

# Initial Project Review

## Conditional Use Permit: First Steps Learning Center

**Application Number: 1009526**  
**Tax Parcel Number: 0319227022**

**Parkland-Spanaway-Midland Advisory Commission (PSMAC) Public Meeting:**  
**September 6, 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 operate a childcare center in an existing religious assembly facility.

**Project Location:** 1014 152nd Street East, Tacoma, WA, 98445, within Section 22, T19N, R03E, 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 project remains in review to ensure the project is in compliance with all applicable codes and regulations.

**Zone Classification:** Moderate Density Single Family (MSF) 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 project is exempt from SEPA review.

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

**Pierce County Online Permit Information:**

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentsStatus?applPermitId=1009526>



## Project Data

Application Date: April 30, 2023

IPR Mailed Date: August 30, 2023

Property Owner Faith Evangelical Free Church  
Attn: Dan Atwood  
1014 152nd Street East  
Tacoma, WA 98445  
[leadpastor@faithcommunity.church](mailto:leadpastor@faithcommunity.church)

Applicant: First Steps Learning Center  
Attn: Clarita T. Whatley  
15422 Acorn Way East  
Tacoma, WA 98445  
[Firststepslearningcenterllc@gmail.com](mailto:Firststepslearningcenterllc@gmail.com)

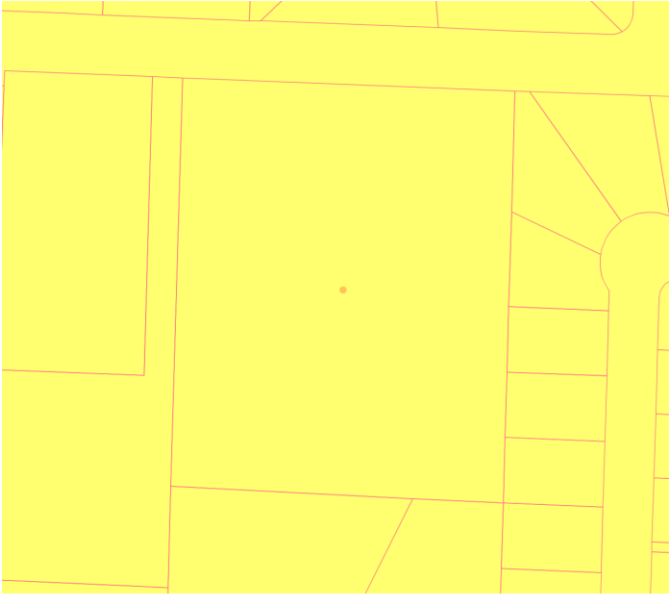
## Public and Legal Notice

- *June 22, 2023*: Notice of Application (NOA) and Public Meeting Notice, including the Parkland-Spanaway-Midland Advisory Commission (PSMAC) public 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.
- *June 27, 2023*: The site was posted with a Public Notice sign, confirmed with a Declaration of Posting.
- *August 18, 2023*: Legal Notice was published in the official County newspaper (*The News Tribune*), advertising the PSMAC public meeting date.

