

# Initial Project Review

## Preliminary Plat: Uplands Exclave South

**Application Number: 1006062, 1006063**

**Tax Parcel Number: 0419363010**

**South Hill Advisory Commission (SHAC) Public Meeting: June 5, 2023, at 7:00 p.m.**, at the Rogers High School Library, 12801 86th Avenue East, Puyallup, WA 98373

**Proposal:** The applicant requests Preliminary Plat approval to divide a 20-acre parcel into 44 single family residential lots.

**Project Location:** The site is in the Residential Resource (RR) zone classification and South Hill Community Plan area, located to the north of the development of Daybreak, in the 13400 -13700 Blocks (east/west) and 18900 - 19100 Blocks (north/south) approximately 2,600 feet north of 200th Street East, Puyallup, WA, within the NE ¼ of Section 36, T19N, R04E, W.M., in Council District #1.

**State Environmental Policy Act (SEPA):** The proposal is being reviewed by the Pierce County Environmental Official designate, pursuant to the State Environmental Policy Act and the Pierce County Environmental Regulations, Title 18E. No determination has been reached at this time.

**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.

**County Contact:** Cory Ragan, Senior Planner, 253-798-2590, [cory.ragan@piercecountywa.gov](mailto:cory.ragan@piercecountywa.gov)

**Pierce County Online Permit Information:**

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentsStatus?applPermitId=1006062>



## Project Data

Application Complete Date: February 23, 2023

Initial Project Review Sent: May 30, 2023

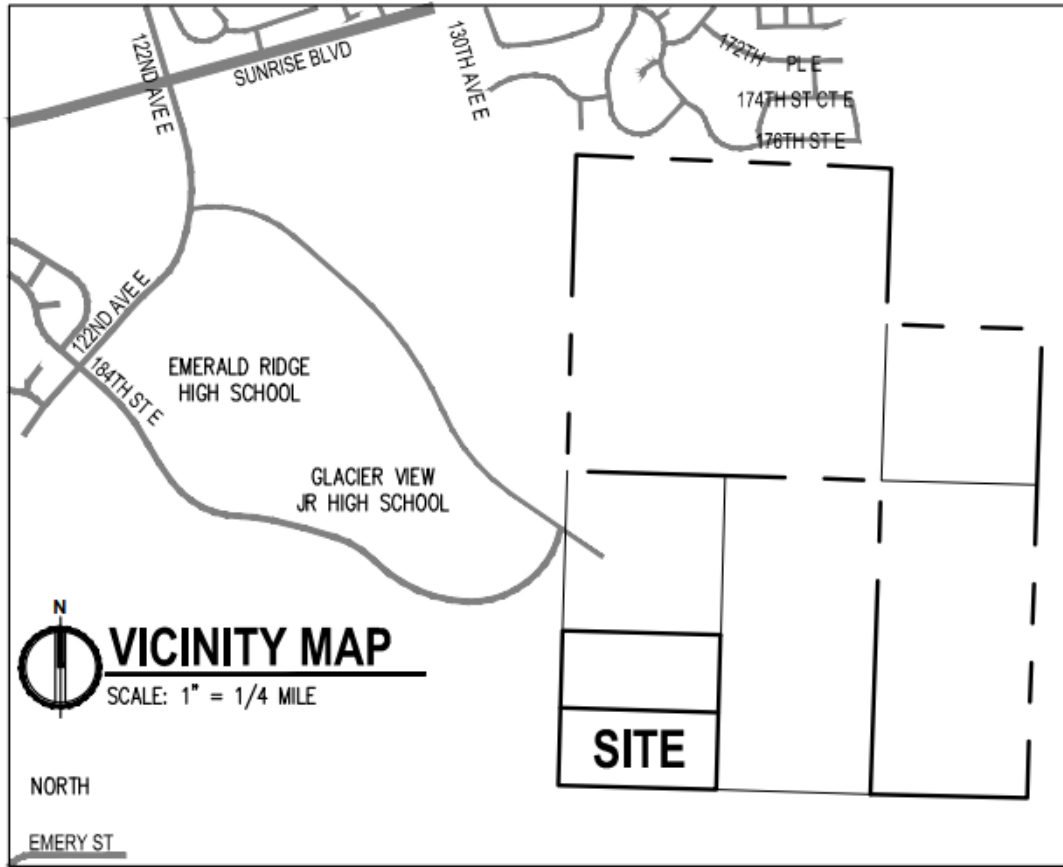
Owner: Uplands 320 LLC.; Tarragon LLC  
Attn: Charles Hare  
601 Union Street, Suite 3500  
Seattle, WA 98101  
[chare@tarragon.com](mailto:chare@tarragon.com)

