



Initial Project Review

Preliminary Plat / Planned Development District / Environmental Review / Rezone: Rolling Brook PDD

Application Numbers: 1002784, 1002785, 1002786, 1009282

Parcel Numbers: 0319334055, 0319334056, 0319334071, 0319334072 & 0319334077

Parkland Spanaway Midland Advisory Commission (PSMAC) Public Meeting: May 3, 2023, at 6:30 p.m., at the South East Tacoma Community Center, 1614 99th Street East, Tacoma, WA.

Proposal: Applicant requests Preliminary Plat approval of roughly 15 combined acres (5 parcels) for a 71-single-family lot subdivision and sixteen tracts. A wetland and seasonal stream divide the plat via Tract H in the center of the plat.

The applicant requests Planned Development District (PDD) approval for phased development of the plat and to change the zoning of one of the parcels from the Single Family (SF) zoning classification to Moderate Density Single Family (MSF) to increase the housing density.

The plat will be served by Spanaway Water, Pierce County Sewers, and Elmhurst Mutual Power. The plat will be accessed from ‘B’ Street East to the east of the plat.

Project Location: The site is in the Moderate Density Single Family (MSF) zone classification and Parkland-Spanaway-Midland Communities Plan area, located at 18409, 18501, 18525 ‘B’ Street East, Tacoma, WA, within the NE ¼ of the SE ¼ of Section 33, 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.

State Environmental Policy Act (SEPA): Pursuant to the State Environmental Policy Act and the Pierce County Environmental Regulations, Title 18D, this proposal is subject to SEPA review due to the number of lots. A determination has not been issued yet.

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/departementStatus?applPermitId=1002784>



Project Data

Application Date: December 12, 2022

IPR Mailed Date: April 26, 2023

Property Owner/Applicant: Juddville I LLC
1802 Vista Loop Southwest
Tumwater, WA 98512

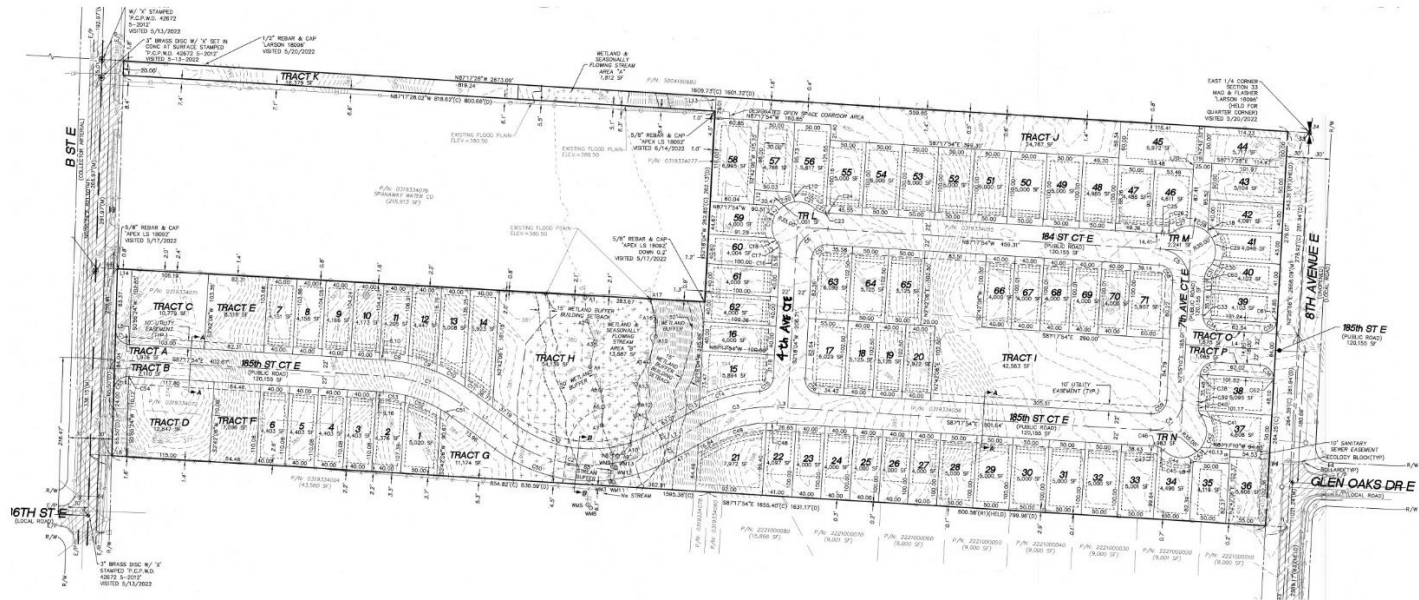
Entitle Fund Two, LLC
Attn: Geoff Sherwin
geoff@jkmonarch.com

