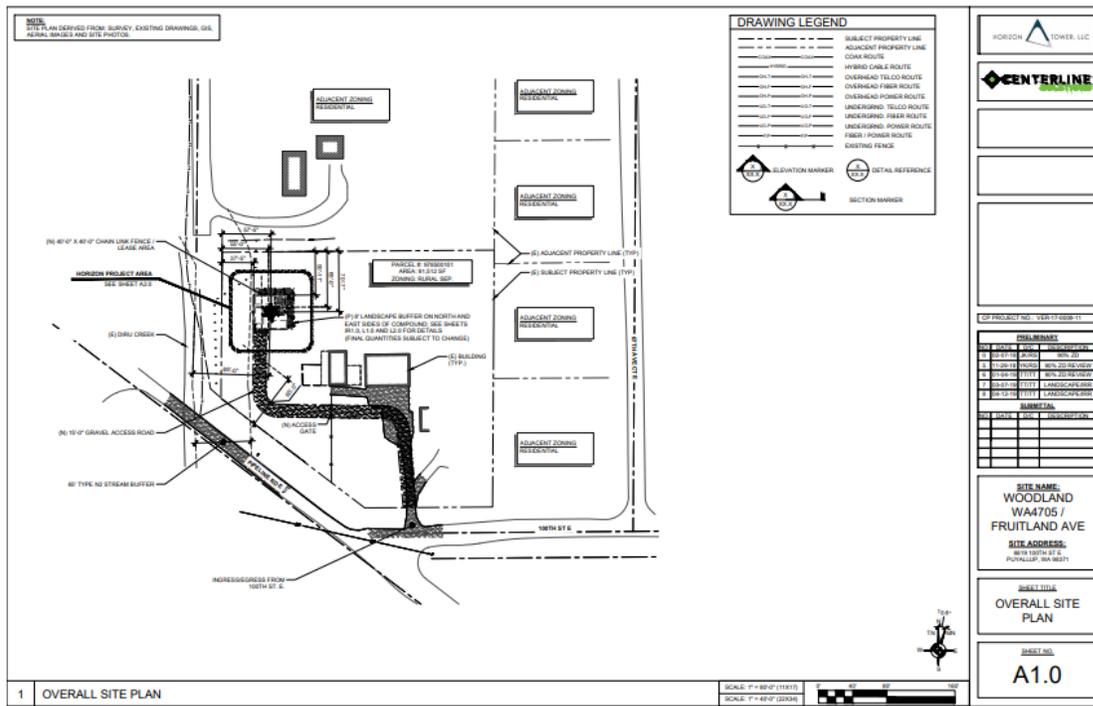
Zoning Map

Horizon Conditional Use
Zoning Map

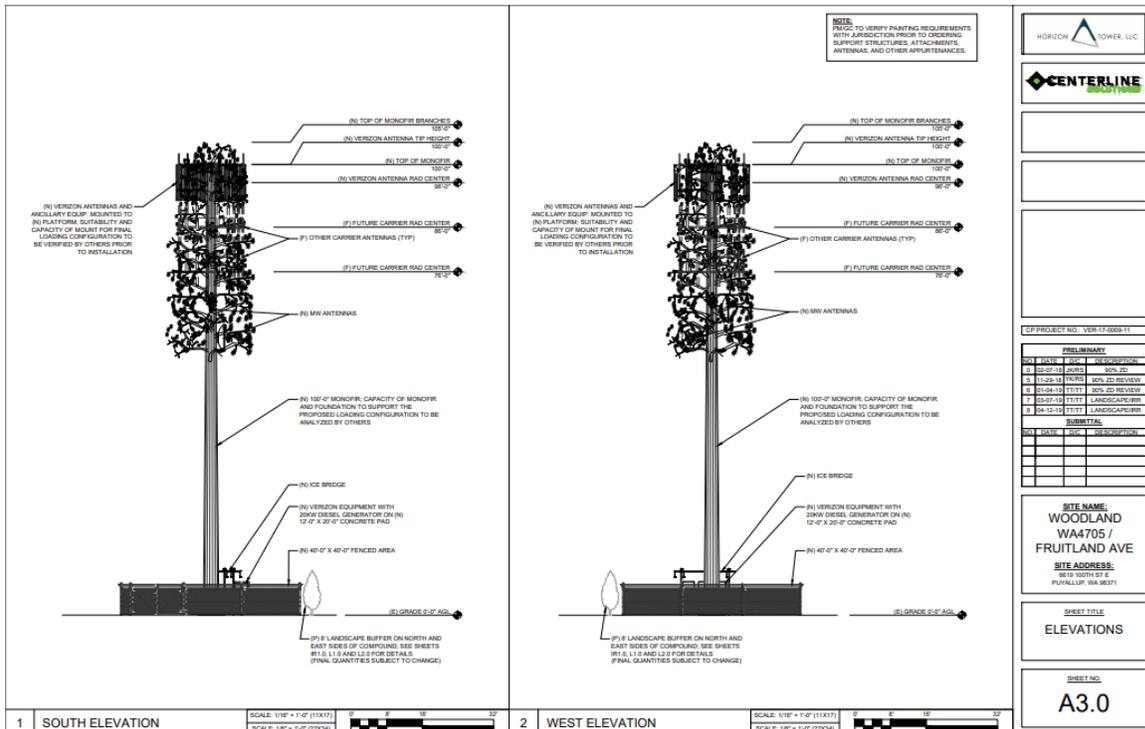
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Site Plan



