

Initial Project Review

Preliminary Plat: Summer View Townhouses

Application Numbers: 1000212,1001294

Tax Parcel Number: 0319273072

Parkland-Spanaway-Midland Advisory Commission (PSMAC) Public Meeting:
March 1, 2022, at 6:30 p.m., South East Tacoma Community Center, 1614 99th Street East,
Tacoma WA

Proposal: The applicant has proposed a 35-individual lot attached townhome preliminary plat (subdivision), on a 1.84-acre parcel, with an average lot size of 2,286 square feet. The property will be served by Spanaway Water, Pierce County sewers, with access provided from 176th Avenue East.

The subject property is zoned Neighborhood Corridor (NCOR). The NCOR zone requires a minimum density of 6 and maximum density of 25 dwelling units per acre. The proposed density is 19 dwelling units per acre.

Project Location: The site is in the Parkland-Spanaway-Midland Community Plan area, located at 1227 176th Street East, Spanaway, WA, within the SW1/4 of Section 27, T19N, R3E, W.M., in Council District # 5.

Review Summary: County staff has reviewed this proposal for compliance with all applicable policies, codes, and regulations. The proposed plat remains in review to ensure the plat is in compliance with all applicable codes and regulations.

Zone Classification: The (NCOR) zone classification allows for residential, neighborhood/small scale commercial and services, civic, amusement and recreation. The classification is intended to lessen the impacts to established single-family residential areas along the major transportation corridors while allowing for walkable services and a range of housing choices.

State Environmental Policy Act (SEPA): Pursuant to the State Environmental Policy Act and the Pierce County Environmental Regulations, Title 18E, the proposed plat is being reviewed for compliance with SEPA.

County Contact: Michael Jimenez, Senior Planner, Michael.Jimenez@piercecounitywa.gov, or 253-798-7181

Pierce County Online Permit Information:

<https://pals.piercecounitywa.gov/palsonline/#/permitSearch/permit/departamentStatus?applPermitId=1000212>



Project Data

Application Date: October 25, 2022

IPR Mailed Date: February 23, 2023

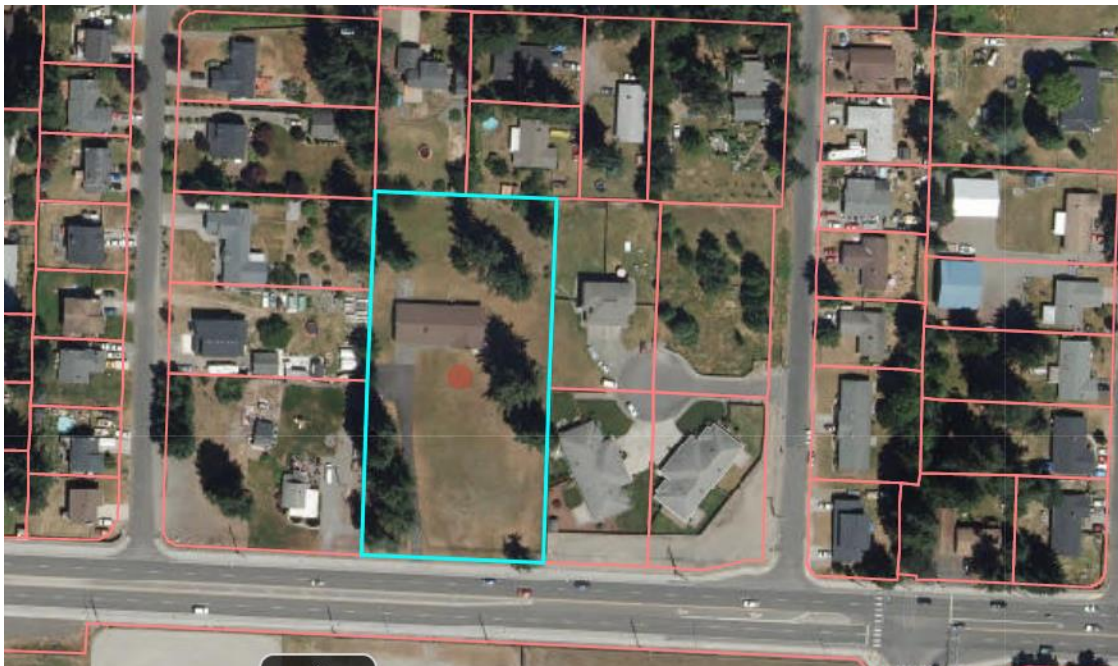
Property Owner: RED51 LLC
PO Box 740
Puyallup, WA 98371
dderosa@lseinc.com

