

Initial Project Review

Preliminary Plat / Planned Development District: Scarlett's Landing

Application Numbers: 994344, 994393, 994345

Tax Parcel Numbers: 4015419310, 4015419210

Mid County Advisory Commission (MCAC) Public Meeting: September 13, 2022, at 6:30 p.m., at the Mid County Community Center, 10205 44th Avenue East, Tacoma, WA

Proposal: The Applicant seeks approval of a Preliminary Plat / Planned Development District (PDD) to subdivide a 9.83-acre (6.82 net developable) site into 27 single family lots. The proposed plat includes the following:

- Minimum lot size of 5,348 square feet with an average lot size of 6,273 square feet
- 35,893-square foot private road (Tract A)
- 3,175-square foot shared access & utilities easement (Tract B)
- 12,188-square foot open space and storm tract (Tract C)
- 68,186-square foot open space and storm tract (Tract D)
- 139,323-square foot open space and storm tract (Tract E)

The PDD portion of the plat proposes the following:

- Reduction in the interior yard setback from the required 10 feet to 5 feet
- Reduction in lot width from the required 60 feet to 50 feet.
- Plats less than 31 lots are not required to provide on-site recreation spaces, so the applicant proposes the following as amenities for the PDD:
 - 1,643-square foot active recreations area,
 - 12,330-square foot passive recreation, and
 - 13,973-square foot park area.

Project Location: 14609-58th Avenue East, Puyallup, WA 98375, within the NE 1/4 of Section 19, T19N, R04E, W.M., in Council District #2.

Review Summary: The subject proposal is currently under review for compliance with all applicable policies, codes, and regulations. The County finds, based on an initial project review, that the proposal appears to be consistent with the applicable codes and regulations and believes subject to conditions of approval, that staff will be recommending approval.

Zone Classification: Single Family (SF). The primary use of the classification is low density and moderate density single-family residential activities and compatible civic uses in areas with predominantly detached single-family development patterns. The base SF density is 4 dwelling units per acre.

State Environmental Policy Act (SEPA): Pursuant to the State Environmental Policy Act and the Pierce County Environmental Regulations, Title 18E, an environmental checklist is currently under review for this proposal .

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

Pierce County Online Permit Information:

<https://pals.piercecounitywa.gov/palsonline/#/permitSearch/permit/departementStatus?applPermitId=994344>



Project Data

Application Date: July 27, 2022

IPR Mailed Date: September 7, 2022

Property Owner(s): Frank and Tina Kocar
14715 58th Avenue East
Puyallup, WA 98375

Applicant: Larson & Associates
Attn: Grant Middleton
9027 Pacific Avenue #4
Tacoma, WA 98444
gmiddleton@rrlarson.com

