



Initial Project Review

Preliminary Short Plat / Planned Development District / Environmental Checklist: Starkel Estates PDD

Application Numbers: 946944, 946945, 946946

**Parcel Numbers: 4320002820, 4320002841, 4320002850, 4320002901, 4320002902, and
4320002903**

South Hill Advisory Commission (SHAC) Public Meeting: January 4, 2021, at 7:00 p.m.

Due to COVID-19 restrictions, this meeting will be held virtually. To participate, visit www.Zoom.com and click “Join a Meeting” or call 253-215-8782, then enter the Meeting ID: 923 6340 6092 / Passcode: 906097, or click on the following link:

<https://piercecounitywa.zoom.us/j/92363406092?pwd=Y1JnRktDL1R1UGVORmhkcWNJTjVDQT09>.

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

Proposal: Applicant requests the subdivision of a 10.51-acre five parcel site into 57 lots. Two of the existing lots already have residences for a total of 57 residences. Lots will range in size from 3,428 to 13,950 square feet. The plat will also contain two future development tracts (known as Tract A and Tract B). The plat will have connectivity with the plat to the west, Amber Hollow, via 126th Street Court East.

The applicant requests Planned Development District (PDD) approval to reduce the minimum lot size to as low as 3,428 square feet, with the majority of the lots below 4,000 square feet, and reduce the minimum lot width to as low as 40 feet wide. The plat will be served by public water, sanitary sewers, and a public road, 126th Street Court East, that will be accessed from 126th Street East and 90th Avenue East.

Project Location: The site is in the Moderate Density Single Family (MSF) zone classification and South Hill Community Plan area, located at 8903 128th Street East, Puyallup, WA, within the SW ¼ of the SW ¼ of Section 9, T19N, R4E, W.M., in Council District #2.

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

County Contact: Dan Buhl, Senior Planner, 253-798-3268, dan.buhl@piercecounitywa.gov

Pierce County Online Permit Information:

<https://pals.piercecounitywa.gov/palonline/#/permitSearch/permit/departementStatus?applPermitId=946944>



Project Data

Application Date: November 9, 2020

IPR Mailed Date: December 29, 2020

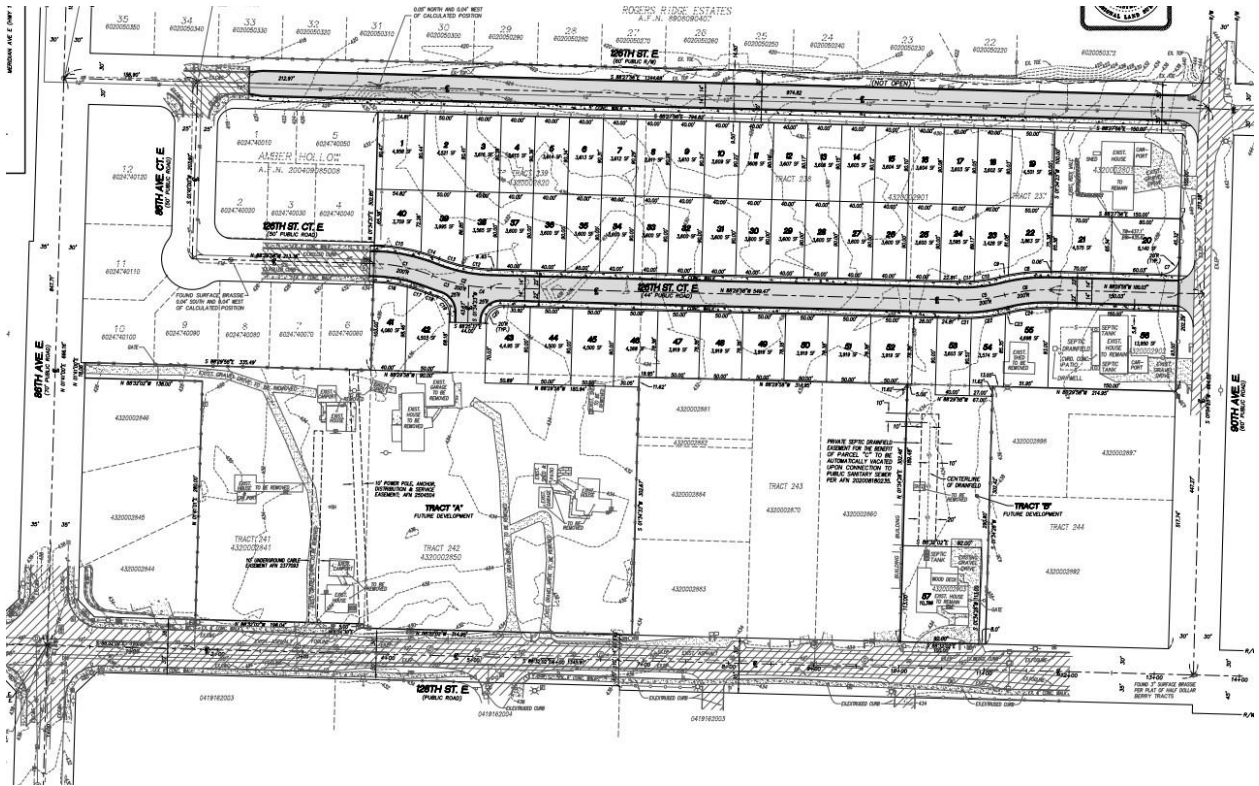
Property Owner/Applicant: 128th St Puyallup LLC
11012 Canyon Road East, Suite 9-943
Puyallup, WA 98373
repm@q.com

