

Initial Project Review

Conditional Use Permit: St. Mary's Traditional Catholic Church

Application Numbers: 925174, 925177

Tax Parcel Numbers: 5780000250, 5780000260, 5780000370

Parkland-Spanaway-Midland Advisory Commission (PSMAC) Public Meeting, March 4, 2020, at 6:30 p.m., at SE Tacoma Community Center, 1614 99th Street East, Tacoma, WA 98445.

Proposal: The applicant requests a Conditional Use Permit to construct a 40-foot by 60-foot multipurpose building on a 1.46 acre, three parcel church campus.

Project Location: The site is in the Single Family (SF) zone classification and Parkland-Spanaway-Midland Community Plan area, located at 757 138th Street South, 13714 Yakima Avenue South and 766 137th Street South, Tacoma, WA, in Section 17, T19N, R03E, W.M., in Council District #6.

Report Summary: County staff has reviewed this proposal for compliance with all applicable policies, codes, and regulations. Based on the information received to date, if the proposal meets all requirements, Staff could recommend **approval** of the proposal.

State Environmental Policy Act (SEPA): A SEPA checklist was submitted in compliance with Title 18D.

County Contact: Andrew Van Gordon, Associate Planner, (253) 798-7113,
andrew.vangordon@piercecountywa.gov

Pierce County Online Permit Information:

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentsStatus?applPermitId=925174>



Project Data

Application Complete: December 10, 2019

Initial Project Review Sent: February 28, 2020

Property Owner/Applicant: Saint Mary's Traditional Catholic Church
Attn: Colin Fabre
757 – 138th Street South
Tacoma, WA 98444
Oakterraceoffice@comcast.net

Agent: Azure Green Consultants
Attn: Jim Job
409 East Pioneer, Suite A
Puyallup, WA 98372
jim@mailagc.com

Public and Legal Notice

- *January 8, 2020*: Notice of Application and Public Meeting Notice 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.
- *January 13, 2020*: Public Notice sign was posted on the site, confirmed with a Declaration of Posting.
- *February 19, 2020*: Legal notice was published in the official County newspaper (*The News Tribune*), advertising the Parkland-Spanaway-Midland Advisory Commission (PSMAC) public meeting.

2018 Aerial Photo



Figure 1: Project property is highlighted.