Applicant/Agent: Leroy Surveyors & Engineers, Inc
Attn: Damon DeRosa
PO Box 740
Puyallup, WA 98371
dderosa@lseinc.com

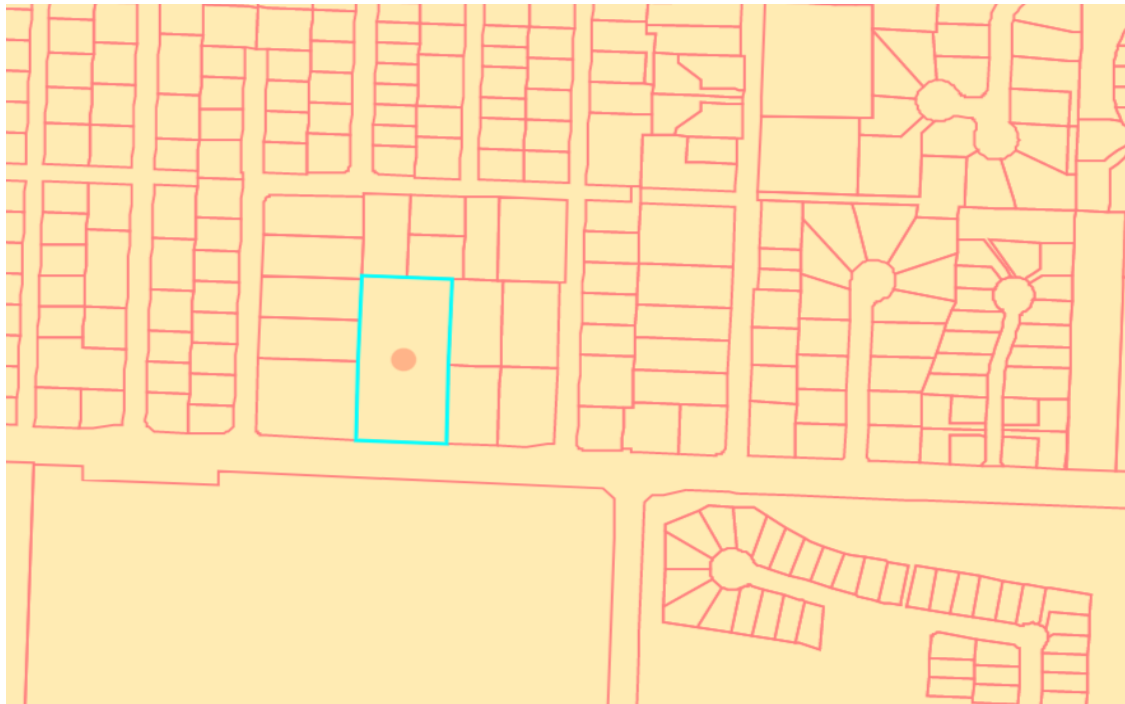
Public and Legal Notice

- *November 22, 2022*: Notice of Application, including the Parkland-Spanaway-Midland Advisory Commission (PSMAC) 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.
- *November 28, 2022*: The site was posted with a Public Notice sign, confirmed with a Declaration of Posting.
- *February 15, 2023*: Legal Notice was published in the official County newspaper (*The News Tribune*), advertising the PSMAC public meeting date.

