

Initial Project Review

Preliminary Plat: Hagen Subdivision

Application Numbers: 942480 and 942479

Tax Parcel Numbers: 0319355032, 0319355033, 0319355034, 0319355035, and 0319356045.

Frederickson Advisory Commission (FAC) Public Meeting: October 26, 2020, at 7:00 p.m.

Due to COVID-19 restrictions on gatherings, this meeting will be held remotely. To participate in the virtual meeting, visit www.Zoom.com and click “Join a Meeting” or call 253-215-8782, then enter the Meeting ID: 917 1221 8688 / Passcode: 413095, or click on the following link:

<https://piercescountywa.zoom.us/j/91712218688?pwd=M1ZKUkJobWdpY21ubmRQNWJKaXhVdz09>

For additional questions regarding the virtual meeting process, contact Tiffany Aliment at 253-798-3226 or tiffany.aliment@piercescountywa.gov.

Proposal: The applicant requests preliminary plat approval to subdivide 9.36 acres into 47 single-family residential lots and dedicate 1.22 acres to open space. The subject property is zoned Moderate Density Single-Family (MSF). The MSF zone requires a minimum density of 4 dwelling units per acre and a maximum density of 6 dwelling units per acre when connected to public sewer. The proposed density is 6 dwelling units per acre. Tacoma public water and Pierce County public sewer are to be extended into the subdivision to serve all lots.

Access into the subdivision will be via a new access point onto 182nd Street East, positioned directly across from 35th Avenue East. The plat will provide a secondary emergency vehicle access (EVA) point onto 182nd Street East to the east of the primary access point. All internal roads with exception to the EVA, will be designed to a public road standard, providing curb, gutter, sidewalk, and planter strip on both sides of the internal roads and the road frontage of 182nd Street East.

Project Location: The site is in the MSF zone classification and Frederickson Community Plan area, located at 3404 182nd Street East, Spanaway, WA, within Section 35, 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 proposed plat remains in review to ensure the plat is in compliance with all applicable codes and regulations.

Zone Classification: The subject property and all surrounding properties are zoned Moderate Density Single-Family (MSF). The primary use of the classification is low and moderate density single- and two-family residential activities and compatible civic uses in areas with a mixed residential pattern. The minimum MSF density is 4 dwelling units per net developable acre, with up to 6 when sanitary sewers are available. The applicant is proposing a density of 6 dwelling units per net developable acre, based on 7.83 net developable acres.

State Environmental Policy Act (SEPA): Pursuant to the State Environmental Policy Act and the Pierce County Environmental Regulations, Title 18E, an environmental checklist has been submitted as result to the plat being over 20 dwelling units being proposed.

County Contact: Tony Kantas, Senior Planner, tony.kantas@piercecountywa.gov, or 253-798-2789

Pierce County Online Permit Information:

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departementStatus?applPermitId=942480>



Project Data

Application Date: September 14, 2020

IPR Mailed Date: October 19, 2020

Property Owner(s): Marvin and Maude Hagen
15900 Lawrence Lake Road SE
Yelm, WA 98597

Virgil Rockstad
1624 25th Avenue
Longview, WA 98632

Applicant: Sager Family Homes, LLC
P.O. Box 44428
Tacoma, WA 98448
fred@sagerfamilyhomes.com

