

# Initial Project Review

## Preliminary Plat: Mountain Glen

**Application Number: 963097**

**Tax Parcel Numbers: 0419227030 and 0419227031**

**South Hill Advisory Commission (SHAC) Public Meeting: August 2, 2021, at 7:00 p.m.**

Due to COVID-19 restrictions, this meeting will be held virtually. To participate, visit [www.Zoom.com](http://www.Zoom.com) and click “Join a Meeting” or call 253-215-8782, then enter the Meeting ID: **990 5575 2619**; and Passcode: **158618**, or click on the following link:

<https://piercescountywa.zoom.us/j/99055752619?pwd=eDRVdHI4UDlJclVvMi80d1BhQVRldz09>

For additional questions regarding the virtual meeting process, contact Tiffany Aliment at 253-798-3226 or [tiffany.aliment@piercescountywa.gov](mailto:tiffany.aliment@piercescountywa.gov).

**Proposal:** The applicant requests preliminary plat approval to subdivide 4.86 acres (4.21 net developable acres) into 17 single-family residential lots and dedicate 1.44 acres to open space. The plat also includes a shared access tract and Level 3 landscaping along the frontage of 152nd Street East.

The proposed plat would be served by a public water system and a community on-site septic system.

**Project Location:** 10610 152<sup>nd</sup> Street East, Puyallup, WA, within Section 22, T19N, R4E, W.M., in Council District #1.

**Review Summary:** County staff has reviewed this proposal for compliance with all applicable policies, codes, and regulations. The proposed plat remains in review to ensure the plat is in compliance with all applicable codes and regulations.

**Zone Classification:** The subject property is zoned Moderate Density Single-Family (MSF), within the South Hill Community Plan area. The primary use of the classification is low and moderate density single- and two-family residential activities and compatible civic uses in areas with a mixed residential pattern. The minimum MSF density is 4 dwelling units per net developable acre, with up to 6 when sanitary sewers are available. The applicant is proposing a density of 4 dwelling units per net developable acre, based on 4.21 net developable acres.

**State Environmental Policy Act (SEPA):** Pursuant to the State Environmental Policy Act and the Pierce County Environmental Regulations, Title 18E, an environmental checklist is not required as a result to the plat being less than 20 dwelling units being proposed.

**County Contact: Tony Kantas**, Senior Planner, [tony.kantas@piercecountywa.gov](mailto:tony.kantas@piercecountywa.gov), or 253-798-2789

**Pierce County Online Permit Information:**

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentsStatus?applPermitId=963097>



**Project Data**

Application Complete Date: June 2, 2021

IPR Mailed Date: July 26, 2021

Property Owner: George Whitman  
10610 152nd Street East  
Puyallup, WA 98374

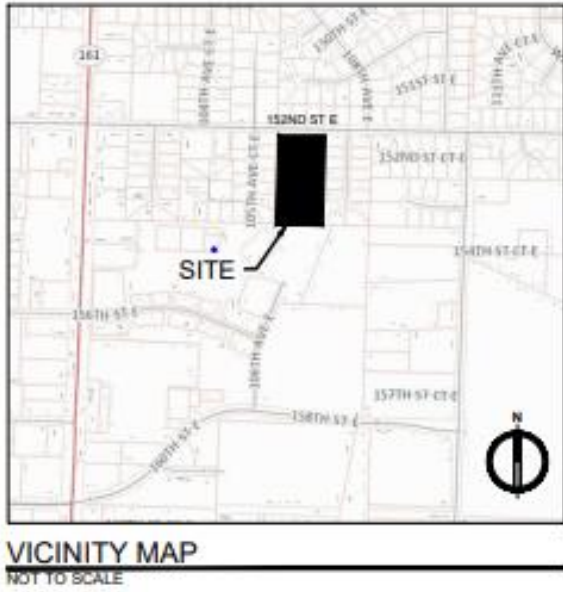
Applicant: Sheri Greene  
AHBL  
2215 North 30th Street #300  
Tacoma, WA 98403  
[sgreene@ahbl.com](mailto:sgreene@ahbl.com)

