

Initial Project Review

Conditional Use Permit: Parkland Light and Water - Richardson Well and Standpipe (Water Storage Facility)

Application Numbers: 1000840, 1000842
Tax Parcel Number: 0319174053

Parkland-Spanaway-Midland Advisory Commission (PSMAC) Public Meeting:
April 5, 2023, at 6:30 p.m., at the South East Tacoma Community Center, 1614 99th Street East, Tacoma WA

Proposal: The applicant requests a Conditional Use Permit to construct a 190-foot tall and 50 feet in diameter water storage facility with associated site improvements that will include piping, utility vaults, and stormwater infiltration. Access will be provided from Yakima Avenue South, across adjacent parcel 0319174052, also owned by Parkland Light and Water Co.

Project Location: 14302 and 14204 Yakima Avenue South, Parkland, WA, within the SE 1/4 of Section 17, T19N, R3E, W.M., in Council District #6

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: Single Family (SF) within the Parkland-Spanaway-Communities Plan Area.

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

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

Pierce County Online Permit Information:

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentsStatus?appID=1000840>



Project Data

Application Date: November 22, 2022

IPR Mailed Date: March 29, 2023

Property Owner/Applicant: Parkland Light and Water Co.
Attn: Dale Budzinski, Water Superintendent
12918 Park Avenue South
Tacoma, WA 98444
dbudzinski@plw.coop

Agent: Gray and Osborne, Inc.
Attn: Shari Gaer, E.I.T.
2102 Carriage Drive Southwest, Bldg. I
Olympia, WA 98502
sgaer@g-o.com

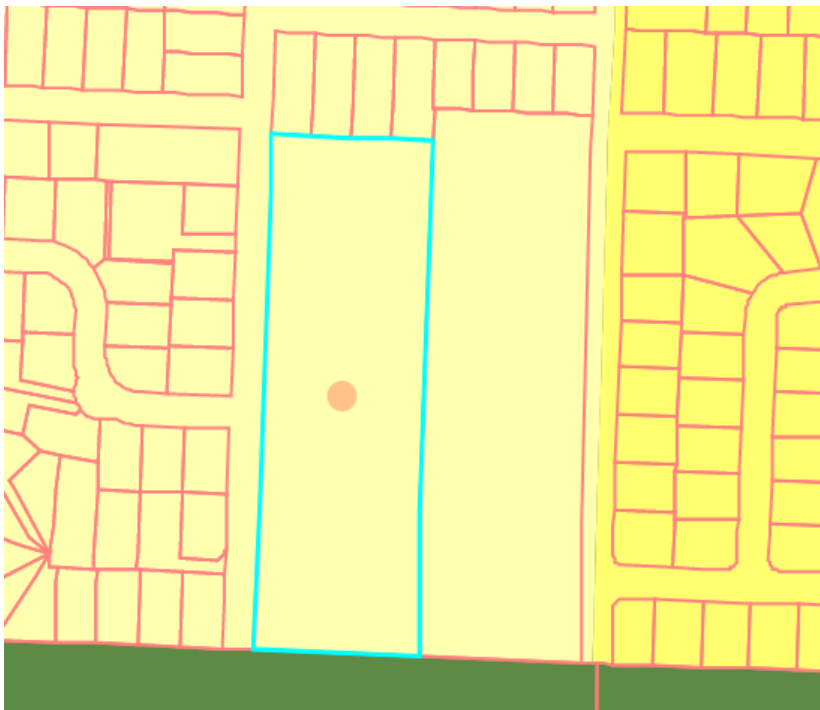
Public and Legal Notice

- *December 6, 2022*: Notice of Application (NOA) and Public Meeting Notice, 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.
- *December 7, 2023*: NOA and Revised Public Meeting Notice, 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.
- *December 14, 2022*: The site was posted with a Public Notice sign, confirmed with a Declaration of Posting.
- *March 22, 2023*: Legal Notice was published in the official County newspaper (*The News Tribune*), advertising the PSMAC public meeting date.

