

Initial Project Review

Preliminary Short Plat / Environmental Review: Silverbrook

Application Numbers: 992537, 992538
Parcel Number: 0419295001

Frederickson Advisory Commission (FAC) Public Meeting: October 24, 2022, at 7 p.m., at the Bethel School District Skills Center, 16117 Canyon Road East, Puyallup, WA.

Proposal: Subdivide a combined 4.75-acre 4 parcel site into 16 residential lots with a stormwater tract and a cell tower tract.

The property will be served by Firgrove Mutual Water, Elmhurst Mutual Power, and Pierce County Sewers. The plat will be accessed from 160th Street East to the north of the properties.

Project Location: 16015 81st Avenue Court East, Puyallup, WA, within the NW ¼ of Section 29, 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.

Zone Classification: Single Family (SF)
Community Plan Area: Frederickson

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/departmentsStatus?applPermitId=992537>



Project Data

Application Date: July 2, 2022

IPR Mailed Date: October 18, 2022

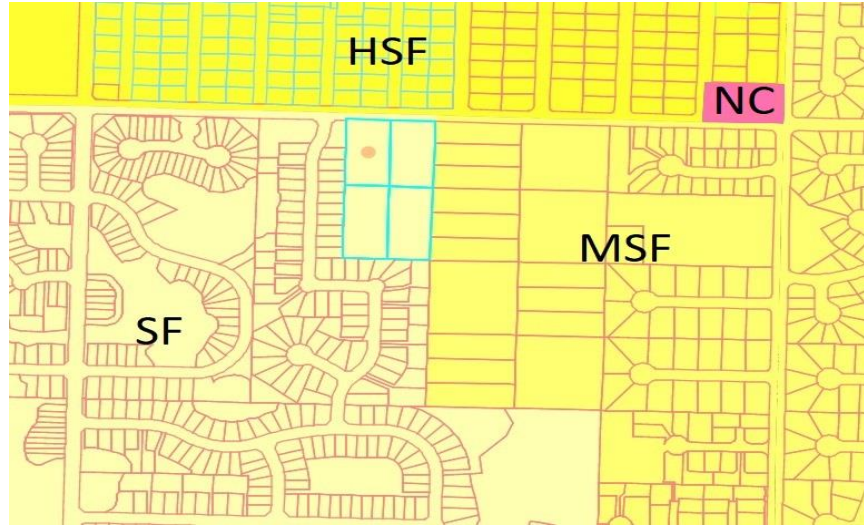
Property Owners/Applicant: Clement Manuel
16111 81st Avenue Court East
Puyallup, WA 98373

Agent: Prospect Development LLC
Attn: Justin Holland
2913 5th Avenue Northeast, Suite 201
Puyallup, WA 98372
justin@prospectdevelop.com