Agent: Geoff Sherwin  
JK Monarch  
P.O. Box 188  
Puyallup, WA 98371  
[geoff@jkmonarch.com](mailto:geoff@jkmonarch.com)

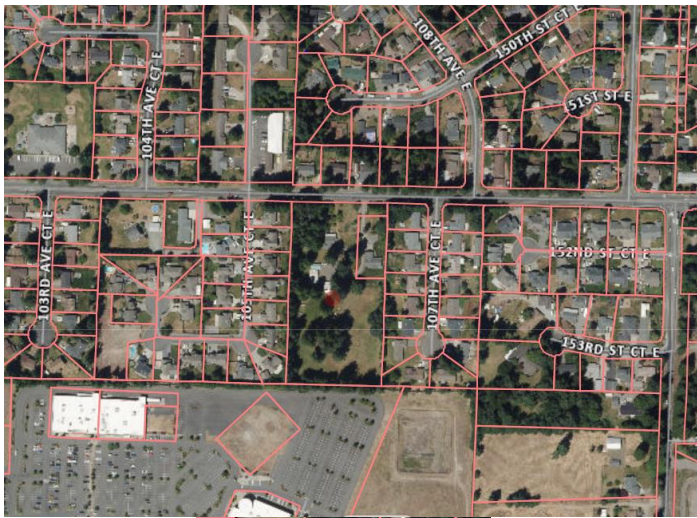
**Public and Legal Notice**

- *June 14, 2021*: Notice of Application and Public Meeting Notice, including the South Hill Advisory Commission (SHAC) public 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.
- *June 15, 2021*: The site was posted with a Public Notice sign, confirmed with a Declaration of Posting.
- *July 19, 2020*, Legal Notice was published in the official County newspaper (*The News Tribune*), advertising the public meeting to be held by the SHAC.

