

Revised Initial Project Review

Preliminary Plat / Environmental Review: Village Dreamers Estates

Application Numbers: 977982 / 979591
Parcel Number: 0319262015

Parkland – Spanaway - Midland Advisory Commission (PSMAC) Public Meeting:
April 6, 2022, at 6:30 p.m. This meeting will be held remotely. To participate, visit www.Zoom.com and click “Join a Meeting” or call 253-215-8782, then enter the Meeting ID: 921 2784 5301, and Passcode: 211366, or click on the following link:
<https://percecountywa.zoom.us/j/92127845301?pwd=blpidGE0VWN0T0ZpK21vZkV4NjFHUT09>
For additional questions regarding the virtual meeting process, contact Tiffany Aliment at tiffany.aliment@percecountywa.gov.

Proposal: The applicants request approval of a Preliminary Plat to subdivide a 2.21 acre property (1.6 net developable acres) into 10 lots, with an average lot size of 7,212 square feet, for the benefit of detached single-family residences.

Project Location: The site is in the Moderate Density Single Family (MSF) zone classification and the Parkland-Spanaway-Midland Communities Plan area, located at 2209 Military Road East, Tacoma, WA, within Section 26, T19N, R3E, W.M., in Council District #3.

Staff Review: Staff has reviewed the proposal for compliance with all policies, codes, and regulations.

State Environmental Policy Act (SEPA): An Environmental Checklist was submitted per Pierce County Code Title 18D.

County Contact: Donna Rhea, Associate Planner, (253) 798-3288,
donna.rhea@percecountywa.gov

Pierce County Online Permit Information:
<http://pals.percecountywa.gov/palsonline/#/permitSearch/permit/departementStatus?applPermitId=977982>



Project Data

Application Complete: January 21, 2022

IPR Mailed Date: March 30, 2022

Revised IPR Mailed: April 5, 2022

Owner/Applicant: OSI Investment Group LLC
2209 Military Road East
Tacoma, WA 98445
buttadallo@yahoo.com

Agent: Mark Pudists, P.E.
1145 Broadway, Suite 115
Tacoma, WA 98402
marcp@momentumcivil.com

Applicant: Vibe Construction
Attn: Roger Becker
10305 Canyon Road East
Puyallup, WA 98373
Rogerbecker1@gmail.com

Public and Legal Notice

- *February 7, 2022*: Notice of Application and Public Meeting Notice, including the Parkland-Spanaway-Midland Advisory Commission (PSMAC) 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.
- *February 11, 2022*: Public Notice sign was posted on the site, confirmed with a Declaration of Posting.
- *March 23, 2022*: Legal notice was published in the official County newspaper (*Tacoma News Tribune*), advertising the PSMAC public meeting.