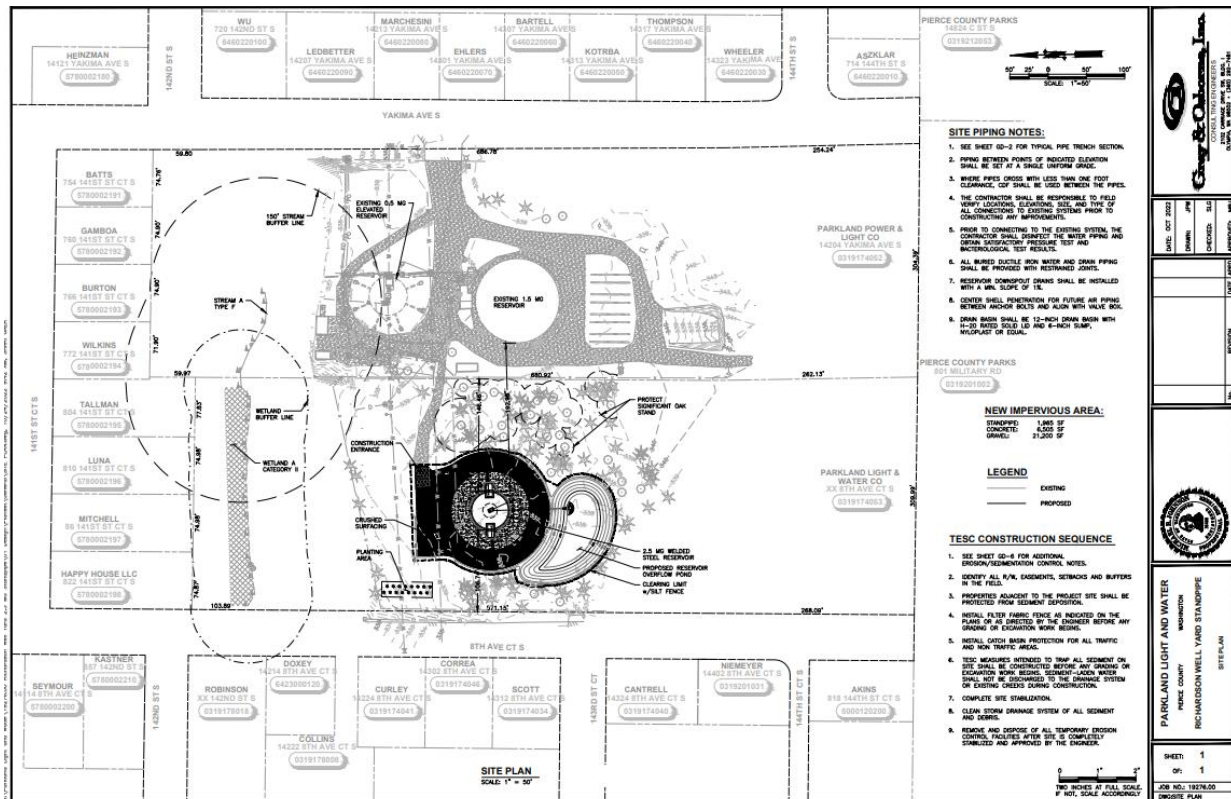
2020 County Aerial Photo



Zoning Map: Subject property and surrounding properties (SF property/MSF East/Park & Recs South)



Site Plan (showing existing trees and proposed supplemental planting plan)



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 received one comment from the public via telephone that was transcribed into questions by then reviewing planner Jennifer Kreifels.

- Marshy wet area at north boundary is full of garbage. Can it be cleaned up?
- The wetland/stream area had fish historically
- Will drainage and stormwater runoff be reviewed?
- Is it safe enough? Does the existing cyclone fence need maintenance and/or is it adequate?

