1. 2014-09-24 Parkland-Spanaway-Midland Land Use Advisory Commission-Agenda

Documents: 9 24 14 PSMAC Agenda.pdf
2014-09-24 Parkland-Spanaway-Midland LUAC-SR

Documents: V9-14 Buchanan PSMAC-AC.pdf
2014-09-24 Parkland-Spanaway-Midland LUAC-8 13 14 Minutes

Documents: 8 13 14 PSMAC Minutes.pdf
Public comment will be limited to 3 minutes per speaker. No duplicate comments will be taken. If possible, please have a spokesperson for people with similar views.

NEW BUSINESS

Variance: V9-14
Application Number 779796

Applicant: Michael and Melissa Buchanan
Planner: Adonais Clark, aclark@co.pierce.wa.us
Request: To reduce the required 10-ft. side yard setback to 5 ft. and the required 10-ft. rear yard setback to 3 ft. to retain: 1) a second story 552-sq. ft. addition to be used as a recreation room, above an existing garage; and 2) a second story deck, in the northwest corner of a .26-acre parcel in a Single Family (SF) zone classification and the Parkland-Spanaway-Midland Communities Plan area. The parcel is located at 615-134th St. S., in Council District #6.

OLD BUSINESS
VARIANCE: V9-14
(Buchanan)

Parkland-Spanaway-Midland Advisory Commission Meeting:
September 24, 2014, at 6:30 p.m.
Central Pierce Fire District, Training Room
100 South 114th Street, Tacoma, Washington 98444

Examiner’s Hearing: October 8, 2014, at 11:00 a.m.
Pierce County Public Services Building, South Entrance, Public Meeting Room
2401 South 35th Street, Tacoma, Washington 98409

Report Prepared By: Adonais Clark, Senior Planner
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PROPOSAL:

Variance to:

1) Reduce the required 7.5-foot side yard setback to 3 feet (as measured from the edge of the roof overhang) to allow for:
   a) a second story 552-square foot addition, to be used as a recreation room, above a 552-square foot garage; and
   b) a second story deck.
2) Reduce the required 10-foot rear yard setback to 3 feet (as measured from the edge of the roof overhang) to allow for a second story 552-square foot addition, to be used as a recreation room, above a 552-square foot garage.

Both the addition and deck have already been constructed without the necessary permits.

The parcel is in a Single Family (SF) zone classification and the Parkland-Spanaway-Midland Community Plan area. The parcel is located at 615 - 134th Street South, within the NW 1/4 of Section 16, T19N, R3E, W.M., in Council District #6.

APPLICATION DATA:

Application Complete Date: June 18, 2014
Staff Report Mailed Date: September 12, 2014
Application Number: 779796
Tax Parcel Number: 2695000750
Owner/Applicant: Michael and Melissa Buchanan
615 – 134th Street South
Tacoma, WA 98498
Agent: Beyler Consulting, LLC
10314 - 100th Street SW
Tacoma, WA 98498
REPORT SUMMARY:

The variance request has been reviewed for conformance with applicable Pierce County development regulations. Staff finds there are no special physical circumstances applicable to this property that do not generally apply to other similar sized lots in the vicinity. Staff also does not find that the variance is necessary to preserve a substantial property right possessed by other property in the same zone classification but which because of special circumstances would be denied to the property in question. Staff does find that granting the variance will not be detrimental to the public welfare and will not adversely impact the environment. Staff also finds that the variance is necessary to preserve a substantial property right possessed by other parcels in the same vicinity.

Staff recommends denial, based on the request meeting only 3 of the 5 variance review criteria (Criteria #3, 4, and 5).

FINDINGS OF FACT:

Public and Legal Notice:

- **June 30, 2014:** Notice of Application 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.
- **July 3, 2014:** Public Notice sign posted on the site, confirmed with a Declaration of Posting.
- **September 12, 2014:** Public Notice of the Advisory Commission meeting and Examiner’s hearing 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 17, 2014:** Legal notices published in the official County newspaper (Puyallup Herald), advertising the public meeting to be held by the Parkland-Spanaway-Midland Advisory Commission and hearing to be held by the Pierce County Hearing Examiner.