**Vicinity Map**

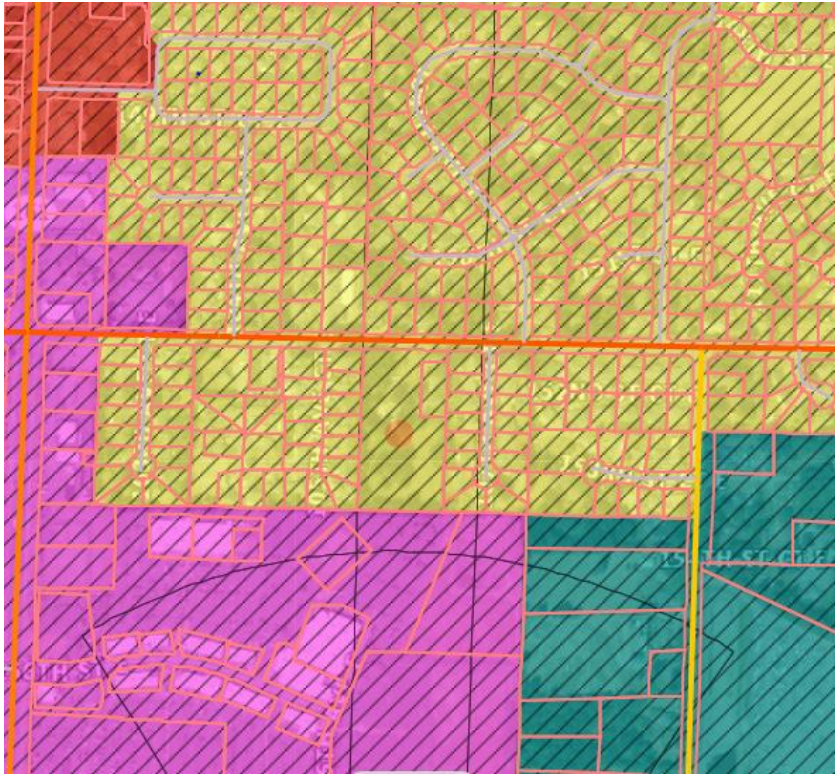


**2019 County Aerial Photos**



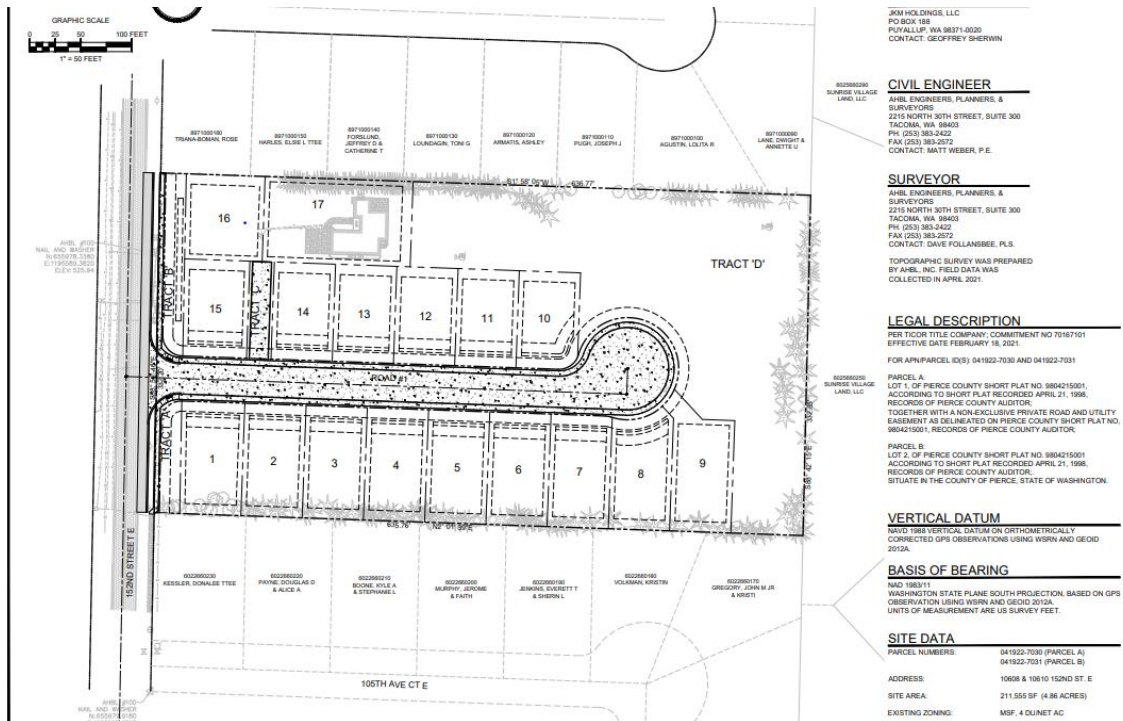