Applicant/agent: AHBL  
Attn: Lisa Klein  
2215 North 30<sup>th</sup> Street, Suite 300  
Tacoma, WA 98403  
[lklein@ahbl.com](mailto:lklein@ahbl.com)

## Public and Legal Notice

- *March 29, 2023*: Notice of Application (NOA) and Public Meeting Notice, including the South Hill Advisory Commission (SHAC) public meeting date, 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 5, 2023*: Public Notice sign was posted on the site, confirmed with a Declaration of Posting.
- *May 22, 2023*: Legal notice was published in the official County newspaper (*Tacoma News Tribune*), advertising the SHAC public meeting.

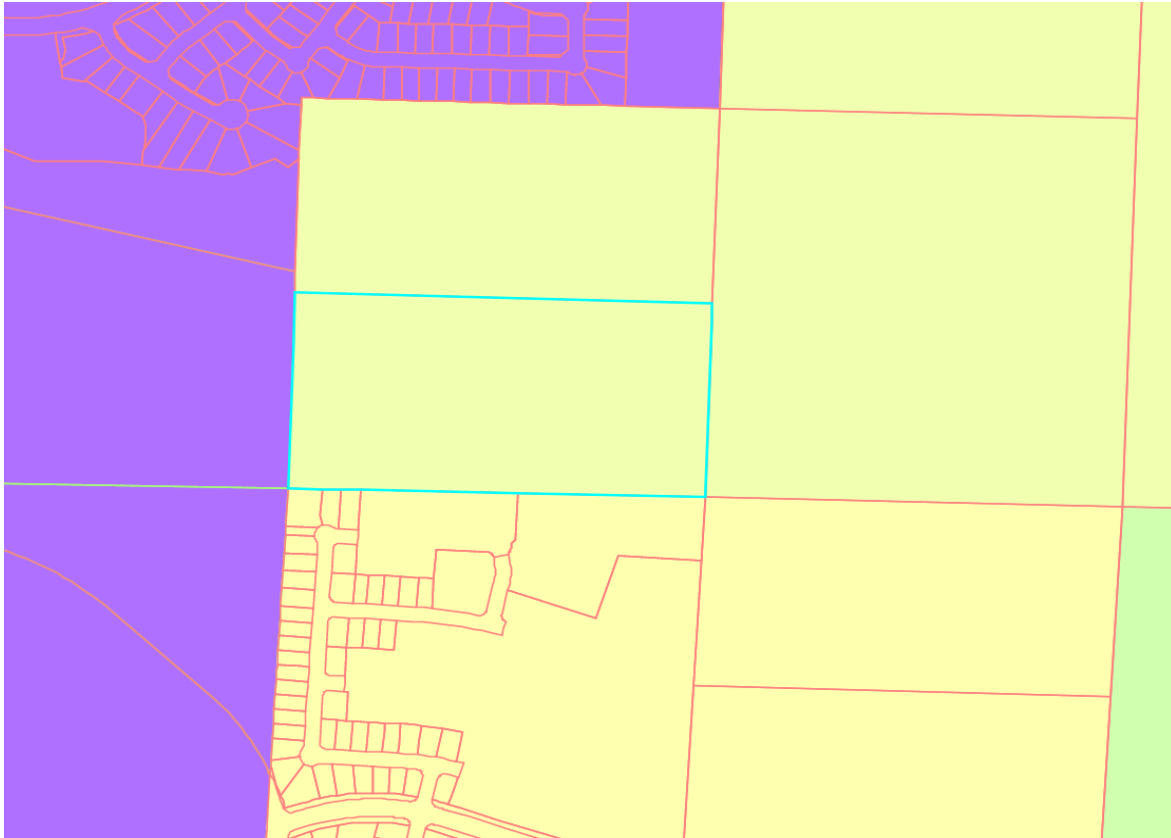
# Vicinity Map



2020 County Aerial Photo

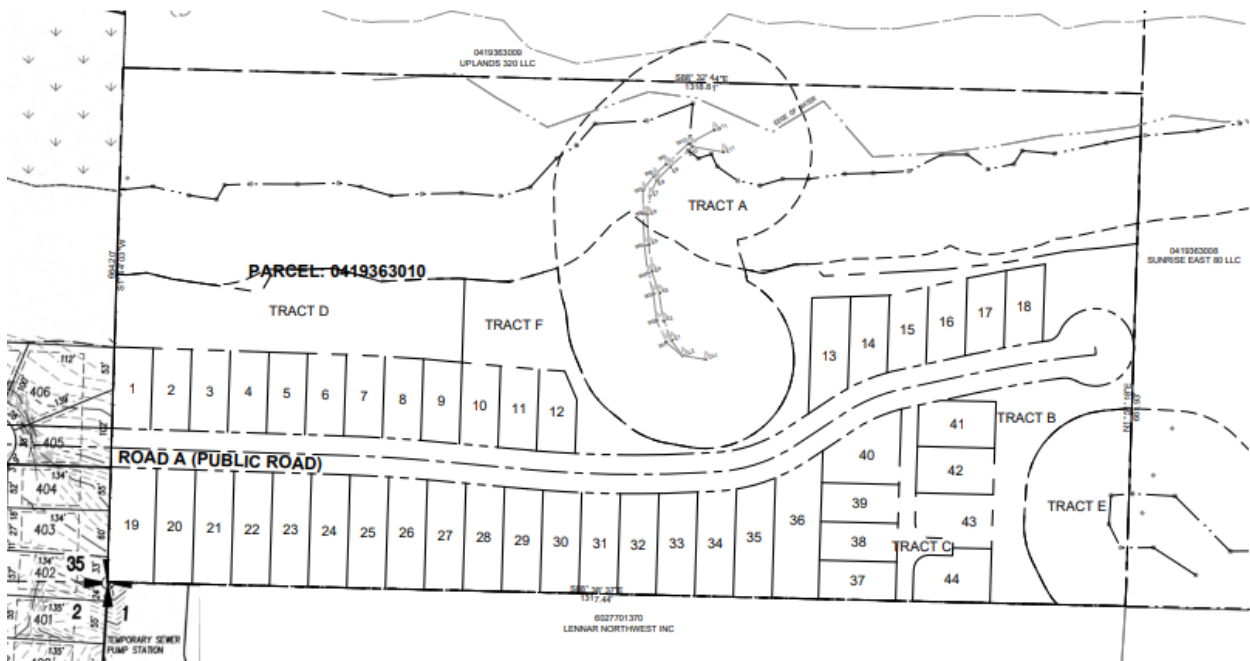


## Zoning Map: Subject property and surrounding properties



Light Green: Residential Resource (RR)  
Purple: Master Planned Community (MPC)  
Yellow: Moderate Single-Family (MSF)  
Green: Rural Sensitive Resource (RSR)

## Preliminary Plat Map



## **Public and Agency Review Comments**

On March 29, 2023, 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:

A comment letter from Sunrise South LLC (Sunrise Development Corporation) was provided on May 5, 2023. The letter states concerns about access being proposed into Sunrise. The letter also states concerns regarding stormwater and sewer connections.

### Agency Comments:

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

- Health Department:
  - The Health Department has preliminarily approved.
- Resource Management:
  - Resource management has stated that a wetland analysis and fish and wildlife analysis are needed.
- Floodplain Management:
  - Floodplain management has requested that the A zone flood hazard zone be shown on the preliminary plat and lists notes to be included on the plat.
- Pierce County Fire Prevention Bureau (FPB):
  - FPB has requested an updated parcelization permit exhibit to include this preliminary plat and update to include road permit, deviations, and Tacoma Water hydrant permit as they are submitted. Plats with more than 30 dwelling units requires two separate access roads that are at least ½ the overall plat area apart. This is an extension of another plat or division. Show access to the feeder. Exception if all dwellings have an NFPA 13d fire sprinkler system. A separate water system permit is required and shall be final approved prior to final plat approval.
- Cartography Section of Planning and Public Works (PPW):
  - Cartography requested a road name to be placed on the plat map.
- Development Engineering Section of PPW:
  - Development Engineering has provided initial review comments regarding roads and access. A Traffic Impact Analysis has not been submitted by the proponents at this time.
- Nisqually Indian Tribe:
  - The Nisqually Indian Tribe has requested that a cultural resource study be conducted prior to any development activities.