Governing Regulations:

- Title 17A, Construction and Infrastructure Regulations – Site Development and Stormwater Drainage
- Title 18A, Development Regulations – Zoning (June 1, 2014)
- Title 18E, Development Regulations – Critical Areas
- Title 19A Comprehensive Plan - January 1, 1995, as amended

Notice of Violation: A Notice of Violation was issued by the Building Division on September 18, 2013, for the unpermitted construction of a second story addition and deck.

Variance Application: A Variance application was submitted on June 18, 2014, to address construction within the required side and rear yard setbacks.
Site Inspection: Staff from the Current Planning Section of the Planning and Land Services Department (PALS) conducted a site inspection on August 20, 2014. The following site characteristics were observed:

- The parcel is developed with, and used as, a residential home site.
- The extreme northwest portion of the parcel is developed with a 2-story structure consisting of a garage on the first floor and a recreation room on the second floor. An approximate 100-square foot storage shed is located in the north-central portion of the parcel.
- A deck is attached to the south side of the second floor of the garage. The structure is adjacent to a chain link fence on the west and north sides and by mowed lawn on the south and east sides.
- The parcel abuts a 0.26 and a 0.33-acre parcel, each developed with a single-family residence to the north, a 0.22-acre parcel developed with a single-family residence to the west, and a 0.26-acre parcel developed with a single-family residence to the east. The parcel abuts 134th Street South, a paved public road, to the south.
- The parcel is accessed from 134th Street South, a paved public road.

Zoning: The parcel is zoned Single Family (SF), as are the surrounding parcels.

Parcel Information: The parcel is 75 feet wide and 150 feet deep and is 0.26 acre in size. A public road, 134th Street South, abuts the front yard, or southern property line. The parcel is developed with a single-story 2,023-square foot house, a 2-story detached garage consisting of a 552-square foot garage and a 552-square foot second story recreation room, with a second floor deck and stairs to the ground, and 100-square foot storage shed. The Assessor-Treasurer’s Office records indicate that the house was constructed in 1961 and that the detached 1-story garage was constructed in 1977.

Land Use: The use of the parcel is single-family residential housing with a detached garage, second floor recreation room, and second floor deck.

Site Plan:
STATE ENVIRONMENTAL POLICY ACT (SEPA):

Pursuant to the State Environmental Policy Act and the Pierce County Environmental Regulations, Title 18E, the Pierce County Responsible Official has reviewed this project and determined that the project is exempt from SEPA provisions in accordance with Washington Administrative Code (WAC) 197-11-800(6)(b).
**COMMENTS FROM OTHER AGENCIES:**

Comments have been solicited from the following agencies:

- Planning and Land Services (PALS) Development Engineering
- PALS Resource Management
- Pierce County Fire Prevention Bureau
- Tacoma-Pierce County Health Department (TPCHD)
- PALS Building Division.

Staff has not received comments from agencies opposing the variance.

**COMMENTS FROM NEIGHBORS:**

Staff has not received comments from neighbors on the variance. A letter was submitted by the applicant identifying that the landowners to the west, east, and northwest do not object to the requested variance.

**CONCLUSIONS:**

**TITLE 19A, COMPREHENSIVE PLAN**


**Chapter 19A.30**

**LAND USE ELEMENT**

**Staff Comment:** The Comprehensive Plan does not contain any policies or objectives addressing the construction of accessory structures in the MSF zone classification. The existing single-family home is a permitted use in the MSF designation and MSF zone classification. The neighborhood consists of similar sized parcels developed with single-family homes. Allowing the second floor addition and deck to encroach into the side yard setback, and the second floor addition to encroach into the rear yard setback, would not conflict with the Comprehensive Plan since the single-family residence is allowed on the property and the number of dwelling units on the property is not increasing.