Agent: Larson and Associates
Attn: Grant Middleton, P.E.
9027 Pacific Avenue, Suite 4
Tacoma, WA 98444
gmiddleton@rrlarson.com

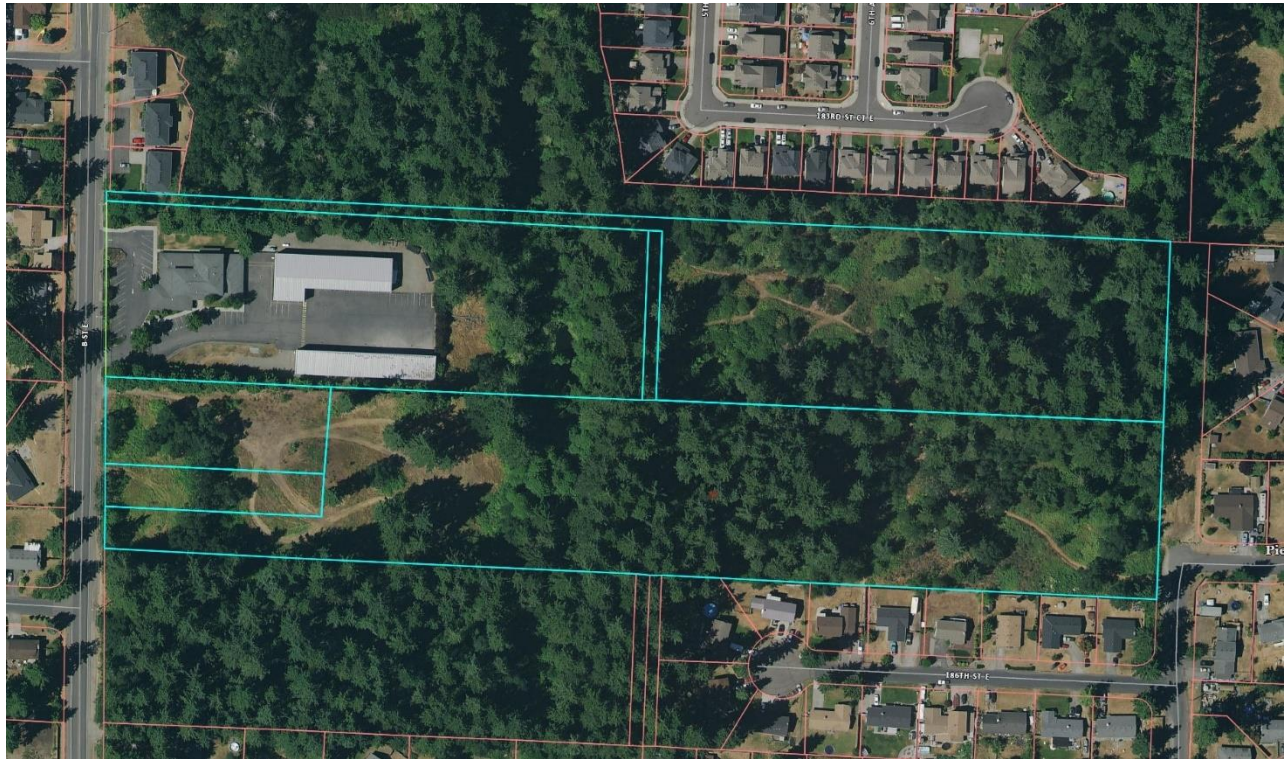
Public and Legal Notice

- *December 30, 2022*: Notice of Application (NOA) 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.
- *April 6, 2023*: Revised NOA and Public Meeting Notice, including the PSMAC meeting and Examiner's Hearing 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.
- Staff is waiting for confirmation that the site was posted with a Public Notice sign, to be confirmed with a Declaration of Posting.
- *April 19, 2023*, Legal Notice was published in the official County newspaper (*The News Tribune*), advertising the public meeting to be held by the PSMAC.