Agency Comment

Comments have been received on the proposal from the following departments and agencies:

- Nisqually Tribe of Indians: No substantive comments.
- Puyallup Tribe: No substantive comments.
- WA Dept of Ecology: Sent standard comments related to water quality, toxic cleanups (if found), utilization of clean fill and proper disposal of removed debris.

Comments received on this proposal may be found by accessing the Online Permit Information referenced on page 1 of this report. 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 Residences	Single Family (SF)
South	Park	Parks and Recreation (PR)
East	Yakima Ave/Single Family Residences	Moderate Density Single Family (MSF)
West	Single Family Residences/8 th Ave Ct	SF

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 18H Development Regulations - Forest Practices
- Title 18J Design Standards and Guidelines

Initial Planning and Public Works (PPW) Staff Review for Consistency with Land Use Policies and Regulations

Title 19A, Pierce County Comprehensive Plan
19A.10.010 Goals.

The following goals, as set forth in RCW 36.70A.020, are adopted to guide development and adoption of Pierce County's comprehensive plan and development regulations. The goals are not listed in order of priority.

- L. **Public Facilities and Services.** Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

19A.30.010 Urban Growth Areas.

- C. **LU-UGA Objective 2.** Provide efficient government facilities and services.

1. Contain and direct growth within the designated Comprehensive Urban Growth Area or satellite city and town UGAs where adequate public facilities exist or can be efficiently provided.
 - a. Assure that urban level facilities and services are provided prior to or concurrent with development. These services include, but are not limited to, potable water supply, adequate sewage disposal, surface water management, roads, and transit.
 - b. Assure that urban level facilities and services are only provided within the designated Urban Growth Areas.
 - c. Seek to reduce the per unit cost of public facilities and services by encouraging urban density development within the designated Urban Growth Areas, while encouraging rural densities in the rural areas.

19A.30.180 Public and Community Facilities.

Location Criteria.

- C. **LU-PF Objective 64.** Public facilities and utilities shall be located to maximize the efficiency of services provided, minimize costs, and minimize impacts upon the natural environment.

1. Maintain the Level of Service (LOS) standard for the public facilities identified in the Capital Facilities Element.

19A.30.190 Utilities.

- A. **LU-Ut Objective 67.** Provide for the location of utility facilities.

1. Include utility facilities as permitted uses in appropriate land use classifications. (See also the Utilities element.)
2. Locate utility facilities close to areas currently containing or identified for future planned Employment Centers, commercial and industrial development. (See also the Economic Development and Utilities elements.)

- B. **LU-Ut Objective 68.** Encourage compatibility between utility facilities and adjacent land uses.

1. Site new utility facilities and provide standards to reasonably avoid or mitigate adverse environmental effects.
2. Encourage utility lines to be located underground wherever practical, using sound engineering judgement, and in accordance with rules, regulations and tariffs applicable to the serving utility.

Staff Comment: The proposed water storage facility is necessary for Parkland Spanaway Light and Water to meet their public service obligations by providing a facility that is an essential element necessary to meet the Washington State Department of Health requirements for the public water system. The unique characteristics of this site provide a location within a single-family zoning district of the urban growth area for elevated water storage that will provide domestic water and water for fire services.

Title 18A – Pierce County Development Regulations

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Residential						
	Moderate-High Density Residential	Moderate Density Single-Family	Single-Family	Residential Resource	High Density Single-Family	[Reserved]	[Reserved]
	MHR	MSF	SF	RR	HSF		
Water Supply Facilities	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3	P1;A2;C3		

18A.33.230 Utilities Use Category – Description of Use Categories.

Utilities Use Category refers to facilities serving the public by means of an integrated system of collection, transmission, distribution, and processing facilities through more or less permanent physical or wireless connections between the plant of the serving entity and the premises of the customers or their mobile devices. Included are systems for the delivery of natural gas, electricity, broadband and telecommunication services, the collection of stormwater, and for the collection and disposal of sewage and refuse.