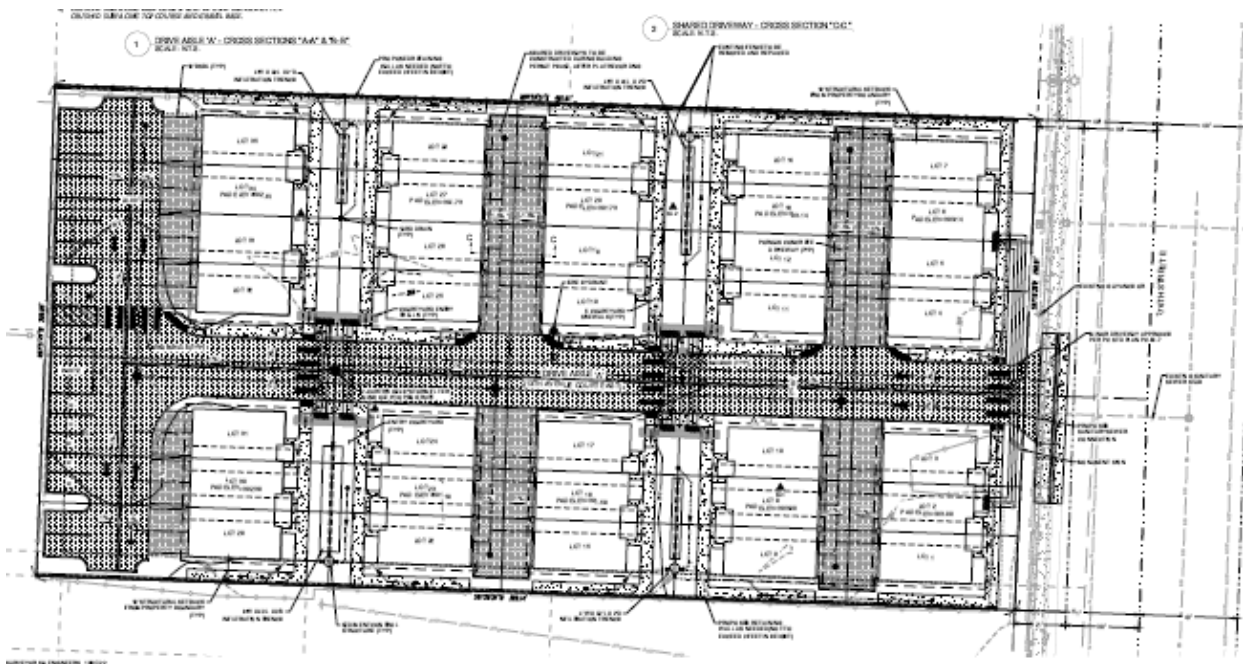
2020 County Aerial Photo



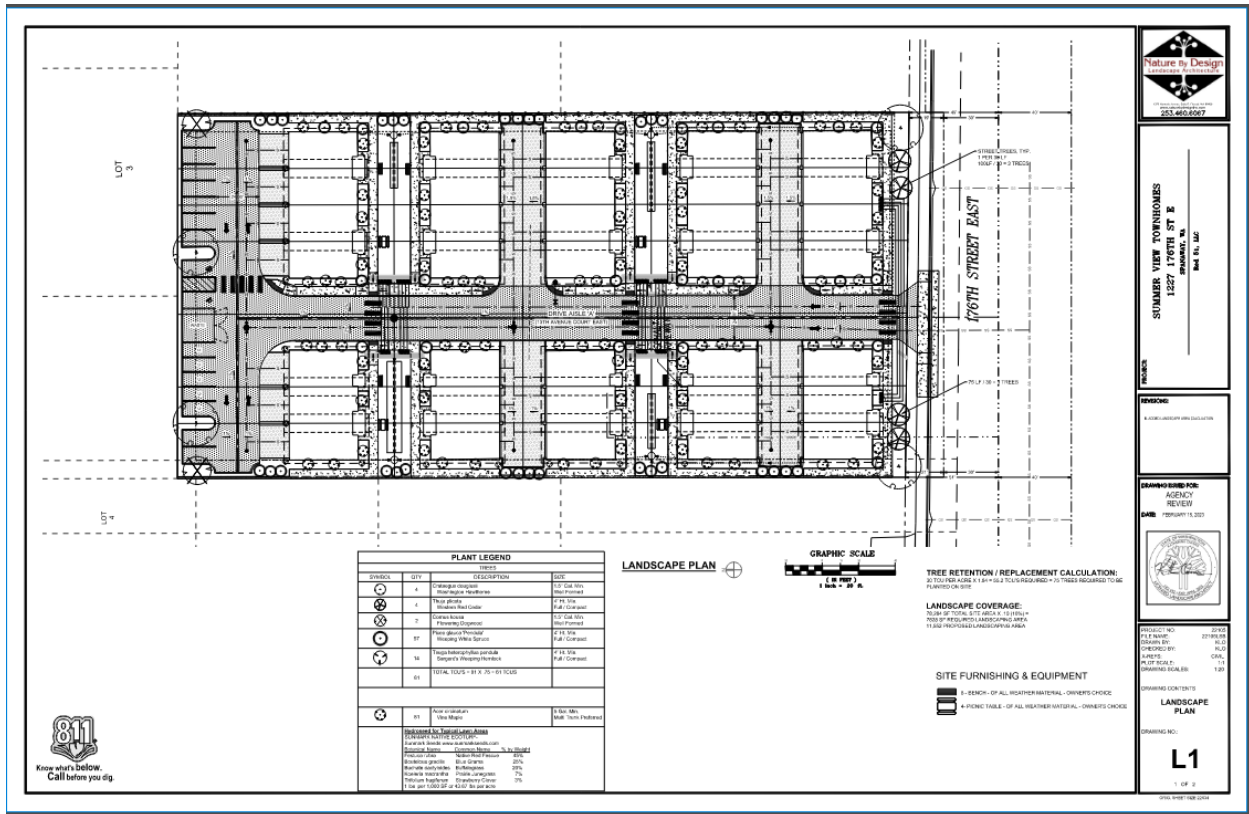
Zoning Map: Subject property and surrounding properties (All NCOR)



Preliminary Plat Map



Landscape Plan (February 15, 2023)



Public and Agency Review Comments

On November 22, 2022, a Notice of Application (NOA) was sent to all property owners of record within a radius of 300 feet, but not less than two parcels deep, around the exterior boundary of the project boundary. The NOA was also sent to all reviewing agencies including environmental agencies with jurisdiction, affected tribes, and each local agency whose public services would be affected by implementation of the proposal (18.80.040.B).

Public Comment:

To date, the County has not received any comments from nearby property owners in response to the NOA.

Agency Comments:

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

- Development Engineering Section of Planning and Public Works (PPW):
Development Engineering remains in review.
- Puyallup Tribe of Indians:
The Tribe has requested a Cultural Resources Survey to be completed prior to ground disturbance.
- Bethel School District:
The district requests a bus stop complete with pad, sidewalk, and lighting.

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 analysis provided below.

Surrounding Land Use / Zoning Designation:

LAND USE		ZONING (Title 18A)
North	Single Family Home	Neighborhood Corridor (NCOR)
South	Arterial – 176 th Street East	NCOR
East	Single Family Residences	NCOR
West	Duplexes	NCOR

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

- Water - Spanaway Water
- Sewer- Pierce County
- Power - Puget Sound Energy
- School- Bethel School District

Governing Regulations

The proposal has been reviewed for conformance with the following goals, policies and requirements in effect on the October 25, 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
Compact Urban Communities

The PSRC Vision 2040 Policies and the Pierce County Countywide Planning Policies direct the development of compact urban communities that have diversity of housing, high connectivity, and provide for multi-modal transportation including pedestrian, bicycle, and transit. Many of the elements are found in Transit-Oriented Development (TOD). TOD is a land use strategy intended to promote efficient use of land and transportation infrastructure with places of relatively higher density, pedestrian-friendly development with a mix of land uses located within an easy walk of a bus or rail transit center.