Zoning Map

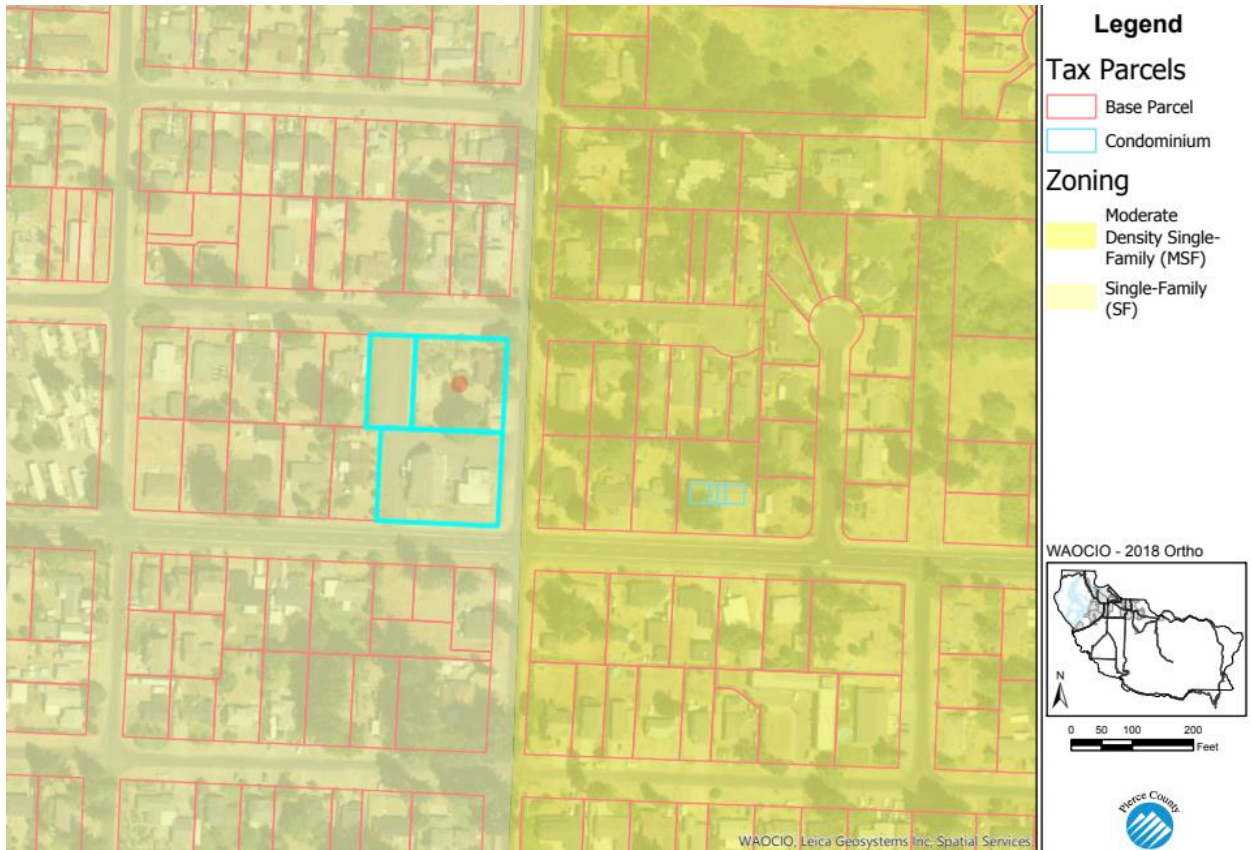
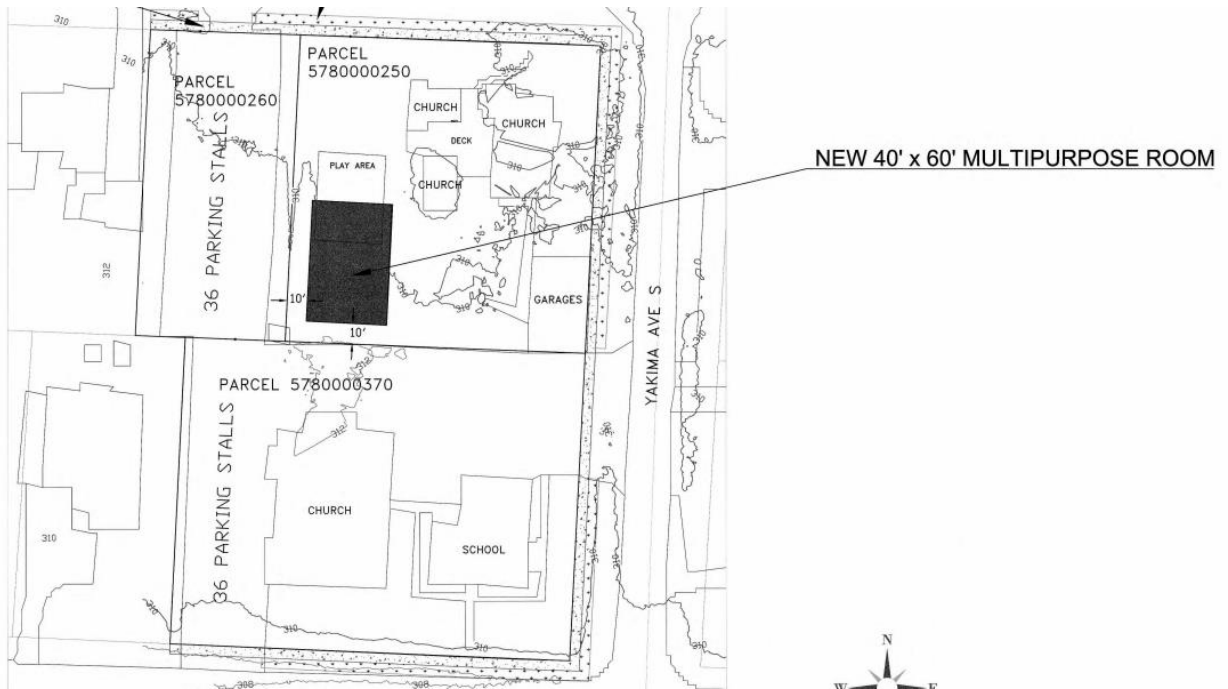


Figure 2: Image showing the project property (highlighted) within the Single Family (SF).

Proposed Site Plan



Surrounding Land Use/Zoning Classification

	LAND USE	ZONING
North	137 th Street South / Single Family Residences (SFR)	Single Family (SF)
South	138 th Street South / SFR	SF
East	Yakima Avenue South / SFR	SF
West	SFRs	SF

Comments from Agencies and Public

- 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 Conditions which conclude this staff report.
- At the time this Initial Project Review (IPR) was authored, no written comments opposing the proposal have been received from the agencies.
- At the time this IPR was written County Staff had not received written comment from the public.

The Nisqually Indian Tribe commented that they have no concerns and would like to be informed if there are any inadvertent discoveries of archeological resources or human burial. The State of Washington Department of Ecology commented with general information regarding toxic cleanup and water quality/watershed resources.

