

Initial Project Review

Preliminary Plat: Calvary

Application Number: 939495

Tax Parcel Numbers: 0319214023, 0319214024

Parkland-Spanaway-Midland Advisory Commission (PSMAC) Public Meeting:

September 2, 2020, at 6:30 p.m. Due to COVID-19 restrictions on gatherings, this meeting will be held remotely. To participate in the virtual meeting visit www.Zoom.com and click “Join a Meeting” or call 253-215-8782, then enter the Meeting ID: 922 3911 5036 and Passcode: 893028, or click on the following link:

<https://piercecountywa.zoom.us/j/92239115036?pwd=TnJBTTfyUnJLQVZJQzZwVE55RnI2Zz09>.

For additional questions regarding the virtual meeting process, contact Tiffany Aliment at tiffany.aliment@piercecountywa.gov or 253-798-3226.

Proposal: Formal subdivision of a 3.96 acre parcel, with a net developable acreage of 3.13 acres, into 19 single-family residential lots, with a density of 6 dwelling units per acre, to be served by Pierce County sanitary sewer in a Moderate Density Single-Family (MSF) zone classification and the Parkland-Spanaway-Midland Communities Plan area.

Project Location: 529 Military Road, Tacoma, WA, within the SE 1/4 of Section 21, 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.

State Environmental Policy Act (SEPA): The proposal is categorically exempt from SEPA in accordance with Pierce County Code, 18D, Environmental, (18D.20.010.A.) as the proposal is for fewer than 21 dwelling units.

County Contact: Adonais Clark, Senior Planner, 253-798-7165, adonais.clark@piercecountywa.gov

Pierce County Online Permit Information:

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentsStatus?applPermitId=939495>



Project Data

Application Complete Date: July 20, 2020

IPR Mailed Date: August 26, 2020

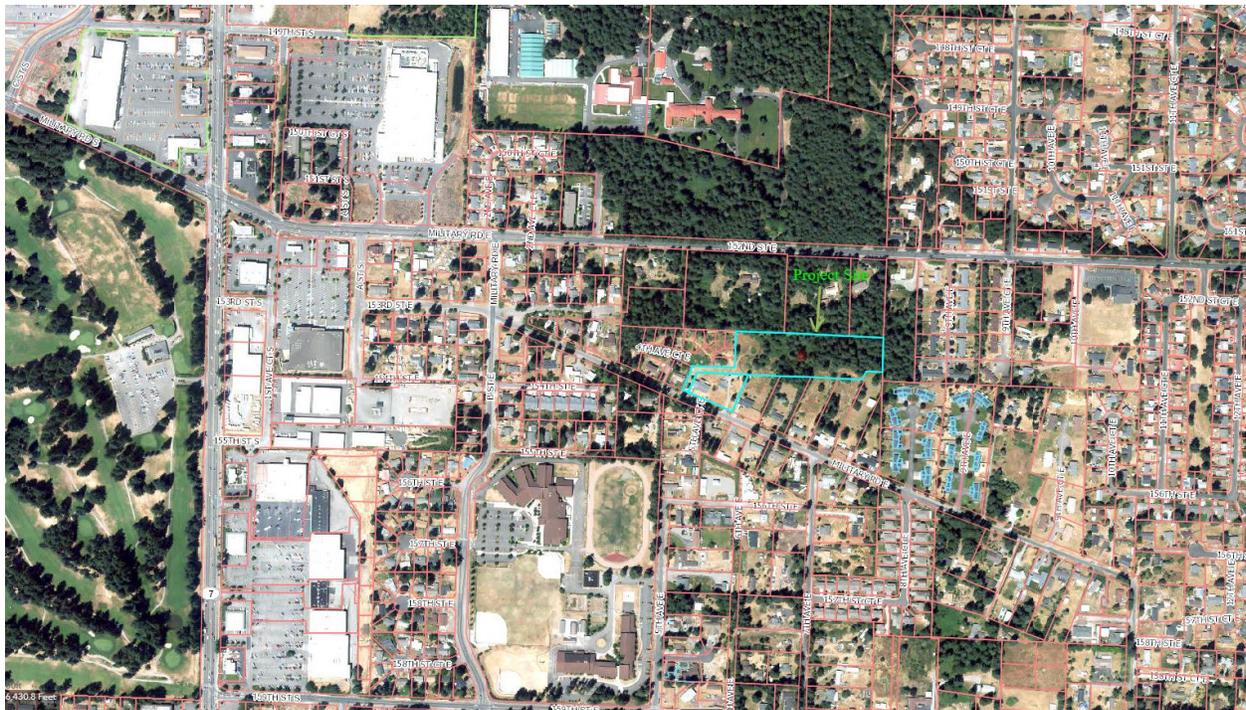
Owner: Sound Housing LLC
Attn: Fred Herber
800 5th Avenue, Suite 101
Seattle, WA 98114
Fred@sagerfamilyhomes.com

