

1. 6:30 P.M. Parkland-Spanaway-Midland Advisory Commission Agenda

Documents:

[8 1 18 PSMAC Agenda.pdf](#)

2. 6:30 P.M. Parkland-Spanaway-Midland Advisory Commission - Initial Project Review

Documents:

[Tree Run Manner PP PSMAC-DB.pdf](#)



MEETING AGENDA

PARKLAND-SPANAWAY-MIDLAND LAND USE ADVISORY COMMISSION

August 1, 2018, 6:30 p.m.

SE Tacoma Community Center, 1614-99th Street East, Tacoma

Public comment is limited to 3 minutes per speaker. If possible, please have a spokesperson for people with similar views.

**Preliminary Plat/Site Plan Review: [Tree Run Manor](#)
Application Numbers 887423, 887424**

- Applicant:** Azure Green Consultants
Planner: Dan Buhl, dan.buhl@piercecountywa.gov
Request: Subdivide a 5.58-acre parcel into 11 residential lots and two tracts, ranging in size from 12,041 sq. ft. to 25,311 sq. ft., to be served by the Parkland Light & Water Co. and Pierce County Sewers in a Residential Resource (RR) zone classification within the Parkland-Spanaway-Midland Communities Plan area.

Initial Project Review

Preliminary Plat / Site Plan Review: Tree Run Manor

Application Numbers: 887423 / 887424
Tax Parcel Numbers: 0319172012

Parkland – Spanaway - Midland Advisory Commission (PSMAC) Public Meeting: August 1, 2018, at 6:30 p.m., at SE Tacoma Community Center, 1614 – 99th Street East, Tacoma WA 98445.

Proposal: Subdivide a 5.58-acre parcel into 11 residential lots and two tracts, ranging in size from 12,041 square feet to 25,311 square feet, to be served by the Parkland Light & Water Co. and Pierce County Sewers.

Project Location: 13508 Spanaway Loop Road South, Tacoma, WA, within the SW 1/4 of the NW 1/4 of Section 17, T19N, R3E, W.M., in Council District #6.

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.

Zone Classification: Residential Resource (RR)
Community Plan Area: Parkland-Spanaway-Midland

State Environmental Policy Act (SEPA): Pursuant to the State Environmental Policy Act and the Pierce County Environmental Regulations, Title 18E, no SEPA review is required for this proposal.

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

Pierce County Online Permit Information:
<https://palsonline.co.pierce.wa.us/palsonline/#/permitSearch/permit/departementStatus?applPermitId=887423>



Project Data

Application Complete Date: June 1, 2018

IPR Mailed Date: July 23, 2018

Owner: David and Gwendolyn Ceccanti
21216 Snag Island Drive
Lake Tapps, WA 98391
david@activeconstruction.com

Applicant: Azure Green Consultants
Attn: Paul Green
409 East Pioneer
Puyallup, WA 98372
paul@mailage.com

Public and Legal Notice

- *June 13, 2018*: 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.
- *June 21, 2018*: The site was posted with a Public Notice sign and confirmed with a Declaration of Posting.
- *July 25, 2018*, Legal Notice was published in the official County newspaper (*Tacoma News Tribune*), advertising the public meeting to be held by the Parkland-Spanaway-Midland Advisory Commission.

Vicinity Map



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, Parkland-Spanaway-Midland 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.

Public and Agency Review Comments

Planning and Public Works received input from a neighbor who provided a number of recommendations for the plat. No other comments have been received from surrounding property owners or other members of the public to date.

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

- Development Engineering section of PPW - requested 5 feet of additional ROW along Spanaway Loop Road South. Additional comments are forthcoming.
- Pierce County Fire Prevention Bureau – requested the fire flow needs of the proposed plat to be met and requires an additional fire hydrant.
- Tacoma Pierce County Health Department – currently processing their requested permit.
- Washington State Department of Ecology - had concerns that are addressed by County code.

Comments received on this proposal may be found by accessing the Online Permit Information referenced on page 1.

Site Characteristics

- The lot contains a single-family home (built in 1950) and swimming pool that will remain and located on proposed Lot 2.
- The entire site is quite level.

Surrounding Land Use / Zoning Designation

LAND USE		ZONING (Title 18A)
North	Single-family home	Residential Resource (RR)
South	Single-family home	RR
East	Single-family home	RR
West	Single-family home	RR

Utilities/Public Facilities

Utility service and public facilities are proposed as follows:

- Water - Parkland Light & Water
- Sewer- Pierce County
- Power - Parkland Light & Water
- School- SD #402 Franklin Pierce 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 18F Development Regulations - Land Division and Boundary Changes
- Title 18J Design Standards and Guidelines

Initial PPW 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 Parkland-Spanaway-Midland Community Plan.

Title 18A, Development Regulations – Zoning

Uncoordinated and unplanned growth poses a threat to the environment, sustainable economic development, and the health, safety, and quality of life enjoyed by the residents of Pierce County. The major purpose of the Pierce County Development Regulations – Zoning is to implement the Pierce County Comprehensive Plan, which is intended to prevent the harm posed by uncoordinated and unplanned growth.

Staff Comment: The site is zoned RR. The RR classification is intended to accommodate and allow for low density single-family residential uses in a manner that is compatible with areas of unique open space character and/or environmental sensitivity. The RR zone allows housing density within a range of 1 to 3 dwelling units per net developable acre within the Parkland-Spanaway-Midland Community Plan. The parcel is 5.58 acres, with 4.91 acres of net developable acreage. The requested density is 2.24 dwelling units per acre, which is within the required density range.

The RR zoning does not have a minimum or maximum size requirement. The minimum lot width of 50 feet is met by each lot. On-site parking shall be provided as required in Title 18A.35.

Title 18J, Development Regulations – Design Standards and Guidelines

Staff Comment:

- *As the parent application is a discretionary application, a preliminary plat, the final approval of the requested Site Plan Review application will be made by the Pierce County Hearing Examiner, following review and recommendation from the Parkland-Spanaway-Midland Advisory Commission.*
- *Residential Resource land, within mapped Open Space Corridors, is required to maintain a minimum of 25% of the site retained in Native Vegetation. The proposal appears to meet this.*
- *A Tree Conservation Plan has been provided (as a part of the landscape plan) and appears to meet the requirement of 30 tree unit credits per acre.*
- *Street trees shall be provided internally along the private road and shared access facility tracts, and are intended to be installed as shown on the provided landscape plan.*
- *As Spanaway Loop Road South is classified as an arterial roadway, a Level 3 landscape buffer is required along that roadway.*
- *Dry sewer lines are required to be installed in conformance with the standards established by the Pierce County Planning and Public Works Department, or other applicable permitting jurisdiction.*
- *Stormwater facility requirements will need to be met as required by the Development Engineering Section.*

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