Centers and Corridors

Goal LU-10 Designate Centers and Corridors within the central UGA through community plans.

LU-10.1 Centers and Corridors shall be characterized by:

- LU-10.1.1** Clearly defined geographic boundaries focused within or near a quarter mile of major transportation corridors;
- LU-10.1.2** Intensity/density of land uses sufficient to support high-capacity transit;
- LU-10.1.3** Pedestrian-oriented land uses and amenities;
- LU-10.1.4** Pedestrian connections;
- LU-10.1.5** Urban design standards which reflect the local community;
- LU-10.1.6** Provisions to reduce single-occupancy vehicle use especially during peak hours and commute times;
- LU-10.1.7** Provisions for bicycle use;
- LU-10.1.8** Sufficient public open spaces and recreational opportunities; and
- LU-10.1.9** Uses which provide both daytime and nighttime activities.

LU-10.4 The Corridor (C) designation is implemented through the Neighborhood Corridor

(NCOR) and Urban Corridor (UCOR) zone classifications.

- LU-10.4.1** The NCOR zone allows for primarily neighborhood-scale, moderate-to high density residential with supplemental, limited commercial, office, and civic uses.

Parkland Spanaway Midland Communities Plan

Corridor

The Corridor (C) land use designation provides supplemental commercial and various residential uses along the major transportation corridors connecting to Towne Centers. The designation is implemented by the Neighborhood Corridor (NCOR) and Urban Corridor (UCOR) zone classifications.

The NCOR zone allows smaller, limited neighborhood commercial and civic uses, and all residential uses at a density of 6 to 25 units per net acre. The NCOR zone is applied in the plan area along SR-7, 112th Street East, and 176th Street East.

State Environmental Policy Act (SEPA)

Staff Comment: The proposed plat is subject to the requirements of SEPA given this is a preliminary plat.

Title 18E, Development Regulations – Critical Areas

Chapter 18E.50 Aquifer Recharge and Wellhead Protection Areas

The site is located over an Environmental Protection Agency sole source aquifer and is subject to PCC Chapter 18E.50. Aquifer Recharge and Wellhead Protection Areas.

18E.50.040 Aquifer Recharge and Wellhead Protection Area Standards.

A. General. All regulated activities that are not exempt, prohibited, or otherwise excluded in the following standards under the provisions of this Chapter shall ensure sufficient groundwater recharge. In order to achieve sufficient ground water recharge the applicant shall either comply with the impervious surface limitations set forth in Table 18E.50.040 or demonstrate that the volume of water infiltrated at the proposed project area will be the same or greater amount for post-development as the pre-development volume.

Stormwater:

Staff Comment: As of the date of this report, the engineering division has not yet had a chance to review the proposal.

Title 18A, Development Regulations – Zoning

Title 18A.16 – Centers and Corridors
Neighborhood Corridor.

The Neighborhood Corridor (NCOR) zone classification allows for residential, neighborhood/small scale commercial and services, civic, amusement and recreation. The classification is intended to lessen the impacts to established single-family residential areas along the major transportation corridors while allowing for walkable services and a range of housing choices.

Staff Comment: The zero-lot-line single-family homes are an outright permitted use in the NCOR zone.

Title 18A.15 – Density, Setbacks and Lot Dimensions
Density
18A.15.020 - Residential Density

Staff Comment: The density requirement of the NCOR zone is measured per net developable acre (du/ac) and requires a minimum density of 6 du/ac and a maximum of 25 du/ac. The proposed density at 19.2 dwelling units is within the required range. There is no lot minimum lot size, or minimum width in the NCOR zone

Title 18A.15.040 - Setback and Height

Staff Comment: There are no minimum setback requirements in the NCOR zone. Landscaping requirements will be the default. This does not preclude fire and building requiring setbacks for buildings.

The height limitation in the NCOR zone is 45 feet. However, the applicant has provided a letter to the Fire Prevention Bureau indicating that no building will be taller than 30 feet.

