



Initial Project Review

Preliminary Short Plat / Planned Development District / Site Plan Review: Copper Ridge LLC PDD (aka Sierra Vista Phase 2)

Application Numbers: 939955, 939957, 939960
Parcel Numbers: 0319366003

Frederickson Advisory Commission (FAC) Public Meeting: September 28, 2020, at 7:00 p.m.
Due to COVID-19 restrictions, this meeting will be held virtually. To participate, visit www.Zoom.com and click “Join a Meeting” or call 253-215-8782, then enter the Meeting ID: **984 3840 0471** / Passcode: **940012**, or click on the following link:
<https://piercecounitywa.zoom.us/j/98438400471?pwd=Q1RBMFVFT1hubmhQL0NIQWNRY1RtUT09>
For additional questions regarding the virtual meeting process, contact Tiffany Aliment at 253-798-3226 or tiffany.aliment@piercecounitywa.gov.

Proposal: Applicant requests Preliminary Short Plat approval of a 1.30-acre parcel for a 7-lot subdivision consisting of 7 single-family detached lots, one will be a larger lot and contain the parcel’s existing home, and three tracts. Two of the tracts are for landscape buffers and the third for a shared access facility. Lot sizes will vary from 4,004 square feet to 19,967 square feet, with an average lot size of 6,680 square feet. The minimum lot width will vary between 132.1 feet and 41.99 feet.

The applicant requests Planned Development District (PDD) approval to use 5-foot interior setbacks instead of the 10-foot interior setback required for lots accessing a shared access facility and to reduce the lot width minimum of 50 feet to as low as 44 feet. The applicant also requests Site Plan Review (SPR) approval to reduce the L3 landscape buffer width along the 38th Avenue East frontage of Lots 1 and 6 from 20 feet to 10 feet.

The plat will be served by public water, sanitary sewers, and a private shared access facility. The plat will be accessed from 38th Avenue East to the east and the single larger lot will still be accessed directly from 180th Street East.

Project Location: The site is in the Moderate Density Single Family (MSF) zone classification and Frederickson Community Plan area, located at 3810 180th Street East, Tacoma, WA, within the SE ¼ of the NW ¼ of Section 36, 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, 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): Pursuant to the State Environmental Policy Act and the Pierce County Environmental Regulations, Title 18D, this proposal is not subject to SEPA review due to the number of lots.

County Contact: Dan Buhl, Senior Planner, 253-798-3268, dan.buhl@piercecounitywa.gov

Pierce County Online Permit Information:

<https://pals.piercecounitywa.gov/palsonline/#/permitSearch/permit/departmentStatus?applPermitId=939955>



Project Data

Application Date: July 27, 2020

IPR Mailed Date: September 22, 2020

Property Owner/Applicant: Copper Ridge LLC
Attn: Evan Mann
PO Box 73790
Puyallup, WA 98373
evan@soundbuilthomes.com

Agent: AHBL, Inc.
Attn: Lisa Klein, AICP
2215 N. 30th Street, Suite 300
Tacoma, WA 98403
lklein@ahbl.com

Public and Legal Notice

- *August 27, 2020:* Notice of Application and a Correct Notice of Application and Public Meeting Notice were 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.
- *September 9, 2020:* The site was posted with a Public Notice sign, confirmed with a Declaration of Posting.
- *September 14, 2020,* Legal Notice was published in the official County newspaper (*The News Tribune*), advertising the public meeting to be held by the Frederickson Advisory Commission.

