

PARKLAND – SPANAWAY – MIDLAND ADVISORY COMMISSION (PSMAC)

Shoreline Substantial Development Permit: Rodriguez
Application No: 961667
Parcel No. 0319292126

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Project Proposal

Demolish the existing single-family residence in order to construct:

- 1- A single-family residence
- 2- An attached 1,216-square foot Accessory Dwelling Unit (ADU) on the site.

Located at 16407 Spanaway Loop Road South

Residential Shoreline Environment

Residential Resource (RR) zone classification

The project is exempt from SEPA

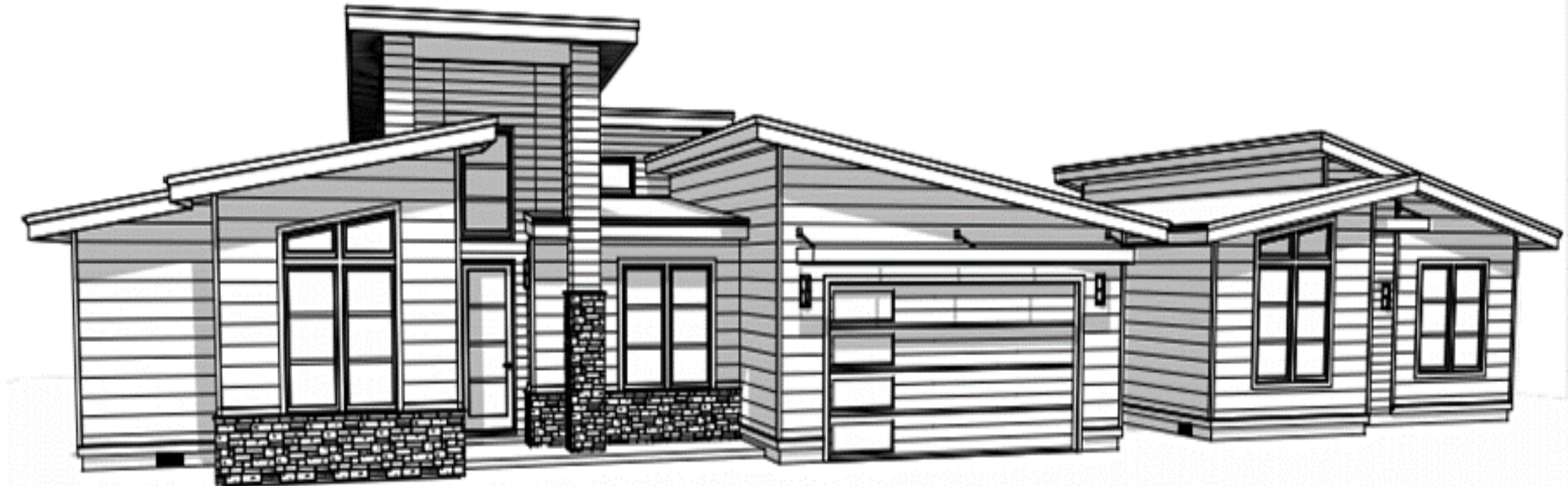
2020 Google Earth photo



Site Plan



Design Plan



Site Character

- The project site is on the western portion of a rectangular shaped parcel which fronts on wetlands associated with Spanaway Lake, located 850 feet east of the site.
- County Assessor lists the parcel as 7.66 acres.
- The eastern 2/3 of the parcel contains a regulated Category II wetland (wetland buffer is 110 feet).
- The site is improved with a single-family residence, a carport, a shed, and a barn.
- Vegetation on the western part of the site consists of deciduous trees, grass lawn and some landscaping plants.
- Vegetation on the eastern portion of the site consists of deciduous trees, shrubs, and native plants.
- The site contains a White Oak Woodland habitat along a portion of the north property line (no buffer is required around the woodland).
- Access to the site is via a long driveway off Spanaway Loop Road South, located to the west of the site.
- The surrounding parcels are all zoned RR. The adjacent following uses are:
 - North – Single-family residence
 - South – Single-family residence
 - East – Single-family residence/Lake
 - West – Single-family residence

Comments Received

- No written comments were received from the general public.
- No adverse comments were received from reviewing agencies within the County.
- Resource Management required a wetland verification application to confirm the stie conditions have not changed per 2012 approved recorded wetland.

- Parkland – Spanaway- Midland Communities Plan
- Title 18A, Development Regulations – Zoning, the proposed project meets all requirement of this Title.
- Title 18 E, Development Regulations - Critical Areas
- Title 18S, Development Policies and Regulations – Shorelines
 - 18S.20.050 Residential Shoreline Env.
 - 18S.30.030 Ecological Protection
 - 18S.40.100 Residential
 - 18S.60.040 Shoreline Substantial Development Permit
- Title 17A, Construction and Infrastructure Regulations – Site Development and Stormwater Drainage .

A cultural survey, by a qualified archeologist, may be required.

Site Pictures



Questions?

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