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

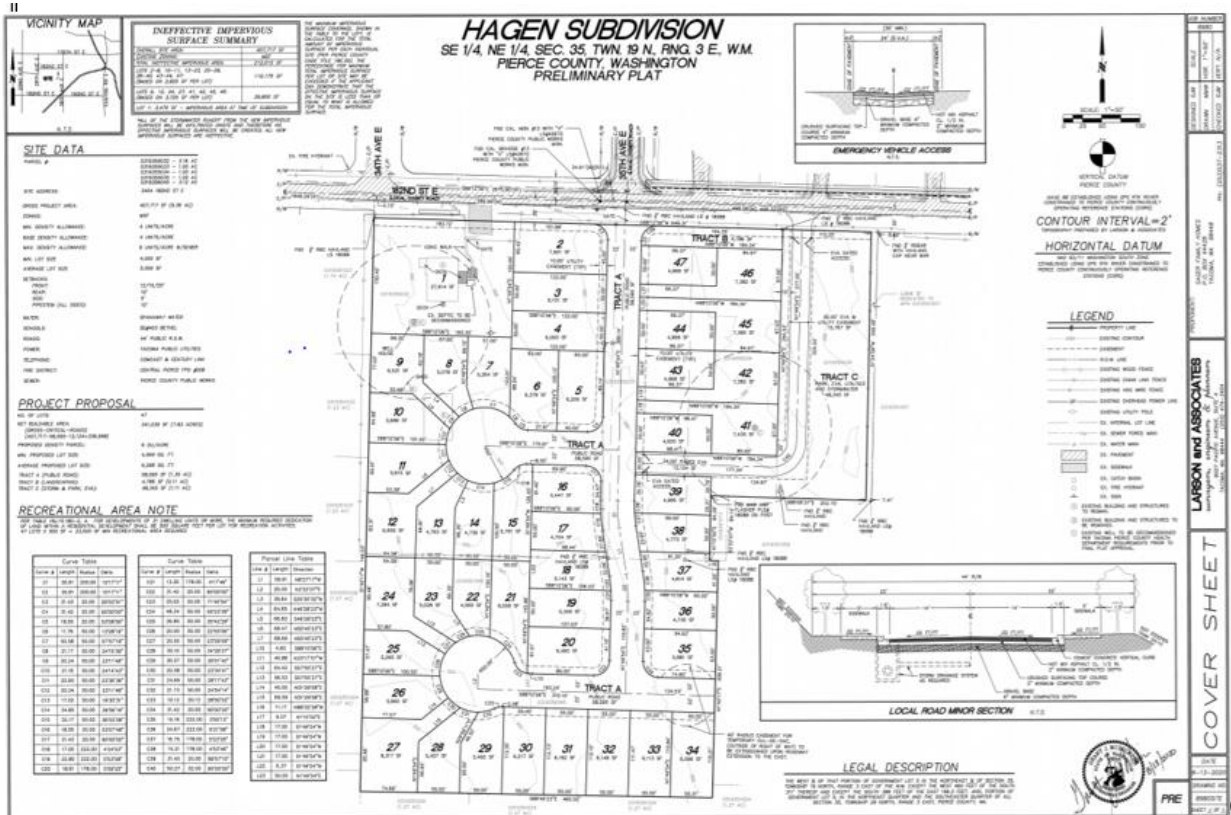
Public and Legal Notice

- *September 17, 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.
- *September 21, 2020:* The site was posted with a Public Notice sign, confirmed with a Declaration of Posting.
- *October 12, 2020:* Legal Notice was published in the official County newspaper (*The News Tribune*), advertising the public meeting to be held by the Frederickson Advisory Commission.