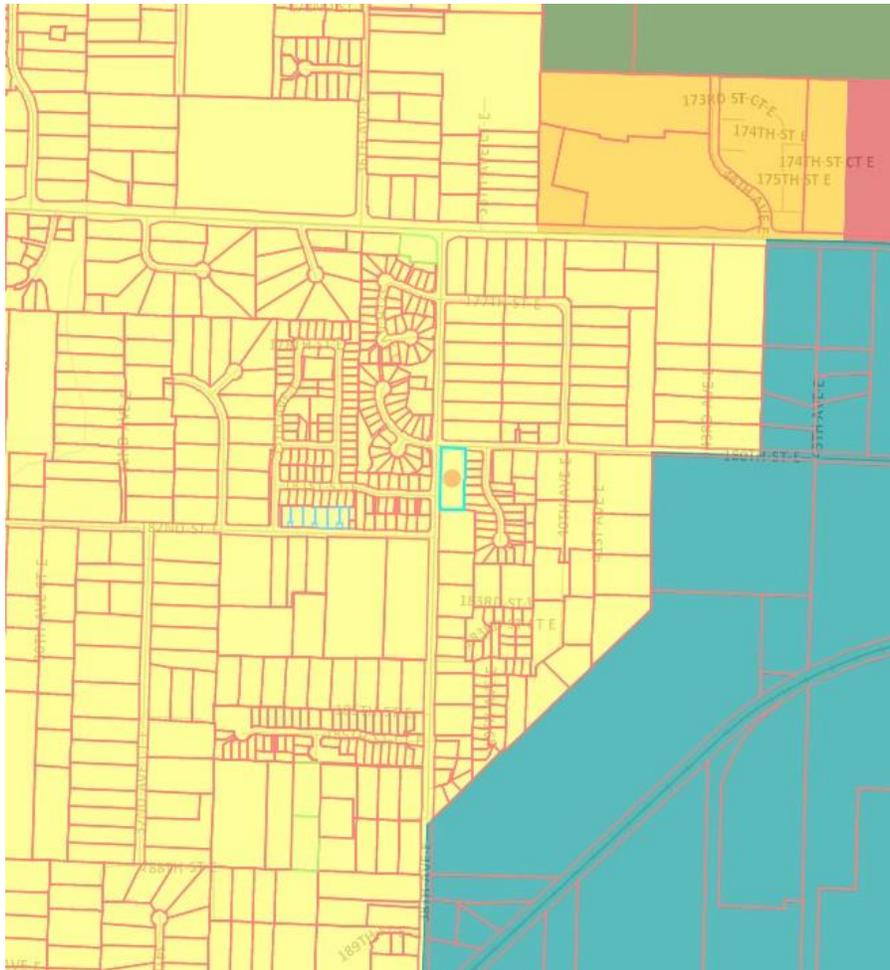
2017 County Aerial Photo



Google Earth Site Photo, looking SE from 180th Street East, July 2018



Zoning Map



Public and Agency Review Comments – Preliminary Plat

Three comments have been received from members of the general public to date. Written comments have been received from an abutting property owner to the east. They were concerned over what the potential impact of the 176th Street Extension into the Orting Valley might have on the development potential of their property.

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

Current Planning Section of Planning and Public Works (PPW):

The following are comments and requests related to the November 2018 resubmittal of the Master Plan:

1. The preliminary survey is missing required information in the lower right corner of Sheet 1 (zoning, water source, type of access, etc.) that will be included in later revisions.
2. The following note will be added to Sheet 1 of this short plat in the next revision, “The approval of this Short Plat shall not be a guarantee that future permits will be granted for any structures or development.”

Cartography Section of PPW

3. All road names and addresses shall be added to the final drawings.

Development Engineering Section of PPW:

4. Reviewed the preliminary drawings and sent the applicant the required revisions via email.

Resource Management Section of PPW:

5. The site is mapped as having Potential for Fish and Wildlife indicators (oak).
6. A habitat assessment is required to address any Oregon white oaks present, as oaks are regulated under Title 18E.40 - Fish and Wildlife Regulations.
7. The size and health of any oaks present will need to be identified under Title 18J for anyway.
8. If required, a private consultant on the Pierce County list shall be retained to complete a Habitat Assessment per a General Application type (LESA @ \$880) for the Pierce County review fee.

