

Initial Project Review

Preliminary Plat/Planned Development District (PDD) / Site Plan Review: Shaw Heights PDD

Application Numbers: 911959, 912831, 912549, 912550
Parcel Number: 0419114042

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

Proposal: Subdivide a 7.60-acre (6.02 net developable) parcel into 20 single-family detached lots, 100 zero lot-line single-family lots accessed off both public and private roads, and tracts for open space, tree retention, storm and access. A Planned Development District (PDD) and Site Plan Review (SPR) is requested to provide alternate design solutions for the plat.

Project Location: The project site is located at 12705 - 122nd Street East, Puyallup, WA, on the northwest corner of 122nd Street East and Shaw Road East. The parcel is located within the South Hill Community Plan area, Moderate High Density Residential (MHR) zone classification, and within the SE ¼ of Section 11, T19N, R4E, W.M., in Council District #2.

Review Summary: County staff has reviewed the preliminary plat, Planned Development District, and Site Plan Review for compliance with all applicable policies, codes, and regulations. The County finds, based on an initial project review, that some version of the proposal will be found consistent with the applicable codes and regulations, subject to conditions.

State Environmental Policy Act (SEPA): SEPA is included with the application, however, it has not yet been issued.

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=911959>



Project Data

Complete Application Date: June 18, 2019

IPR Mailed Date: October 2, 2019

Property Owners: Roy and Opal Munson
12705 - 122nd Street East
Puyallup, WA 98373

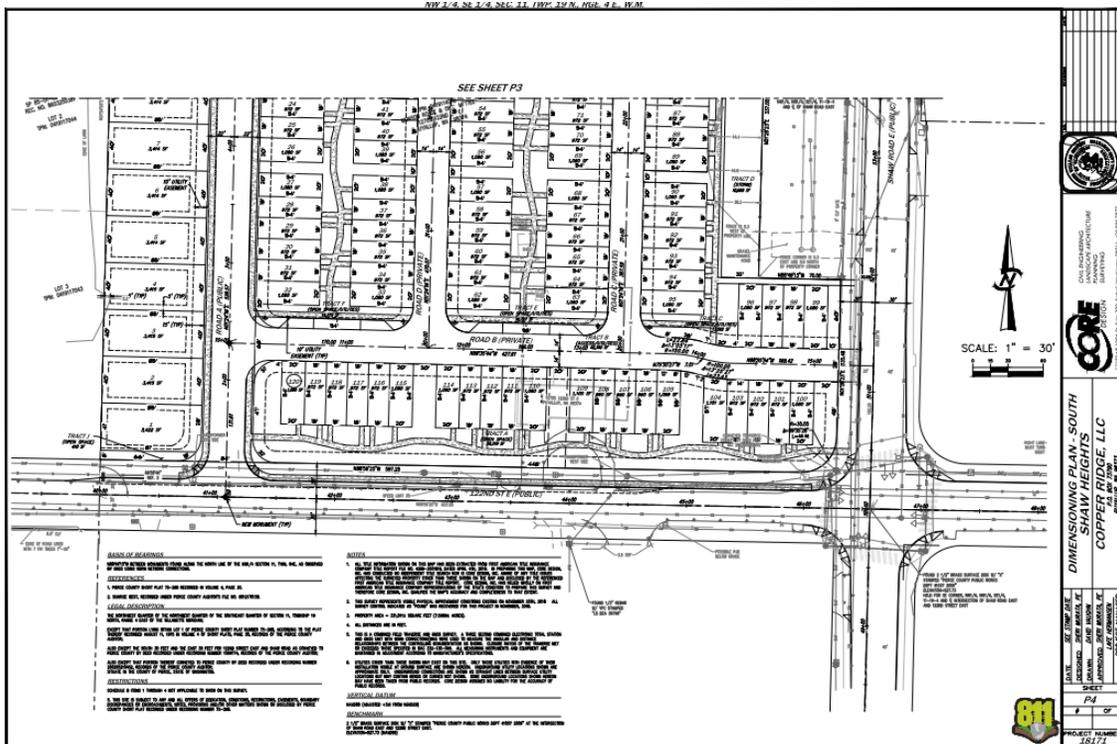
Applicant/Agent: Copper Ridge, LLC
Attn: Kurt Wilson
PO Box 73790
Puyallup, WA 98373
Kurt@soundbuilthomes.com

