

**PRELIMINARY PLAT:**

**MOUNTAIN GLEN**

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Pierce County Planning & Public Works

# Project 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.



# Zoning

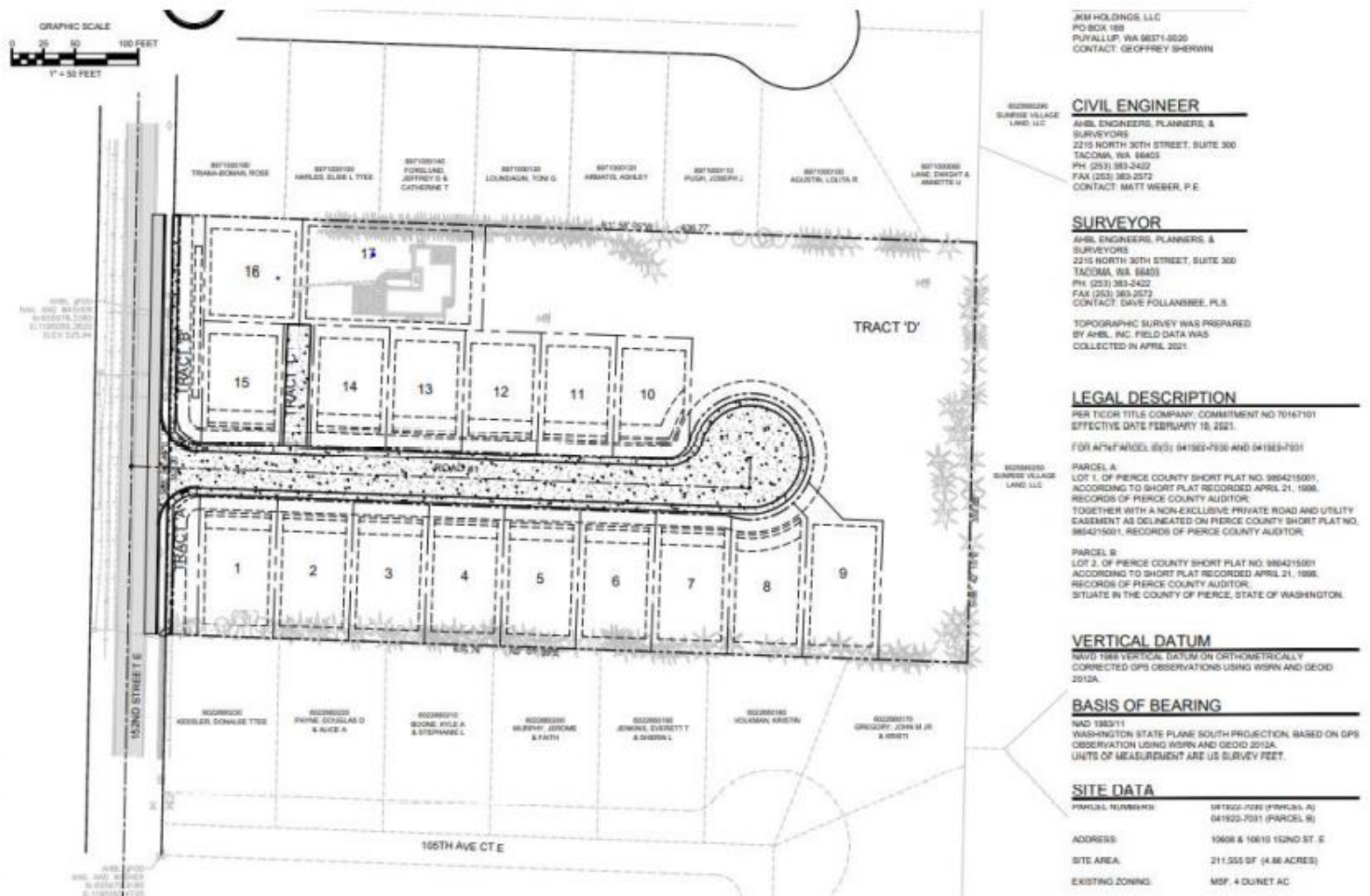
The subject property is zoned Moderate Density Single-Family (MSF). The MSF zone requires a minimum density of 4 dwelling units per acre and a maximum density of 6 dwelling units per acre when connected to public sewer. The proposed density is 4 dwelling units per acre.

# Vicinity Map



**VICINITY MAP**  
NOT TO SCALE

# Plat Map





# 2019 Aerial





# Surrounding Land Use and Zoning

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



# Zoning Map



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

C. **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.



# Department Comments Received

- 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.

- 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.

# QUESTIONS OR CONCERNS?

Tony Kantas

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