**PARKLAND-SPANAWAY-MIDLAND COMMUNITY PLAN**

The Parkland-Spanaway-Midland Community Plan was adopted June 11, 2002, and became effective on September 3, 2002. The project site has a land use designation of Moderate Density Single Family (MSF) and a zone classification of Single Family (SF).
LAND USE ELEMENT POLICIES

RESIDENTIAL USES

Principle 3. The primary housing type within the Moderate Density Single Family designation shall be detached single-family housing units.

Staff Comment: The parcel is developed with a detached single-family residence, which is encouraged by Principle 3. The second story recreation room and deck are accessory uses to the single-family home. Allowing the second story addition and deck to encroach into the side and rear yard setbacks would not conflict with the Community Plan since single-family housing is encouraged in the MSF land use designation.

TITLE 18A, PIERCE COUNTY DEVELOPMENT REGULATIONS – ZONING

18A.15.040 Setback and Height Standards.
A. General Provisions. The following general setback and height regulations apply throughout this Chapter.

1. Setback Measurement. A setback is the minimum required distance between any structure and a specified line. A setback is measured from the edge of a road right-of-way, easement or tract that provides vehicular access, or future road right-of-way as identified by the most recently adopted official control to the closest point of the vertical foundations. (Official control includes, but is not limited to, Pierce County Road Classification, Pierce County Six-Year Transportation Improvement Program, Pierce County Transportation Plan, Approved County Road Project (CRP) plans and/or approved right-of-way plans.) Where there is no road right of way, easement, or tract that provides vehicular access or future road right-of-way as identified in the most recently adopted official control, a setback is measured from the property line.

2. Designation of Required Setbacks. All lots must contain at least one front yard except pipestem lots. A front yard setback shall be required abutting each right-of-way on corner lots and through lots. All lots must contain one rear yard setback except for corner, through, and pipestem lots. All other setbacks will be considered interior yard setbacks.
## Table 18A.15.040-1. Urban Setbacks

PCC 18A.15.040 B.1.-6. provisions supersede the figures in this Table when applicable.

<table>
<thead>
<tr>
<th>Urban Zone Classification (All County)</th>
<th>Minimum Building Setback (feet)</th>
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<tbody>
<tr>
<td></td>
<td>Front – Arterial</td>
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<tr>
<td>AC  Activity Center</td>
<td>20</td>
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<tr>
<td>CC  Community Center</td>
<td>20</td>
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<tr>
<td>CE  Community Employment</td>
<td>25</td>
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<tr>
<td>CMUD Commercial Mixed Use District</td>
<td>25</td>
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<tr>
<td>EC  Employment Center</td>
<td>35</td>
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<tr>
<td>ES  Employment Service</td>
<td>20</td>
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<tr>
<td>HRD High Density Residential</td>
<td>25</td>
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<tr>
<td>HSF High Density Single Family</td>
<td>25</td>
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<tr>
<td>MHR Moderate High Density Residential</td>
<td>25</td>
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<tr>
<td>MUC Major Urban Center</td>
<td>0 (1)</td>
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<tr>
<td>MUD Mixed Use District</td>
<td>25</td>
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<tr>
<td>MSF Moderate Density Single Family</td>
<td>25</td>
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<tr>
<td>NC Neighborhood Commercial</td>
<td>20</td>
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<tr>
<td>OMUD Office-Residential Mixed Use District</td>
<td>25</td>
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<tr>
<td>PI Public Institution</td>
<td>25</td>
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<tr>
<td>PR Urban Park and Recreation</td>
<td>25</td>
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<tr>
<td>RO Residential Office</td>
<td>35</td>
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<tr>
<td>ROC Residential/Office/Civic</td>
<td>25</td>
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<tr>
<td>RR Residential Resource</td>
<td>25</td>
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<tr>
<td>SF Single Family</td>
<td>25</td>
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<td>UV Urban Village</td>
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</table>

(1) In the Graham Community, the 0-foot interior yard setback only applies when structures are attached. When structures are not attached, then either a minimum 5-foot interior setback or a 10-foot separation between buildings, whichever results in the greatest separation, shall apply.

(2) In the Gig Harbor Community, for lots in a subdivision applied for after December 1, 2002, rear setbacks shall be 30 feet and interior setbacks shall be 8 feet.