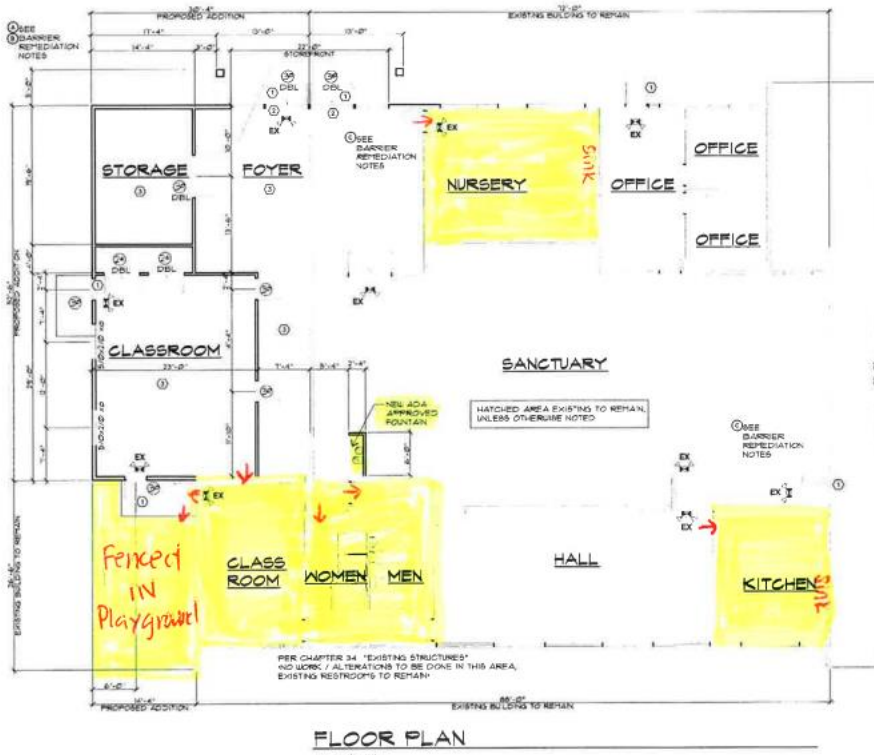
2020 County Aerial Photo



Zoning Map: Subject property and surrounding properties (MSF in yellow)



## Proposed Floor Plan (no additions to existing building)



## Public and Agency Review Comments

On June 22, 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

To date, the County has not received any comment from the public.

### Agency Comment

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

- Nisqually Tribe of Indians: No substantive comments.
- Squaxin Island Tribe: No substantive comments.
- Health Department commented that a septic system analysis is needed for the change of use.
- The Building Division commented that a change of use and separate building permits will be required.

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/152 <sup>nd</sup> ST E	Moderate Density Single Family (MSF)
South	Duplexes	MSF
East	Single Family Residences	MSF
West	Single Family Residences	MSF

**Governing Regulations**

The proposal has been reviewed for conformance with the following goals, policies and requirements in effect on the April 30, 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 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.

**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.

*Staff Comment:* The proposed learning center daycare is listed as a civic use and is allowed with the approval of a Conditional Use Permit in the MSF zone in Parkland-Spanaway-Midland.

**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			
CIVIC USE CATEGORY: See PCC <a href="#">18A.33.220</a> for Description of Civic Use Categories.							
Administrative Government Services	P						
Community and Cultural Services	P2,7,8;C1,3	P2,7;C1	P2,7;C1	P2,7;C1	P7		
Day-Care Centers	P	C1	C1	C1	P1		

**18A.33.230 Civic Use Category – Description of Use Categories.**

Civic Use Category includes facilities or services that are strongly associated with public need or social importance such as educational, cultural, medical, protective, and governmental.

B. Day-Care Centers. Day-Care Centers Use Type refers to the commercial use of a building or any portion thereof for the care of individuals needing supervision and care on a less than 24-hour basis. The term shall also include facilities commonly known as pre-schools. Also see PCC 18A.37.100 regarding development standards for home-based day-care facilities.

Level 1: Day-care Centers licensed for fewer than 25 children.

Level 2: Day-care Centers licensed for 25 or more children.

*Staff Comment:* The proposed Daycare is proposed to meet the fewer than 25 children maximum allowed in the MSF zone. A Level 1 Daycare use is allowed in the Moderate Density Single-Family (MSF) zone classification with approval of a Conditional Use Permit (CP) by the Pierce County Hearing Examiner.

**Title 18J – Pierce County Development Regulations – Design Standards and Guidelines**

*Staff Comment:* The proposed Daycare is not subject to any design review as the proposal is all interior to an already existing religious assembly facility.

### **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 Moderate Single-Family (MSF). This use is not inconsistent with the planned uses for this area. Compliance with applicable development regulations will ensure that the daycare will not be detrimental to the public health, safety, or general welfare. 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 Moderate Single-Family (MSF) 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 (if needed) 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. 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 service 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 daycare is a needed service for the surrounding community. Staff finds that the level of service provided meets the intent of the criteria.

### **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?

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