Initial Project Review

Major Amendment to a Preliminary Plat / Environmental Checklist: Starkel Estates PDD

Application Numbers: 975945, 975946
Parcel Numbers: 4320002820, 4320002841, 4320002850, 4320002901, 4320002902, and 4320002903

South Hill Advisory Commission (SHAC) Public Meeting: May 2, 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: 968 4179 7039, and Passcode: 908725, or click on the following link: https://piercecountywa.zoom.us/j/96841797039?pwd=cjlaaXRCd0t3dDZGRTBpZ25oYnRtZz09. For additional questions regarding the virtual meeting process, contact Danica Williams at 253-798-7156 or danica.williams@piercecountywa.gov.

Proposal: Taking advantage of the site’s recent zoning change from Moderate Density Single Family (MSF) to High Density Single Family (HSF), the applicant requests the subdivision of the approved preliminary plat’s future development Tracts A & B, increasing the number of lots from 57 to 87 and eliminating the need for a Planned Development District (PDD). Lots will range in size from 3,135 to 13,864 square feet. The plat will have connectivity with the plat to the west, Amber Hollow, via 126th Street Court East. The plat will be served by public water, sanitary sewers, and a public road, 126th Street Court East, that will be accessed from 126th Street East and 90th Avenue East.

Project Location: The site is in the High Density Single Family (HSF) zone classification and South Hill Community Plan area, located at 8903 128th Street East, Puyallup, WA, within the SW ¼ of the SW ¼ of Section 9, T19N, R4E, W.M., in Council District #2.

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, that some version of the proposal could be found to be consistent with the applicable codes and regulations, subject to conditions.

State Environmental Policy Act (SEPA): The proposal is being reviewed pursuant to the State Environmental Policy Act and the Pierce County Environmental Regulations, Title 18E, the Pierce County Environmental Official designate. No determination has been reached at this time.

County Contact: Dan Buhl, Senior Planner, 253-798-3268, dan.buhl@piercecountywa.gov

Pierce County Online Permit Information: https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentStatus?applPermitId=975945
Project Data

Application Date: November 23, 2021

IPR Mailed Date: April 25, 2022

Property Owner/Applicant: 128th St Puyallup LLC
11012 Canyon Road East, Suite 9-943
Puyallup, WA 98373
repm@q.com

Agent: Chuck Sundsmo
18820 Meridian Avenue, Suite 171
Puyallup, WA 98375
chucksundsmo@msn.com

Public and Legal Notice

- *March 17, 2022*: Notice of Application and Public Meeting Notice 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.
- *April 15, 2022*: A Revised Notice of Application and Public Meeting Notice 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.
- *Not Confirmed*: The site was posted with a Public Notice sign, but a Declaration of Posting has not been received as of yet.
- *April 19, 2022*, Legal Notice was published in the official County newspaper (*The News Tribune*), advertising the public meeting to be held by the South Hill Advisory Commission (SHAC).

Starkel PDD Preliminary Plat Drawings
Major Amendment Plat Drawings

2017 County Aerial Photo
Old Zoning Map

New Zoning Map
Public and Agency Review Comments – Preliminary Plat

Comments have been received to date on the plat from the following departments and agencies:

Development Engineering Section of PPW:
Reviewed the preliminary drawings and sent the applicant the required revisions and posted the redlined drawings in the County permit system and also had the following comment:

A traffic scoping memo from traffic engineering was sent to the engineer. A TIA is required and will be reviewed under a separate application.

A TIA is being reviewed under permit number 982094 and is still pending review.

Fire Prevention Bureau:
The FPB provided their last set of comments on March 24, 2022, and they are visible in the County online permit system. Comments of note include:
1. A request for a Certificate of Water Availability (CWA);
2. A request for hydrant permits; and
3. A list of CC@R’s to be placed on the plat

Sewer Division of PPW:
The Sewer Division has reviewed the subject preliminary plat major amendment application and have approved the application and have the following comments:

1. The subject property is located within the Pierce County Sewer Service area and is within the Comprehensive Urban Growth Area (CUGA).
2. The subject property is within 300 feet of an existing accessible sanitary sewer which has sufficient capacity to accommodate the proposed development.
3. The proposed development on the subject property is required to connect to sanitary sewer.
4. 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 Public Schools:
The applicant proposes to construct 86 market-rate single-family homes. Based upon this information, the district estimates the development will generate:

• 36 elementary students
• 14 junior high students
• 12 high school students

The site is located within the Zeiger Elementary, Ballou Junior High, and Rogers High School service areas within the Puyallup School District. School bus transportation is planned for students attending Ballou Junior High. The district will likely pick up junior high students at the SW corner of 90th Ave E & 126th St E.
Please provide a hard surface waiting area (80 sq ft min) constructed adjacent to the sidewalk. Street-level or pedestrian-level lighting should be provided to properly illuminate the waiting area during the darker morning hours. The development will be a walking neighborhood to Zeiger Elementary and Rogers High School. This development will generate an increase in traffic from the 86 new homes together with the completion of 126th St E to 86th Ave E. In support of safe routes to school, the district requests a sidewalk or separated walking path be constructed along 90th Ave E, from 126th St E to 128th St E. This will provide access to the existing crosswalk with rectangular rapid flashing beacons located at the intersection of 128th St E / 90th Ave E that were constructed as a condition of approval of the Cottage Glen development.