Agent: Chuck Sundsmo
18820 Meridian Avenue, Suite 171
Puyallup, WA 98375
chucksundsmo@msn.com

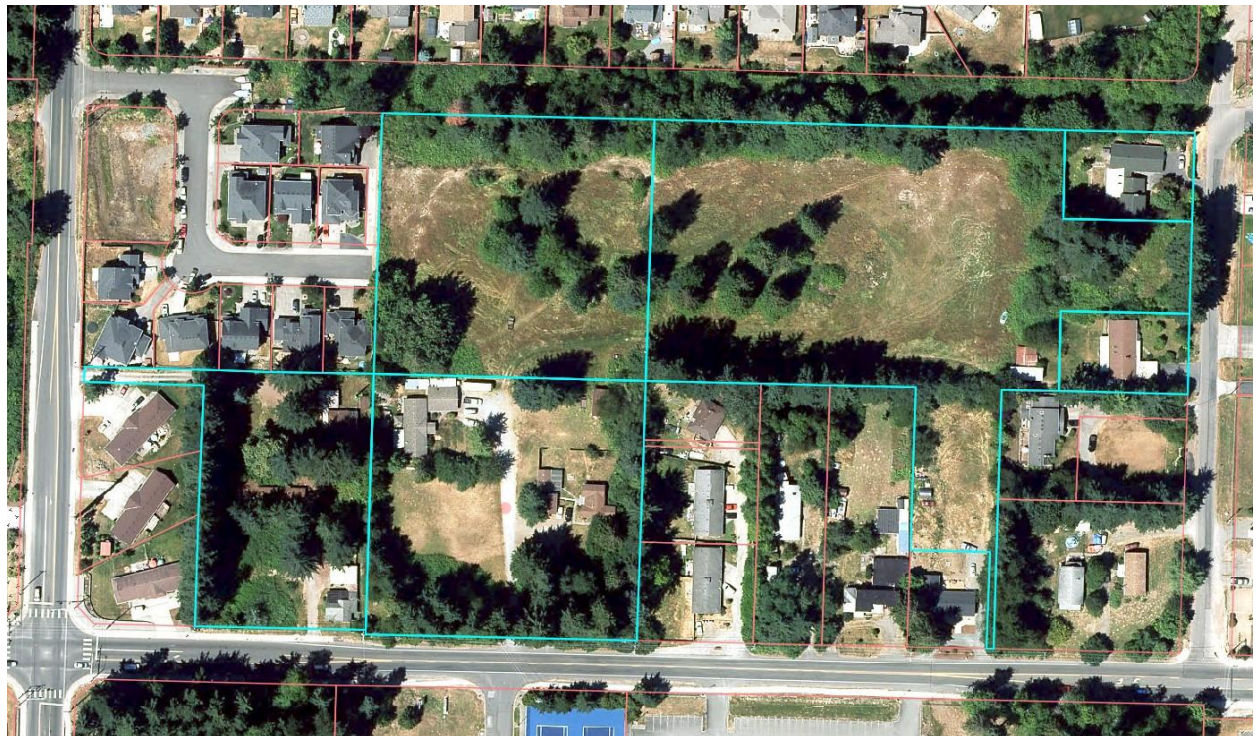
Public and Legal Notice

- *December 3, 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.
- *December 10, 2020:* The site was posted with a Public Notice sign, confirmed with a Declaration of Posting.
- *December 21, 2020,* Legal Notice was published in the official County newspaper (*The News Tribune*), advertising the public meeting to be held by the South Hill Advisory Commission (SHAC).

