Initial Project Review

Preliminary Plat / Environmental Review: Whitmore

Application Number: 953436, 953437
Parcel Number: 0319233002

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=ODNIRi9Wc0pWMXNpVWNKSzJPSGFDUt09 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 5.55 acre property into 26 lots and seven tracts for the benefit of detached single-family residences.


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

State Environmental Policy Act (SEPA): An Environmental Checklist was submitted per Pierce County Code Title 18D.

County Contact: Andrew Van Gordon, Associate Planner, (253) 798-7113, andrew.vangordon@piercecountywa.gov

Pierce County Online Permit Information: https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentStatus?applPermitId=953436
Project Data

Application Complete: January 25, 2021

IPR Mailed Date: April 28, 2021

Owner/Applicant: Nathan J. and Heidi D. Wetmore
15809 – 22nd Avenue East
Tacoma, WA 98445
nathan@citywestconstruction.com

Agent: LeRoy Surveyors & Engineers, Inc.
Attn: Damon DeRosa
P.O. Box 740
Puyallup, WA 98371
dderosa@lseinc.com

Public and Legal Notice

- *February 4, 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 18, 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.
Figure 1: Project property highlighted.
Existing Zoning

Proposed Site Plan
Surrounding Land Use / Zoning Classification

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>ZONING</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Single Family Residences/Stormwater Facilities</td>
<td>Single Family (SF)</td>
</tr>
<tr>
<td>South Water Supply Facility</td>
<td>SF</td>
</tr>
<tr>
<td>West 22nd Avenue East</td>
<td>SF</td>
</tr>
<tr>
<td>East Water Supply Facility</td>
<td>SF</td>
</tr>
</tbody>
</table>

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. However, Planning Staff have received phone calls inquiring about the project.
- 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.
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 Moderate Density Single Family (MSF) zone has a minimum residential density of four dwelling units per acre; the maximum is six. The minimum lot size is 4,000 square feet with a minimum lot width of 50 feet. The mean lot size is 5,000 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/acre. 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 4.63 acres; Planning Staff has requested clarification on how they came to this number as it does not appear that critical area square footage/acreage have been called out. At 4.63 acres the minimum number of dwelling units required is 19 units; the maximum is 28. The project is proposed to hook-up to sewers. 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 not exempt from Environmental Review as the project exceeds 20 dwellings units. An application for Environmental Review has been made.

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, recreation space, 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:* A minimum of 30% of significant trees are required to be preserved. One hundred and thirty-nine tree credits are required. At time of initial application, a tree conservation plan was submitted; however, Planning Staff had multiple concerns including, but not limited to, labeling of species name, tree unit calculations for each tree proposed to be retained, whether trees will be windfirm and meet health requirements for retained trees and who prepared the information.

- **Landscape Buffers (18J.15.040)**

  *Staff Comment:* An L1 buffer is required adjacent to tax parcel #0319233027 in areas that are being developed. An L3 buffer is required adjacent to 22nd Avenue East. The applicant has shown the L3 buffer on site plans.

- **Street Trees (18J.15.050)**

  *Staff Comment:* Street trees are required along all new roads and accessways at a rate of 1 per 30 lineal feet of roadway exclusive of intersections.
• Stormwater Facilities (18J.15.170)

  **Staff Comment:** At this time stormwater facilities are proposed to be infiltration facilities on Tract A.

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?

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