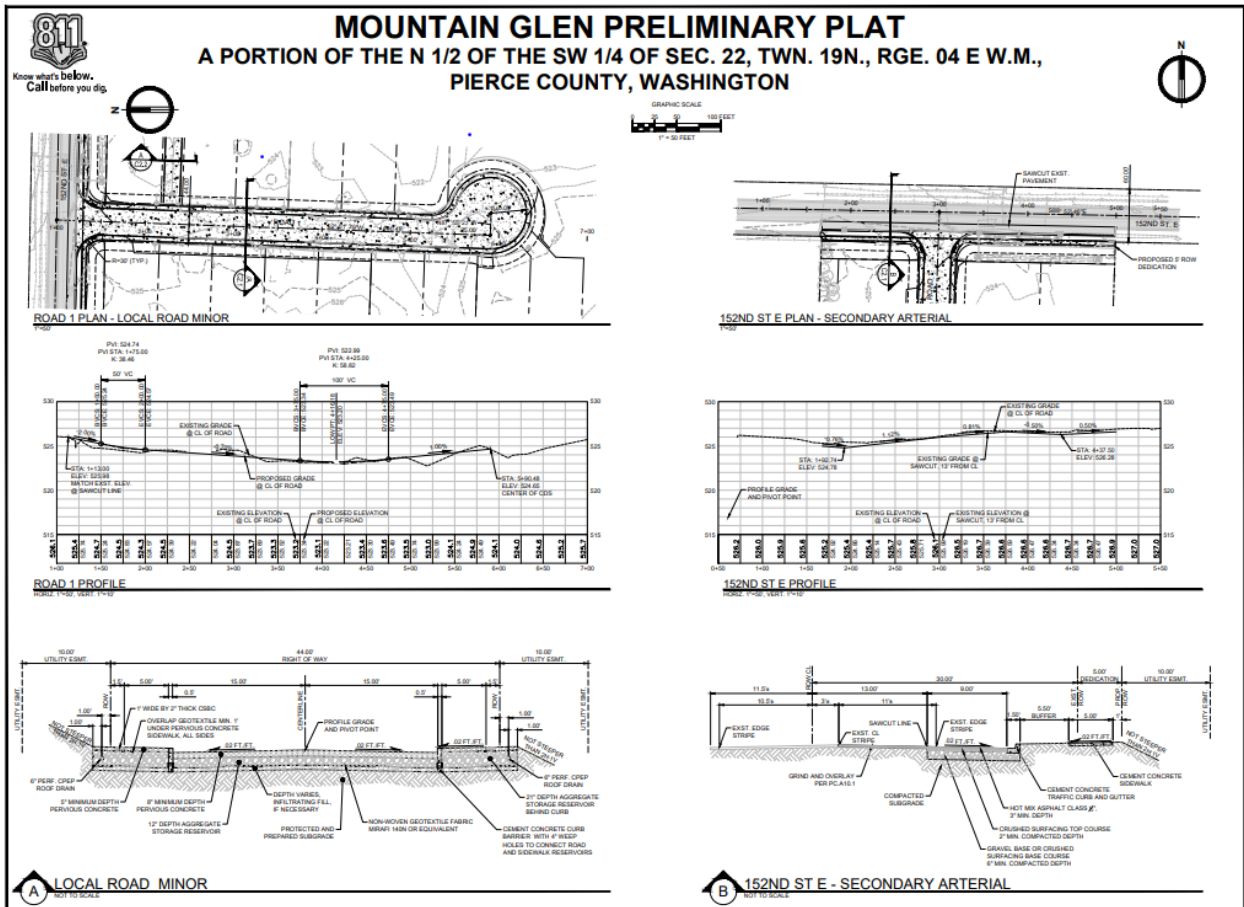
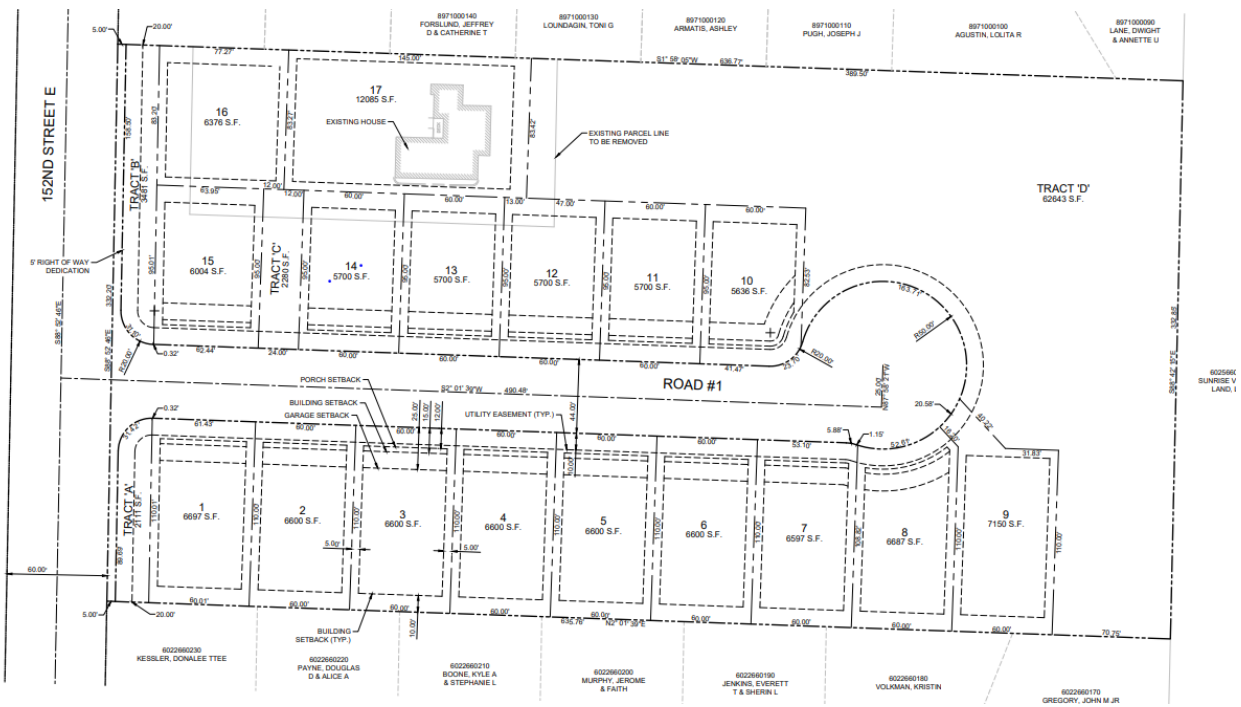
# Zoning Map: Subject properties and all surrounding properties