Pierce County Fire Prevention Bureau:

9. Stated their requirement have been met.

Sewer Division of PPW:

10. 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.
11. The proposed development on the subject property is required to connect to sanitary sewer.
12. All on-site and off-site sanitary sewer improvements required by the County to provide sanitary sewer service for this development shall be designed and constructed at the applicant's expense and must conform to the latest revision of the PCC Chapter 13, the Pierce County Sanitary Sewer Standard Plans, Checklists and Specifications, the Pierce County Sanitary Sewer Standard Details Manual, the Pierce County General Sewerage Plan, and the Pierce County Sewer Division's comprehensive sewerage strategies as defined by the Pierce County Wastewater Utility Manager.

Tacoma-Pierce County Health Department:

13. Site plan must show existing well location.
14. A decommissioning application and fee are required for the existing well.
15. Water letter is for 6 lots, proposal is for 7. Provide an updated water letter for 7 connections or provide a water bill for lot 7 with the existing house.

Bethel Public Schools:

No comments have yet been received.

Surrounding Land Use / Zoning Designation

All surrounding properties are zoned MSF and are single-family homes.

Utilities/Public Facilities

Utility service and public facilities are proposed as follows:

- Water - Tacoma Water
- Sewer- Pierce County
- Power - Puget Sound Energy
- School- Bethel School District

Governing Regulations

The proposal has been reviewed for conformance with the following goals, policies and requirements:

- 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 18J Design Standards and Guidelines

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

Title 18A, Development Regulations - Zoning

- The 1.27-acre project site has 1.12 net developable acres and is zoned Moderate Density Single Family (MSF) classification, with a density range of 4-6 dwelling units per net developable acre. The applicant is proposing 7 dwelling units.
- The MSF zone classification is intended for low and moderate density single- and two-family residential activities and compatible civic uses in areas with a mixed residential pattern. The MSF zone allows single-family residential uses with a range of 4 and up to 6 dwelling units per net developable acre, when sanitary sewers are available as they are in this case.
- The site is zoned MSF. The MSF zone is intended to accommodate and allow for areas composed of moderate and high density single-, two-, and multi-family housing, and compatible civic uses. The MSF zone allows single-family residential uses within a range of 4 to 6 dwelling units per net developable acre, with 6 dwelling units/acre allowed when sewer is available. The applicant is requesting 7 dwelling units, or 6.25 dwelling units per net developable acre.

Section 18A.75.050 Planned Development Districts

J. PDD Approval – Findings Required. The action by the Examiner to approve a preliminary development plan for a proposed PDD with or without modifications shall be based upon the following findings:

1. That the proposed development is in substantial conformance with the Comprehensive Plan and adopted Community Plans.
2. That exceptions from the standards of the underlying district are warranted by the design and amenities incorporated in the development plan and program such as: setting aside additional open space; creating more functional park/open space areas; providing greater protection of critical areas; providing variations in housing style and type; preserving native trees; and, providing transportation features such as narrower streets and alleyways. In order to achieve the base density within a zone classification, the Examiner may determine that additional design amenities are not necessary when a site has a significant percentage of land area encumbered by constraint areas such as wetlands or steep slopes.
3. That exceptions or deviations from road standards are warranted by the design and amenities incorporated in the development plan and also subject to review and approval of the County Engineer.
4. That the proposal is in harmony with the surrounding area or its potential future use.
5. That the system of ownership and means of developing, preserving, and maintaining open space is suitable.
6. That the approval will result in a beneficial effect upon the area which could not be achieved under the current zoning and development regulations that apply to the property.
7. That the proposed development or units thereof will be pursued and completed in a conscientious and diligent manner.
8. That adequate provisions have been made for sidewalks, curb, gutters and street lighting for developments in urban areas.

Staff Comment: The applicants propose to retain the 5-foot interior setback rather than apply the 10-foot interior setback prescribed for lots within a shared access facility (SAF) and reduce the lot width minimum of 50 feet to as low as 44 feet yet retain the lot size minimum. In exchange for the reduction in lot width and landscape buffer, the applicants state the lot layout will allow for Lots 1 through 6 to be accessed off a private SAF, rather than directly from the arterial, allowing the new residential units to have improved functionality and visual quality. In exchange for the requested reduction in lot width and the use of the 5-foot interior zoning setbacks the applicants state the lot layout will allow for Lots 1 through 6 to be accessed off a private SAF, rather than directly from the arterial, to improve the new residential units functionality and visual quality. The reduction in lots size also allows the applicant to develop at the maximum density rather than minimum density to provide further housing than available due to right of way (ROW) requirements and the zoning classifications prescribed setbacks. The applicant states that the PDD approval will have a beneficial effect on the area by providing lots that are similar in size or larger than surrounding areas. The shared access facility (a public roadway) will also provide less impervious surface than a standard public roadway and will allow the lots to be more uniformly configured than otherwise.

