

Preliminary Plat: Ironwood Estates

Application Number: 957625
Parcel Number: 0319344009

Parkland – Spanaway - Midland Advisory Commission (PSMAC) Public Meeting: May 5, 2021, at 6:30 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: 942 3122 9021, and Passcode: 939922, or click on the following link: <https://piercecountywa.zoom.us/j/94231229021?pwd=ODNIRi9Wc0pWMXNpVWNKSzIiPSGFDUT09> For additional questions regarding the virtual meeting process, contact Tiffany Aliment at tiffany.aliment@piercecountywa.gov.

Proposal: The applicants request approval of a Preliminary Plat to subdivide a 4.95-acre property into 16 lots and three tracts for the benefit of detached single-family residences.

Project Location: The site is located at 1621 –192nd Street East, Spanaway, WA, in the Single-Family (SF) zone classification and the Parkland-Spanaway-Midland Communities Plan area, within section 34, T19N, R3E, W.M., in Council District #3.

Staff Review: Staff has reviewed the proposal for compliance with all policies, codes, and regulations.

State Environmental Policy Act (SEPA): The subject proposal is exempt from Environmental review as the plat does not exceed 21 lots.

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?appID=957625>



Project Data

Application Complete: March 15, 2021

IPR Mailed Date: April 28, 2021

Owner/Applicant: Robert Anderson
7455 Bailey Road
Clinton, WA 98236

Applicant: Rush Residential, Inc.
Attn: Joe Flansburg
6622 Wollochet Drive NW
Gig Harbor, WA 98335
jflansburg@therushcompanies.com

Agent: Larson & Associates
Attn: Grant Middleton
9027 Pacific Avenue South, Suite 4
Tacoma, WA 98409
gmiddleton@rrlarson.com

Public and Legal Notice

- *March 22, 2021*: Notice of Application and Public Meeting Notice, including the PSMAC Meeting information, 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.
- *March 24, 2021*: Public Notice sign was posted on the site, confirmed with a Declaration of Posting.
- *April 21, 2021*: Legal notice was published in the official County newspaper (*Tacoma News Tribune*), advertising the PSMAC meeting.