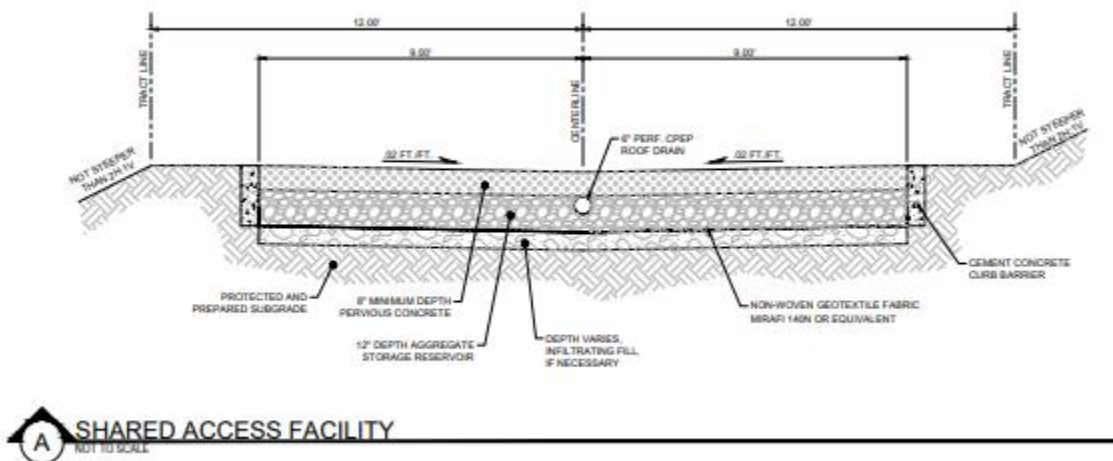


- Yellow: MSF
- Purple: Urban Village
- Green: Employment Center
- Red: Community Center
- Angled Lines: Portrays an Area of Influence as a result to a near-by airport

## Preliminary Plat Maps







## Public and Agency Review Comments

On June 14, 2021, a Notice of Application (NOA) was sent to all property owners of record within a radius of 300 feet, but not less than two parcels deep, around the exterior boundary of the project boundary. The NOA was also sent to all reviewing agencies including environmental agencies with jurisdiction, affected tribes, and each local agency whose public services would be affected by implementation of the proposal (18.80.040.B).

### Public Comment:

- To date, the County has received one comment email from a neighboring property owner with concerns of danger trees being retained along the boundary of the subdivision that could fall onto neighboring houses. The comment email also asks if existing old fencing along the perimeter of the plat will be replaced.

Danger trees: The applicant will be required to demonstrate compliance with the tree conservation requirements of 18J.15.030 by submitting a tree conservation and planting plan. If any trees are to be retained, an arborist report will be required to be submitted that ensures the trees are not a danger. This would be a recommended condition of the plat and would be reviewed through the forest practices and/or the site development permit.

