

Initial Project Review

Preliminary Plat / Site Plan Review / Environmental Review: Berkeley Hills

Application Numbers: 967464 / 967478 / 967479
Parcel Numbers: 0418057005 / 0418057006

Frederickson Advisory Commission (FAC) Public Meeting: January 24, 2022, at 7:00 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: 925 0781 7308, and Passcode: 826058, or follow this link: <https://piercecountywa.zoom.us/j/92507817308?pwd=cVNGRW02dXRoYitPSIM2aGczV0RFdz09> For additional questions regarding the virtual meeting process, contact Tiffany Aliment at 253-798-3226, or tiffany.aliment@piercecountywa.gov.

Proposal: The applicant requests approval of a preliminary plat to subdivide 4.85 acres (4.04 net developable) into 24 lots for the benefit of detached single-family residences. The project would be served by Rainier View Water, Pierce County Sewer, Tacoma Power.

In addition, the applicant seeks approval of a Site Plan Review to deviate from the minimum significant tree retention rate by retaining one significant tree rather than the minimum required of six.

Project Location: The site is in the Moderate Density Single-Family (MSF) zone classification of the Frederickson Community Plan area, located at 7004 and 7006 204th Street East, Spanaway, WA, within the SW 1/4 of Section 05, T18N, R 4E, W.M., in Council District #3.

Staff Recommendation: The subject proposal is currently under review for compliance with all applicable policies, codes, and regulations. Staff believes the proposal, with revisions and conditions, can meet the criteria for granting of the preliminary plat.

State Environmental Policy Act (SEPA): SEPA is required for the subject proposal and is currently under review.

County Contact: Donna Rhea, Associate Planner, 253-798-3288, or donna.rhea@piercecountywa.gov

Pierce County Online Permit Information:

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentsStatus?applPermitId=967464>



Project Data

Complete Application Date: July 29, 2021

Initial Project Review Mailed: January 19, 2022

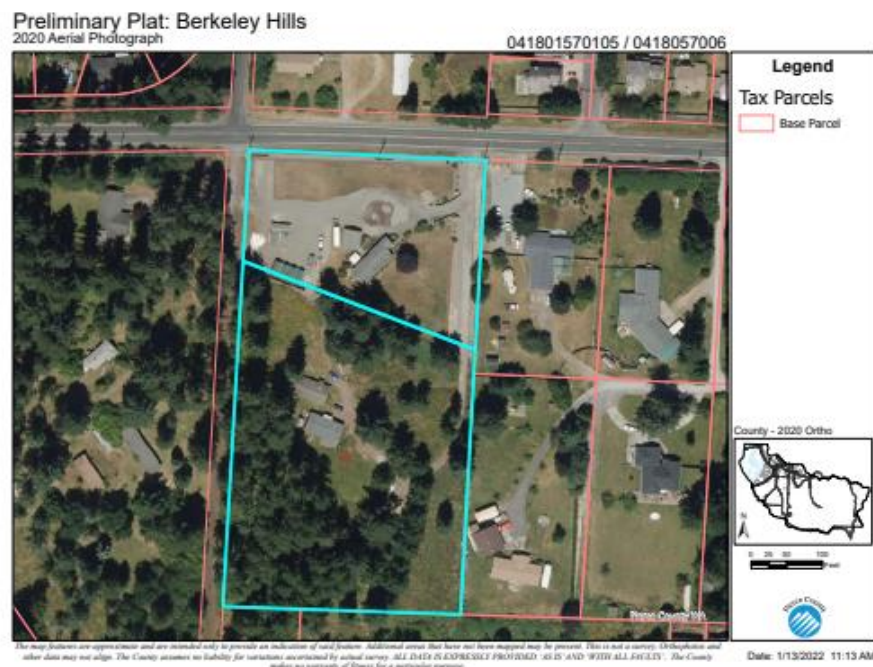
Owner: Daniel Hahm
7006 204th Street East
Spanaway, WA 98387
danielhahm@johnlscott.com

Applicant: CES NW, Inc.
429 29th Street NE, Suite D
Tacoma, WA 98372
cdeaver@cesnwinc.com