Starkel PDD / Preliminary Plat Drawing



2017 County Aerial Photo



Zoning Map



Public and Agency Review Comments – Preliminary Plat

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

Development Engineering Section of PPW:

Reviewed the preliminary drawings and sent the applicant the required revisions and posted the redlined drawings in the county permit system and also had the following comments in a memo:

- A Traffic Impact Analysis (TIA) shall be prepared in accordance with Ordinance 2006-61S, Title 17B.30.080/Ordinance 2010-70S, Title 17B.20.060. The TIA will be reviewed under a separate application.

The TIA should be conducted by or under the direction of a registered professional engineer in the State of Washington whose primary area of expertise is traffic engineering/transportation planning. The engineer should preferably belong to the Institute of Transportation Engineers (ITE) and have some experience in assessing development transportation impacts. Prior to submittal of the TIA, the applicant or his representative traffic engineer should contact the Traffic Division of Pierce County Public Works and Utilities and develop a scope of the TIA prior to actual submittal of the TIA. Traffic Engineering provided preliminary comments and have indicated Lot 57 needs to access from the internal plat roads and not from 128th St. E.

- A Public Road Variance/Deviation is required for a four-way local road intersection. See the Manual on Design Guidelines and Specification for Road and Bridge Construction in Pierce County Section 5-3.1 for requirements.

- Development Engineering also requested right-of-way be dedeed to bring the existing right-of-way up to the standard width. A five (5) foot strip of right-of-way is required along the project’s frontage with 128th Street East (abutting parcels 4320002850, 4320002901 & 4320002903).

Fire Prevention Bureau:

- The project meets the FPB preliminary plat requirements.

Central Pierce Fire and Rescue:

- An NFPA 13D sprinkler system should be required for the small lot design PDD.

Sewer Division of PPW:

- 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. The point of connection to the public sanitary sewer system is the 12-inch diameter stub west of the existing sanitary sewer manhole SSMH #15711.
- 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.

Puyallup Public Schools:

- The project site is located within the walk areas of Zeiger Elementary, Ballou Junior High, and Rogers High School. In order to provide safe walking routes to schools, the district requests that sidewalks, or other paved pathways acceptable to Pierce County and Puyallup School District, be constructed that connect the onsite sidewalks proposed within 126th Street Court East to the following two crosswalk locations prior to final plat approval:
 - 128th St E / 86th Ave E (east leg)
 - 128th St E / 90th Ave E (east leg)

Surrounding Land Use / Zoning Designation

LAND USE		ZONING (Title 18A)
North	Single-family home	Moderate Density Single Family (MSF)
South	Single-family home/Education	Residential Resource (RR)
East	Single-family home	High Density Single Family (HSF)
West	Single-family home	MSF

Utilities/Public Facilities

Utility service and public facilities are proposed as follows:

- Water - Firgrove Mutual
- Sewer- Pierce County
- Power - Puget Sound Energy
- 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 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 18F Development Regulations - Land Division and Boundary Changes
- 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 10.51-acre project site has 9.53 net developable acres and is zoned Moderate Density Single Family (MSF) classification, with a density range of 4-6 dwelling units per net developable acre. The applicant is proposing 57 dwelling units.
- The MSF zone classification is intended for low and moderate density single- and two-family residential activities and compatible civic uses in areas with a mixed residential pattern. The MSF zone allows single-family residential uses with a range of 4 and up to 6 dwelling units per net developable acre, when sanitary sewers are available as they are in this case.
- The site is zoned MSF. The MSF zone is intended to accommodate and allow for areas composed of moderate and high density single-, two-, and multi-family housing, and compatible civic uses. The MSF zone allows single-family residential uses within a range of 4 to 6 dwelling units per net developable acre, with 6 dwelling units/acre allowed when sewer is available. The applicant is requesting 57 dwelling units, or 5.98 dwelling units per net developable acre, which would round up to 6. The tracts on the site will be set aside for future development.