(3) 12-foot setback for porches; 15-foot setback to other portions of the building; and 25-foot setback for vehicle parking facilities such as garage or carport either attached or detached, setback applies on the side where vehicle enters only.

**Staff Comment:** Per Table 18A.15.040-1, the SF zone classification requires development to comply with the following development standards. This parcel is subject to setbacks of 25 feet from the edge of the road right-of-way for 134th Street South (front yard), 10 feet from the rear property line, and 10 feet from interior property lines. The western portion of the recently constructed second story addition and second story deck intrude into the 10-foot side yard (interior) and 10-foot rear yard setbacks as measured from the western and northern property lines.
B. **Situational Setback and Height Provisions.** This subsection provides setback and height provisions in lieu of those set forth in Tables 18A.15.040-1 and -2. These provisions are applicable, unless the setback or height has already been altered through a variance, Planned Development District (PDD) or Conditional Use Permit (CP) process; in which case further exceptions, reductions or deviations shall not be allowed unless another variance is approved.

4. **Interior Yards.**
   a. Detached single-story accessory structures, except for accessory dwelling units, may occupy 25 percent of the total area of an interior yard and shall maintain a minimum 3-foot setback. The interior yard does not include any portion of the front or rear yard for purposes of this calculation. See Figure 18A.15.040-4. See also Chapter 18A.36 PCC, Accessory Development, for additional accessory use requirements.
   b. Where two or more lots are used as a building site and where principal buildings cross lot lines, interior setbacks shall not be required from those lot lines crossed by the principal building.
   c. Existing lots of record that are 100 feet or less in width may reduce the interior yard setback to 10 percent of the lot width. Lots between 101 feet and 150 feet wide may reduce the interior yard setback to 15 percent of the lot width. Lots between 151 and 200 feet wide may reduce the interior lot setback to 25 percent of the lot width. In no case shall the setback be less than 3 feet unless a variance is approved.

**Staff Comment:** The lot is 75 feet in width. The interior (side) yard setback may, therefore, be reduced to 7.5 feet without seeking approval of a Variance.

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**18A.28.010 Urban Zone Classifications.**

<table>
<thead>
<tr>
<th>Use Categories and Use Types</th>
<th>MHR (Moderate-High Density Residential)</th>
<th>MSF (Moderate Density Single-Family)</th>
<th>SF (Single-Family)</th>
<th>RR (Residential Resource)</th>
<th>HSF (High Density Single-Family)</th>
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<th>[Reserved]</th>
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<tr>
<td><strong>PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)</strong></td>
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<td><strong>Urban Residential</strong></td>
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<td><strong>HSF</strong></td>
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<td><strong>RESIDENTIAL USE CATEGORY:</strong> See 18A.33.210 for Description of Residential Use Categories.</td>
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<td>Fraternity or Sorority House</td>
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<td>Mobile Home</td>
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<td>Multi-Family Housing</td>
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<td>Single-Family Detached Housing</td>
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<tr>
<td>Two-Family Housing (Duplex)</td>
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</table>
Staff Comment: The parcel is developed with a 2,023 square foot one-story single-family residence, which is considered to be Single-Family Detached Housing (18A.33.210.I.). Single-Family Detached Housing is a permitted use in the SF zone classification of the Parkland-Spanaway-Midland Community Plan area.

18A.33.210 Residential Use Category – Description of Use Categories.
The Residential Use Category includes permanent or transient living accommodations for individuals, families, or people with special needs. The residential category has been separated into the following types based upon distinguishing features such as: type of structure; number, age and special needs of individuals who reside in the structure; and state and local licensing requirements. See PCC 18A.36.070 for a list of uses allowed accessory to a residence subject to the General Provisions for Accessory Uses and Structures, PCC 18A.36.060.

I. Single-Family Detached Housing. Single-Family Detached Housing Use Type refers to residential dwelling units providing living accommodations for individual families in individual structures that are not attached to another dwelling unit by any means. Single-family dwelling units include stick-built, modular, and manufactured homes.

Staff Comment: The parcel is developed with a one-story single-family residence, which is considered to be Single-Family Detached Housing.