Rolling Brook Plat Drawings



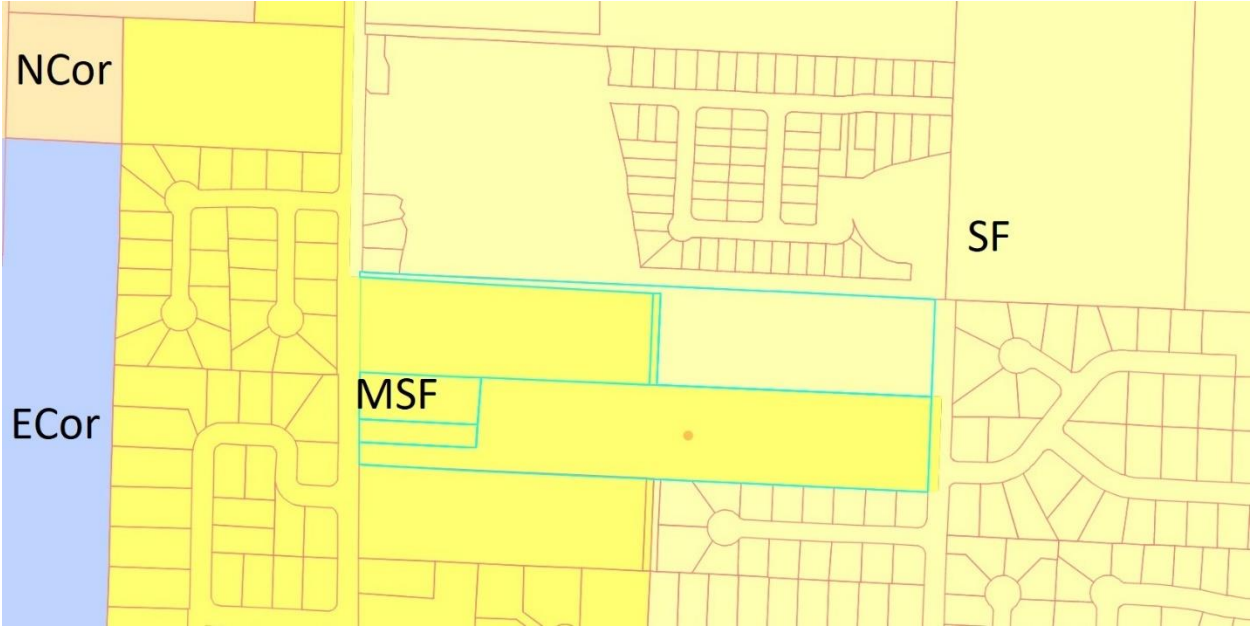
2021 County Aerial Photo



Google Earth Site Photo (from 'B' Street East)



Zoning Map



Public and Agency Review Comments – Preliminary Plat

No public comment has been received to date.

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

Cartography Section of PPW:

1. All road names and addresses shall be added to the final drawings.

Floodplain Services:

2. Submitted comments concerning a low area near ‘B’ Street East that can be filled.

Resource Management Section of PPW:

3. The project biologist’s last request is: “The Wetland and Fish and Wildlife Section cannot approve the preliminary plat until all requests have been satisfied for the related wetland and fish and wildlife permits (Appl. Nos. 1002787 and 1002788).”

Pierce County Fire Prevention Bureau:

4. A separate hydrant will need to be installed and will require a separate water permit.

Sewer Division of PPW:

5. The subject property is within 300 feet of an existing accessible sanitary sewer which has sufficient capacity to accommodate the proposed development on the subject property.
6. The proposed development on the subject property is required to connect to sanitary sewer.
7. All on-site and off-site sanitary sewer improvements required by the County to provide sanitary sewer service for this development shall be designed and constructed at the applicant’s expense and must conform to the latest revision of the PCC Chapter 13, the Pierce County Sanitary Sewer Standard Plans, Checklists and Specifications, the Pierce County Sanitary Sewer Standard Details Manual, the Pierce County General Sewerage Plan, and the Pierce County Sewer Division’s comprehensive sewerage strategies as defined by the Pierce County Wastewater Utility Manager.

Bethel Public Schools:

8. No comments have yet been received.

City of Tacoma Utilities:

9. Sent a request for utilities easement language on the final plat.

Surrounding Land Use / Zoning Designation

All surrounding properties are zoned MSF or SF and are single-family homes with the exception of the Spanaway Water Company parcel in the northwest parcel adjacent to the plat.

Utilities/Public Facilities

Utility service and public facilities are proposed as follows:

- Water - Spanaway 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 MSF and SF zone classifications are intended for low and moderate density single- and two-family residential activities and compatible civic uses in areas with a mixed residential pattern intended to accommodate and allow for areas composed of moderate and high density single-, two-, and multi-family housing, and compatible civic uses. The MSF zone allows single-family residential uses within a range of 4 to 6 dwelling units per net developable acre, with 6 dwelling units/acre allowed when sewer is available.
- The 15.04-acre project site has 11.83 net developable acres and has two zoning classifications. The southerly parcels are zoned Moderate Density Single Family (MSF), with a density range of 4-6 dwelling units per net developable acre. The northerly parcels are zoned Single Family (SF) and supports 4 dwelling units per acre. The applicant is proposing 6 dwelling units per acre for a total of 71 units ($11.83 \times 6 = 70.98$, rounded up to 71. $71 / 11.83 = 6.00$).

