

# **PRELIMINARY PLAT: TORREY FARMS (984436)**

Robert Perez, Planner  
Pierce County Planning & Public Works

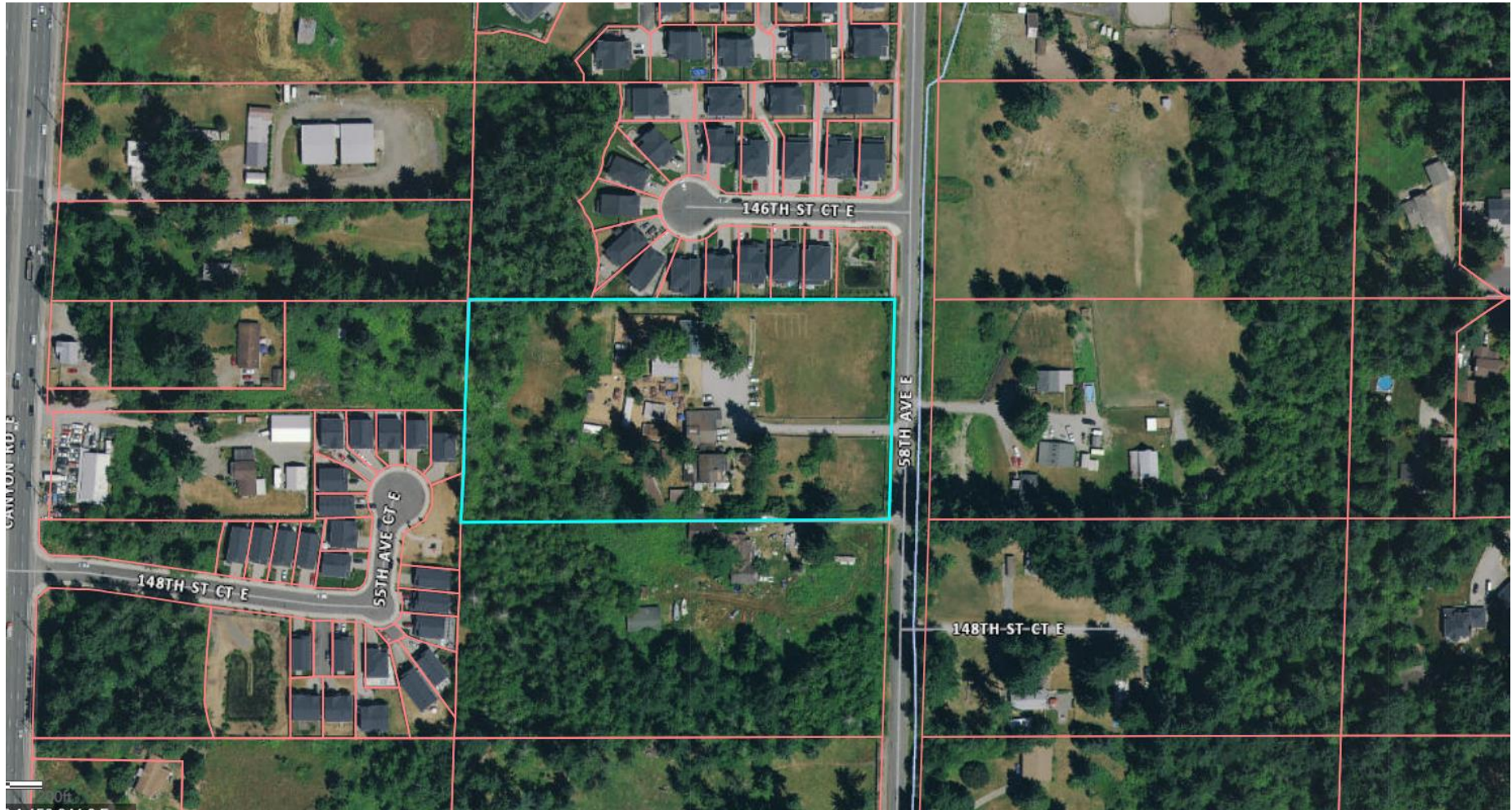
September 13, 2022

Mid-County Advisory Commission