Fences: All surrounding uses are single-family with exception to the south commercial property. The neighboring single-family use is not considered a conflicting use as the proposed plat is single-family with similar lot sizes as the neighboring single-family properties. Pierce County code does not have fencing and/or landscape requirements when the neighboring use is not considered conflicting.

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

- Health Department:
  - The on-site soils are being evaluated for septic systems.
- Pierce County Fire Prevention Bureau:
  - Additional hydrants are required to be installed. A separate water system permit is required and shall be final approved prior to final plat approval.

- Cartography Section of Planning and Public Works (PPW):
  - Requested a road name to be placed on the plat map.
- Development Engineering Section of PPW:
  - Has provided redline comments on the site plan for minor revisions.
- Biology:
  - Has provided comment of there being no wetland or fish and wildlife indicators on or near these parcels.
- Sewer:
  - Residential developments within urban growth areas proposing to utilize on-site septic system shall be required to install dry sewer facilities per PCC Title 18J.15.160 Dry Sewer Lines. The sewer main dryline should be above elevation 501 (25 feet deep) at Right of Way line. Installation of the dry sewer facilities shall comply with the standards and basin planning established by Pierce County.
  - 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.
- Puyallup School District (PSD):
  - School bus transportation is planned to serve the proposed plat. The district requests that the applicant coordinate with PSD staff to construct a hard surface waiting area along the 152nd Street East frontage, near or within "Tract A" as shown on the preliminary site plan dated May 20, 2021.
  - The hard surface waiting area shall be a minimum of 100 square feet and be located behind, but contiguous to, the edge of sidewalk. Street and/or pedestrian level illumination shall be provided to ensure that students at the school bus waiting area are visible during dark winter mornings. Fencing, landscaping features, and/or other physical barrier shall be constructed between the bus stop waiting area and proposed Lot 1 to ensure that students do not encroach on private property while waiting for the bus.

Comments received on this proposal may be found by accessing the Online Permit Information referenced on page 2. The substance of these comments is reflected, where appropriate, in the analysis provided below.

## **Background**

The project area consists of two tax parcels with single-family houses with associated outbuildings, gravel driveways, and lawns on each individual lot. The existing single-family residence on Tax Parcel 0419227031 will remain on proposed Lot 17 and will obtain access via a new shared access. The other existing single-family residence will be removed as part of the proposed plat application.



All lots will obtain access via a new public road that will extend southerly from 152<sup>nd</sup> Street East. The new road will provide curb, gutter, street trees, and sidewalks on each side of the road.

On site vegetation consists of trees along the perimeter of the site, with significant trees dispersed through the center portion of the site. The southern portion of the site is mostly grass covered with several trees; little understory is present. The site topography is considered flat.

Surrounding Land Use / Zoning Designation:

LAND USE		ZONING (Title 18A)
North	152 <sup>nd</sup> Street East. Plat of Firgrove Estates located on the north side of 152 <sup>nd</sup> Street East. Average lot sizes within the plat being .30 acres	Moderate Density Single Family (MSF)
South	Sunrise Village Binding Site Plan with various commercial uses	Urban Village
East	Plat of Tamarick Estates with single-family lots averaging .25 acres in size	MSF
West	Plat of McCormick Meadows with single-family lots averaging .27 acres in size	MSF

Utilities/Public Facilities: Utility service and public facilities are proposed as follows:

- Water - Firgrove
- Sewer- N/A (Septic)
- Power - Puget Sound Energy
- School- Puyallup School District

**Governing Regulations**

The proposal has been reviewed for conformance with the following goals, policies and requirements in effect on the June 2, 2021 complete application date of this proposal:

- 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 18H Development Regulations - Forest Practices
- Title 18J Design Standards and Guidelines

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

State Environmental Policy Act (SEPA)

- The proposed plat is considered exempt to the requirements of SEPA as a result to the number of lots being less than 20.