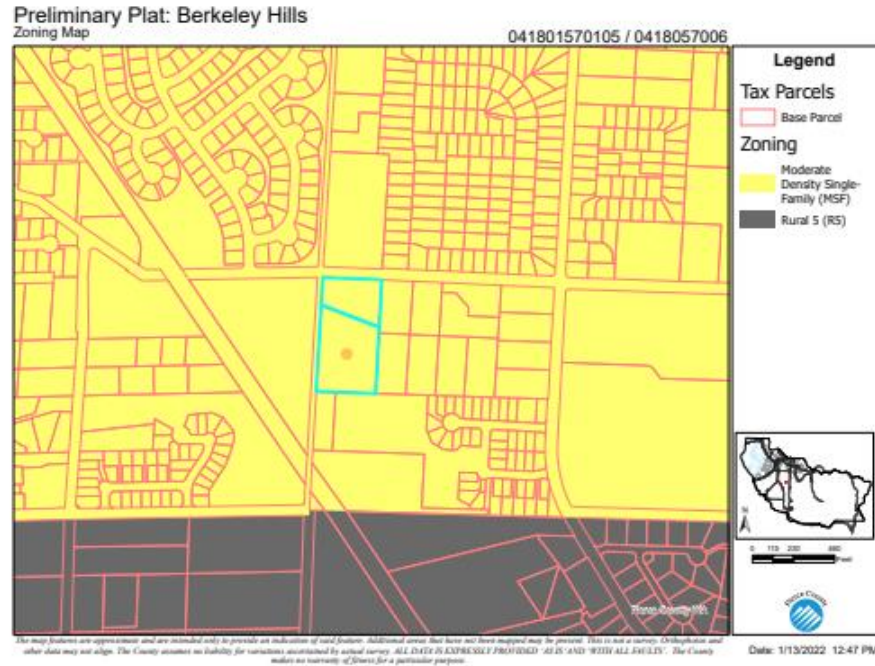
Legal Notice

- *August 10, 2021*: Notice of Application and Public Meeting Notice, including the Frederickson Advisory Commission (FAC) 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.
- *August 17, 2021*: The site was posted on this date and confirmed with a Declaration of Posting.
- *January 10, 2022*: Legal notice was published in the official County newspaper (*Tacoma News Tribune*) advertising the FAC public meeting.

2018 Aerial Photo



Zoning



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 Frederickson Community 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.

Site Characteristics

- The project site consists of two parcels, one 1.65 acre parcel (0418057005) and one 3.2 acre parcel (0418057006) for a total gross acreage of 4.85 acres.
- The northern 1.65 acre parcel is void of vegetation and developed with a doublewide manufactured home, detached garage, two additional outbuildings, and four metal carports.

- The southern 3.2 acre parcel is densely wooded in the southwest quadrant and southwest corner of the northwest corner of the parcel and has varying tree stands located elsewhere on the parcel.
- The parcel is developed with a single-family residence and detached garage that appear to be located within the southeast corner of the northwest corner of the parcel.
- Both parcels access off 204th Street East.
- The topography of the project appears to be level.
- 70th Avenue East is located along the western property line of both parcels.

Surrounding Land Use / Zoning Classification

LAND USE		ZONING
North	204 th Street East	Moderate Density Single Family (MSF)
South	Tract D (future development) and Tract A (recreation, wetland buffer, compensatory storage) of Plat of Country Lane	MSF
West	70 th Avenue East	MSF
East	Single Family Development	MSF

Utilities/Public Facilities

Utility service and public facilities are:

- Water - Rainier View Water Co.
- Sewer- Pierce County
- Power - Tacoma Public Utilities

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 received two comment emails from members of the general public addressing the following concerns:
 - Removal of significant trees will affect surface water runoff, and ground water control.
 - Control surface water should be kept away from the floodplain.
 - Agrees with the proposal for stormwater to be directed into a drywell under roadbed but needs the support of maximum trees to absorb the water.
 - 70th Street is too small for 24 additional lots.
 - Flood elevation and being able to build, suggests analysis of hydrology.
- County Staff has received comments from public agencies but has not received notice they are against the proposal. Comments have been received from: the Nisqually Tribe, Washington State Department of Ecology, Tacoma-Pierce County Health Department, Pierce County Fire Prevention Bureau, Cartography, Development Engineering, Sewer, Resource Management sections of PPW, and Tacoma Power.

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

The Comprehensive Plan applies to all land uses within the County. Applicable policies include, but are not limited to:

- **Goal LU-23:** Establish a minimum, base, and maximum density for all residential zones.
- **Goal LU-30:** Implement the Moderate Density Single-Family land use designations 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.
- **Goal D-1:** Encourage development that is visually attractive, consistent with the community's identity, compatible with surrounding uses, and respectful of the natural environment.
- **Goal D-3:** Enhance residential neighborhood quality and promote a strong sense of community.
- **Goal Env-1:** Conserve and protect critical and environmentally sensitive areas.

- **Goal Env-10.1:** Adopt criteria to determine the presence or absence of hazardous area including geologic and flood hazards.
- **Goal Env-12:** Reduce light pollution.
- **H-2.3:** Redevelop properties where infrastructure exists.

Title 19A Appendix D: Frederickson Community Plan

The Frederickson Community Plan applies to all land uses with the Frederickson area. Applicable policies include, but are not limited to:

- **FR LU-13.1:** Areas of the community with no significant environmental constraints or compatibility issues should be zoned as Moderate Density Single-Family (MSF) and should be developed generally at densities of 4 to 6 dwelling units per acre.
- **FR D-6.1:** Develop specific design guidelines for single-family and multifamily residential development dealing with site planning and building placement.
- **FR D-6.2.1:** Promote the visual quality of neighborhood streetscapes so that they become a valued element of the character of the community and enhance neighborhood quality.
- **FR ENV-5.1:** Promote the long-term conservation of trees, wooded areas, and native vegetation within the community.
- **FR ENV-5.2:** Sites that contain too few trees to meet the minimum tree conservation standards shall be required to plant supplemental trees as necessary to achieve the standards.
- **FR ENV-5.3:** Trees selected for planting must be compatible with the natural and built features of the site. Emphasis should be given to the use of native tree species, whenever feasible.