Proposed Tower





Photograph taken showing the western half of the parcel. The lease area for the proposed facility will be located north near the tree stand.



Photograph taken looking east along 100th Street East.



Photograph taken from the corner of 100th Street East looking west down Pipeline Road.

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 and Land Services (PALS):
 - Current Planning verifies compliance with the Pierce County Comprehensive Plan, Mid-County 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.

Comments from the Public and Agencies

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.

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

Comments have been received on the plat from the following departments and agencies:

- Development Engineering section of PPW – Requests a Flood Boundary Determination Survey.
- Fire Prevention – Defer review of all applicable code requirements to submission of the commercial building permits.
- Resource Management – Prior to issuance of any permits on the site, the applicant shall obtain Final Habitat Conservation Area Approval.
- Washington State Department of Ecology – No requirements.
- Nisqually Indian Tribe – No requirements.

Site Characteristics:

- The project site is an irregularly shaped 1.97-acre parcel located on the corner of 100th Street East and Pipeline Road East.
- The southeast corner of the parcel is improved with a single-family residence, detached garage, barn, and storage building. The remainder of the parcel is used as pasture land for horses.
- The parcel is flat with very small tree stands located in the northwest and southwest corners of the parcel.
- The upper reaches of Diru Creek (drainage course) are located along the western property boundary.
- The applicant has proposed the location of the lease area to be within the southwest corner of the parcel as close to the existing tree stand and creek as possible.

Surrounding Land Use / Zoning Designation:

	LAND USE	ZONING
North	Single family development	Rural Separator (RSep)
South	100 th Street East	RSep
East	Single family development	RSep
West	Pipeline Rd./66 th Avenue East.	RSep

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

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 South Hill Community Plan.

Title 18A, Development Regulations - Zoning

A telecommunication tower is a permitted use in the Rural Separator (RSep) zone classification subject to approval of a Conditional Use Permit (CP).

The proposal meets the required setbacks of PCC Title 18J.15.270 E.3.

Preliminary review finds the proposal is consistent with the required findings for a CP in 18A.75.030 B.1. PCC.

Title 18E – Critical Areas

- There are no regulated wetlands within 315 feet of the subject proposal; however, the drainage course of Diru Creek (TYPE N2 Water) is subject to a 65-foot undisturbed buffer with a 15-foot building setback. The proposal is subject to Critical Fish & Wildlife Review which has been applied for but has not been approved.
- The proposed tower location meets the required 65-foot buffer and 15-foot building setback.

Title 18J – Design Standards and Guidelines

The proposal is subject to Telecommunication Towers and Wireless Facilities design standards and guidelines in PCC 18J.15.270 and meets all requirements.

- During initial review, staff determined approval of a Site Plan Review (SPR) would be necessary to deviate from PCC Title 18J.15.270 E.8.e which requires installation of a 20-foot wide planting strip surrounding the lease area of the tower. The applicants request to install the required L3 plantings; however, in a reduced bed width of 8 feet.
- Staff agrees with the request and will recommend approval of the SPR.

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