2020 County Ortho Photo

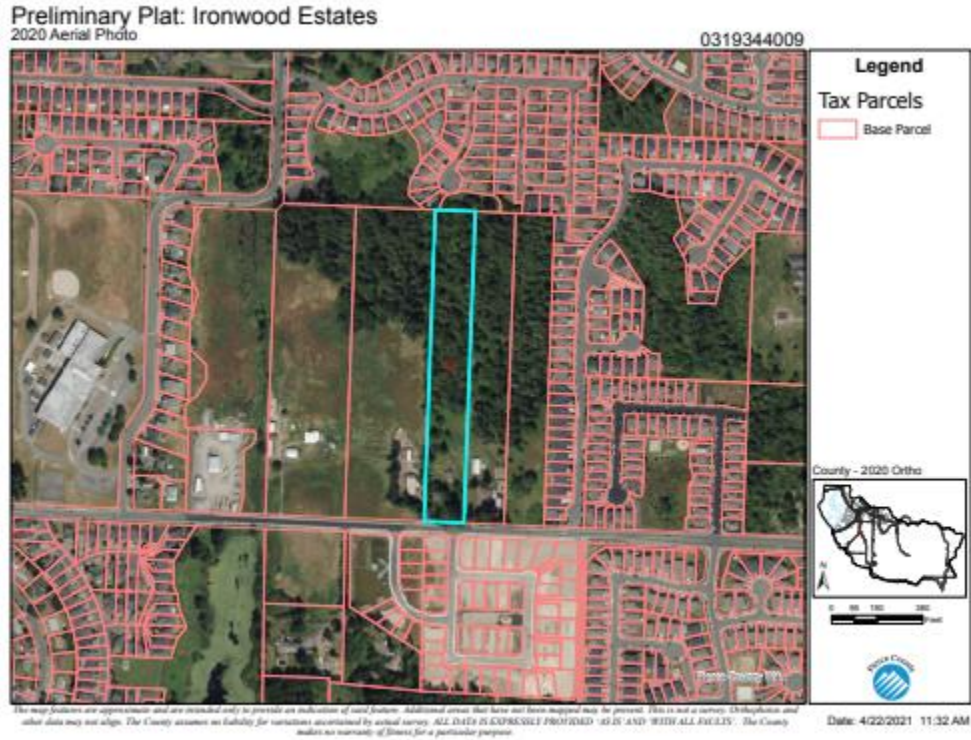
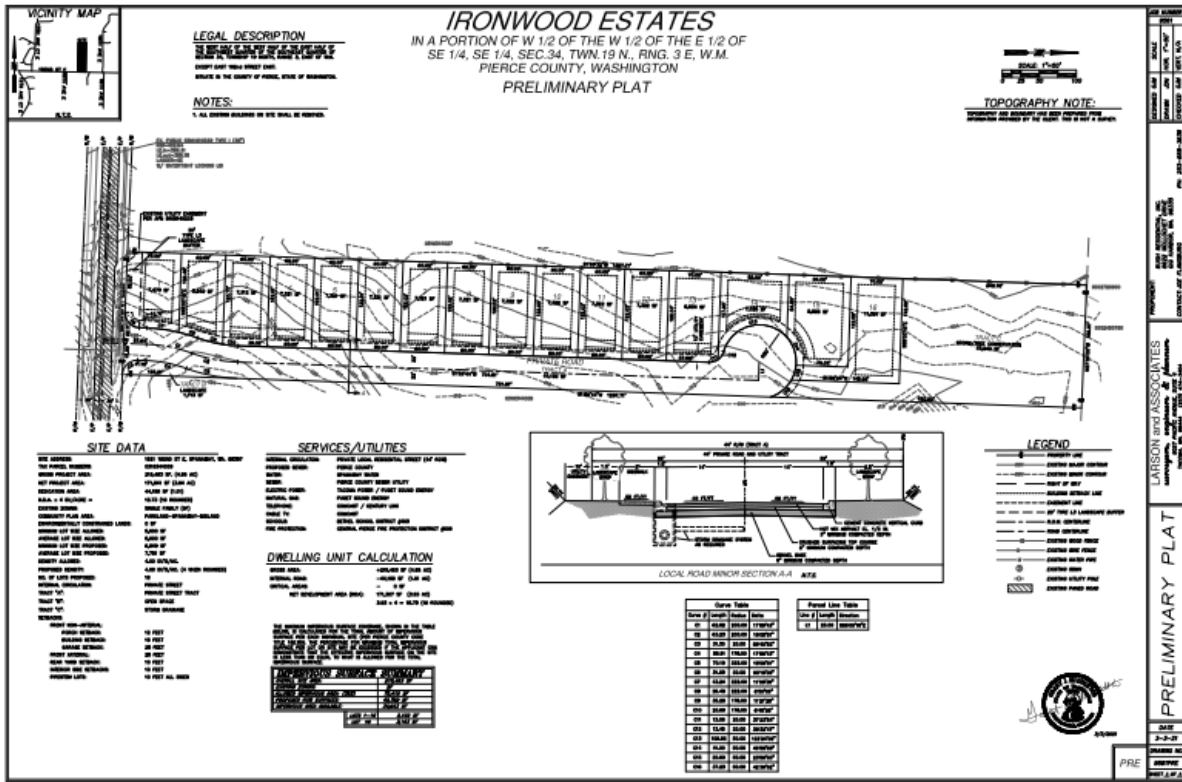


Figure 1: Project property highlighted.

Existing Zoning



Proposed Site Plan



Surrounding Land Use / Zoning Classification

LAND USE		ZONING
North	Single Family Residences/Stormwater Facilities	Single Family (SF)
South	192 nd Street East	SF
West	Single Family Residence	SF
East	Single Family Residence	SF

Comments from Agencies and Public

Written comments received on this proposal may be found by accessing the Online Permit Information referenced on Page 1. The substance of these comments will be reflected, where appropriate, in the conditions of approval.

- County Staff has not received written comment from members of the public.
- Various public agencies have provided comment. None are opposed to the project.

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

The proposal is subject to review for conformance with Pierce County plans, codes, and regulations.

Title 19A, Pierce County Comprehensive Plan

Examples of applicable goals and policies in the Pierce County Comprehensive Plan include, but are not limited to, the following:

- **Goal LU-23:** Establish a minimum, base, and maximum density for all residential zones.
- **LU-24.1:** Encourage cluster development of residential lands to permanently protect sensitive features or reserve land for future urban development.
- **Goal LU-26:** The allowable number of dwelling units within individual urban development proposals shall be calculated using net developable acreage.
- **Goal LU-30:** Implement the Moderate Density Single-Family land use designation through the following zone classifications: Moderate Density Single-Family (MSF) 4 to 6 units per acre, Single-Family (SF) 4 units per acre, and Residential Resource (RR) 1 to 3 units per acre.
- **D-1.2:** Ensure that landscape designs meet the functional requirements of developments by reinforcing site design, and providing adequate on-site screening and buffering
- **D-5.4:** Encourage cluster development of residential lands, preserving environmental quality and providing facilities and services more efficiently and economically.
- **Goal ENV-1:** Conserve and protect critical and environmentally sensitive areas.
- **Goal H-2:** Encourage the development of new housing within the Urban Growth Areas where facilities and services exist or are planned.