Title 18A.15.050 – Infill Lot Creation

Standards.

1. Subdivision of a parcel into individual Infill Lots shall be in accordance with Title [18F](#) PCC, Development Regulations – Land Divisions and Boundary Changes.

Staff Comment: The Plat will be required to meet all conditions of Title 18F. Staff has not found that this proposal will be unable to meet the regulations.

2. Lots proposed to be developed, or dwelling units constructed prior to October 1, 2021, except for mobile home parks, may be subdivided into Infill Lots.

Staff Comment: The applicant is proposing to subdivide the 35 lots into Infill Lots.

3. Existing dwelling units may be subdivided from Accessory Dwelling Units when consistent with the density of the underlying zone.

Staff Comment: N/A

4. Any additional development of the individual Infill Lots may be limited as a result of the application of development standards to the parcel.

Staff Comment: It appears the applicant is capable of meeting development standards.

5. Provided that the parcel complies with the underlying development, construction, and infrastructure regulations, each subdivided infill lot is not required to individually conform to lot dimension and setback regulations.

Staff Comment: This provision is not applicable to this subdivision. The Plat will be required to meet all current requirements.

6. Except for existing dwelling units constructed prior to October 1, 2021, a 10-foot building setback shall be provided along the exterior parcel boundary of the original parcel as a whole; there shall be no setback required within individual infill lot lines which are interior to the perimeter of the original parcel.

Staff Comment: This regulation is met.

7. Infill Lot subdivisions must comply with density requirements in PCC [18A.15.020](#).

Staff Comment: The density is proposed at 19.2 dwelling units per acre and is within the density range of 6 minimum to 25 maximum per acre.

8. Infill Lots and structures divided by Infill Lots approved through a recorded Infill Lot Subdivision shall not be considered nonconforming.

Staff Comment: This is simply a comment of code.

9. Individual housing units shall be contained within the boundaries of each Infill Lot, with the lot size and width allowed to be as minimal as encompassing the individual housing unit. Other exterior improvements such as yards, driveways, or garages may be included or excluded from individual infill lots.

Staff Comment: The structures will be required to adhere to this provision. It appears all attached townhomes meet this requirement.

10. Any exterior improvements including, but not limited to reconstruction, remodeling, maintenance, and addition shall comply with conditions of approval. Improvements may be limited as a result of the application of development standards to the original parcel or other applicable regulations. Subsequent additions or modification to structure(s) shall not create any nonconformity of the original parcel. If a structure or portion of a structure has been damaged or destroyed, any repair, reconstruction, or replacement of the structure(s) shall conform to the approved final plat or final short plat.

Staff Comment: This note will be placed on the face of the plat or added as a condition of approval.

11. An Infill Lot Subdivision shall include provisions for ingress, egress, and utilities access to and from each Infill Lot by reserving such common areas or other easements over, under, and across the original parcel as deemed necessary to comply with all other development, construction, and infrastructure regulations applied to the underlying site plan including, but not limited to, applicable standards in Title [17B](#) PCC. Such easements shall be recorded with the Pierce County Auditor or created as part of the Infill Lot Subdivision. Common areas may include shared garage, parking, and vehicle access areas; pedestrian paths, drainage facilities; underground utilities; open space; exterior building facades and roofs; and other similar features.

Staff Comment: This shall be met prior to final plat approval.

12. Parking required for a dwelling unit may be provided on a different lot or tract within the original parcel, provided that the right to use that parking is formalized by an easement or similar instrument declared on the plat.

Staff Comment: This provision will be required prior to Final Plat approval and made a condition of approval.

13. Portions of the original parcel not subdivided for individual Infill Lots, or not dedicated to the County as public streets or public utility systems, shall be identified as Tracts which are owned in common by the owners of the individual lots within the subdivision.

Staff Comment: Access is proposed through a tract and shared driveway aisles. Appropriate language addressing this will be included on the face of the final plat or through a recorded instrument.