Initial Staff Review for Consistency with Applicable Land Use Policies and Regulations

The proposal is subject to review for conformance with Pierce County plans, codes, and regulations.

Title 19A Pierce County Comprehensive Plan

The proposal can be consistent with the Pierce County Comprehensive Plan. Examples include, but are not limited to:

- Goal LU-95: Allow development to occur when adequate public facilities and services are available and the carrying capacity of the natural environment is not exceeded.
- Goal LU-96: Ensure the property rights of landowners are protected from arbitrary and discriminatory actions.
- Goal D-1: Encourage development that is visually attractive, consistent with the community's identity, compatible with surrounding uses, and respectful of the natural environment.
- Goal D-3: Enhance residential neighborhood quality and promote a strong sense of community.

The Pierce County Comprehensive Plan does not delve into instances as specific as the proposed civic use within an urban residential zone. However, the proposal can further the goals and policies of the Pierce County Comprehensive Plan by meeting applicable codes and regulations.

Title 19A Appendix I: Parkland-Spanaway-Midland Communities Plan

The proposal can be consistent with the Parkland-Spanaway-Midland Communities Plan. Examples include, but are not limited to:

- Policy PSM LU-17.1: Non-residential development within the Moderate Density Single-Family designation shall be limited to specified civic, resource, and utility uses and Essential Public Facilities.

The Parkland-Spanaway-Midland Communities Plan does not delve into instances as specific as the proposed civic use within an urban residential zone. However, the proposal can further the goals and policies within the Parkland-Spanaway-Midland Communities Plan by meeting applicable codes and regulations.

Title 18A Development Regulations - Zoning

- Religious Assembly (18A.33.220 H)
Religious Assembly Use Type refers to religious services involving public assembly such as that which customarily occurs in synagogues, temples, and churches. These uses allow for associated daycare, housing, and educational facilities when clearly secondary to the principle use.

The applicants are proposing a 2,400 square-foot multipurpose building. Existing structures on the site include a school, a place of worship, a residence and detached garages. According to the Master Application, with the addition of the multipurpose room the total floor area of all facilities associated with the use are 13,653 square feet. This falls under Level 2 of the Religious Assembly Use Type. The multipurpose room is clearly secondary to the principle use and will be used in support.

Staff has requested the applicant provide the square footage of each existing building on the site to confirm the square footage totals.

- Parkland-Spanaway-Midland Urban Zone Classifications (Table 18A.28.010)
The proposal is located within the Single Family (SF) zone, an urban residential zone. Within the Parkland-Spanaway-Midland Communities Plan area, in the SF zone, a Level 2 Religious Assembly Use Type is permitted through review and approval of a Conditional Use Permit. The applicants have applied for a Conditional Use Permit.
- Parking (18A.35)
The Parking Section applies to all new construction and expansion to existing structures except where otherwise noted. Minimum parking standards for a religious assembly use type are calculated based on the seating and square footage of the principle place of assembly for worship. The proposal, while new construction, does not impact the seating or square footage of the principle place of assembly for worship. Onsite parking does not need to be amended.
- Conditional Use Permit (18A.75.030)
A Conditional Use Permit may be approved only if all the following findings can be made regarding the proposal.

- 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. (PCC 18A.75.030 B.1)

At this time there is no evidence that the granting of the Conditional Use Permit will not be detrimental to the public health, safety, and general welfare. If the proposal meets all applicable codes and regulations it will not adversely affect the established character and planned character of the surrounding vicinity. At this time there is no evidence that the granting of the Conditional Use Permit will 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.

- 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. (PCC 18A.75.030 B.1.b)

If the proposal meets applicable codes and regulations, then 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, and any implementing regulation.

- That all conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced. (PCC 18A.75.030 B.1.c)

All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.

- 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. (PCC 18A.75.030 B.1.d)

At this time there is no evidence that the proposed use will 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 a hazard.

- That the conditional use will be supported by, and not adversely affect, adequate public facilities and services; or that conditions can be imposed to lessen any adverse impacts on such facilities and services. (PCC 18A.75.030 B.1.e)

At this time there is no evidence that the conditional use will not be supported by, and adversely affect, adequate public facilities and services.

- That the Level of Service standards for public facilities and services are met in accordance with concurrency management requirements. (PCC 18A.75.030 B.1.f)

That the Level of Service standards for public facilities and services are met in accordance with concurrency management requirements. No issues have arisen during the review so far.