Applicant: Larson and Associates
Attn: Scott Clark
9027 Pacific Avenue South, Suite 4
Tacoma, WA 98409
sclark@rrlarson.com

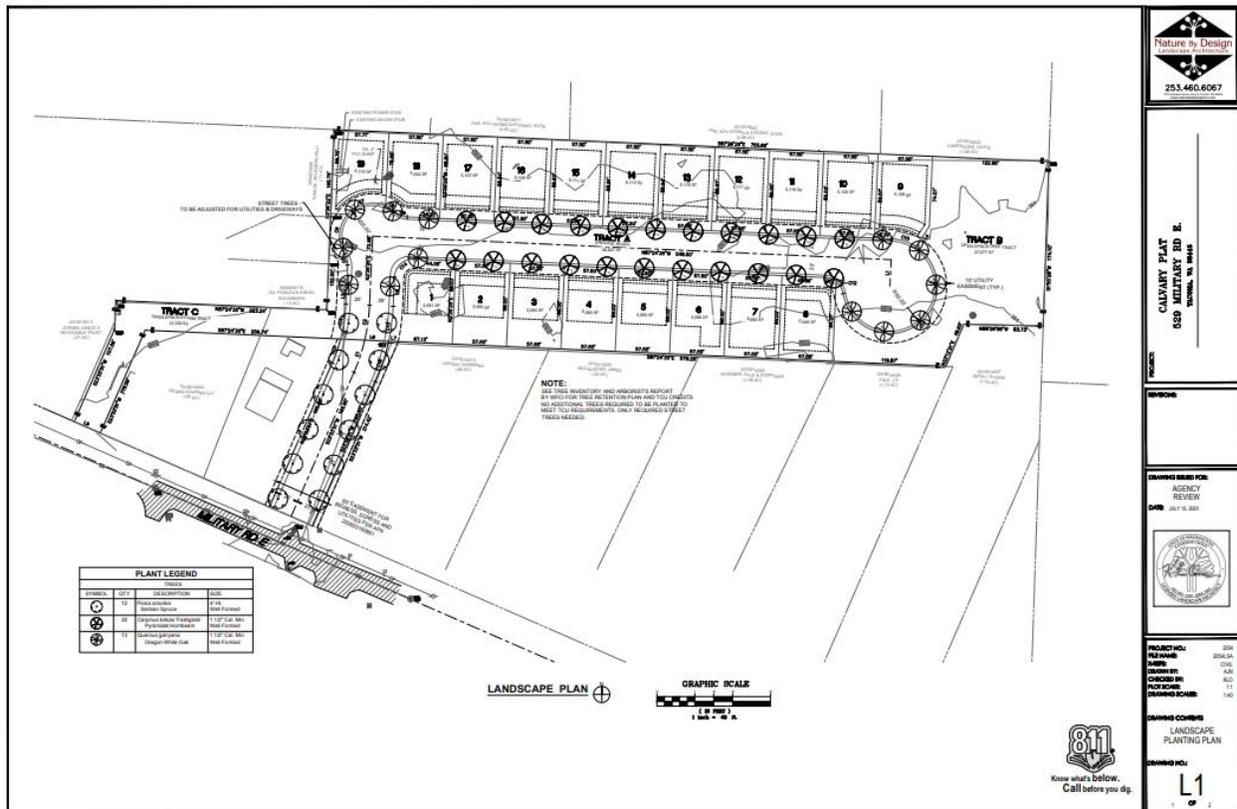
Public and Legal Notice

- *August 10, 2020:* 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.
- *August 13, 2020:* The site was posted with a Public Notice sign and confirmed with a Declaration of Posting.
- *August 19, 2020:* Legal Notices were published in the official County newspaper (*Tacoma News Tribune*), advertising the public meeting to be held by the Parkland-Spanaway-Midland Advisory Commission (PSMAC).

Vicinity Map



Street Tree 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, the Parkland-Spanaway-Midland Communities Plan, and the Pierce County development regulations including zoning, critical areas, land divisions, design review, and environmental.
 - 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:

- Development Engineering section of PPW (Dave Peterson) – Marked up plat and checklist sent to applicant and surveyor for revisions. (Ryan Pearson) – Noted that the preliminary plat has been reviewed and is being returned for corrections and/or revisions.
- Sewer Division of PPW (Alma Arroyo) – Noted that the subject property is within 300 feet of an existing, accessible sanitary sewer which has sufficient capacity to accommodate the proposed development on the subject property, and that the proposed development on the subject property is required to connect to the sanitary sewer.
- Pierce County Cartography (Debra May) – Requested proposed new roads be labeled.
- Pierce County Fire Prevention Bureau (Lori Roosendaal) – The FPB has requested that additional hydrants be installed and that a separate water system permit application is required for hydrant installation.
- Tacoma Pierce County Health Department (Maureen Walker) – Noted, in response to the Preliminary Plat application, that the application submitted to Planning and Public Works (PPW) was processed at main Health Department for review. Michelle Harris noted that a well decommissioning application and fee must be submitted for each of the 2 wells on site.

Site Characteristics

