

# Initial Project Review

## Planned Development District / Environmental Review: Oakridge Apartments PDD

**Application Numbers: 1007253, 1007254**  
**Parcel Number: 0419274006**

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

**Proposal:** Applicant requests a Planned Development District (PDD) to exceed the base density of 15-units per acre to provide an apartment complex with 72 units on 3.65 acres. The PDD is proposing to exceed the required 36,000 square feet of recreation area to 54,145 square feet of recreational area to mitigate for exceeding base density.

The proposal will be served by Tacoma Water, Pierce County Sewers, and Elmhurst Mutual Power. The appartement complex will be accessed from 110<sup>th</sup> Avenue East.

**Project Location:** The site is in the Moderate-High Density Residential (MHR) zone classification and South Hill Community Plan area, located at 17221 110<sup>th</sup> Avenue East, Puyallup, WA, within the 43 Quarter of Section 27, T19N, R04E, W.M., in Council District #1.

**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 units. A determination has not been issued yet.

**County Contact:** Kaycee Hathaway, Associate Planner, 253-798-3297,  
[kaycee.hathaway@piercecountywa.gov](mailto:kaycee.hathaway@piercecountywa.gov)

**Pierce County Online Permit Information:**

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departementStatus?applPermitId=1007253>



## Project Data

Application Date: March 17, 2023

IPR Mailed Date: May 30, 2023

Property Owner/Applicant: Fred Wagner and Scott Serven  
PO Box 200  
Fox Island, WA 98333  
[jeffservin@icloud.com](mailto:jeffservin@icloud.com)

Entitle Fund Two, LLC  
Attn: Geoff Sherwin  
[geoff@jkmonarch.com](mailto:geoff@jkmonarch.com)

Agent: Larson and Associates  
Attn: Grant Middleton, P.E.  
9027 Pacific Avenue, Suite 4  
Tacoma, WA 98444  
[sclark@rrlarson.com](mailto:sclark@rrlarson.com)

## Public and Legal Notice

- *April 14, 2023*: Notice of Application (NOA) and Public Meeting Notice, including the South Hill Advisory Commission 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.
- *April 21, 2023*: The site was posted with a Public Notice sign, confirmed with a Declaration of Posting.
- *May 22, 2023*, Legal Notice was published in the official County newspaper (*The News Tribune*), advertising the public meeting to be held by the SHAC.

# Oakridge Drawings



2021 County Aerial Photo



**Google Earth Site Photo (from 110th Street)**



**Zoning Map**



## **Public and Agency Review Comments – Planned Development District**

Two public comments were received. Comments received on this proposal may be found by accessing the online permit information referenced on page 1.

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

### Sewer Division of PPW:

1. The subject property is located within the Pierce County Sewer Service area and is within the Comprehensive Urban Growth Area (CUGA).
2. 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.
3. The proposed buildings on the subject property are required to connect to sanitary sewer.
4. 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.

### Tacoma Pierce County Health Department:

- The TPCHD has approved this application, as the proposal is not on septic and is on Tacoma Water.

### Puyallup Public Schools:

- School bus transportation is planned to serve all students from this development. The district requests that the applicant coordinate with the district's Director of Facilities Planning and Pierce County staff to include a school bus stop waiting area along 110th Avenue East in the design and construction of this project. A coordinated planned bus stop waiting area shall ensure a safe waiting area for students in a location accessible by school bus transportation.

### City of Tacoma Utilities:

- No comment at this time.

### Nisqually Indian Tribe:

- The Nisqually Indian Tribe's THPO has reviewed the notice of application and supplemental materials that you provided for the above-named project and has no comments or concerns at this time. Please keep us informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials.

Washington State Department of Ecology:

- All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department or Department of Ecology for proper management of these materials. This property is within a quarter mile of two known or suspected contaminated sites. The sites are Pierce County Fire District 9, Facility Site Identification (FSID) 59478944; and Sweeney Industries, FSID 42848. To search and access information concerning these sites see <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup> Cleanup-sites. If contamination is suspected, discovered, or occurs during demolition, site preparation, or construction of the residential apartment complex, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, the Department of Ecology must be notified. To notify Ecology, contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Sandy Smith with the Toxics Cleanup Program at the Southwest Regional Office at (360) 999-9588. Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.
- Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.
- Construction Stormwater General Permit:  
The following construction activities require coverage under the Construction Stormwater General Permit:
  1. Clearing, grading and/or excavation that results in the disturbance of one or more acres and discharges stormwater to surface waters of the State; and
  2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more and discharge stormwater to surface waters of the State.
    - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, and discharge to surface waters of the State; and
  3. Any size construction activity discharging stormwater to waters of the State that Ecology:
    - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
    - b) Reasonably expects to cause a violation of any water quality standard.

