Initial Project Review

Conditional Use Permit: Mountain Highway Self Storage

Application Numbers: 963660, 963662
Tax Parcel Numbers: 0318041174, 0318041175, 0318041176, 0318041177, 0318031178

Parkland-Spanaway-Midland Advisory Commission Public Meeting: August 4, 2021, at 6:30 p.m. Due to COVID-19 restrictions on gatherings, this meeting will be held remotely. To participate in the virtual meeting visit www.Zoom.com and click “Join a Meeting” or call 253-215-8782, then enter the Meeting ID: 925 9440 3451 and Passcode: 783554, or click on the following link: https://piercecountywa.zoom.us/j/92594403451?pwd=V1Ixdmp1bGJ5RIZpRDRrSkZITUbhnZz09 For additional questions regarding the virtual meeting process, contact Tiffany Aliment at tiffany.aliment@piercecountywa.gov or 253-798-3226.

Proposal: Construct a self-storage facility with a total building area of 139,300 square feet, in two phases:
- Phase I will contain 66,700 square feet in 18 perimeter buildings (includes the office building)
- Phase II will contain 72,600 square feet in 4 internal buildings.

The project site is 7.23 acres in size and is in the Residential/Office-Civic (ROC) zone classification and the Parkland-Spanaway-Midland Communities Plan area.

Project Location: 19801 Mountain Hwy East, Spanaway, WA, within the NE 1/4 of Section 04, T18N, 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, the proposal will need to address the following issues:
- A traffic impact assessment has been requested by Development Engineering. This assessment must be reviewed and approved prior to the issuance of a State Environmental Policy Act (SEPA) threshold determination.
- The proposal must show how it meets the applicable design standards in the Parkland-Spanaway-Midland Communities Plan Area Design Standards and Guidelines, Chapter 18J.30.

State Environmental Policy Act (SEPA): The proposal is subject to SEPA environmental review in accordance with Pierce County Code, 18D, Environmental. The proposal is currently undergoing environmental review. A SEPA threshold determination has not been issued.
**County Contact:** Adonais Clark, Senior Planner, 253-798-7165, adonais.clark@piercecountywa.gov

**Pierce County Online Permit Information:**
[https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentStatus?appl PermitId=963660](https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentStatus?applPermitId=963660)

**Project Data**

Application Complete Date:  June 4, 2021

IPR Mailed Date:  July 28, 2021

Owners:  Mark J. Takisaki and W.J. McAllister
          1312 Weller Street
          Seattle, WA 98144-2051
          markt@takisaki.com

Applicant/Agent:  Tahoma Design Group
                 Attn: Dale Couture
                 535 Dock Street, Suite 211
                 Tacoma, WA 98402
                 pdcouture@tahomadesigngroup.com

**Public and Legal Notice**

- **June 15, 2021:** Notice of Application and Public Meeting Notice, including the Parkland-Spanaway-Midland Advisory Commission (PSMAC) public meeting date, 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 24, 2021:** The site was posted with a Public Notice sign and confirmed with a Declaration of Posting.
- **July 21, 2021:** Legal Notice was published in the official County newspaper (*Tacoma News Tribune*), advertising the public meeting to be held by the PSMAC.
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:
   - Planning verifies compliance with the Pierce County Comprehensive Plan, the Parkland-Spanaway-Midland Communities Plan, and the Pierce County development regulations including zoning, critical areas, land divisions, design review, and environmental.
   - 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

Comments have been received on the proposal from the following departments and agencies. Comments received on this proposal may be found by accessing the Online Permit Information referenced on page 2:

- Development Engineering section of PPW (Dan Smith) – Noted that a traffic impact assessment has been required under the SEPA environmental checklist application – 963662. Noted that the increase in employees by 2 will have only a minor impact on the average daily traffic and no development is proposed.
- Fire Prevention Bureau (Laurie Bischof) – Noted that Emergency Vehicle Access requirements do not appear to be met. Also noted that the Fire Prevention Bureau requirements will apply at the time of building permit application.
- Washington State Department of Transportation – Noted that “WSDOT would prefer that access to this parcel be from one of the side roads rather than the highway if possible.”

Site Characteristics

- The project site consists of five parcels with a total area of 7.2 acres.
- The project site abuts SR7 on the west and 196th Street East on the north.
- The topography of the project site is level.
- The project site is vacant.
- Vegetation on the project site consists primarily of grasses with a small stand of trees near the east edge and some trees along 196th Street East and SR-7. There are deciduous trees along SR-7 but it is unclear whether they are Oregon white oaks or are in the highway right-of-way or on the applicant’s property. There appears to be a small Oregon white oak tree along 196th Street East.

