

FREDERICKSON ADVISORY COMMISSION (FAC)

Preliminary Plat – Berkeley Hills

Donna Rhea, Associate Planner

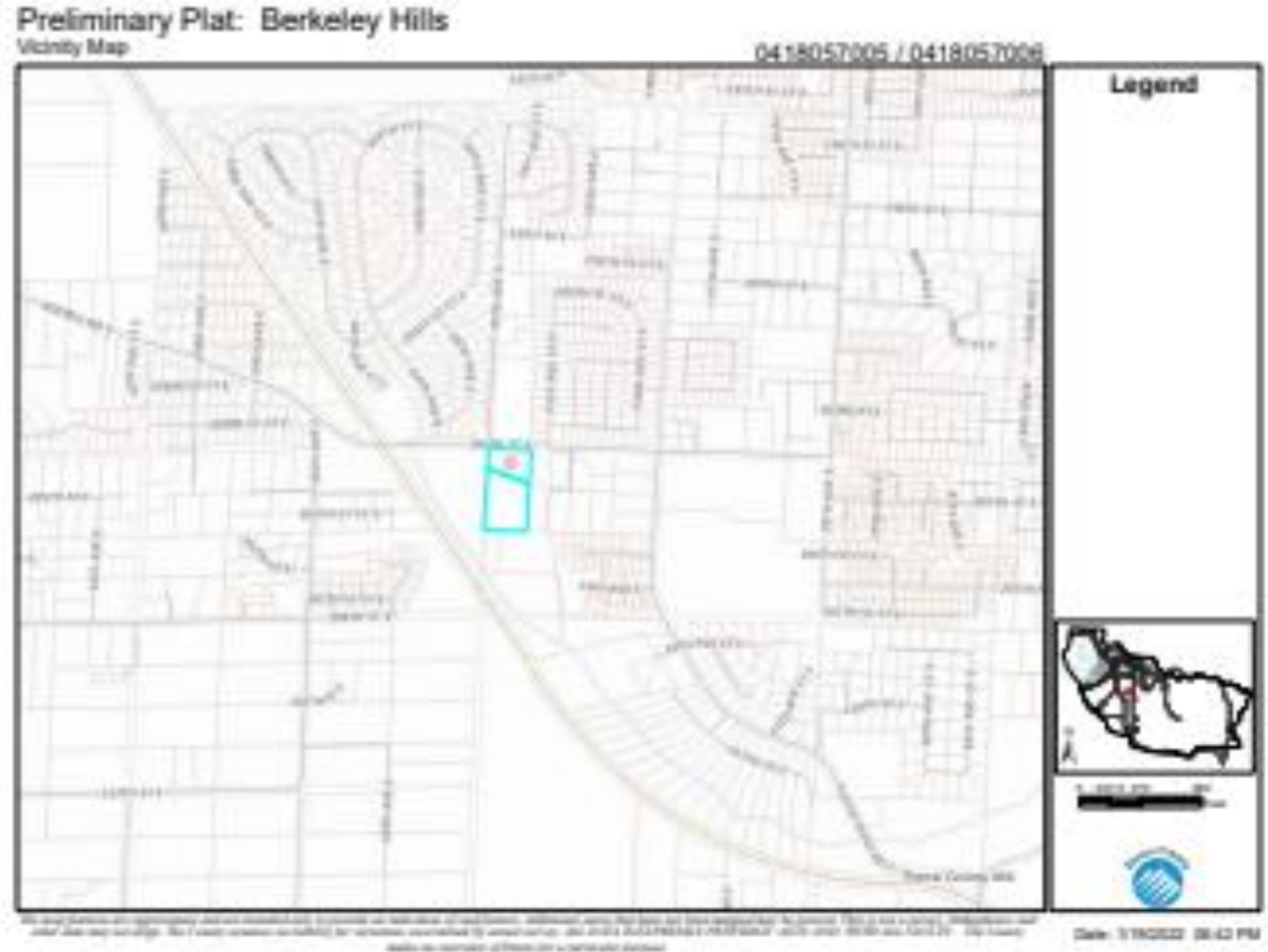
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Project Proposal