Public and Legal Notice

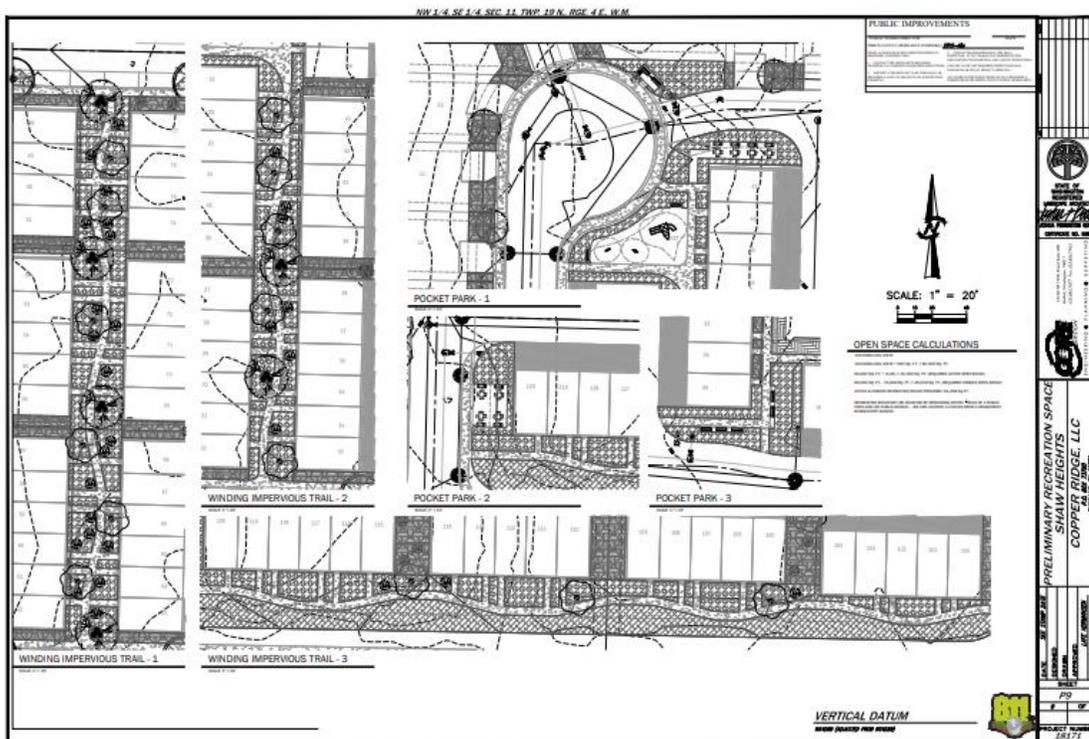
- *June 18, 2019*: Notice of Application (NOA) and Public Meeting Notice was sent to property owners within a radius of 300 feet, but not less than two parcels deep, around the exterior boundaries of the subject property.
- *July 8, 2019*: The site was posted with a Public Notice sign, confirmed with a Declaration of Posting.
- *September 23, 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.

2018 County Aerial Photo





Landscape Plan, dated June 6, 2019



Site Photos, dated June 19, 2019



Looking west from existing parcel driveway on 122nd St. E



Looking east from existing parcel driveway on 122nd St. E



Looking south on Shaw Rd. E. from church driveway across driveway across the street.



Looking north on Shaw Rd. E. at storm facility from church driveway across the street

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 verifies compliance with the Pierce County Comprehensive Plan, South Hill 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. PPW, 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 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.

Public:

Planning and Public Works (PPW) has not received any comments from the general public with regards to the proposal.

Agencies:

Staff has received comments from Development Engineering, Resource Management, Cartography, Fire Prevention, Tacoma-Pierce County Health Department, and outside agencies with regards to the proposal:

- Pierce County Development Engineering provided a memo dated August 16, 2019:
 - A traffic impact analysis had been submitted but not approved, and a list of mitigation measures will be provided, if warranted.
 - Additional justification is requested for multiple deviations being proposed.
 - Need parking analysis to ensure parking standards are being met.
 - Need deviations for all requested road deviations.
 - Proposal to improve the Pierce County storm facility will need to be approved by Public Works prior to scheduling a public hearing.
- Pierce County Resource Management – No wetland or fish and wildlife indicators are mapped. If wetlands are found on site, they would be subject to regulations under Title 18.30.
- Pierce County Cartography – Add road names to plat.
- Pierce County Fire Prevention has a request for additional fire hydrants.
- Tacoma-Pierce County Health Department (TPCHD) has approved the preliminary application.
- Pierce County Sewer Division – All on and off-site sewer improvements shall be designed and constructed.
- Puyallup School District letter dated July 8, 2019, is working with the applicant to establish a location and size for a lighted school bus stop area .
- Washington State Department of Ecology letter dated May 14, 2019, addresses standard development practices.