Surrounding Land Use / Zoning Designation

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>ZONING (Title 18A)</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Single Family Dwelling</td>
<td>Moderate Density Single-Family (MSF)</td>
</tr>
<tr>
<td>South Single Family Dwelling</td>
<td>Community Employment (CE)</td>
</tr>
<tr>
<td>East Single Family Dwelling/Commercial</td>
<td>Residential/Office-Civic (ROC)</td>
</tr>
<tr>
<td>West 8th St. E/SR7/Commercial and Industrial beyond</td>
<td>CE</td>
</tr>
</tbody>
</table>

Utilities/Public Facilities

Utility service and public facilities are:

- Water - Spanaway Water System
- Sewer- Pierce County Sanitary Sewer
- Power - ?
- School- N/A
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 18E Development Regulations – Critical Areas
- Title 18F Development Regulations - Land Division and Boundary Changes
- Title 18J Development Regulations - Design Standards and Guidelines

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

**Title 19A, Appendix I – Parkland-Spanaway-Midland Communities Plan**

The project is consistent with the Parkland-Spanaway-Midland Communities Plan. Examples include, but are not limited to:

**Land Use Policies**

**GOALS**

The following statements comprise the goal for commercial and industrial character and development in the Parkland-Spanaway-Midland Communities Plan:

- Commercial development, designed and scaled to serve the needs of residents within the boundaries of the communities plan and those in nearby communities, should be concentrated along the Pacific Avenue/Mountain Highway and 72nd Street corridors, where existing or planned placement of public facilities, utilities, and services can support such development in an efficient manner;

**Residential**

- High Density Residential
  - PSM LU-24.2 In Residential Office/Civic (ROC), provide for moderate to high density residential development; low to moderate intensity office, commercial service, and civic development; and limited commercial retail development in a pedestrian-oriented environment.

**Economic Development Policies**

**GOALS**

- The type and scale of economic development proposed for specific locations in the communities shall be compatible with nearby residential neighborhoods and other land uses
18A.33.270 Commercial Use Category – Description of Use Categories.

M. Storage and Moving, Storage and Moving Use Type refers to businesses engaged in the storage of items for personal and business use and transportation of personal and business items between locations. This use type includes storage of vehicles, boats and recreational vehicles only when stored for personal use and not for sale, repair or maintenance purposes. Examples of uses include mini-warehousing, temporary storage of personal or business items by a moving and storage company, and boat storage yards. Personal hobby activities may occur within storage units when additional parking is provided for units that could accommodate such use, pursuant to Table 18A.35.040-1. For maintenance or repair of recreational vehicles or boats, also see the Motor Vehicles and Related Equipment Sales/Rental/Repair and Services Use Type.

<table>
<thead>
<tr>
<th>Level</th>
<th>Total Use Area</th>
<th>Outdoor Use Allowed</th>
<th>Building Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 1</td>
<td>Total use area consists of a lot or combination of lots of up to 4 acres in size.</td>
<td>Yes</td>
<td>N/A</td>
</tr>
<tr>
<td>Level 2</td>
<td>Total use area consists of a lot or combination of lots more than 4 acres in size.</td>
<td>Yes</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Staff Comment: The proposed use of the 5-parcel project site for a self-storage, mini-warehouse is a Level 2 Storage and Moving Use Type in the Commercial Use Category per Table 18A.33.270-4.

Staff Comment: The 5-parcel project site is in the Residential/Office-Civic (ROC) zone classification and the Parkland-Spanaway-Midland Communities Plan area. The proposed use is allowed in the ROC zone classification and the Parkland-Spanaway-Midland Communities Plan area upon the approval of a Conditional Use Permit application.
Pierce County Comprehensive Plan and Graham Community Plan

The project can be conditioned to comply with all applicable policies and objectives of the Pierce County Comprehensive Plan and Parkland-Spanaway-Midland Communities Plan.

Title 18D, Development Regulations – Environmental

The proposal is subject to the State Environmental Policy Act (SEPA) in accordance with Pierce County Code, 18D, Environmental, as the proposal is for more than 12,000 square feet of commercial building area.

Title 18E, Development Regulations – Critical Areas

No regulated wetlands or fish and wildlife habitat conservation areas have been identified on the project site.

Title 18J, Development Regulations – Design Standards and Guidelines

This Chapter provides design objectives that are implemented with design standards and guidelines to protect the property values and property rights of property owners and promote compatibility between land uses by reducing the visual, noise, and lighting impacts of development on users of the site and abutting uses.

Per Policy CP2017-01 the landscape and irrigation plan requirements at time of initial project submittal can be limited to the following:

- A detailed site plan;
- Any type of vegetation retention such as Significant Tree locations and Native Vegetation boundaries;
- Location and type of landscape buffers (not necessary to show specific planting types); and,
- Location of proposed stormwater facilities and required buffers.

Tree Conservation (18J.15.030)
A minimum of 20 tree units per acre are required. There are no significant trees on the site. If the deciduous trees along SR-7 and 196th Street East are Oregon white oak trees they shall be incorporated into the perimeter landscaping. It is unclear whether the trees, if oaks, meet the criteria as significant or a regulated oak stand.

Landscape Buffers (18J.15.040)
A 20-foot wide Level 3 landscape buffer is required for a Commercial Use adjacent to SR7. An 8-foot wide Level 2 landscape buffer is required from the abutting single-family home on the northeast since the home is located in the ROC zone. The preliminary landscape plan does not show the canopy tree component of the L2 buffer. The applicant is providing a Level 3 landscape buffer adjacent to the detached single-family residential uses to the north and east across 196th Street East and Ellis Lane East for increased compatibility.
Parkland-Spanaway-Midland Communities Plan Area Design Standards and Guidelines (18J.30)
The proposal is subject to Sections 18J.30.080 A.1 and A.2, and 18J.30.090 A.1, A.2, A.4

Questions for PSMAC Discussion and Consideration

Conditional Use Permit:
  • Is the request consistent with the Pierce County Comprehensive Plan or Parkland-Spanaway-Midland Communities Plan? If not, how can it be made consistent?

Other Questions or Concerns?

Mountain Highway Self Storage CP IPR PSMAC-AC.docx