Title 18E, Development Regulations – Critical Areas  
Chapter 18E.50 Aquifer Recharge and Wellhead Protection Areas

The site is located over an Environmental Protection Agency sole source aquifer and is subject to PCC Chapter 18E.50. Aquifer Recharge and Wellhead Protection Areas.

18E.50.040 Aquifer Recharge and Wellhead Protection Area Standards.

A. **General.** All regulated activities that are not exempt, prohibited, or otherwise excluded in the following standards under the provisions of this Chapter shall ensure sufficient groundwater recharge. In order to achieve sufficient groundwater recharge the applicant shall either comply with the impervious surface limitations set forth in Table 18E.50.040 or demonstrate that the volume of water infiltrated at the proposed project area will be the same or greater amount for post-development as the pre-development volume.

Table 18E.50.040-A. Aquifer Recharge Area Impervious Surface Limitations	
Comprehensive Plan Land Use Designation	Maximum Impervious Surface Coverage (1)
Urban Land Use Designations	
Moderate Density Single-Family	35%

Stormwater:

- The project proposes infiltrating 100% of the developed runoff through a combination of infiltration trenches and pervious materials for road and sidewalk construction to mimic the pre-development stormwater volume to avoid the maximum 35% impervious surface. All stormwater mitigation for quality and quantity will be required to comply with the Pierce County Stormwater Manual.

Title 18A, Development Regulations - Zoning

- The subject project area and all adjacent neighboring properties are zoned MSF. The primary purpose of the MSF classification is for low and moderate density single- and two-family residential activities and compatible civic uses in areas with a mixed residential pattern. The minimum MSF density is 4 dwelling units per net developable acre, with up to 6 when sanitary sewers are available. The applicant is proposing a density of 4 dwelling units per net developable acre, based on 4.21 net developable acres. All lots will be designed for single-family residences served by public water and a community on-site septic system.
- The subject property is within an Area of Influence 4 as a result to the nearby Pierce County Airport to the south. Title 18A.60.080.C.4.a allows new residential uses at rural densities or as infill up to the average density of surrounding residential area within an Area of Influence 4.

Title 18J, Development Regulations – Design Standards and Guidelines

- Street trees will be provided internally along the new roadway at 1 per 30 lineal feet of frontage of tracts and a minimum of 1 street tree per lot will be required on the plat roads prior to home occupancy.
- Curbs, gutters, sidewalks, and streetlights will be required within the plat and along the existing road frontage of 152<sup>nd</sup> Street East.
- 152<sup>nd</sup> Street East is considered an arterial road therefore Level 3 landscaping is required along the frontage (Table 18J.15.040-1).

- Table 18J.15.040-1 requires L2 landscaping along the south property line as a result to the existing neighboring commercial development.
- As a result to the plat being less than 31 residential lots, recreation space is not required for the proposed plat (18J.15.180).
- Park impact fees, currently \$2,552.39 per dwelling unit, to be adjusted upward for inflation are required prior to building permit issuance.
- School Impact fees will be required to be paid to the Puyallup School District for all single-family residences within the plat.

**Required Findings for Preliminary Plat Approval:**

Title 18F, Development Regulations - Land Division and Boundary Changes  
 Section 18F.40.030 - Proposed Preliminary Plat Requirements.

- B. Required Written Findings and Determinations. The Examiner's written decision on the preliminary plat shall include findings and conclusions, based on the record, to support the decision. The Examiner shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. A proposed subdivision and dedication shall not be approved unless the Examiner makes written findings that:
1. *Appropriate provisions are made for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, critical areas, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and all other relevant facts including sidewalks and other planning features that assure safe walking conditions for students who walk to and from school; and*
  2. *The public use and interest will be served by the subdivision and dedication.*
- D. Approval. The Examiner has the authority to approve or deny any proposed preliminary plat and may impose additional or altered conditions and requirements as necessary to assure that the proposal conforms with the intent of the Comprehensive Plan, applicable community plans, and other applicable County codes and state laws.

**Questions for SHAC Discussion and Consideration**

- 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?

**Other Questions or Concerns?**