- The project site consists of a single, vacant parcel.
- The project site is accessed from the south via Military Road East.
- The topography of the project site is level.
- The western 1/3 of the parcel is mostly devoid of trees. The remainder of the parcel is vegetated with a variety of trees including Douglas fir, Oregon white oak, and big leaf maple, as well as an understory.

Surrounding Land Use / Zoning Designation

	LAND USE	ZONING (Title 18A)
North	Single-family residential uses on 3 forested parcels, 4.9 to 1.7 acres in size	Moderate Density Single-Family (MSF)
South	Single-family residential uses on 5 parcels, 0.9 to 1.25 acres in size	MSF
East	Forested area on southern portion of a 2.4-acre parcel occupied by a single-family residence	MSF
West	Single-family homes on small lots in the Zunno – Military Road subdivision.	MSF

Utilities/Public Facilities

Utility service and public facilities are:

- Water - Spanaway Water Co.
- Sewer- Pierce County Sanitary Sewer
- Power - Elmhurst Mutual
- School- Bethel School District

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 18E Development Regulations – Critical Areas
- Title 18F Development Regulations - Land Division and Boundary Changes
- Title 18H Development Regulations - Forest Practices
- Title 18J Development Regulations - Design Standards and Guidelines

Initial PPW Staff Review for Consistency with Land Use Policies and Regulations

Title 19A, Appendix I – Parkland-Spanaway-Midland Community Plan

The project is consistent with the Parkland-Spanaway-Midland Communities Plan. Examples include, but are not limited to:

- GOAL PSM LU-16 The permitted densities shall discourage urban sprawl throughout the plan area.
 - PSM LU-16.3 New residential growth in established single-family neighborhoods shall develop at densities of 4 to 6 dwelling units per acres.
- GOAL PSM LU-18 Establish new residential zoning classifications that allow for variations in density within the Moderate Density Single-Family land use designation.
 - PSM LU-18.1 The Moderate Density Single-Family (MSF) zoning classification shall allow a minimum density of 4 dwelling units per acre and a maximum density of 6 dwelling units per acre.