Title 19A Appendix I: Parkland-Spanaway-Midland Communities Plan

Examples of applicable goals and policies in the Parkland-Spanaway-Midland Communities Plan include, but are not limited to, the following:

- **PSM LU-16.1:** The density of new residential growth shall be a minimum of four dwelling units per acre (net) throughout the overall plan area.
- **PSM LU-16.3:** New residential growth in established single-family neighborhoods shall develop at densities of four to six dwelling units per acre.
- **PSM LU-18.1:** The Moderate Density Single Family (MSF) zoning classification shall allow a minimum density of four dwelling units per acre and a maximum density of six dwelling units per acre.
- **PSM ENV-28.4.1:** All critical areas shall be set aside as a separate open space tract.

Title 18A, Development Regulations – Zoning

- **Residential Density (18A.15.020)**
Within the Parkland-Spanaway-Midland Communities Plan area, the Single Family (SF) zone has a minimum residential density of four dwelling units per acre. The minimum lot size is 5,000 square feet with a minimum lot width of 60 feet. The mean lot size is 6,000 square feet.

Within urban zone classifications the allowable number of dwelling units shall be calculated by multiplying the net developable acreage by the allowed density in dwelling units/acres. Net developable acreage is the result of gross site acreage minus:

- 1) Environmentally constrained lands;
- 2) Private road or vehicle access easements;
- 3) Shared access facilities serving two or more lots; and
- 4) Public road right-of-way; provided, however, that any portion of proposed or future public right-of-way identified through the Pierce County Transportation Corridors and Connectors Right of Way Preservation Map, Chapter 19D.50 PCC, and not required for the development of the project at the time of application, shall not be deducted from the gross site acreage.

If an applicant is unable to meet minimum density utilizing the definition of net developable acreage, critical area buffers may also be excluded from the net developable acre calculation.

Staff Comment: The application materials identify the net developable acreage for the property as 3.94 which equates to 15.76 lots rounded up to 16 lots. All lots meet minimum sizing requirements. The proposal meets density requirements.

Title 18D, Development Regulations – Environmental (June 30, 2016)

- Exemptions (18D.20)

Staff Comment: The proposal is exempt from Environmental Review as the subject proposal does not exceed 20 dwellings lots.

Title 18J. Development Regulations – Design Standards and Guidelines

Countywide Design Standards

- Site Design (18J.15.015)

Staff Comment: The project will be required to meet standards in this section. Application for a site development permit has not been made as of the drafting of this report.

- Site Clearing (18J.15.020)

Staff Comment: The proposal is not within an open space corridor. Clearing shall be limited to the area of approved impervious surfaces, replacement landscaping, utilities, and a working envelope around such areas of not greater than 10 feet in depth. Application for a site development permit has not been made as of the drafting of this report.

- Tree Conservation (18J.15.030)

Staff Comment: The proposal requires that 30 tree units per net developable acreage be provided along with retention of 30% of the significant trees. The net developable acreage is 3.94 acres which would require a minimum of 118 tree units for the plat. A Landscape/Tree Conservation Plan was included with the submittal documents which states there are 45 trees on the site with 21 of the trees labeled as significant. Planning staff has concerns with the plan as the applicant proposes to remove all of the trees on the parcel. Planning staff believes it is possible to retain trees on the site; however, at the time of writing this report, a request has just been made to address the concern. In addition, inconsistencies exist with the plan that need to be corrected so staff can decide as to which information is correct.

- Landscape Buffers (18J.15.040)

Staff Comment: An L3 buffer is required adjacent to 192nd Street East. The applicant has shown the L3 buffer on Preliminary Plan.

- Street Trees (18J.15.050)

Staff Comment: Street trees are required at 1 per 30 lineal feet to be installed along all new and improved rights-of-way.

- Stormwater Facilities (18J.15.170)

Staff Comment: The proposal includes a 44,940-square foot Tract (C) to be used for storm drainage and tree conservation. No site development plans have been submitted as of writing of this report.

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 the Parkland-Spanaway-Midland Communities Plan? If not, how can it be made consistent?

Other Questions or Concerns?