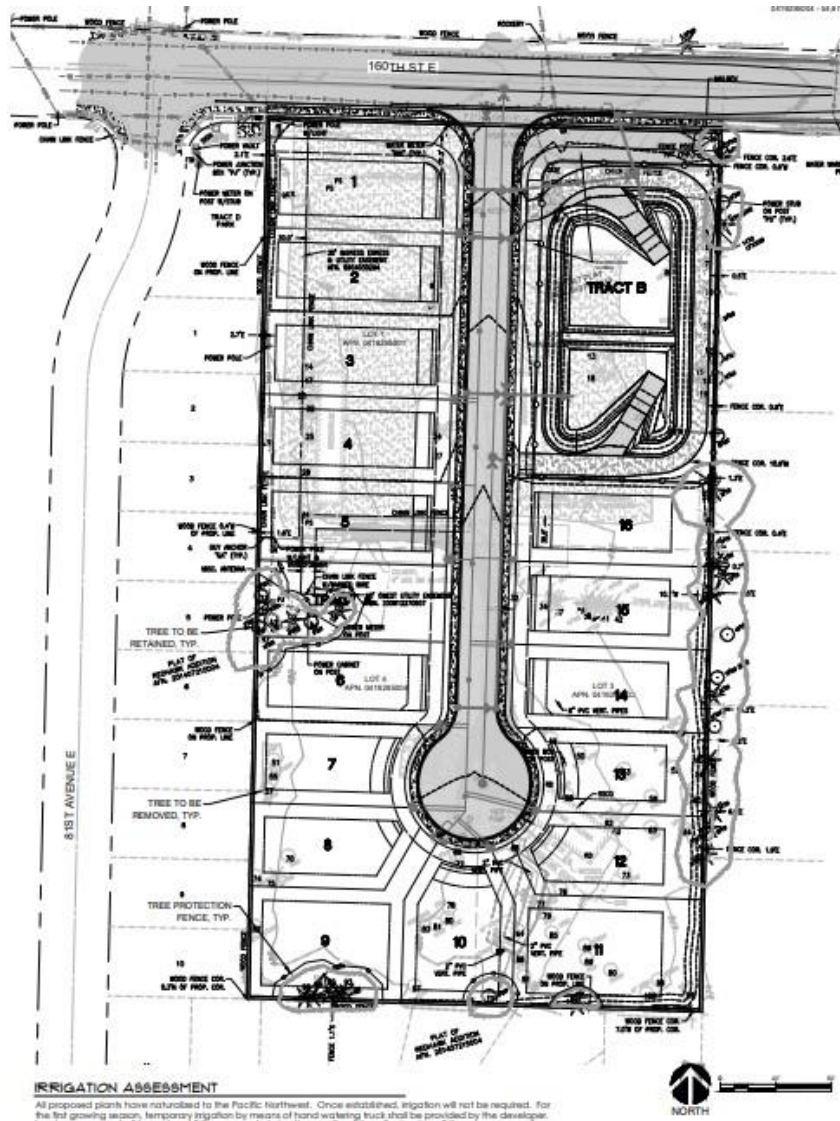
Public and Legal Notice

- *August 16, 2022*: A Notice of Application (NOA) 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.
- *August 29, 2022*: The site was posted with a Public Notice sign, confirmed with a Declaration of Posting.
- *September 21, 2022*: A Revised NOA and Public Meeting Notice, including the Frederickson Advisory Commission (FAC) 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.
- *September 24, 2022*: The site was posted with a modified Public Notice sign, reconfirmed with a Declaration of Posting.
- *October 10, 2022*: Legal Notice was published in the official County newspaper (*The News Tribune*), advertising the public meeting to be held by the Frederickson Advisory Commission.

Zoning Map



Silverbrook Plat Drawings



Public and Agency Review Comments – Preliminary Plat

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

Cartography Section of PPW

1. Cartography currently has a request to modify the survey by adding a road name.

Puyallup Tribe of Indians

2. The Puyallup Tribe requested a cultural survey prior to any ground disturbance.

Development Engineering Section of PPW:

3. Development Engineering reviewed the preliminary drawings and sent the applicant the required revisions via email and have submitted a Right of Way Letter, dated August 22, 2022.

Resource Management Section of PPW:

4. The site falls under the Review Waiver Allowance per 18E.20.035B, due to substantial development (houses, road, etc.) between the site and the off-site mapped wetlands to the west on Red Hawk. No review is required; however, if wetlands are identified during the review process, Title 18E.30 - Wetland Regulations will apply.

Pierce County Fire Prevention Bureau:

5. Fire Prevention requested hydrants, stated requirements for fire sprinklers, and have provided a list of notes to be placed on the plat.

Sewer Division of PPW:

6. The Sewer Division approved the plat with conditions identified in the memo to the planner, dated September 13, 2022.

Tacoma-Pierce County Health Department:

7. The existing septic system must be properly decommissioned prior to approval.

Bethel Public Schools:

8. Bethel School District requested the bus stop be located at the west side of the entrance on 160th Street East, with a sidewalk for students to stand on while waiting for bus pick up service.

No comments have been received from members of the general public to date.

Surrounding Land Use / Zoning Designation

	LAND USE	ZONING (Title 18A)
North	Single-family home	High Density Single Family (HSF)
South	Single-family home	Single Family (SF)
East	Single-family home	Moderate Density Single Family (MSF)
West	Single-family home	SF

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

Water - Firgrove Mutual Water
Sewer- Pierce County
Power - Elmhurst Mutual Power
School- Bethel School District

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 18E Development Regulations - Critical Areas
- 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

Title 18A, Development Regulations - Zoning

- The 4.75-acre project site consists of four parcels and is zoned Single Family (SF) classification, with a density range of 4 dwelling units per net developable acre.
- The SF zone classification is located within urban growth areas 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.