2020 County Ortho Photo

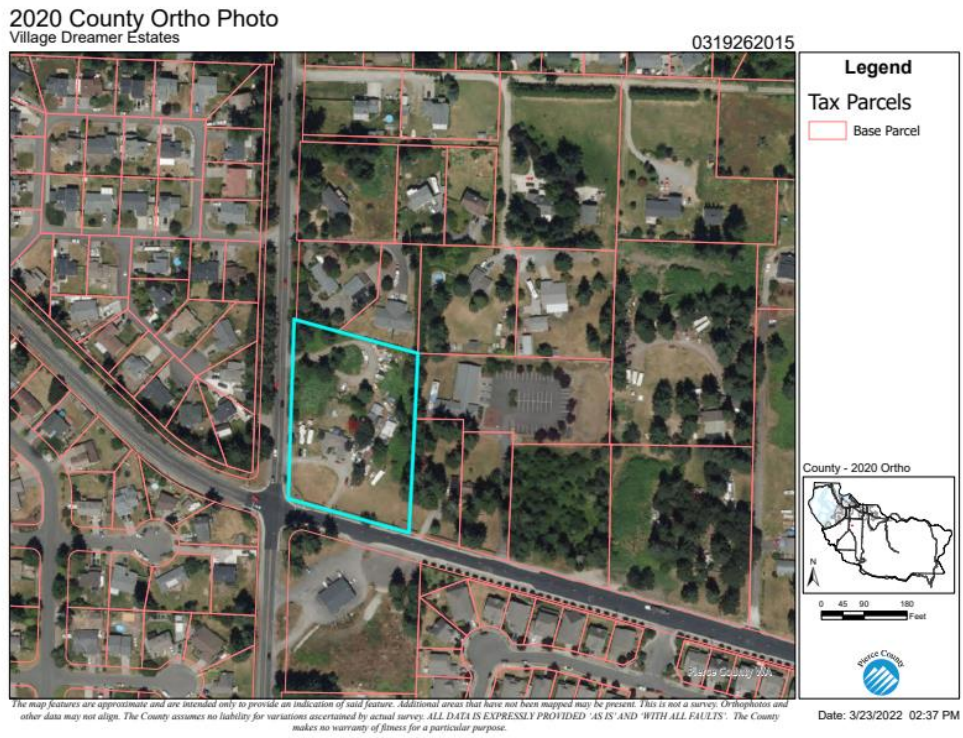
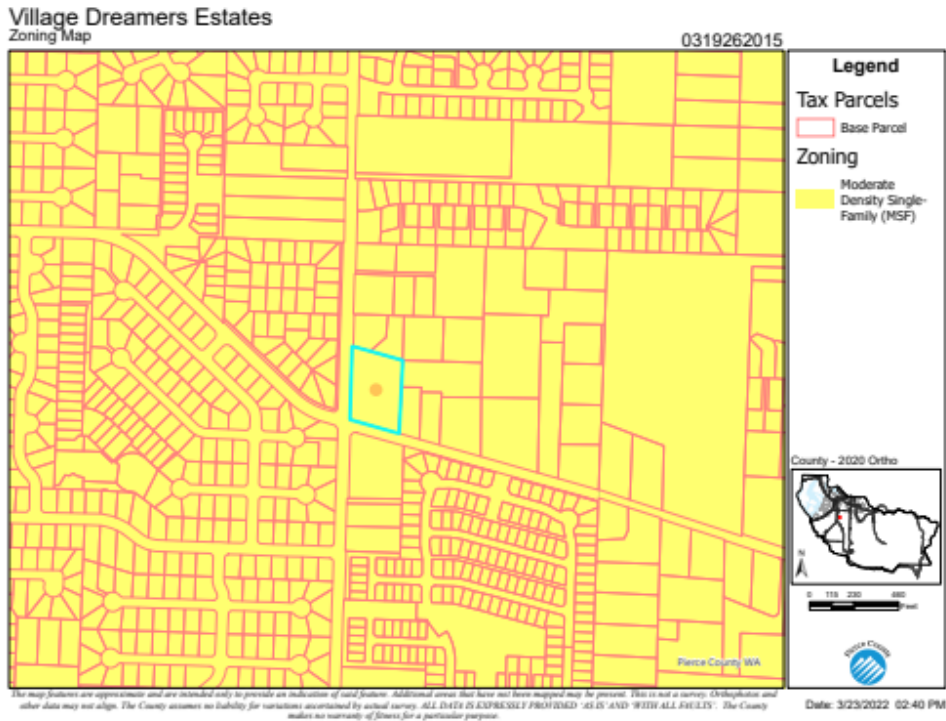


Figure 1: Project property highlighted.

Existing Zoning



Surrounding Land Use / Zoning Classification

LAND USE		ZONING
North	Single Family Development	Moderate Density Single Family (MSF)
South	Military Road East	MSF
West	22 nd Avenue East	MSF
East	Religious Assembly / Single Family Development	MSF

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 not received written comment from members of the public.
- Various public agencies have provided comment. None are opposed to the project.

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

Examples of applicable goals and policies in the Pierce County Comprehensive Plan include, but are not limited to, the following:

- **Goal LU-23:** Establish a minimum, base and maximum density for all residential zones.
- **LU-24.1:** Encourage cluster development of residential lands to permanently protect sensitive features or reserve land for future urban development.
- **Goal LU-26:** The allowable number of dwelling units within individual urban development proposals shall be calculated using net developable acreage.
- **Goal LU-30:** Implement the Moderate Density Single-Family land use designation 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.
- **D-1.2:** Ensure that landscape designs meet the functional requirements of developments by reinforcing site design, and providing adequate on-site screening and buffering
- **D-5.4:** Encourage cluster development of residential lands, preserving environmental quality and providing facilities and services more efficiently and economically.
- **Goal ENV-1:** Conserve and protect critical and environmentally sensitive areas.
- **Goal H-2:** Encourage the development of new housing within the Urban Growth Areas where facilities and services exist or are planned.