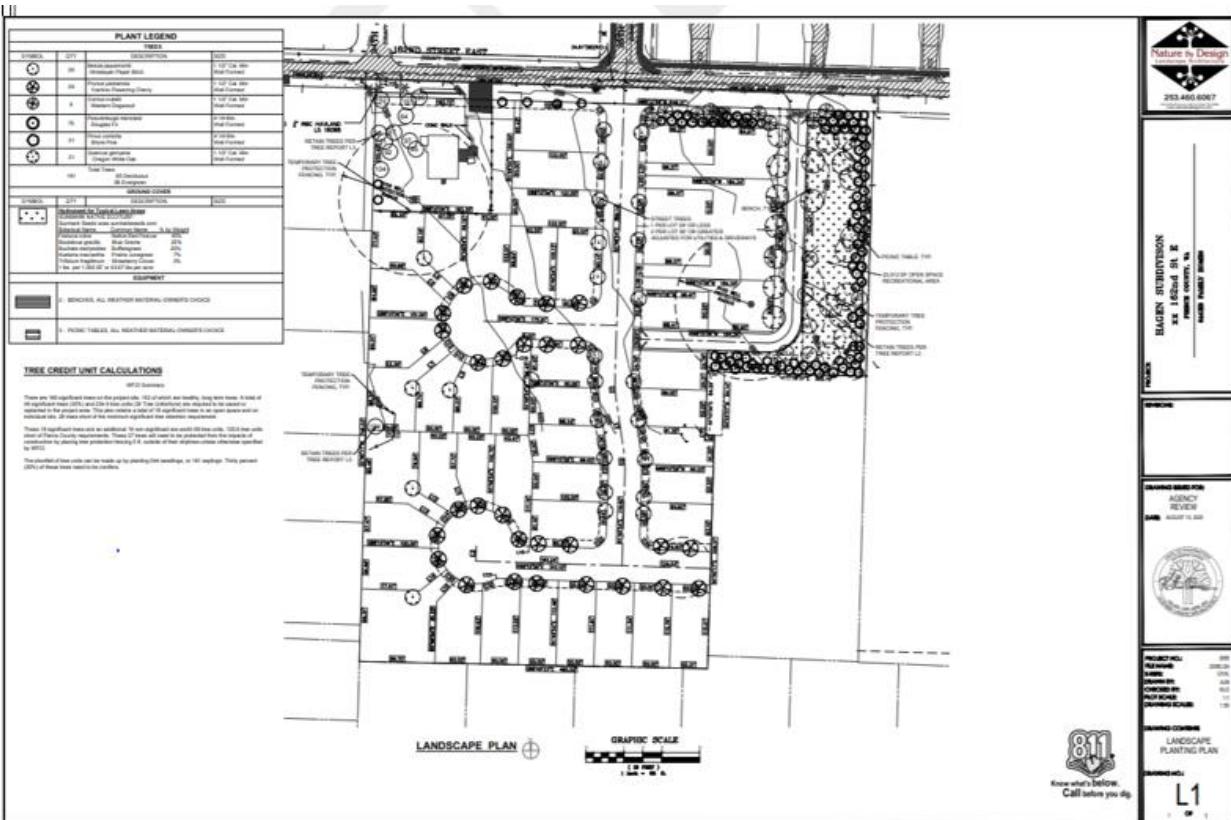
2017 County Aerial Photos



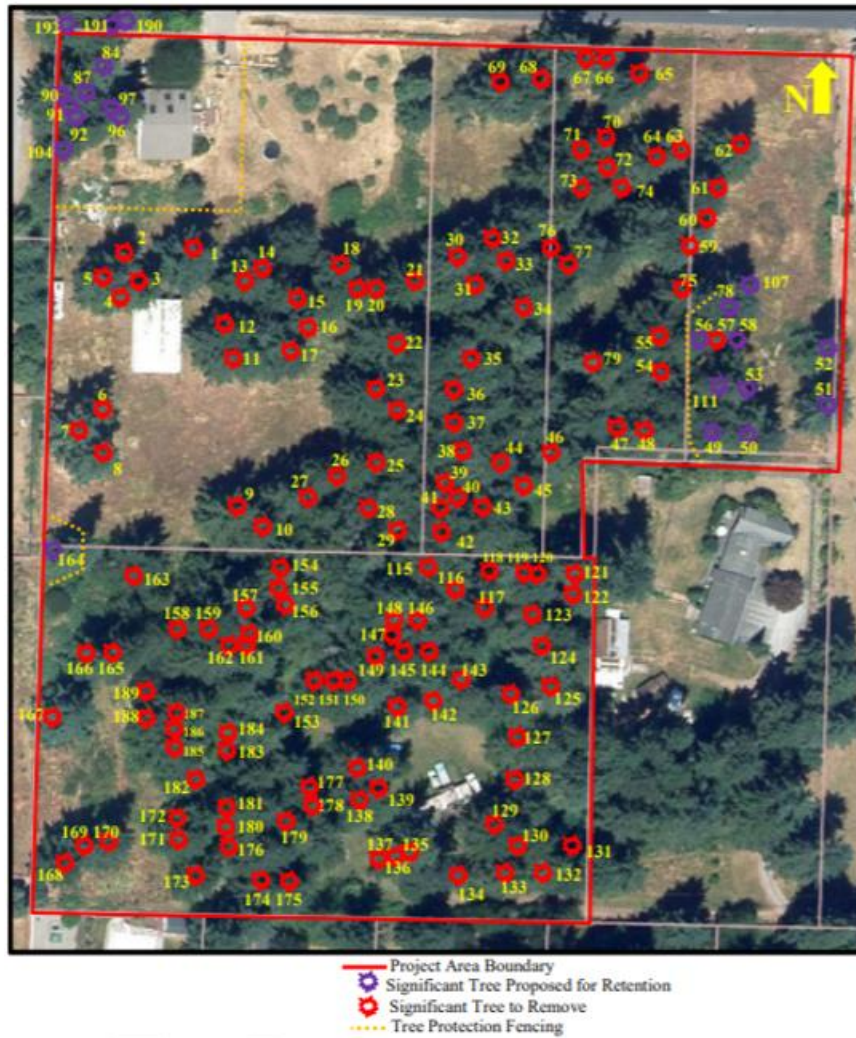
Preliminary Plat Map



Landscape Plan



Tree Conservation Plan



The following is a summary of the planned tree retention:

| | |
|--|-----------------------------------|
| Gross Site Acreage | 9.18 acres |
| Area to be excluded from Project (Public Roads) | <u>1.35 acres</u> |
| Net Buildable Area | 7.83 acres |
| | |
| Total # of Healthy Significant Trees on Site | 152 Trees |
| Required Significant Tree Retention (30%) | 46 Trees |
| Total # of Significant Trees to Retain | <u>18 Trees</u> |
| Shortfall of Significant Tree Retention Requirement | 28 Trees |
| | |
| Minimum Density Requirement (30 tree units/acre x 7.83 acres) | 234.9 tree units |
| | |
| Proposed Tree Retention | <u>99.0 tree units</u> (37 Trees) |
| | |
| Shortfall of Required Tree Units | 135.9 tree units |