Title 18A, Development Policies and Regulations – Zoning

- **Residential Density (18A.15.020)**

The Moderate Density Single Family (MSF) zone classification has a minimum and base density of 4 dwelling units/acre with the maximum of 6 dwelling units/acre. Minimum lot size is 4,000 square feet with a mean lot size of 5,000 square feet. The minimum lot width requirement is 50 feet.

Staff Comment: The subject proposal has a net developable acreage of 4.04 acres, which meets the maximum density of 5.94 dwelling units/acre rounded up to 6; however, Development Engineering has requested a Flood Boundary Delineation Survey be done which could potentially change the net developable acreage calculation. If it is determined there are environmentally constrained lands due to flood hazard areas, then the design of the project may need to be revised.

- **Setback and Height (18A.15.040)**

The MSF zone has the following required setbacks:

- Front-Arterial – 25 feet
- Front-Non-Arterial – 12-feet to porch / 15-feet to other portion of the building / 25 feet to garage
- Side Yards – 5 feet
- Rear Yard – 10 feet

The lots are required to be a minimum of 50 feet wide, and the single-family residences will be limited to a maximum height of 35 feet (Table 18A.15.040-3).

Staff Comment: The proposal can meet the required setbacks and will be conditioned to meet the maximum height for the MSF zone classification.

- **Frederickson 18A.22 : Urban Zone Classification (Table 18A.22.010)**

Staff Comment: The use of Single-Family Detached Housing within the MSF zone classification and Frederickson Community Plan is an allowed outright use.

Title 18E.50, Aquifer Recharge and Wellhead Protection Areas

- The subject parcels are located within an Aquifer Recharge Area which has a maximum impervious surface limitation of 35%.

Staff Comment: This section of code will be addressed with submission of the site development application.

Title 18F, Development Regulations – Land Divisions and Boundary Changes

- Proposed Preliminary Plat Requirements: Required Written Findings and Determinations (18F.40.030 C.)

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.

Staff Comment: The Required Findings submitted by the applicant with the preliminary plat application demonstrate compliance with the above findings.

Title 18J Development Regulations – Design Standards and Guidelines

- Approvals Required (18J.10.050 B)
 - Site Plan Review (SPR)

Staff Comment: Included with the preliminary plat application is an application for a minor SPR to deviate from PCC 18J.15.030 F.3, which requires the plat to retain 30% of significant trees. A minor SPR is applicable when a deviation from one or more countywide design standards, found in Chapter 18J.15, is requested.

Nineteen (19) significant trees exist within the subject parcels which would require a total of 6 significant trees to remain on the site. The applicant proposes to keep 1 significant tree and conceptually replant 160 replacement trees. The trees proposed to be removed are located in the area where the proposed public road for the plat will be developed. The submitted Landscape/Tree Conservation Plan is conceptual and has not been reviewed by a licensed landscape professional. In addition, the flood boundary has not yet been determined and could impact the planting of particular trees shown on the plan. It is unknown at the time of this report if the SPR request will need to be modified.

- Countywide Design Standards and Guidelines (18J.15)
 - 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, 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)

The MSF zone classification requires that 30 tree units/acre of net developable acreage is required. Retaining a minimum of 30% of on-site significant trees is required.

Staff Comment: The current net developable acreage for the plat is 4.04 acres for a total tree unit count of 121 tree credits. Thirty percent (30%) of significant trees are required to be retained; however, the applicant has made application for a Site Plan Review (SPR) which seeks to deviate from the retained percentage. The submitted Landscape/Tree Conservation Plan shows a total of 19 significant trees which would require a total of 6 to be retained. The majority of the significant trees are located in the area where the proposed plat road will be constructed. The SPR seeks to retain one significant tree and conceptually provide 160 replacement trees. The plan has a total of 130 tree units which exceeds the 121 tree units required.

The plan has not been reviewed by a landscape professional and may need to be modified upon review of the flood boundary and viability of new trees being planted within in the proposed area.

- Landscape Buffers (18J.15.040)

Staff Comment: An L3 buffer is required along 204th Street East. The submitted Landscape/Tree Conservation Plan submitted with the application shows the required buffer; however, the plan is only conceptual. The plan may be subject to change upon review of the flood area and review by a landscape professional.

- Street Trees (18J.15.050)

Staff Comment: Street trees are required at 1 per 30 lineal feet to be installed along all new and improved rights-of-way. Street trees are shown on the conceptual Landscape Plan submitted with the application.

Infill Development (18J.15.060)

Staff Comment: Infill compatibility is non-applicable for this proposal.

○ Stormwater Facilities (18J.15.170)

Staff Comment: The applicant has not identified how they are meeting stormwater requirements at this time. Stormwater facilities shall meet the requirements of this section.

Questions for FAC 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 Frederickson Community Plan? If not, how can it be made consistent?

Other Questions or Concerns?

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