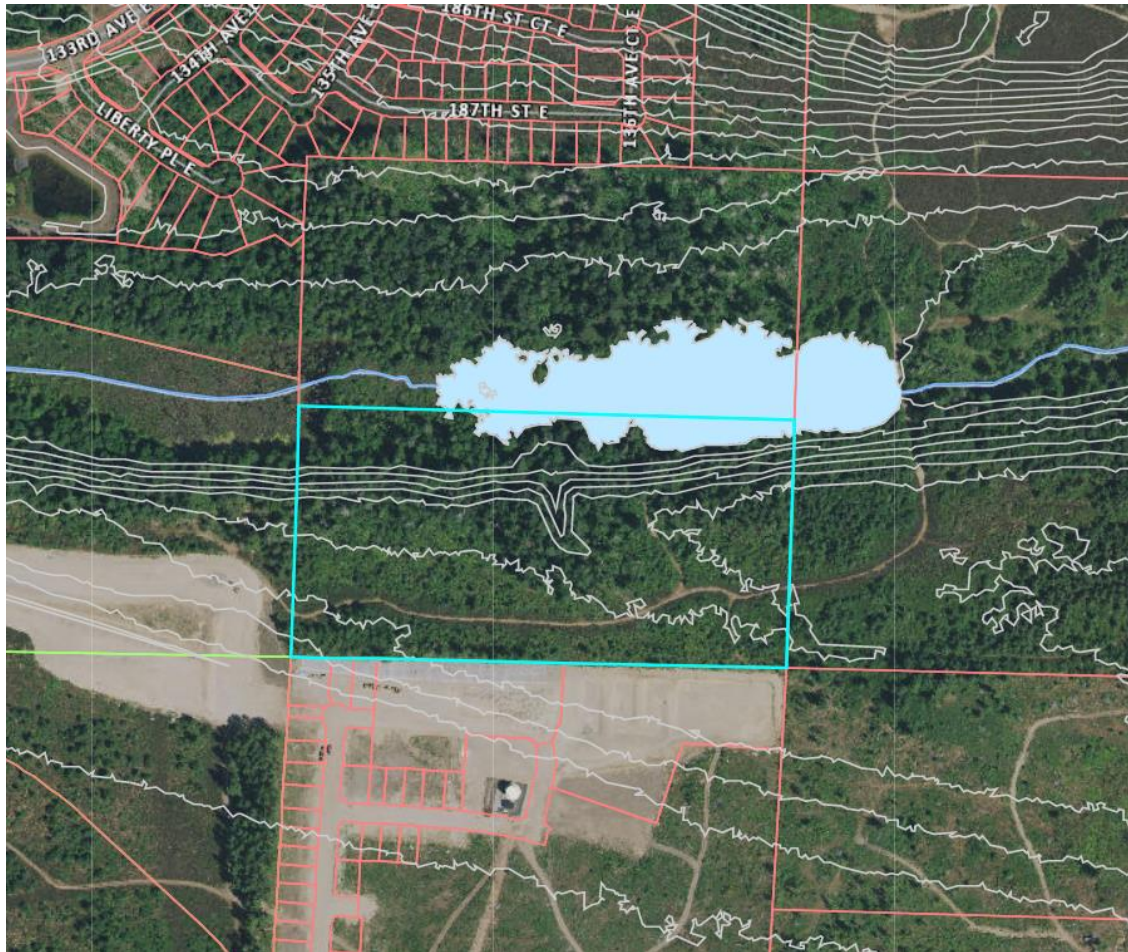
- Squaxin Island Tribe
  - The Squaxin Island Tribe has requested that a cultural resource study be conducted prior to any development activities.
  
- Sewer:
  - The subject property is located within the Pierce County Sewer Service area and is within the Comprehensive Urban Growth Area (CUGA).
  - 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.
  - The proposed development on the subject property is required to connect to sanitary sewer.
  - 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.

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.

### **Site Conditions**

The subject site is an individual rectangular-shaped parcel of land approximately 20 acres in size. The site is bound to the south by the plat of Daybreak, to the north is vacant (proposed Uplands Exclave North) to the west is Sunrise, and to the east by vacant property.

The site is an undeveloped forested parcel vegetated with small- to large-diameter trees with a fern and mixed brush undergrowth. Site topography is comprised of a hill that descends north to Lorenz Creek. The site has an overall elevation difference of approximately 70 feet.