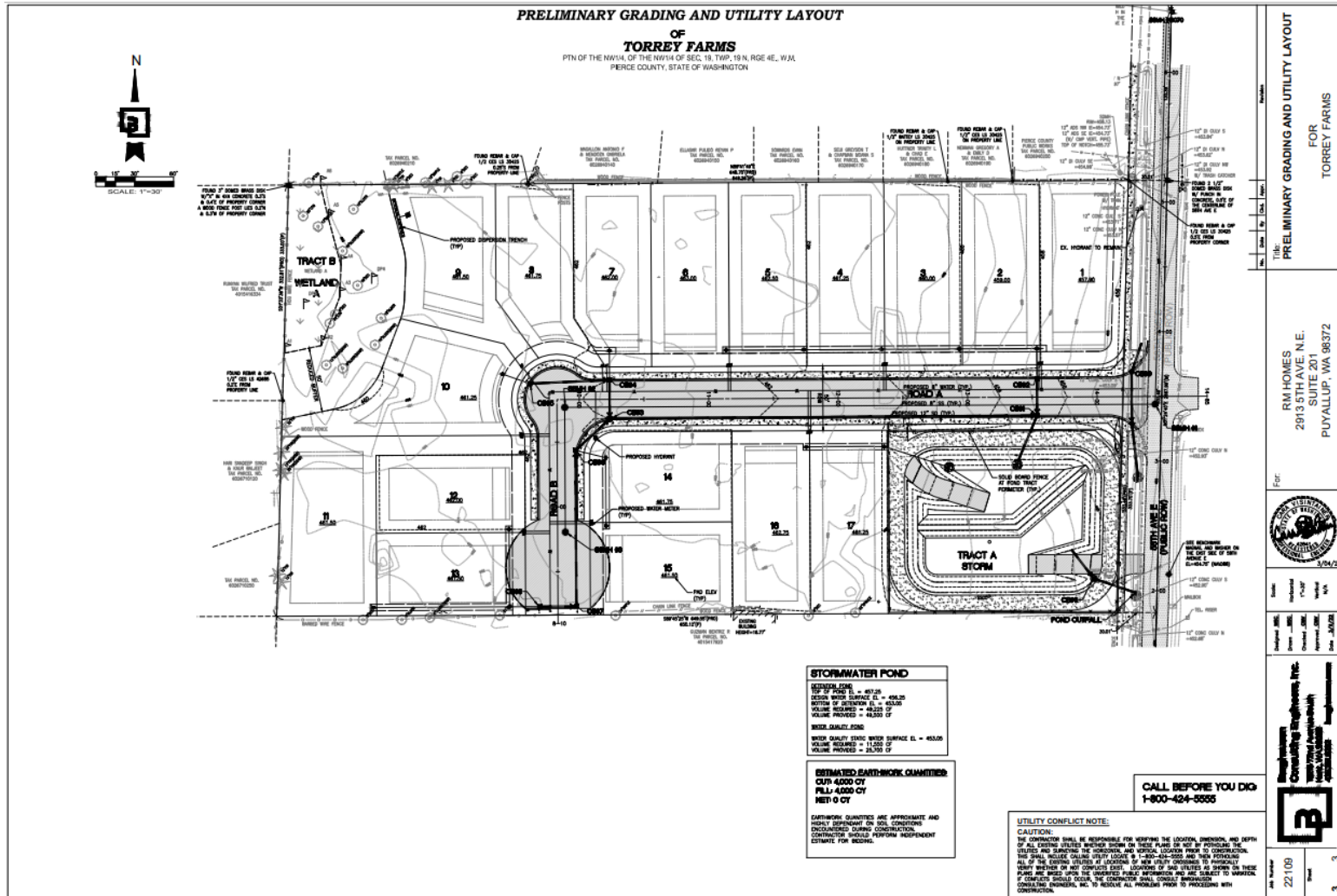
# The Proposal:

*Divide a 4.97 acre site into 17 lots in the Single Family zone classification within the Mid-County Community Plan Area.*