Section 18A.75.050 Planned Development Districts

I. Single Family Detached Housing – Design Requirements for PDD

As the proposal requests a lot width reduction and lot size reduction, per Table 18A.75.050-1 the following additional requirements are required as listed in the table:

1. Public Roads (including small lot Chapter [18J.17](#) PCC)
2. Home elevations/models required prior to recording of final plat necessary to demonstrate the requirements of this Table are met
3. Minimize the visual impacts of the garage. One of the following methods shall be incorporated into the design:
 - a. Use of alleyways (PCC [18J.17.030](#) B.1.a.(3))
 - b. Recessed garage doors when front loading (PCC [18J.17.040](#) D.1.a.(1))
 - c. Use of shared detached garages (PCC [18J.17.040](#) D.1.a.(2))
4. Incorporate all of the following design methods when utilizing a reduction:
 - a. 1. Utilize a variety of front yard setbacks.
 - a) Provide a variety of floor plans, home sizes (PCC [18J.17.050](#) A.1.a.)
 - b) Use a variety of colors on homes
 - c) Provide a variety of roof forms and profiles that add character and relief to the streetscape (PCC [18J.17.050](#) G.1.a.(1)-(4))
 - d) Neighboring homes shall have distinctive building elevations including porches or covered stoops (PCC [18J.17.050](#) A.1.a. and [18J.17.050](#) H.)
 - e) Homes on corner lots shall not have blank walls. Glazing shall be incorporated into the façade facing street per PCC [18J.17.050](#) J.

Staff Comment: The PDD will need to meet the requirements as listed above. A variety of floorplans and home models will be required and approved prior to hearing.

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.

Staff Comment: The applicants propose to reduce the minimum lot size and minimum lot width for the majority of the land division's new lots. The applicant states that the PDD approval will have a beneficial effect on the area by providing housing stock to the area. This will need to be clarified, and tangible effects on the community will need to be met as zoning in the area offers housing density at higher levels. Things such as recreational amenities, road or pedestrian improvements, and permanent open space have not been identified on the survey either that would indicate an increase in benefit to the area.

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. For this site 285 tree unit credit units are required. The required Tree Conservation Plan for the plat has not been received.

Landscape Buffers (18J.15.040): A Level 3 landscape buffer may be required if landscape or tree removal does not properly screen the plat from the arterial roadway along the southern property boundary.

Infill Compatibility (18J.15.060): The southern boundary of Lots 49-52, the southeast corner of Lot 54, and the southern boundary of Lot 55 will need to meet the following requirements:

1. The rear yard setback for new homes which abut the lower density development shall be a minimum of 30 feet. Detached structures accessory to the home may be built within the rear yard, pursuant to zone setbacks, as long as the accessory structure does not exceed 12 feet in height;
2. The rear lot line shall be fenced with a 6-foot sight obscuring fence or sight obscuring vegetated screening alternative such as evergreen shrubs or trees, see Landscape Level 3 in PCC 18J.15.040 H. for full screen plant spacing standards; and
3. A note regarding the required setback and fence shall be included on the final platting document.

Street Trees (18J.15.050): Street trees shall be installed along both sides of all new urban roads and access ways.

Off Street Parking, Pedestrian, Bus and Bicycle Facilities (18J.15.080): Residential developments shall provide sidewalks as specified in the noted sections. Pedestrian facilities shall be provided for access to parks used to meet the recreational space requirement for residential development.

Exterior Illumination (18J.15.085): All required pedestrian and street lighting is required to meet this section.

Recreational Areas (18J.15.180): As the proposed PDD exceeds 31 dwelling units, a minimum 500 square feet per dwelling unit is required with the following stipulations.

1. 5,000 contiguous sq. ft. useable for recreation activities.
2. Minimum of 25 percent of the area shall be for active recreation.
3. Remainder shall be for passive recreation.

These areas have not been identified on the plat drawing, only the future development tracts.

18J.17 Small Lot Design: The proposal will need to meet the required portions of this section outlined previously in this report and as noted in Table 18A.75.050-1.

Section 18J.50 South Hill Community Plan Area Design Standards and Guidelines

Mailboxes (18J.50.040 A): All mailboxes shall meet the requirements of this section.

Required Findings for Preliminary Plat Approvals

Title 18F, Development Regulations - Land Division and Boundary Changes

Section 18F.40.030 Proposed Preliminary Plat Requirements.

C. **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.

Staff Comment: Appropriate provisions will need to be met as required prior to the issuance written findings.

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?

Planned Development District:

- Is the request to reduce the minimum lot size and lot width warranted by the design and amenities incorporated in the plat design? If not, what changes are recommended?

General:

- Is the Preliminary Plat request consistent with the Pierce County Comprehensive Plan or the South Hill Community Plan? If not, how can it be made consistent?

Other Questions or Concerns?

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