- If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted. For additional information on contaminated construction sites, please contact Evan Wood at [evan.wood@ecy.wa.gov](mailto:evan.wood@ecy.wa.gov), or by phone at (360) 706-4599.
- Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at: <https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx>.
- The applicant may apply online or obtain an application from Ecology's website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/-Application>. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

### **Surrounding Land Use / Zoning Designation**

LAND USE		ZONING
North	Single Family Residence & Storm Drainage Area	Moderate Density Single Residential (MSF)
South	Town homes, Access Tract & Active Park/ Storm Drainage Tract	Master Planned Resort (Mixed Use District - MUD & High-Density Residential - HRD)
West	110 <sup>th</sup> Avenue East	N/A
East	Single family home, Temporary cul-de-sac which is a private road and a Park Tract	MUD and HRD

### **Utilities/Public Facilities**

Utility service and public facilities are proposed as follows:

- Water - Tacoma Water
- Sewer- Pierce County
- Power - Elmhurst Mutual Power
- School- Puyallup 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 18 Development Regulations - General Provisions
- Title 18A Development Regulations – Zoning
- Title 18D Development Regulations - Environmental
- 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 MHR zone classification is intended for moderate and high density single- and multi-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 MHR zone allows single- and multi- family residential uses within a range of 8-20 dwelling units per net developable acre, with the maximum density being attainable with a Planned Development District.
- The 3.68-acre project site has 3.68 net developable acres. All parcels are zoned Moderate High-Density Residential (MHR), with a density range of 8-20 dwelling units per net developable acre. The applicant is proposing 19.6 dwelling units per acre for a total of 72 units (3.68 x 19.6=72.128).

### **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.

Applicant Comment:

1. The Land Use Designation in the Comprehensive Plan and Community Plan both identify this site as High Density Residential, which is consistent with the proposed density of 19.6 DU's/Acre.
2. The PDD proposes the development of 72-multi-family residential units.
3. The PDD project site consists of one (1) parcel that is 3.68 acres.
4. The project is located immediately adjacent to open space tracts in both of the Master Plan Community zoned developments located to the south and to the east, with a utility/open space tract supporting the Moderate Density Single Family development to the north. Open space and an intensely planted 20' wide L-3 Landscaping Buffer is provided adjacent to the three single family residential lots located along the northeast corner of the site.
5. The project contains no critical areas.
6. The project is located in an established high-density neighborhood containing attached residential housing, small lot detached residential housing consistent with MHR density allowances and development patterns.
7. Adequate public sewer and water services are available and will be utilized for the project.
8. At 19.6 DU's/Acre, the PDD proposes a density above MHR Base Density of 15, and less than the MHR Maximum density of 20.
9. The PDD is compatible with the surrounding uses, potential future uses and the overall neighborhood.
10. The proposed PDD development, including the extensive project landscaping will be consistent with and complement the existing neighborhood.
11. The PDD area is not located within a critical area.

Staff Comment: The applicant is requesting to exceed base density of 15 units per acre and go to 19.6 units per acre. Consistent with the PCC requirement to provide an additional amenity, the project proposes to exceed the minimum requirement of 36,000 square feet by 66-percent to roughly 54,145 square feet per lot for recreational space.

**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 expanded recreational areas the applicant will likely have adequate trees to retain.

Landscape Buffers (18J.15.040): A Level 3 landscape buffer is required adjacent to the single-family residences in the northeast corner of the proposal and along 110<sup>th</sup> Avenue East as it is an arterial road.

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): The code states: *Minimum 500 sq. ft. per dwelling unit. 5,000 contiguous square feet of useable space for recreation activities is required and a minimum of 25 percent of the area shall be for active recreation and the remainder shall be for passive recreation.* The applicant is exceeding the minimum requirements.

Questions for SHAC Discussion and Consideration

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?

Other Questions or Concerns?

Oakridge Apartments PDD IPR SHAC-KH.docx