Title 18J, Development Regulations – Design Standards and Guidelines County-wide Design Standards:

Site Plan Review (18J.10.050) Site Plan Review may be satisfied by using the design guidelines to create a design solution or by following an applicant's innovative design concept to bring a project into conformance with the intent of the design objective that the specific standard is derived from. Additionally, the following review criteria shall be considered before any alternative design is granted:

- a. The alternative design solution will not be materially detrimental to the public welfare or injurious to the property or improvement in such vicinity and zone in which the subject property is located;
- b. The alternative design solution is consistent with the Comprehensive Plan including any applicable Community Plan;
- c. Significant adverse environmental impacts will not be caused as a result of the alternative design; and
- d. The alternative design solution will meet the applicable design objective in the same or better way than compliance with the standards requested to be deviated from.

Staff Comment: The proposal seeks to reduce the Type L3 perimeter buffer width along Lots 1 and 6 where they abut 38th Avenue East from 20 feet to 10 feet. The applicants state the reduction is necessary due to the right-of-way dedication, as well as to meet the urban density requirement to allow for adequate lot widths. The landscaping proposed along this portion of 38th Avenue East will be consistent with the density and types required for the Type L3 buffer, and a solid board fence will be added for additional screening. The addition of the solid board fence serves to meet the intent of the “full screen” otherwise provided by the extra 10 feet of landscaping, supplementing the existing landscaping and improving the vegetative screen along the arterial roadway. The other required landscape buffers will not be reduced.

Tree Conservation (18J.15.030): For urban residential uses, the minimum tree unit density requirement is 30 tree units per acre. For this site, 36 tree credits are required. The proposal intends to exceed that standard preserving existing trees on Lots 6 and 7 and through supplemental plantings within the landscape buffers. The proposal will also retain both significant maple trees on site.

Landscape Buffers (18J.15.040): A Level 3 landscape buffer is required along both fronting arterial roadways (180th Street East and 38th Avenue East).

Street Trees (18J.15.050): Street trees shall be installed along both sides of all new urban roads and access ways.

Required Findings for Preliminary Plat Approvals

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

Section 18F.50.030 Proposed Preliminary Plat Requirements.

- D. Required Written Findings and Determinations. The Director's written decision on the final short plat or final large lot division shall include findings and conclusions, based on the record, to support the decision. A proposed final short plat or final large lot shall not be approved unless the Director makes written findings that:
1. All conditions of preliminary approval have been met;
 2. The final short plat/large lot meets all standards established by state law and this Title relating to final short plats/large lots;
 3. The proposed final short plat/large lot bears the certificates and statements of approval required by this Title and state law;

4. A title report, no later than 30 days old, has been furnished confirming title of the land in the name of the owner(s) whose signature(s) appear on the plat certificate; and
5. The required facilities and improvements have been completed or required bond or financial guarantees have been provided as set forth in PCC 18F.30.040 C.

Questions for FAC 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?

Planned Development District:

- Is the request to reduce setbacks and to width warranted by the design and amenities incorporated in the plat design? If not, what changes are recommended?

Site Plan Review:

- Does the request to deviate from the landscape buffer design standard provide an alternative design solution that will meet the applicable design objective in the same or better way than compliance with the standard? If not, are there ways to make the alternative design satisfy the design objective?

General:

- Is the Preliminary Plat request consistent with the Pierce County Comprehensive Plan or the Frederickson Community Plan? If not, how can it be made consistent?

Other Questions or Concerns?

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