**Pierce County Parks:**
The proposed plat will generate a significant increase in both motorized and nonmotorized traffic along 90th Avenue East and 126th Street East. In addition, the developer is not providing recreation areas within the development, and thus must provide safe pedestrian connections to the recreation facility in the vicinity prior to dwelling occupancy. Pierce County Parks requests the following conditions of approval:

- On 90th Avenue East, in lieu of sidewalks typical to required frontage improvements, the developer shall construct the proposed trail connecting the existing trail near 126th Street East to 128th Street East ensuring nonmotorized users a safe route to the existing Rectangular Rapid Flashing Beacon (RRFB) crossing at the intersection of 128th Street East and 90th Avenue East.

- In the intersection of 90th Avenue East and 126th Street East, the developer shall provide a crosswalk at the trail crossing location.

- If the trail is constructed on the east side of 90th Avenue East, a crosswalk shall be provided from the plat’s entry point to the trail, providing appropriate ADA curb ramps, to be approved by the County Engineer. Construction of these improvements will ensure a safe facility for residents and visitors to the new development traveling to schools, parks, and trails to the north and south of the development. The trail shall be built to the Regional Trail specifications approved by Pierce County Parks.

**Surrounding Land Use / Zoning Designation**

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>ZONING (Title 18A)</th>
</tr>
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<tbody>
<tr>
<td>North</td>
<td>Single-family home</td>
</tr>
<tr>
<td>South</td>
<td>Single-family home/Education</td>
</tr>
<tr>
<td>East</td>
<td>Single-family home</td>
</tr>
<tr>
<td>West</td>
<td>Single-family home</td>
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</tbody>
</table>

**Related Permit Numbers**

946944, 946945, 946946, 982094, 985705

**Utilities/Public Facilities**

Utility service and public facilities are proposed as follows:
Governing Regulations

The proposal has been reviewed for conformance with the following goals, policies and requirements:

- 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 18F Development Regulations - Land Division and Boundary Changes
- Title 18J Design Standards and Guidelines

Initial Planning and Public Works (PPW) Staff Review for Consistency with Land Use Policies and Regulations

Development Regulations-General Provisions– Title 18

18.130.040 Major Amendment to Preliminary Plat.

A. General Requirements. The following is required for all proposed amendments to a preliminary plat that exceed the minor amendment criteria, PCC 18.130.020 A.4.

1. The Department shall set a date for public hearing before the Examiner after all requests for Page 7 of 12 additional information or plan correction, as set forth in PCC 18.60.020 B., have been satisfied and, if applicable, either a determination of non-significance (DNS or MDNS) or EIS (FEIS or FSEIS), if required, has been issued. The public hearing shall follow the procedures set forth in Chapter 18.80 PCC, Notice, and Chapter 1.22 PCC, Pierce County Hearing Examiner Code.

2. Any amendment that requires a permit other than those granted in conjunction with the original preliminary plat approval shall require the approval of such permit before or with the decision on the proposed major amendment.

3. The Examiner's written decision on the major amendment 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 amendment of the subdivision and dedication. A proposed major amendment shall not be approved unless the Examiner makes written findings that:

   a. The proposed major amendment addresses all applicable conditions of approval for the original permit;
**Staff Comment:** The applicant requests to use the subject properties’ change in zoning from MSF to HSF to utilize the increase in density from 6 to as many as 18 dwelling units per acre by developing the future development Tracts A & B of the preliminary plat to increase the number of residences from 57 to 87 single-family dwelling units. The overall increase in housing density for the plat requires a Major Amendment. The proposal is currently approved for 57 lots with as many single-family homes. The vested zoning classification for the site is MSF. MSF had a base density of 4 dwelling units per net acre, and a maximum density of 6 dwelling units per net acre if sanitary sewer is employed. Starkel Estates will use sanitary sewer. The original plat was approved at 57 lots and a housing density of 6.03 dwelling units per net acre. The applicant requests an increase in the approved number of dwelling units to 87 by utilizing future development Tracts A & B, an increase in density to 9.38 dwelling units per net acre that is consistent with the allowed number of dwelling units under the new HSF zoning classification (6 dwelling units/acre (du/ac) minimum density, 10 du/ac base density, and 18 du/ac maximum density).

With a request for the expansion of the number of lots the County and expected changes to the proposal resulting from new conditions from the revised TIA, staff will likely issue an Addendum to the original SEPA Determination dated August 12, 2021, rather than issue a new determination.

b. Appropriate provisions are made for, but not limited to, the public health, safety and general welfare, for open spaces, critical areas, drainage ways, 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

c. The public use and interest will be served

**Staff Comment:** Appropriate provisions are addressed through project requirements and recommended conditions in the October 6, 2021, preliminary plat/PDD approval as amended through this Major Amendment review.

B. Approvals. The Examiner has the authority to approve or deny any proposed major amendment and may impose additional or altered conditions and requirements as necessary to assure that the proposal conforms with the intent of the Comprehensive Plan, applicable community plans, and other applicable County codes and state laws.

Questions for SHAC Discussion and Consideration

Major Amendment to a 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 Major Amendment request consistent with the Pierce County Comprehensive Plan or the South Hill Community Plan? If not, how can it be made consistent?

Other Questions or Concerns?

Starkel Estates Major Amendment IPR SHAC-DB.docx