L. Water Supply Facilities. Water Supply Facilities Use Type refers to water purification facilities, water storage facilities, wellheads, and pump stations.

Level 3: All water storage or treatment facilities that exceed 10,000 square feet or exceed 60 feet in height or propose to use gaseous chlorine or sodium hydroxide system.

Staff Comment: The water supply facility will be constructed to a height of 190 feet. The site will also have the necessary ancillary infrastructure to facilitate the use. A Level 3 Utility use is allowed in the Single-Family (SF) zone classification with approval of a Conditional Use Permit (CP) by the Pierce County Hearing Examiner.

18J.15.160 Water Storage Facilities.

A. Applicability. The following provisions shall apply to all new water supply facilities.

B. Design Objective. Provide screening and setback requirements for water supply facilities to provide for security of such facilities while ensuring compatibility with surrounding uses.

C. Standards.

1. Minimum Lot Size and Setbacks.

a. Water Storage Facilities. The following setbacks and lot size requirements shall apply to water storage facilities:

- (1) Water storage facilities that are 60 feet or less in height shall be set back a minimum of 30 feet from all property boundaries. This setback shall be in lieu of the setback requirements pursuant to the underlying zone classification.
- (2) Water storage facilities in excess of 60 feet in height and within or adjacent to a residential zone classification shall be subject to one of the following standards, as determined by the applicant:

- (a) Option 1. Setback Based Upon Height: The water storage facility shall be set back 30 feet from all property boundaries and a minimum of 1 foot for every 2 feet that the height of the facility exceeds 60 feet; or
- (b) Option 2. Minimum Lot Area Requirement: The water storage facility shall be placed on a minimum lot area based on the following calculation:

(Tank Diameter in feet + Tank Height in feet)² = Minimum Lot Size in square feet

Setbacks on such sites shall be a minimum of 30 feet from adjacent residential zone classifications.

Staff Comment: The applicant has met option 2. The lot where the water tank is proposed to be constructed is 270,072 square feet. The minimum lot size required is 36,100 square feet. The setback of the tank is greater than 30 feet from other residential zones.

2. Design. These standards shall be used in lieu of any other landscaping standards required in Title 18J PCC, Design Standards and Guidelines.

a. Landscaping. One of the following landscaping options shall be implemented for all water supply facilities:

- (1) A full screen buffer, Landscape Level 3 – L3, per PCC 18J.15.040 H.3., shall be provided along the perimeter of any proposed water storage facility or along the property boundary.
- (2) Landscaping shall be provided throughout the site. All areas not occupied by buildings, on-site facilities and work areas, or required access shall be landscaped and maintained with groundcover, shrubs, and trees. Shrubs and groundcover shall be a maximum of 2 feet in height at maturity or maintained as such. Trees shall be disbursed throughout the site at a minimum of 20 tree units per acre (based on total acreage) and may be deciduous or coniferous. Native and drought-tolerant vegetation is preferred. Perimeter and buffer trees shall apply to this total requirement. Retention of existing vegetation may be incorporated to meet these requirements in part or in whole.
- (3) For sites utilizing either option (1) or (2) above, when any planting is proposed between May and October, irrigation per PCC 18J.15.110.C.5 is required. Plantings shall be maintained for the duration of the use, and shall be replaced if disease, death, or removal of required landscaping takes place.

b. Fencing. When security fencing is proposed, it shall be constructed of natural materials or shall be coated with a dark, neutral color. Any fencing not meeting this standard shall be located behind a Level 1 L1 Landscape Buffer, per PCC 18J.15.040 H.1.

Staff Comment: The site is heavily treed with understory which provides a full screen mature buffer. To date, no landscaping plan has been provided; however, an existing and proposed tree plan has been provided. The plan shows existing trees along with supplemental plantings that will meet code requirements. No security fencing has been proposed. A final landscape tree conservation plan will be required to be submitted prior to approval of Final Site Development Plans.