Section 18A.75.050 Planned Development Districts

J. PDD Approval – Findings Required. The action by the Examiner to approve a preliminary development plan for a proposed PDD with or without modifications shall be based upon the following findings:

1. That the proposed development is in substantial conformance with the Comprehensive Plan and adopted Community Plans.
2. That exceptions from the standards of the underlying district are warranted by the design and amenities incorporated in the development plan and program such as: setting aside additional open space; creating more functional park/open space areas; providing greater protection of critical areas; providing variations in housing style and type; preserving native trees; and, providing transportation features such as narrower streets and alleyways. In order to achieve the base density within a zone classification, the Examiner may determine that additional design amenities are not necessary when a site has a significant percentage of land area encumbered by constraint areas such as wetlands or steep slopes.
3. That exceptions or deviations from road standards are warranted by the design and amenities incorporated in the development plan and also subject to review and approval of the County Engineer.
4. That the proposal is in harmony with the surrounding area or its potential future use.
5. That the system of ownership and means of developing, preserving, and maintaining open space is suitable.
6. That the approval will result in a beneficial effect upon the area which could not be achieved under the current zoning and development regulations that apply to the property.
7. That the proposed development or units thereof will be pursued and completed in a conscientious and diligent manner.
8. That adequate provisions have been made for sidewalks, curb, gutters and street lighting for developments in urban areas.

Staff Comment: The applicant is requesting to change the zoning of the proposed plat's northerly parcel from SF to MSF to increase the maximum density from 4 dwelling units per acre to 6 dwelling units per acre. Consistent with the PCC requirement to provide an additional amenity, the project proposes to almost triple the minimum 500 square feet per lot requirement to roughly 1,300 square feet per lot for recreational space.

Section 18A.95 Rezone Procedures

- C. Decision Criteria. The Hearing Examiner may approve an application for a rezone only if all of the following criteria are met:
1. The proposed rezone is consistent with the purpose and intent of the Comprehensive Plan, respective community(ies) plan, PDD approval criteria contained in PCC [18A.75.050](#), and other applicable regulations;
 2. The proposed rezone bears a substantial relation to public health, safety, or welfare;
 3. The proposed rezone is in the best interest of the residents of Pierce County and the surrounding community(ies); and
 4. The proposed rezone is appropriate because of one of the following:
 - a. Conditions in the immediate vicinity have so markedly changed since the property was given its present zoning and that under those changed conditions a rezone is within the public interest; or
 - b. The rezone will correct a zone classification or zone boundary that was inappropriate when established.

Staff Comment: As noted in the last section, the applicants are requesting a zoning change to increase density by two dwelling units per acre for their plat. Staff believes the submitted required findings for a rezone meet the required criteria.

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

Tree Conservation (18J.15.030): For urban residential uses, the minimum tree unit density requirement is 30 tree units per acre. Due to the wetland and stream area in the center of the plat the applicant will likely have adequate trees to retain.

Landscape Buffers (18J.15.040): A Level 1 landscape buffer is required along the civic use to the north, which has already been landscaped with a screen of mature trees by the water company, and a Level 3 landscape buffer is required along the fronting arterial roadways ('B' Street East).

Street Trees (18J.15.050): Street trees shall be installed along both sides of all new urban roads and access ways.

Recreational Areas (18J.15.180): A minimum 500 square feet per dwelling unit via this section locating criteria is required; 5,000 contiguous square feet of useable space for recreation activities is required. Minimum of 25 percent of the area shall be for active recreation and the remainder shall be for passive recreation.

Required Findings for Preliminary Plat Approval

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

Section 18F.50.030 Proposed Preliminary Plat Requirements.

D. Required Written Findings and Determinations. The Director's written decision on the final short plat or final large lot division shall include findings and conclusions, based on the record, to support the decision. A proposed final short plat or final large lot shall not be approved unless the Director makes written findings that:

1. All conditions of preliminary approval have been met;
2. The final short plat/large lot meets all standards established by state law and this Title relating to final short plats/large lots;
3. The proposed final short plat/large lot bears the certificates and statements of approval required by this Title and state law;
4. A title report, no later than 30 days old, has been furnished confirming title of the land in the name of the owner(s) whose signature(s) appear on the plat certificate; and
5. The required facilities and improvements have been completed or required bond or financial guarantees have been provided as set forth in PCC 18F.30.040 C.

Questions for PSMAC 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?

Planned Development District:

- Is the request to increase housing density warranted by the design and amenities incorporated in the plat design? If not, what changes are recommended?

General:

- Is the Preliminary Plat request consistent with the Pierce County Comprehensive Plan or the Parkland-Spanaway-Midland Communities Plan? If not, how can it be made consistent?

Other Questions or Concerns?

Rolling Brook PP-PDD IPR PSMAC-DB.docx