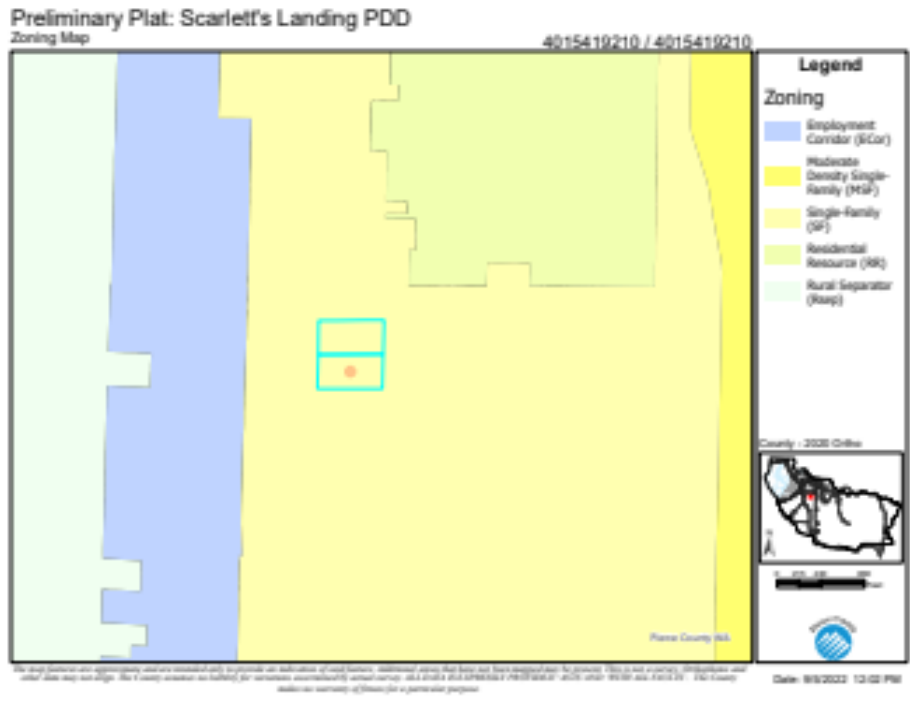
Public and Legal Notice

- *August 4, 2022:* Notice of Application and Public Meeting Notice, including the Mid-County Advisory Commission (MCAC) 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 18, 2022:* The site was posted with a Public Notice sign, confirmed with a Declaration of Posting.
- *August 30, 2022:* Legal Notice was published in the official County newspaper (*The News Tribune*), advertising the public meeting to be held by the Mid-County Advisory Commission.

2020 County Aerial Photos



Zoning Map



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 and Public Works (PPW)
 - Current Planning verifies compliance with the Pierce County Comprehensive Plan, Mid-County Community Plan, and development regulations including zoning, critical areas, land divisions, design review and potential environmental impacts.
 - 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. PPW, 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.

Public and Agency Review Comments

Comments received on this proposal can be found by clicking on the “Documents” tab at the online permits address listed on page 2 of this Report.

Public: Planning and Public Works (PPW) has not received any comments from adjoining property owners or the general public.

Agencies: Staff has received comments from Development Engineering, Resource Management, Cartography, Floodplain Services, Tacoma-Pierce County Health Department, and outside agencies with regards to the proposal:

- Cartography Section of Planning and Public Works (PPW): Street names are required.
- Development Engineering Section of PPW: The preliminary plat and environmental checklist remains in review.
- Resource Management Section of PPW: The Wetland Analysis Report is currently under review along with a request for the applicant to make application for a Non-Compensatory Mitigation application.
- Floodplain Services: Project avoids development in the mapped flood hazard area.
- Tacoma Pierce County Health Department: Preliminary applications are currently under review.
- Puyallup Tribe of Indians: There is a very high probability area and should require a cultural resource survey prior to ground disturbance activities.
- Squaxin Island Tribe: They have no specific concerns.
- Nisqually Indian Tribe: They have no specific concerns.

- Department of Ecology: The project appears to have wetland impacts associated with the access road. In addition to local critical areas authorization, placement of fill in wetlands may require an individual or general (nationwide) permit from the U.S. Army of Corps of Engineers (Corps) under Section 404 of the Clean Water Act. Ecology may also have a permitting role under Section 401 of the Clean Water Act for the approval of any wetland fill. The applicant should contact the Corps to determine if a permit is needed. If an individual Corps permit is required, a water quality certification will also be required from Ecology. If the wetland is determined to be not subject to the Corps jurisdiction, it may remain a jurisdictional wetland for Ecology, and will require permitting by this agency. We suggest coordinating with the local government, Ecology, and the Corps for a pre-application discussion and potential site visit regarding the proposed wetland impacts.

Comments received on this proposal may be found by accessing the Online Permit Information referenced on page 2. The substance of these comments is reflected, where appropriate, in the analysis provided below.

Site Characteristics

The subject proposal includes two parcels.

- Parcel 4015419210 is 4.92 acres in size and is Tract 245 of Fruitland Garden Tracts #4. The parcel is non-developed.
- Parcel 4015419310 is 4.92 acres in size and is Tract 246 Fruitland Garden Tracts #4 and is improved with residential development that will be demolished with construction of the plat.
- Both parcels are rectangular in shape with very little elevation change. The parcels are encumbered with wetlands along the eastern and western sides of both parcels. Dense tree and native vegetation exist along the eastern side of both parcels, the southern and southwest boundaries of parcel 4015419310. Both parcels front 58th Avenue East.