- Subdivide two parcels with a total acreage of 4.85-acres (4.04 net developable acreage) into 24 lots with an average lot size of 7,325 sq. ft. The plat includes a tree protection easement, perimeter landscape buffer, and public road.
- The parcel is located at 7006 204th Street East, Spanaway, WA
- The subject proposal is located within the Moderate Density Single Family (MSF) zone classification and located within the Frederickson Community Plan.
- Notice of Application and Public Notice was mailed to properties within 300-feet and two parcels deep of the subject parcels.
- The project site was posted with a Public Notice Sign and verified with a Declaration of Posting.
- Environmental Review (SEPA) – The proposal is currently pending.
- A Site Plan Review (SPR) is included with the preliminary plat application to deviate from PCC Title 18J.15.030 F.3, which requires the plat to retain 30% of significant trees.
- The parcel is located within an aquifer recharge area which has a total impervious surface limitation of 35% for the parcel. The percentage may be eliminated depending on proposed storm drainage. Evaluation will be reviewed by Development Engineering with review of the site development application.

Vicinity Map

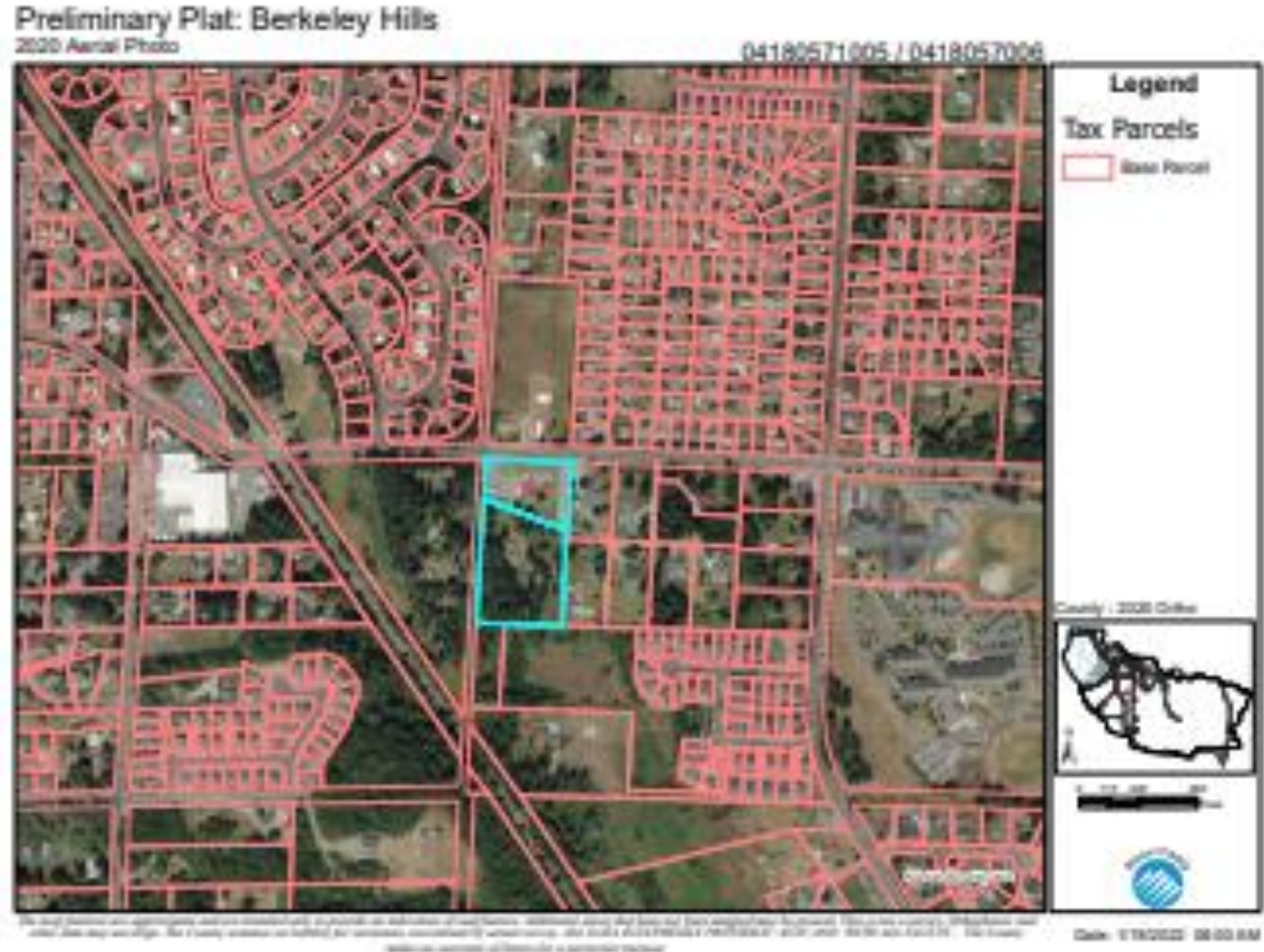
The parcel is located at the southwest corner of the 204th Street East and 70th Avenue East and surrounded by the following:



2020 Aerial Photograph

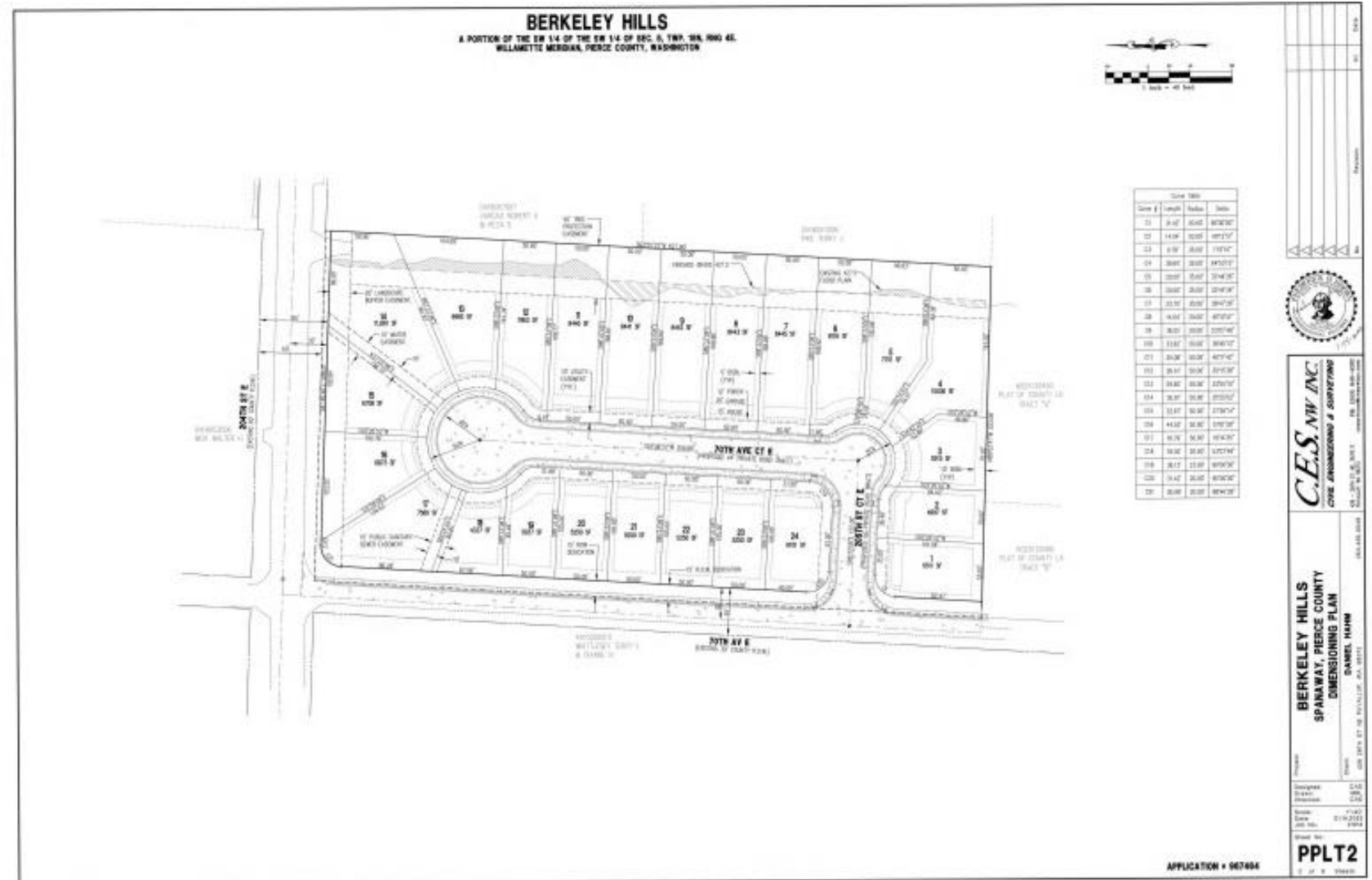
The parcel is surrounded by the MSF zone classification and the following uses:

- North – 204th St. E.
- South – Tract A & D of the Plat of County Lane
- East – Single Family Development
- West – 70th Ave E.



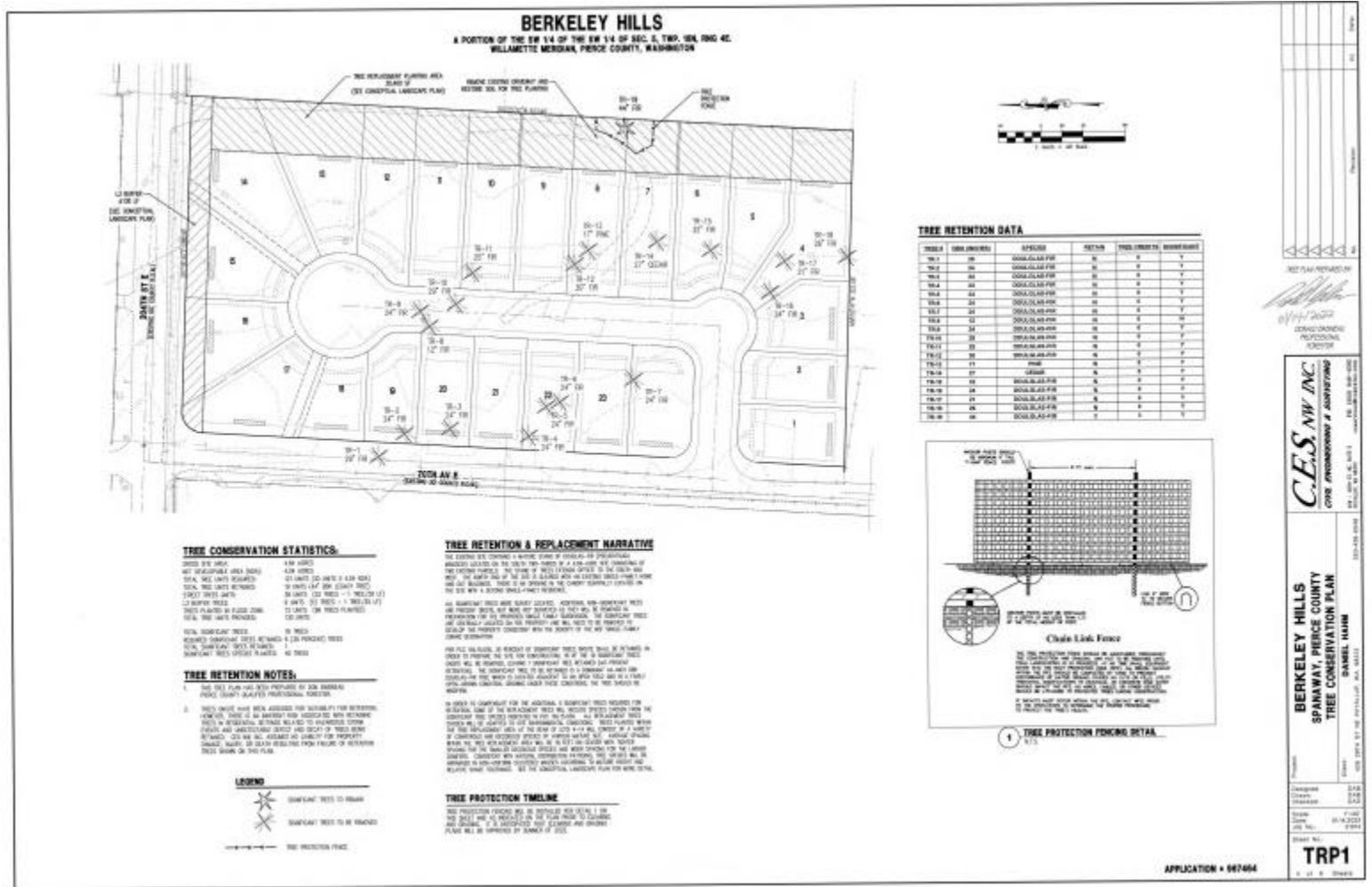
Plat Map – January 14, 2022

- The MSF zone classification has a minimum and base density of 4 du/acre with a maximum of 6 du/acre. Minimum lot size is 4,000 sq. ft. with a mean lot size of 5,000 sq. ft. The minimum lot width is 50-feet.
- Density is calculated on net developable acreage. The net developable acreage for this plat is 4.04 acres which meets the maximum density of 5.94 du/acre rounded up to 6. The number of lots may potentially be reduced with review of the requested flood study.
- Lot size has been met for the proposal.