Site Characteristics

PPW Current Planning staff observed the following characteristics during a June 19, 2019, site inspection:

- The Pierce County Assessor’s office values the acreage as 7.55 acres.
- The parcel is located on the northeast corner of Shaw Road East and 122nd Street East.
- The parcel is a vacant, irregularly shaped, and is heavily forested.
- The site appears to be relatively flat.

Surrounding Land Use / Zoning Designation:

LAND USE		ZONING (Title 18A)
North	Single-family development	Moderate Density Single-Family (MSF)
South	122 nd Street East – south half and portion of north half	Moderate-High Density Residential (MHR)
	Portion of north half	Residential/Office-Civic (ROC)
East	Pierce County Storm Pond	MHR
	Shaw Road East – West half	MHR
	Shaw Road East – East half	Moderate Density Single-Family (MSF)
West	Single-family development	MHR

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

- Water - City of Tacoma
- Sewer- Pierce County
- 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 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 High Density Residential (MHR) zone classification within the South Hill Community Plan. Minimum density is 8 dwelling units per acre (du/ac) with a maximum density of 20 du/acre. The proposal is calculated on net developable acreage of 6.02 acres, which equates to 120 lots (20 d/u acre).

- Planned Development Districts (PDD) (18A.75.050)
The subject proposal includes a Residential PDD. A residential PDD shall mean that the principal purpose of the PDD is to provide one or more types of housing at densities of dwellings the same as densities permitted by the underlying zone and where all other uses shall be considered accessory, supportive, or adjunct to housing.

Title 18D, Development Regulations – Environmental

Environmental review has been submitted for the proposal, however it has not been issued.

Title 18E, Development Regulations – Critical Areas

- Aquifer Recharge and Wellhead Protection Areas (18E.50.040)
- The proposal is within the MHR zone classification and is located within an aquifer recharge area. The maximum impervious surface coverage is 50%. 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. The storm water will be routed to the existing Pierce County storm facility eliminating the required percentage of impervious surface.

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

- Proposed Preliminary Plat Requirements (18F.40.030)
The proposal will have to meet 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.

Specific requirements and details within the policy and original submittal are still being worked out. The proposal includes both a Planned Development District (PDD) and Site Plan Review (SPR) which allows flexibility and alternate design solutions to meet the intent of a Section of code. The PDD allows flexibility in a plat under PCC Title 18A and flexibility under PCC Title 18J. through the SPR process. Deviations proposed under the SPR include (but are not limited to): Interior roads (both public and private), parking, landscaping, and tree conservation. The SPR may include deviations from required lot design standards at a later date when the architectural design of homes is submitted.

- Site Plan Review (SPR)(18J.10.050)
The application includes an SPR for multiple deviations out of PCC Title 18J. Approval of the SPR is predicated on the applicant meeting the intent of a specific section of Code with an alternate design solution.
- Landscape Buffers (18J.15.040)
The plat requires installation of an L3 perimeter along 122nd Street East and a portion of Shaw Road East.
- Tree Conservation (18J.15.030)
Tree conservation is applicable to the proposal. The MHR zone classification requires a density of 30 tree units/acre. The 6.02 net developable acreage requires that 181 tree units be provided for the plat. In addition, 30% of significant trees are required to remain. This applicant is still working on this section of Code.
- Infill Compatibility (18J.15.060)
Infill compatibility is applicable to Lots 1-14 and require a 30-foot rear yard setback and installation of a 6-foot high site obscuring fence.
- Off-Street Parking, Pedestrian, Bus and Bicycle Facilities (18J.15.080)
The Puyallup School District has identified a need for a lighted school bus stop waiting area and is working with the applicant on location.
- Stormwater Facilities (18J.15.170)
Stormwater design requirements will be met prior to final plat approval.
- Small Lot Design (18J.17)
The standards in this Chapter are in addition to other development regulations. If there are any conflicts between this Chapter (18J.17) and other development regulations, the provisions of this Chapter shall apply.

The following Sections of small lot design are currently being developed and some will be done prior to the public hearing and some will be deferred for final plat:

- Site Design (18J.17.030)
- Lot Standards (18J.17.949)
- Architectural Features (18J.17.050)
- Landscape Elements (18J.17.060)
- Lighting (18J.17.070)