Surrounding Land Use / Zoning Designation:

LAND USE		ZONING (Title 18A)
North	Single family development	Single Family (SF)
South	Single family development	SF
East	Single family development	SF
West	58th Avenue East	SF

Utilities/Public Facilities: Utility service and public facilities are proposed as follows:

- Water - Tacoma Water
- Sewer- Pierce County Sewer
- Power - Puget Sound Energy (PSE)
- School- SD #402 Franklin Pierce

Governing Regulations

The proposed is being reviewed for conformance with the following goals, policies, and requirements in effect on the July 27, 2022, 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

Initial PPW Staff Review for Consistency with Land Use Policies and Regulations

Title 19A, Pierce County Comprehensive Plan

- The project complies, or can be conditioned to comply, with all applicable policies and objectives of the Pierce County Comprehensive Plan.

Title 19A, Appendix H – Mid-County Community Plan

GOAL MC LU-10 - Implement distinct zoning districts for a variety of residential choices including single family, multifamily, senior housing, and mixed-use development.

- MC LU-10.1 - Low residential densities should be located in the vicinity of environmentally constrained lands, such as wetlands, floodplains, lands with hydric soils, and aquifer recharge areas.
- MC LU-12.1 - A Planned Development District (PDD) shall accompany all rezone applications.

GOAL MC D-8 - Promote the development of well-designed urban residential areas.

- MC D-8.1 - Enhance the visual quality of neighborhood streetscapes so that they become a valued element of the character of the community.

Title 18A, Development Regulations – Zoning

- Both parcels are located within the Single Family (SF) zone classification. The primary purpose of the SF zone classification covers geographic areas located within urban growth areas but that fall outside of an Employment Center, Urban Center, or Urban District. The primary use of the classification is low- and moderate-density, single-family residential activities, and compatible civic uses in areas with a predominantly detached single-family development pattern. The minimum SF density is 4 dwelling units per net developable acre, this would be 27 dwelling units based on the 6.82 net developable acres ($6.82 \times 4 = 27.28$ rounded down to 27). The applicant is proposing a density of 4 dwelling units per net developable acres.

Title 18D, Development Regulations – Environmental (SEPA)

- Environmental review was submitted and is currently under review. Upon approval from all reviewing Sections and agencies, a SEPA determination will be issued to include a 14-day comment period and a 14-day appeal period.

Title 18E, Development Regulations – Critical Areas

- The two parcels display wetland and fish & wildlife indicators which will be reviewed concurrent with the plat application.
- A flood hazard indicator exists on both parcels; however, Floodplain Services has determined that no development is taking place within a flood hazard area.
- Both parcels are located within an Aquifer Recharge Area which has a maximum impervious coverage limitation of 35 percent. The aquifer recharge will be regulated by Development Engineering.

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

- Proposed Preliminary Plat Requirements (18F.40.030)
The proposal shall meet the requirements set forth in this section.

Title 18H, Development Regulations – Forest Practice

- The proposal may require approval of a Class IV Forest Practice Permit should more than 5,000 board feet of merchantable timber be harvested.

Title 18J, Development Regulations – Design Standards and Guidelines

- The proposal shall comply with all applicable requirements of 18J.15 and 18J.70.
- 30 percent significant trees are required to remain; however, the submitted Landscape/Tree Conservation Plan prepared by Katherine Owens with Nature by Design certifies that none exist on the two parcels.
- 205 tree units are required for the proposal and 1,438 tree units exist within the east wetland and buffer.
- Street trees will be required at 1/30 lineal feet along both sides of internal roads, the shared access, and along 58th Avenue East should improvement to the right-of-way be required.
- Infill Compatibility is not applicable to this proposal as adjacent lots are more than one acre in size.
- Bicycle connectivity may be required per 18.15.080 if none currently exist.
- Compliance with 18J.15.085 Exterior Illumination will be required.
- Any installed vegetation will have to meet the requirements of 18J.15.100, 18J.15.110, 18J.15.120, 18J.15.130.
- Stormwater facilities will need to be designed in accordance with the standards and guidelines of 18J.15.170.

Required Findings for Preliminary Plat Approval:

Title 18F, Development Regulations - Land Division and Boundary Changes

Section 18F.40.030 Proposed Preliminary Plat Requirements.

C. Required Written Findings and Determinations. 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.*

D. Approval. The Examiner has the authority to approve or deny any proposed preliminary plat 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 MCAC Discussion and Consideration

- 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?

Other Questions or Concerns?

Scarlett's Landing PP PDD IPR MCAC-DR.docx