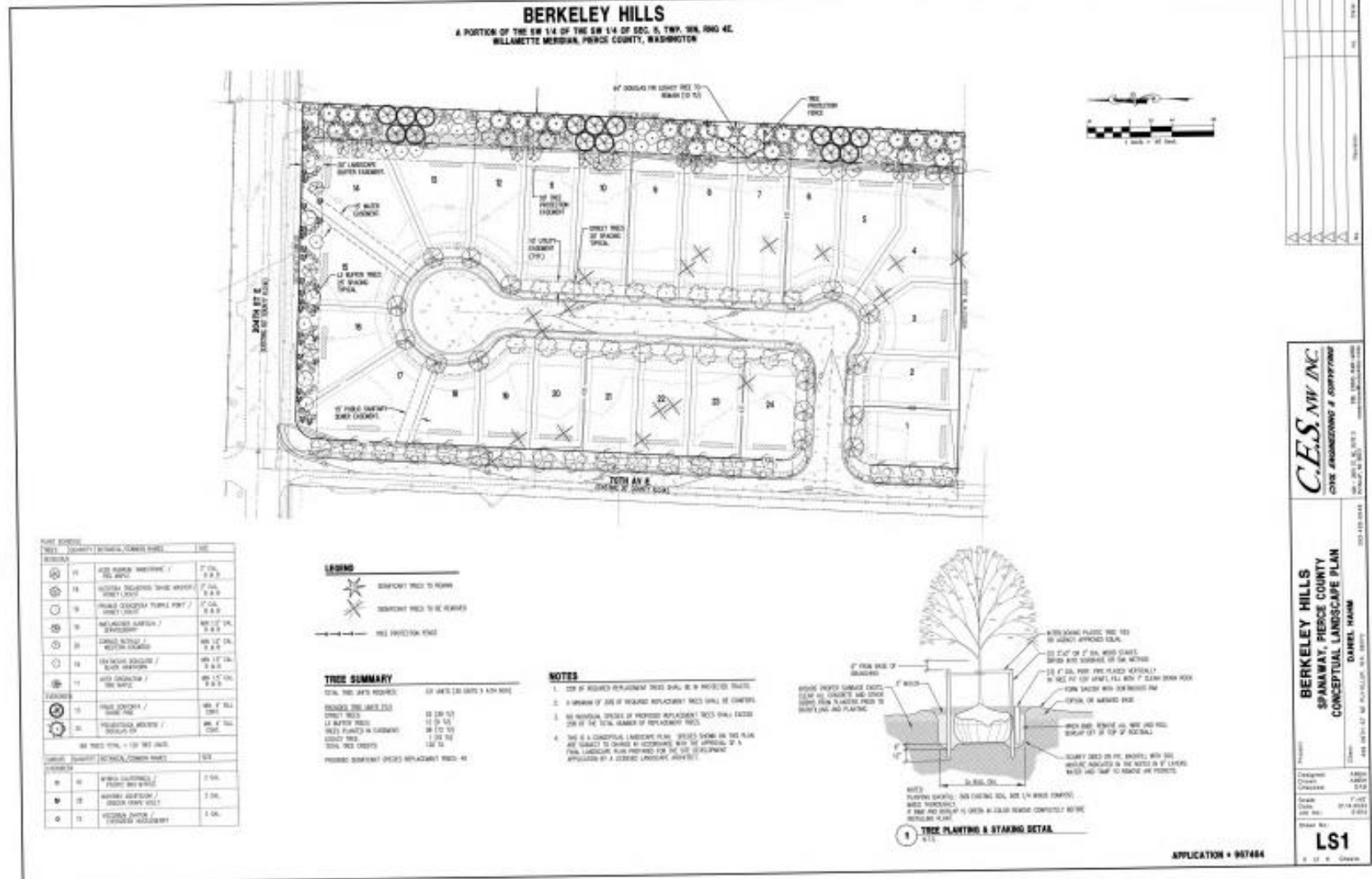
Tree Inventory– January 14, 2022

- The MSF zone classification requires that 30 tree units/acre of net developable acreage be provided along with retention of 30% of significant trees.
- The net developable acreage of 4.04 acres requires a total tree unit count of 121 tree credits. The submitted plan shows a total of 130 tree units which meets the requirement.
- 19 significant trees exist on the site which would require that 6 (30%) be retained.
- The current location of significant trees on the parcel would prohibit development of the plat so a Site Plan Review (SPR) is requested to retain 1 significant tree and plant 160 additional trees on the parcel.
- The Tree Conservation Plan is required to be completed by a Landscape Architect which has not yet been done. The plan is subject to change; however, staff will ensure that the intent of alternate design meets the code requirement.



Landscape Plan – January 14, 2022

- The plat requires a 20-foot wide L3 landscape buffer along the northern property boundary abutting 204th St. E.
- A 50 ft. wide tree easement is proposed along the eastern property line; however, that may be subject to change upon review of the flood survey.
- Street trees at a rate of 1 tree per 30 lineal ft. are required to be installed along all new or improved right-of-way.



Governing Regulations

The proposed plat is being reviewed for conformance with the following goals, policies and requirements in effect on the September 4, 2019 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

Comments Received

- Comments received on this proposal may be found by accessing the online permit information referenced on page 1. The substance of these comments is reflected, where appropriate, in the Conditions which conclude this staff report.
- No public comment has been received in favor or against the proposal.
- Resource Management – General Wetland Review is required.
- Development Engineering – Has marked up the plat and sent it back to the surveyor for revisions.
- Fire Prevention – A fire hydrant is required to be installed within 350 feet of the middle of each lot frontage. A separate water system permit is required and shall be final approved prior to FPB approval of the final plat.
If Development Engineering road deviations are required, there will be a condition of installation of NFPA 13D fire sprinkler system in all new homes within the plat and at the time of a 50% or greater alteration to existing homes.
- Sewer Utilities - The proposed project is required to connect to the existing sanitary sewer system.
- Bethel School District – States that the sidewalk located between Tract “D” and the private road will serve as the waiting area for the school bus. Additional requests were made that the plat have curb, gutter, and sidewalks and area lighting. Those items will be review as part of the site development application which has not yet been submitted.
- Tacoma Water - States the requirements for residential development connected to Tacoma Water.
- Nisqually Indian Tribe – States general construction information.

Questions?

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Planning & Public Works

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