Title 18A, Development Regulations – Zoning

- Residential Density (18A.15.020)

The property is located within the Moderate Density Single-Family (MSF) zone classification within the Parkland-Spanaway-Midland Communities Plan area. Residential development in the MSF zone classification must comply with Minimum Density requirements unless the lot is more than 300 feet from a sewer hook-up. The lot is within 300 feet of a sewer hook-up so minimum density requirements apply.

Table 18A.15.020-1. Urban Residential Density and Urban Lot Dimensions							
Urban Zone Classification		Residential Density (du/ac)			Lot Dimensions		
		Minimum	Base	Maximum	Lot Size (square feet)		Minimum Lot Width (feet) (3)
					Mean	Minimum	
MSF	Moderate Density Single Family (All County except where listed below)	4	4	6	5,000	4,000	50

The minimum density in the MSF zone classification is 4 dwelling units per acre (du/ac). The maximum density is 6 du/acre. The allowable number of dwelling units in urban zone classifications is calculated by multiplying the net developable acreage of the site by the allowed density in dwelling units/acres. The net developable acreage of the site is 3.13 acres. The minimum density required is 4 dwelling units per acre and the maximum density allowed is 6 dwelling units per acre, which results in a minimum of 13 dwelling units ($4 \times 3.13 = 12.52$, round up to 13) and a maximum of 19 dwelling units ($6 \times 3.13 = 18.78$, round up to 19) on the project site. The proposal is for 19 dwelling units on 3.13 net developable acres, or 6.07 dwelling units per acre. The smallest proposed lot size is 4,715 square feet.

Pierce County Comprehensive Plan and Parkland-Spanaway-Midland Communities 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 Communities Plan.

Title 18D, Development Regulations – Environmental

The proposal is categorically exempt from SEPA in accordance with Pierce County Code, 18D, Environmental, (18D.20.010.A.) as the proposal is for fewer than 21 dwelling units.

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 must meet the requirements set forth in this section.

Title 18H, Development Regulations – Forest Practice

- The proposal will require approval of a Class IV- General Forest Practices (logging) permit application.

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.

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.
- Tree Conservation (18J.15.030)
Tree conservation requirements are applicable to the proposal. A density of 30 tree units/acre is required in the MSF zone classification. A total of 94 tree units must be provided in the plat based on 3.13 net developable acres. In addition, 30% of the total of all significant trees are required to remain. The project site includes 51 healthy significant trees of which 19, or 37%, are proposed to be retained. Eighteen of 19 significant trees proposed for retention are in the eastern portion of the parcel, within Tract B, which is approximately 0.6 acres in size.
- Landscape Buffers (18J.15.040)
No landscape buffers are required for this project.
- Street Trees (18J.15.050)
Street trees are required to be planted along each side of new streets at a rate of 1 per 30 lineal feet of roadway. The application includes a street tree plan.
- Infill Compatibility (18J.15.060)
Infill compatibility is applicable to Lots 1-6. A 30-foot rear yard setback and installation of a 6-foot high site obscuring fence is required.
- Stormwater Facilities (18J.15.170)
Stormwater design requirements will be met prior to final plat approval.
- Recreational Areas (18J.15.180)
Recreational space must be provided within all new residential developments of 31 lots or more. The proposal is for 19 lots. Therefore, recreational space is not required.

Questions for PSMAC 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?

General:

- Is the Preliminary Plat request consistent with the Pierce County Comprehensive Plan or Parkland-Spanaway-Midland Communities Plan? If not, how can it be made consistent?

Other Questions or Concerns?

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