Staff Comment: A 16-lot plat is possible per the following calculations. Total square footage of the property is 4.75 acres per the submitted survey, with a listed net development acreage of 4.02 acres; $4.02 \times 4 = 16.08$ or 16 lots, developed at a density of 3.98 du/ac (16 Lots/4.02 net developable acres).

Title 18J, Development Regulations – Design Standards and Guidelines County-wide Design Standards:

Tree Conservation (18J.15.030)

Staff Comment: For urban residential uses, the minimum tree unit density requirement is 30 tree units per acre and 30% of the site's significant trees. The Tree Conservation proposed for the site is shown on the applicants submitted Landscape Plan from Origin Design Group dated May 2, 2022.

Landscape Buffers (18J.15.040)

Staff Comment: A Level 3 landscape buffer is required along both fronting arterial roadways (160th Street East).

Street Trees (18J.15.050)

Staff Comment: Street trees shall be installed along both sides of all new urban roads and accessways.

Infill Compatibility (18J.15.060)

Staff Comment: Along the eastern property boundary a 30-foot rear yard setback and a fence are required and a note stating as much is required on the face of the final plat.

Off-Street Parking, Pedestrian, Bus and Bicycle Facilities (18J.15.080).

Staff Comment: A school bus stop area is requested along 160th Street East.

18J.15.085 Exterior Illumination.

Staff Comment: All lighting will be required to meet this section.

Plant requirements (18J.15.100-130)

Staff Comment: All landscaping is required to meet the standards of these sections of code.

Stormwater Facilities (18J.15.170)

Staff Comment: The stormwater facility must meet the standards and guidelines of this section.

Required Findings for Preliminary Plat Approvals

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

Applicant Response:

Open Space

Response: Recreation space is not required by Pierce County Code since the project proposed less than 31 lots. The project is preserving the existing cell tower which will be placed in a tract which will remain as open space.

Drainage ways

Response: The primary source of runoff will be stormwater from new impervious surfaces. Minimal water runoff is anticipated to occur due to landscape watering and other maintenance activities. The proposed stormwater conveyance system will be designed to collect and convey stormwater runoff from within the project, convey it to the proposed stormwater pond for water quality treatment and flow control in accordance with Pierce County Standards. All stormwater will discharge at the natural location as in the existing condition.

Critical Areas

Response: There are no critical areas identified onsite or immediately adjacent to the site.

Streets or roads, alleys, other public ways

Response: The project site will be accessed from the north along 160th Street East by a new public roadway built in accordance with Pierce County standards. The proposed 16 single family project is forecast to generate up to 160 weekday daily trips.

Transit stops

Response: A review of the Pierce Transit regional bus schedule indicates that the site is not serviced by transit. The nearest Pierce Transit bus stops are #425 at Puyallup South Hill Mall approximately 3 miles north of the site.

Potable water supplies

Response: Public water service will be provided by Firgrove Mutual Water. Please refer to the Certificate of Water Availability issued by the Firgrove Mutual on March 28, 2022.

Sanitary wastes

Response: Sanitary sewer service will be provided Pierce County Sewer.

Schools and school grounds

Response: The proposal is within the Bethel School District. School impact fees are required pursuant to PCC 4A.30.030, the School Impact Fee Schedule.

Sidewalks and other planning features that assure safe walking conditions for students who walk to and from school.

Response: The internal roadway will have a 5-foot wide sidewalk on both sides. If students are bused to school, the buses will likely pick up students along 160th Street East.

2. The public use and interest will be served by the subdivision and dedication.

Applicant Response: Based on the above responses and compliance with Pierce County Codes, this proposed subdivision will provide needed housing supply and meets the criteria for serving the public use and interest.

Questions for FAC 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 Frederickson Community Plan? If not, how can it be made consistent?

Other Questions or Concerns?

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