Title 18J, Development Regulations – Design Standards and Guidelines

The requirements at time of initial project submittal can be limited to the following:

- A detailed site plan;
- Any type of vegetation retention such as Significant Tree locations and Native Vegetation boundaries;
- Location and type of landscape buffers (not necessary to show specific planting types);
- Location of proposed stormwater facilities and required buffers; and
- Location of active and passive recreation areas.

Prior to approval of site development permits landscaping plans shall be submitted and include the location, size, species, and number of plants to be planted and a narrative description detailing site preparation, installation, and maintenance measures necessary for the long-term survival and health of the plants.

- Site Design (18J.15.015)
At the time this IPR was written the applicants show that they are going to be developing only the area associated with the multipurpose room structure. A Site Development Permit has not been applied for at this time, but any development shall meet the requirements of this section.
- Site Clearing (18J.15.020)
Site clearing shall be limited to the areas of approved impervious surfaces, replacement landscaping, utilities and a working envelope around such areas of not greater than 10 feet in depth. Clearing, grading, filling and vegetation removal is prohibited until site development permits have been issued. The project is not within an Open Space Corridor.
- Tree Conservation (18J.15.030)
The proposal is an expansion of an existing civic use exceeding 10% of the existing building footprint or associated impervious areas that do not have an existing approved tree conservation plan. The proposal is located within an urban residential zone. Non-residential uses, other than schools, permitted within Urban Residential zones are subject to a required tree unit density of 20 tree units per acre.

The site area is 1.49 acres; 30 tree units are required. The applicants indicate that 44.5 tree units will be preserved. Staff has requested additional information such as identifying the species names and calling out the significant trees.
- Landscape Buffers (18J.15.040)
An L2 buffer is required along the western property line. The applicant has proposed using an existing hedge of rhododendrons to serve as the buffer with supplemental plantings in areas of the hedge break. An applicant may be able to deviate from the standard requirement when existing vegetation can provide the same or better level of screening as required per the landscape level. The applicant is responsible for submitting to Planning and Public Works (PPW) an alternative vegetative plan, supporting photographs, and a brief explanation as to how the alternative plan satisfies the intent of the landscape level require. Such documents have not been received as of the writing of this report.

- Exterior Illumination (18J.15.085)
When a civic use expansion is greater than 60 percent of the building value, excluding interior improvements, then a project shall meet the requirements of this Section. The 60 percent calculation is cumulative for the project site. The applicant has indicated that the value is less than 60 percent. Building valuation is not determined by the Planning department. Staff will include a recommended condition of approval that at time of building application if the building is valued at greater than 60 percent of the building value of the use, then the applicant shall meet PCC 18J.15.085 Exterior Illumination.
- PCC18J.15.100 – 130
The applicant is required to choose, install, protect, and maintain plantings following the requirements listed within these sections.
- Mechanical Equipment and Outdoor Storage Screening (18J.15.155)
If there are utilities necessary to provide power to or to heat and cool buildings, they shall be integrated into the architectural and site design of the building. Rooftop mechanical equipment shall be screened to the requirements provided in this section. The applicant has not provided architectural drawings

Parkland-Spanaway-Midland Design Standards

- Commercial and Industrial Design Standards and Guidelines: Pedestrian Amenities (18J.30.080 A.2)
Landscape design shall consider the effects of long-term vegetation growth and on-site lighting and surveillance. Setback areas may be used for pedestrian facilities such as outdoor seating or dining. The applicant is proposing plantings on the exterior of the site which should not have an effect on lighting and surveillance. While the applicant has not indicated that setback areas will be used for pedestrian facilities, they have also not outright denied this option is available.

The following section is a review of design standards for the Parkland-Spanaway-Midland Communities Plan area. The following are required when a civic use proposes to expand equal to or greater than 60% of the building value. The applicant has indicated that the value is less than 60 percent. Building valuation is not determined by the Planning department. Staff will include a recommended condition of approval that at time of building application if the building is valued at greater than 60% of the building value of the use, then the applicant shall meet the following requirements.

- Commercial and Industrial Building Design Standards and Guidelines: Architectural Concept (18J.30.090 A.1)
All new structures within multi-building complexes shall achieve a unity of design through the use of similar architectural elements. At this time the applicant has not provided architectural drawings of the structure.

- Commercial and Industrial Building Design Standards and Guidelines: Architectural Relationships (18J.30.090 A.2)

A project shall incorporate elements from this section into each face of a building that is visible to the traveled way. In this instance, that would be the north face of the proposed multi-purpose building. For buildings less than 9,999 square feet in size, four points are required.

- Commercial and Industrial Building Design Standards and Guidelines: Pedestrian Oriented Features (18J.30.090 A.4)

The requirements within this section are not applicable as they are requirements related to the entrance of primary buildings. The multi-purpose building is an accessory building.

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