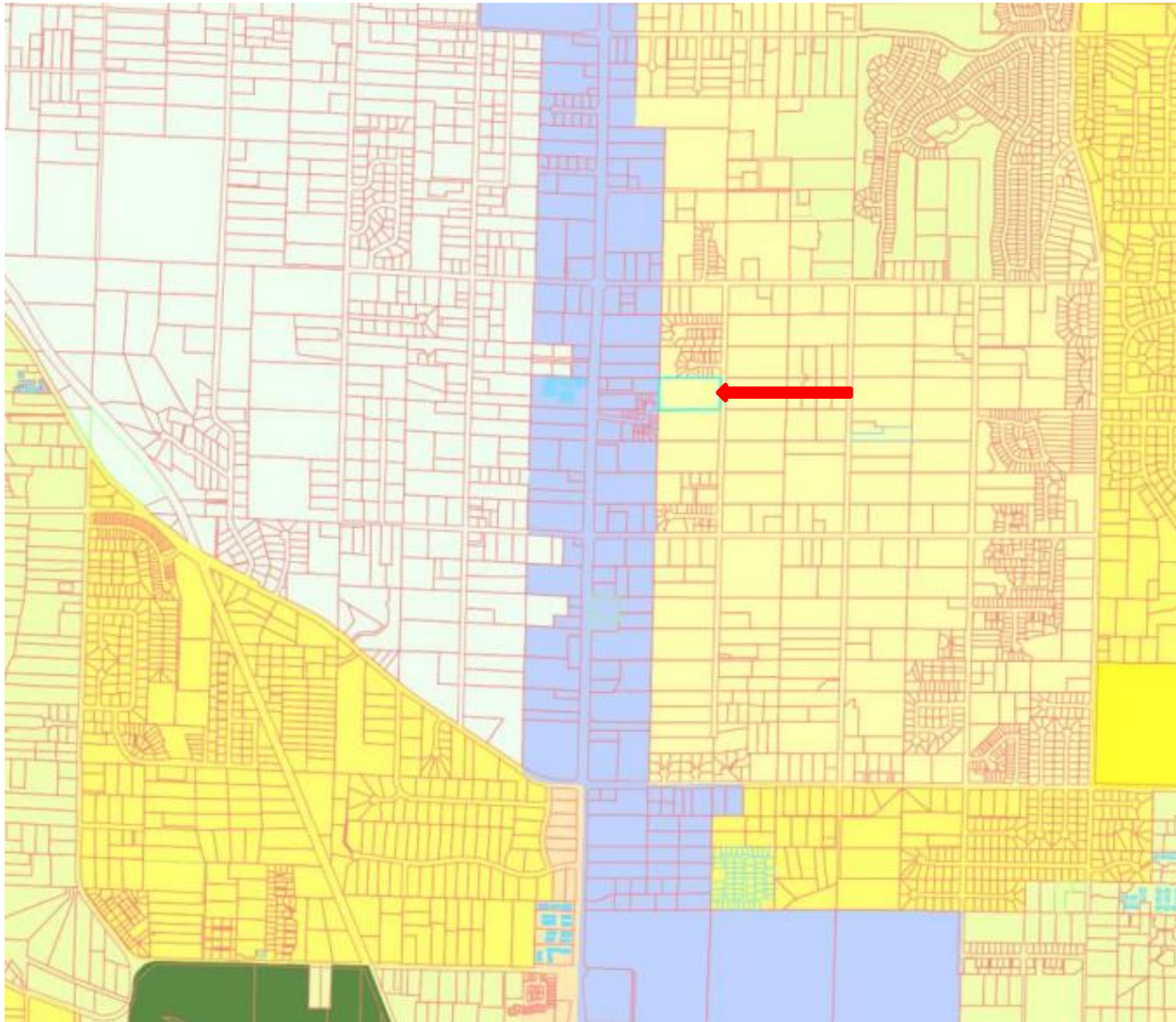
# 2017 Ortho Photos



# Proposed Site Plan



# Zoning Map



# Agency Review Comments

- Pierce County Resource Management commented “A wetland analysis report has been prepared for the project site by Soundview Consultants, LLC.”
- Puyallup Tribe requested a Cultural Survey be completed prior to any ground disturbance.
- Nisqually Indian Tribe and Squaxin Island Tribe have no specific concerns but are deferring to other tribes in relation to cultural resources.

# Mid County Community Plan

- **Develop detailed streetscape plans addressing streets, crosswalks, sidewalks, signage, landscaping, street furniture, utilities, public spaces, etc.**
- **Promote the development of well-designed urban residential areas.**
- **Enhance the visual quality of neighborhood streetscapes so that they become valued element of the character of the community.**

# Comprehensive Plan

- Upgrade or build new transportation facilities to encourage and support growth and economic development in urban areas of the County.
- Transportation improvements or strategies to accommodate the impacts of development must be made concurrent with the development.
- Use low impact development practices or environmentally appropriate approaches for the design, construction, and operation of facilities to reduce and mitigate environmental impacts.
- Coordinate the planning, design, and implementation of improvements with other agencies.



# QUESTIONS?

Robert Perez, Planner

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Birch Preliminary Plat