Replacement trees will be required to meet the minimum density requirement.

| <u>Replacement Tree Options</u> | <u># of Trees</u> |
|------------------------------------|-------------------|
| 4+ Conifers/1.5" caliper Deciduous | 181, or |
| Open space seedlings | 544 |

Public and Agency Review Comments

On September 17, 2020, 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).

To date, the County has received one public comment email questioning the removal of the on-site trees.

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

- Tacoma Water:
 - Tacoma Water has provided a Certificate of Water Availability. A water main is located within the right-of-way of 35th Avenue East.
- Pierce County Fire Prevention Bureau:
 - Additional hydrants are required to be installed. 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):
 - Requested road names to be placed on the plat map.
- Development Engineering Section of PPW:
 - A Traffic Impact Analysis (TIA) is currently being reviewed by Pierce County Traffic. Development Engineering requests the location of any on-site existing fences to be shown on the site plan and requests the court case that resolved a boundary line along the east property line.

Comments received on this proposal may be found by accessing the Online Permit Information referenced on page 2. The substance of these comments is reflected, where appropriate, in the analysis provided below.

Background

The project area consists of five tax parcels owned by two separate property owners. Two of the five parcels contain existing single-family residences, the remaining three parcels are undeveloped. The existing residence nearest to 182nd Street East would remain within proposed Lot 1. The other existing residence would be removed as part of the proposed development.

The project area is bordered by 182nd Street East to the north. There is a higher density single family subdivision called Collins Prairie located on the north side of 182nd Street East. The remaining surrounding area consists of single-family residences on larger lots.

On site vegetation consists of grasses to the northwest with the remaining area consisting of even-aged forest consisting of Douglas-fir with a few ponderosa pines and an Oregon white oak. The site topography is considered flat.

Surrounding Land Use / Zoning Designation:

| LAND USE | | ZONING (Title 18A) |
|----------|---------------------------|--------------------------------------|
| North | Urban sized lots. | Moderate Density Single-Family (MSF) |
| South | Low density single-family | MSF |
| East | Low density single-family | MSF |
| West | Low density single-family | MSF |

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

- Water - Tacoma Water
- Sewer- Pierce County
- Power - Tacoma Power
- School- Bethel School District

Governing Regulations

The proposal has been reviewed for conformance with the following goals, policies and requirements in effect on the September 14, 2020 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

State Environmental Policy Act (SEPA)

- An environmental determination will be issued once all review departments have found the proposal complies with all applicable codes and regulations they administer.
 - As part of the environmental review, the project will require approval of a Traffic Impact Analysis (TIA).
 - The TIA is currently being reviewed by Pierce County Traffic and will require approval prior to issuance of SEPA.

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.

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

Stormwater:

- The on-site soils consist of Spanaway gravelly outwash, which is very porous. The proposal includes conveying, storing, treating, and infiltrating all generated stormwater within the project area via underground infiltration trench(s) 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 subject project area and all adjacent neighboring properties are zoned Moderate Density Single-Family (MSF). The primary purpose of the MSF classification is for low and moderate density single- and two-family residential activities and compatible civic uses in areas with a mixed residential pattern. The minimum MSF density is 4 dwelling units per net developable acre, with up to 6 when sanitary sewers are available. The applicant is proposing a density of 6 dwelling units per net developable acre, based on 7.83 net developable acres. All lots will be designed for single-family residences and served by public water and sanitary sewer.

Title 18J, Development Regulations – Design Standards and Guidelines

- Street trees will be provided internally along the new roadways 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 and along existing road frontages.
- A minimum of 23,500 square feet of total recreation area and 5,875 square feet of active recreation is required for the proposal (18J.15.180). Proposed Tract “C” is 48,345 square feet and will be designed for EVA, passive recreation, active recreation, utilities, and stormwater. If the plat is approved by the Hearing Examiner, the applicant will be required to submit a final landscape plan for review and approval that designates the minimum required passive and active recreation area and provide a design of the active space i.e. playground, sports court, etc.
- In addition to on-site recreational improvements, 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 Bethel 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 FAC Discussion and Consideration

- 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?

Other Questions or Concerns?

Hagen Subdivision PP IPR FAC-TK.docx