Surrounding Land Use / Zoning Designation:

LAND USE		ZONING (Title 18A)
North	Vacant	Residential Resource (RR)
South	Single Family Residential	Moderate Density Single Family (MSF)
East	Vacant	RR
West	Single Family Residential and associated open space	Master Planned Community (MPC)

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

- Water - City of Tacoma
- Sewer- Pierce County
- Power - Puget Sound Energy
- School- Orting School District



## **Governing Regulations**

The proposal has been reviewed for conformance with the following goals, policies and requirements in effect on February 23, 2023, 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**

The subject property and surrounding properties have a land use designation of Moderate Density Single Family (MSF) with a zoning classification of Residential Resource (RR). The Pierce County Comprehensive Plan defines the MSF land use designation as a land use designation intended for low to moderate density single-family developments. The following are goals and policies of the MSF designation:

GOAL LU-24 Implement the Moderate Density Single-Family land use designation through the following zone classifications: Moderate Density Single-Family (MSF) 4 to 6 units per acre, Single-Family (SF) 4 units per acre, and Residential Resource (RR) 1 to 3 units per acre.

GOAL LU-25 The Moderate Density Single-Family (MSF) designation allows for single- or two-family dwellings, and in limited circumstances multifamily housing.

LU-25.1 Prohibit commercial and industrial uses.

LU-25.2 Allow for limited civic use

LU-25.3 Multifamily housing should be prohibited unless it is in the form of attached single family housing that meets MSF densities.

LU-25.4 The Residential Resource (RR) zone is intended to provide for low-density single family residential uses compatible or integrated with areas of unique open space character and/or environmental sensitivity.

LU-25.4.1 This zone is applied in areas that have high value environmental features that are both complex in structure and function and large in scope.

## **South Hill Community Plan**

The South Hill Community Plan applies to all land uses within the South Hill Community Plan area. Staff finds the following goals and policies of the Community Plan applicable to the proposal:

GOAL SH LU-2 Establish land use patterns that integrate the natural environment and provide compatibility among different uses.

SH LU-2.1 Uses should embrace a livable community of residential, commercial, and civic uses situated among trees and green space, supplemented by design features that lend to a greater sense of community, and connected by a fully linked system of roads and active transportation facilities.

GOAL SH LU-3 Reverse the existing pattern of residential and commercial sprawl. This should be accomplished by:

SH LU-3.2 Providing for a variety of housing types and densities throughout residential zones;

GOAL SH LU-4 The pattern of residential development should reflect the community's desire to preserve environmentally sensitive areas and open space corridors.

SH LU-4.1 Higher densities should be allowed only outside of areas with environmental constraints when mitigation is provided.

## **State Environmental Policy Act (SEPA)**

- The proposed plat is subject to the requirements of SEPA as a result to the number of lots being greater than 20 lots.

## **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 groundwater 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.

<b>Table 18E.50.040-A. Aquifer Recharge Area Impervious Surface Limitations</b>	
<b>Comprehensive Plan Land Use Designation</b>	<b>Maximum Impervious Surface Coverage (1)</b>
Urban Land Use Designations	
Moderate Density Single-Family	35%

**Stormwater:**

- The project proposes infiltrating 100% of the developed runoff to mimic the pre-development stormwater volume to avoid the maximum 35% impervious surface. All stormwater mitigation for quality and quantity will be required to comply with the Pierce County Stormwater Manual.

**Title 18A, Development Regulations – Zoning**

- The property is zoned Residential Resource. This zone is strictly comprised of low to moderate density, detached single-family development and civic uses (PCC 18A.10.080. D.2.c). The density requirement of the RR zone is measured per net developable acre (du/ac) and requires a minimum density of 1 du/ac and a maximum of 3 du/ac. The applicant is proposing a density of 2.96 du/ac. All lots will be designed for single-family residences served by public sewer and water.

**Title 18J, Development Regulations – Design Standards and Guidelines**

- Street trees will be provided internally along the new roadway at 1 per 30 lineal feet of frontage of tracts and a minimum of 1 street tree per lot will be required on the plat roads prior to home occupancy.
- Curbs, gutters, sidewalks and streetlights will be required within the plat.
- Landscape buffers could be required along road frontages depending on classifications.
- Park impact fees, currently \$2,552.39 per dwelling unit, to be adjusted upward for inflation are required prior to building permit issuance.
- School Impact fees will be required to be paid to the Orting School District for all single-family residences within the plat.

**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.*

**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 SHAC 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?

Other Questions or Concerns?

Uplands Exclave South IPR SHAC-CR.docx