14. Subdivision of common wall or zero lot line development such as townhouses shall provide a minimum 5-foot wide building maintenance easement for external walls, eaves, chimneys, and other architectural features. The maintenance easement shall be shown on the face of the plat.

Staff Comment: The maintenance easements are shown on the face of the plat. It will be required to be shown on the Final Plat.

15. The application for Infill Lot Subdivisions shall include a detailed, scaled site plan with building footprints. Adequate information shall be provided to determine compliance with all applicable criteria.

Staff Comment: The applicant has provided the requisite information.

16. New dwelling units shall be limited to 1,400 square feet (excluding garage) on residential infill lots.

Staff Comment: This condition will need to be met. To date, no plans have been submitted showing square footage.

Title 18J, Development Regulations – Design Standards and Guidelines

Countywide Design Standards

Site Design (18J.15.015)

Staff Comment: The project will be required to meet standards in this section. Application for a site development permit has recently been made; however, it has not yet been reviewed.

Site Clearing (18J.15.020)

Staff Comment: Application for a site development permit has recently been made but has not been reviewed yet.

Tree Conservation (18J.15.030)

Staff Comment: The tree conservation code requires that 55 tree units be met for the 1.84-acre site (30 trees per acre x 1.84 acres). The applicant has proposed 81 tree units on the landscape plan. This requirement has been met.

A letter submitted in January 2020 by a certified arborist recommended that all trees on site be removed due to various conditions and windthrow potential. Staff has yet to visit the site but have been told by the applicant that all trees had previously been removed prior to application for the preliminary plat. Staff will verify prior to PSMAC meeting.

Landscaping in Employment Corridor (ECOR), Neighborhood Corridor (NCOR), Towne Center (TCTR), and Urban Corridor (UCOR) zones. (18J.15.040)

1. *Overall Landscaping.* Each project site shall dedicate 10 percent of the area of the site not occupied by buildings with landscaping. Other landscape requirements, such as low impact development best management practices, parking lot landscaping, parking garage landscaping, and perimeter landscaping requirements, may be counted toward this requirement when planted at the prescribed levels.

Staff Comment: This requirement has been met with the landscape plan, dated February 15, 2023.

Street Trees (18J.15.050)

Staff Comment: Street trees are required along all new roads and accessways at a rate of 1 per 30 lineal feet of roadway, exclusive of intersections. Street trees are also required along 176th Street East. This requirement has been met.

Infill Compatibility (18J.15.060)

Staff Comment: Infill compatibility is not required on the east side of the plat because there are no rear yards abutting the eastern property lines.

Noise Attenuating Barriers and Structural Walls (18J.15.070)

Staff Comment: No walls have been proposed.

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

Staff Comment: The applicant is meeting the off-street parking by placing the parking areas behind the proposed homes. Pedestrian connectivity has been made but shall not be painted. A change will be required to adhere to the code. Bicycle facilities are not required. Any transit stop requested will need to be approved by the traffic section of Planning and Public Works (PPW).

Exterior Illumination (18J.15.085)

Staff Comment: The applicant will need to address lighting of the pedestrian ways along with drive aisles.

Surface Parking Lot Landscaping (18J.15.090)

Staff Comment: This requirement has been met.

Stormwater Facilities. (18J.15.170)

Staff Comment: There are no above ground storm facilities shown.

Recreational Areas. 18J.15.180

Staff Comment: The applicant has provided recreational areas at the square footages required by code.

Required Findings for Preliminary Plat Approval:

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

Section 18F.40.030 - Proposed Preliminary Plat Requirements.

B. 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.*

Staff Comment: Staff will ensure that all requisite provisions will be made for public health, safety, general welfare, open spaces, drainage ways, critical area, drive aisles, transit stops if required and approved, potable water, sanitary wastes, recreation, schools, school grounds, pedestrian facilities along with safe walk for school ages kids to access the bus. Staff believes the public use and interest will be served by this subdivision and any dedications required.

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 PSMAC 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?

Summer View Townhomes PP IPR PSMAC-MJ.docx