Title 19A Appendix I: Parkland-Spanaway-Midland Communities Plan

Examples of applicable goals and policies in the Parkland-Spanaway-Midland Communities Plan include, but are not limited to, the following:

- **PSM LU-16.1:** The density of new residential growth shall be a minimum of four dwelling units per acre (net) throughout the overall plan area.
- **PSM LU-16.3:** New residential growth in established single-family neighborhoods shall develop at densities of four to six dwelling units per acre.
- **PSM LU-18.1:** The Moderate Density Single Family (MSF) zoning classification shall allow a minimum density of four dwelling units per acre and a maximum density of six dwelling units per acre.
- **PSM ENV-28.4.1:** All critical areas shall be set aside as a separate open space tract.

Title 18A, Development Regulations – Zoning

- Residential Density (18A.15.020)

Within the Parkland-Spanaway-Midland Communities Plan area, the Moderate Density Single Family (MSF) zone has a minimum residential density of four dwelling units per acre with a maximum density of six. The minimum lot size is 4,000 square feet with a minimum lot width of 50 feet. The mean lot size is 5,000 square feet.

Within urban zone classifications the allowable number of dwelling units shall be calculated by multiplying the net developable acreage by the allowed density in dwelling units/acres. Net developable acreage is the result of gross site acreage minus:

- 1) Environmentally constrained lands.
- 2) Private road or vehicle access easements.
- 3) Shared access facilities serving two or more lots; and
- 4) Public road right-of-way: provided, however, that any portion of proposed or future public right-of-way identified through the Pierce County Transportation Corridors and Connectors Right of Way Preservation Map, Chapter 19D.50 PCC, and not required for the development of the project at the time of application, shall not be deducted from the gross site acreage.

If an applicant is unable to meet minimum density utilizing the definition of net developable acreage, critical area buffers may also be excluded from the net developable acre calculation.

Staff Comment: The application materials identify the net developable acreage for the property as 1.61 acres. The subject proposal is serviced by Pierce County sewers which allows the plat to meet the maximum density of 6 dwelling units per net developable acre. The proposal meets the maximum density allowed with 6 dwelling units per acre. All proposed lots meet the minimum lot size and width requirement.

Title 18D, Development Regulations – Environmental

- SEPA

Staff Comment: Environmental review is required for the plat and is currently under review.

Title 18E, Development Regulations – Critical Areas

- Aquifer Recharge

Staff Comment: The subject parcel is located within an Aquifer Recharge area which has a maximum impervious surface coverage of 35%. This Section of code will be addressed with the site development application and reviewed by Development Engineering.

Title 18H, Development Regulations – Forest Practice

- Forest Practice

Staff Comment: A Class IV Forest Practice (FPA) would be required if more than 5,000 board feet of merchantable timber is harvested from the subject parcel.

Title 18J. Development Regulations – Design Standards and Guidelines

Countywide Design Standards

- 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, recreation space, 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)

Staff Comment: The proposal requires that 48 tree units be met for the 1.61 net developable acreage along with 30% significant tree retention. The submitted Landscape Plan meets both requirements of this Section of code.

- Landscape Buffers (18J.15.040)

Staff Comment: An L3 perimeter landscape buffer is required adjacent to both 22nd Avenue East and Military Road East. The Landscape Plan, submitted with the plat documents, does not currently meet the requirements. Both arterials are subject to the required 20-foot wide L3 perimeter landscape buffer. If the applicant cannot meet the requirement, approval of a Site Plan Review (SPR) would be necessary. To date, the applicant has not revised the landscape plan or made application for an SPR.

- Street Trees (18J.15.050)

Staff Comment: Street trees are required along all new roads and accessways at a rate of 1 per 30 lineal feet of roadway exclusive of intersections.

- Infill Compatibility (18J.15.060)

Staff Comment: Infill compatibility is applicable along the northern parcel boundary of proposed Lots 1 through 3 and along the eastern property boundary of proposed Lots 4 and 5. A 30-foot rear yard setback and F1 fence is required along those lots. The current submittal does not meet the requirements of this Section.

Questions for PSMAC 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 Parkland-Spanaway-Midland Communities Plan? If not, how can it be made consistent?

Other Questions or Concerns?

Village Dreamer Estates PP IPR revised PSMAC-DR.docx