

# Initial Project Review

## Preliminary Plat / Environmental Review: Magnolia

**Application Numbers: 994066, 994067**  
**Parcel Numbers: 0319351056, 0319351057**

**Frederickson Advisory Commission (FAC) Public Meeting: November 28, 2022, at 7:00 p.m.,**  
at the Bethel School District Skills Center, 16117 Canyon Road East, Puyallup, WA.

**Proposal:** Subdivide a combined 10.76-acres (2 parcels) into 53 residential lots and one tract.

The property will be served by Tacoma Water and Power, and Pierce County Sewer. The plat will be accessed from 182<sup>nd</sup> Street East to the north of the properties.

**Project Location:** 3614 182nd Street East and 18302 38th Avenue East, Tacoma, WA, within the NW ¼ of Section 35, T19N, R3E, W.M., in Council District #3

**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:** Moderate Density Single Family (MSF)  
**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](mailto:dan.buhl@piercecountywa.gov)

### Pierce County Online Permit Information:

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentsStatus?applPermitId=994066>



## Project Data

Application Date: July 25, 2022

IPR Mailed Date: November 22, 2022

Property Owners: Ronnie and Denise Jarvis  
3614 182nd Street East  
Tacoma, WA 98446

Marilyn Rasmussen  
18302 38th Avenue East  
Tacoma, WA 98446

Applicant: RUSH Residential  
6622 Wollochet Drive NW  
Gig Harbor, WA 98335  
[jflansburg@therushcompanies.com](mailto:jflansburg@therushcompanies.com)

Agent: Larson & Associates  
Attn: Grant Middleton  
9027 Pacific Avenue, Suite 4  
Tacoma, WA 98444  
[gmiddleton@rllarson.com](mailto:gmiddleton@rllarson.com)

## Public and Legal Notice

- *October 4, 2022*: A Notice of Application (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.
- *October 6, 2022*: The site was posted with a Public Notice sign, confirmed with a Declaration of Posting.
- *November 14, 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.

## Vicinity Map



## 2020 County Aerial Photo



# Magnolia 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, the Pierce County Sewer Division, and Tacoma-Pierce County Health Department (TPCHD) have entered approvals for the Preliminary Plat.

### Puyallup Tribe of Indians

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

### Development Engineering Section of PPW:

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

Resource Management Section of PPW:

- 3. The assigned biologist has requested information about possible Oregon white oaks on site.

Pierce County Fire Prevention Bureau:

- 4. Fire Prevention have listed requests concerning a request for hydrants, access, and fire sprinkler requirements.

Bethel Public Schools:

- 5. Bethel School District requests safe pedestrian passage to the bus stops located on 182<sup>nd</sup> Street East and 37<sup>th</sup> Street East as well as proper illumination for pedestrian walkways.

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	Moderate Density Single Family (MSF)
South	Single-family home	MSF
East	Single-family home	MSF
West	Single-family home	MSF

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

- Water - Tacoma Water
- Sewer- Pierce County
- Power - Tacoma 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 10.76-acre project site consists of two parcels and is zoned Moderate Density Single Family (MSF), with a density range of 6 dwelling units per net developable acre when sewer is available. Sewer is available from 182<sup>nd</sup> Street East.
- The MSF 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 53-lot plat is possible per the following calculations. Total square footage of the property is 10.76 acres per the submitted survey, with a listed net development acreage of 8.81 acres;  $8.81 \times 6 = 52.86$  or 53 lots, developed at a density of 6.01 du/ac (53 lots/8.81 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 applicant is proposing to retain 23.5%, i.e., 4 trees, of the 17 significant trees on site. The applicant will need to preserve 5 significant trees or apply for a Site Plan Review. Seedlings proposed to meet part of the required 263 tree units can only be placed in tracts, not on single-family lots as currently shown. The Tree Conservation proposed for the site is shown on the applicants submitted Landscape Plan from Nature By Design Landscape Architecture, dated June 28, 2022.

#### Landscape Buffers (18J.15.040)

*Staff Comment:* A Level 3 landscape buffer is required along both fronting arterial roadways (182<sup>nd</sup> Street East and 38<sup>th</sup> Avenue East).

#### Street Trees (18J.15.050)

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

#### 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.

Recreational Areas (18J.15.180)

Staff Comment: A minimum of 500 square feet per dwelling unit with 5,000 contiguous square feet useable for recreation activities. A minimum of 25 percent of the area shall be for active recreation and the remainder shall be for passive recreation. Recreation areas measuring 26,500 square feet are require for the proposed 53 lots and is shown on the provided plat drawing.

**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: Compliance with the applicable Development Regulations and any conditions of approval will provide and ensure compliance with regard to the public's health, safety, and general welfare for open spaces, 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 only walk to and from school.

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

Applicant Response: Compliance with the applicable plans, Development Regulations, any required dedications and any conditions of approval will ensure the public use and interest will be served.

## **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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