18A.75.030 Conditional Use Permit

A. Purpose. The purpose of this Section is to establish decision criteria and procedures for special uses called Conditional Uses which possess unique characteristics. Conditional Uses are deemed unique due to factors such as size, technological processes, equipment, or location with respect to surroundings, streets, existing improvements, or demands upon public facilities. These uses require a special degree of control to assure compatibility with the Comprehensive Plan, adjacent uses, and the character of the vicinity. Conditional Uses will be subject to review by the Examiner and the issuance of a Conditional Use Permit. This process allows the Examiner to:

1. determine that the location of these uses will not be incompatible with uses permitted in the surrounding areas; and
2. make further stipulations and conditions that may reasonably assure that the basic Intent of this Title will be served.

B. Decision Criteria. The Examiner shall review Conditional Use Permits in accordance with the provisions of this Section and may approve, approve with conditions, modify, modify with conditions, or deny the Conditional Use Permit. The Examiner may reduce or modify bulk requirements, off-street parking requirements, and use design standards to lessen impacts as a condition of the granting of the Conditional Use Permit.

1. Required Findings. The Examiner may use Design Standards and other elements in this code to modify the proposal. A Conditional Use Permit may be approved only if all of the following findings can be made regarding the proposal and are supported by the record:

- a. That the granting of the proposed Conditional Use Permit will not:
 - (1) be detrimental to the public health, safety, and general welfare;
 - (2) adversely affect the established character and planned character of the surrounding vicinity; nor
 - (3) be injurious to the uses, planned uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located.

Staff Comments: The zoning for this parcel is Single-Family (SF). This utility use is not inconsistent with the planned uses for this area. Compliance with applicable development regulations, such as landscape buffering and setbacks, will ensure that the water storage reservoir will not be detrimental to the public health, safety, or general welfare. Adjacent uses are commercial uses. Staff finds that the applicant's proposal meets this criterion.

- b. That the granting of the proposed Conditional Use Permit is consistent and compatible with the intent of the goals, objectives and policies of the County's Comprehensive Plan, appropriate Community Plan (provided that, in the event of conflict with the Comprehensive Plan, the Comprehensive Plan prevails), and any implementing regulation.

Staff Comments: The proposed land uses are consistent and compatible with the intent of the goals, objectives, and policies of the Pierce County Comprehensive Plan for uses in the Single-Family (SF) zone classification and land use designation. Staff finds that the applicant's proposal meets this criterion.

- c. That all conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.

Staff Comments: All proposed conditions can be monitored and enforced. Staff finds that the applicant's proposal meets this criterion.

- d. That the proposed use will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties, the vicinity, and the public health, safety, and welfare of the community from such hazard.

Staff Comments: Regular operation of the site will not entail use or storage of any significant quantities of hazardous materials. Periodic maintenance and disinfection may require use of solvent based or epoxy paints and chlorine solutions. These materials are used and applied by trained personnel, and disposal requirements are closely monitored. Staff feels this criterion is met.

- e. That the conditional use will be supported by, and not adversely affect, adequate public facilities and services; or those conditions can be imposed to lessen any adverse impacts on such facilities and services.

Staff Comments: This project will assist in meeting urban level facility goals and will rely little on existing public facilities and services. Staff finds that the applicant's proposal meets this criterion.

- f. That the Level of Service standards for public facilities and services are met in accordance with concurrency management requirements.

Staff Comments: The proposed facility has been planned in accordance with requirements administered by the Washington State Department of Health Drinking Water Division. The new water storage facility will eliminate some existing limitations on water service capacity and will provide for future planned growth. Staff finds this criterion, where applicable, is met by the proposal.

Questions for PSMAC Discussion and Consideration

- Does the proposal adequately address 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?

Parkland Light and Water CP IPR PSMAC-MJ.docx