CHAPTER 18A.36, ACCESSORY DEVELOPMENT

18A.36.010 Purpose.
The purpose of this Chapter is to identify certain uses and structures that may be established accessory to a principal use and to establish standards and conditions for regulating such uses and structures.

A. In all zones, there shall be no limit as to the number of accessory uses allowed on a lot provided:
   1. The use is not prohibited from locating in the zone classification;
   2. The use meets all applicable development regulations; and
   3. The use is accessory to a lawfully established principal use, except that structures typically accessory to a residence, such as garages, greenhouses and storage buildings, may be permitted without a principal use up to a maximum of 576 total square feet. Fences and retaining walls shall not be considered a principal use and shall not be limited to the 576 square feet maximum when no principal use is located on site.
B. In residential zones, on lots of less than 1 acre in size, detached accessory structures shall not exceed 2,000 total square feet, except that the area of a detached Accessory Dwelling Unit (ADU) shall not apply.
C. All accessory uses must be customarily incidental and subordinate to the principal building or use of the lot upon which it is located.
D. At such time as the principal use or structure is discontinued, all accessory uses and structures to the principal use or structure shall also be discontinued or removed.
E. Where there is a question regarding the inclusion or exclusion of a particular accessory use within any zone classification, the Director shall have the authority to make the final determination. The determination shall be based upon the general standards of this Section and an analysis of the compatibility of the use or structural size and placement with consideration of the predominant surrounding land use pattern and with the permitted principal uses of the zone classification.

Staff Comment: The recreation room and deck are accessory to a lawfully established principal use. The lot is less than 1 acre in size. The accessory structures on the lot consist of approximately 1,200 square feet of building area, which does not exceed the 2,000 square foot cap.

18A.36.060 General Accessory Use List.
A. The following uses may be allowed accessory to principal uses found in one or more use categories.
   1. Antennae and satellite dishes for private telecommunication services;
   2. Decks and patios;

Staff Comment: The deck is an allowed accessory use to a single-family residence by Title 18A.

18A.36.070 Residential Accessory Use List.
The following structures and uses may be allowed accessory to a residence:
A. Carports or garages for the sole use of occupants of premises and their guests, attached or detached (without fee to guests), for storage of motor vehicles, boats, recreational vehicles, and/or planes;
C. Storage buildings for yard maintenance equipment and household goods.

Staff Comment: The second story recreation room is an allowed accessory use to a single-family residence by Title 18A.

CHAPTER 18A.75, Use Permits

18A.75.040 Variances.
A. Purpose. The purpose of this Section is to provide a means of deviating from the requirements of this Title in specific instances where strict application of these requirements would prevent property from being utilized in a similar manner as other properties in the same zone classification because of special features or constraints unique to the property involved.
B. Applicability.
   1. A variance may be used to deviate from a standard required by Title 18A.
   2. No variance shall be granted to permit the establishment of a use or density otherwise prohibited in the zone in which the property concerned is located, or to waive applicable design standards described in Title 18J.
3. Where a variance has been granted, further reduction or deviations, such as those allowed in 18A.35.020 D. for setback exceptions, shall not be approved or allowed.

C. **Review Criteria.** Before any variance may be granted, it shall be shown that:

1. There are special circumstances applicable to the subject property or to the intended use such as shape, topography, location, or surroundings that do not apply generally to the other property or class of use in the same vicinity and zone;

**Staff Comment:** There are no special circumstances that apply to the subject property that do not apply generally to other property in the same vicinity and zone. The parcel is similar in size and shape to other properties in the same vicinity. The parcel is flat as are other properties in the same vicinity. Finding not met.

2. Such variance is necessary for the preservation and enjoyment of a substantial property right or use possessed by other property in the same vicinity and zone but which because of special circumstances is denied to the property in question;

**Staff Comment:** The majority of parcels in the vicinity are improved with single-family residences and both attached and detached garages. Staff finds that the variance is necessary to preserve a substantial property right possessed by other property in the neighborhood, but does not find that any special circumstances exist on the parcel that would deny the subject property a substantial property right. Finding not met.

3. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvement in such vicinity and zone in which the subject property is located;

**Staff Comment:** The second story addition and deck are located on a 0.26-acre parcel, which is surrounded by similar sized parcels developed with single-family residences, some of which are also developed with detached garages in the rear yard of the lots. The closest structure on an adjacent lot to the garage is a single-family residence on the parcel to the west, which is approximately 32 feet away. The closest structure on the property to the north is approximately 65 feet. Staff does not find that the proposed improvements are out of character with the neighborhood or potentially detrimental to the property values of surrounding homes. Finding met.

4. The granting of such variance is consistent with the Comprehensive Plan including any applicable Community Plan; and

**Staff Comment:** The granting of the variance will not adversely affect the policies of the Comprehensive Plan or the Parkland-Spanaway-Midland Community Plan since there is no increase in the intensity of the use. Single-family residential uses are allowed in the SF zone classification, as are decks and garages, and are encouraged by the Comprehensive and Parkland-Spanaway-Midland Community Plans. Finding met.
5. No significant adverse environmental impact will be caused as a result of the variance approval.

**Staff Comment:** The parcel is flat and dry and does not contain any regulated Critical Areas. Finding met.

D. **Review Process.**

1. An application for variance to deviate from a development standard shall be reviewed and granted or denied by the Hearing Examiner.

E. **Approval Subject to Conditions.** Approval may include specific conditions which will serve to accomplish the standards and criteria established by this Title and policies established by the Comprehensive Plan and any applicable Community Plan.

**STAFF RECOMMENDATION:**

Staff recommends denial of the variance request for a reduction in the side yard setback from 7.5 feet to 3 feet and a reduction in the rear yard setback from 10 feet to 3 feet, (as measured from the roof overhang of the garage structure) to allow the construction (retention) of a second story addition and deck, on a 0.26 acre parcel.

The proposal has been reviewed for conformance with the Pierce County Development Regulations - Zoning. Staff finds that the request does not comply with Variance Criteria 1 and 2. Staff does not find that there are special circumstances applicable to this property compared to those in the vicinity and with the same SF zoning designation. Staff also does not find that the variance is necessary to preserve a substantial property right possessed by other property in the same zone classification but which because of special circumstances would be denied to the property in question. Staff does find that allowing the variance will not be detrimental to the public welfare, that it is consistent with the Comprehensive Plan and that it will not cause significant adverse environmental impacts. However, since all five criteria have not been satisfied, staff recommends denial of the Variance request.

If the Variance is denied, staff recommends the following condition:

1. Within 30 days of the date of a decision denying this Variance request, the applicant shall obtain a demolition permit to remove the second story of the structure and complete demolition within 60 days.

If the Variance is approved, staff recommends the following condition:

1. Within 30 days of the date of a decision approving this Variance request, the applicant shall apply for a building permit to allow it to remain or all approvals granted herein shall automatically become null and void.
Election of Officers
Motion made (Emerson/Oleson) to nominate Paul Lubbesmeyer as Chair. *Motion passed unanimous aye*
Motion made (Lubbesmeyer/Ansteth) to nominate Catherine Oleson as Vice Chair. *Motion passed unanimous aye*
Motion made (Lubbesmeyer/Oleson) to nominate Stacy Emerson as Secretary to serve until her term expires in October. *Motion passed unanimous aye*

Joint LUAC Commercial Zone Consolidation Meeting
Paul Lubbesmeyer referenced an e-mail sent by Sean Gaffney and Debby Hyde to meet three times to discuss commercial zoning code consolidation. Motion made and seconded to recommend Paul Lubbesmeyer as representative. Discussion about potential business members to attend the meetings was held, suggesting Claudia Finseth and Barbara Gelman. Chair Lubbesmeyer will contact Ms. Gelman and Ms. Finseth.

Rexden Estates Preliminary Plat / Administrative Design Review 148-07
Application Numbers 168321 / 618322 / 618325 / 618329
Applicant: Rex R. Ernst
Request: Applicant proposes the subdivision of a 4.873-acre parcel into 17 single-family lots, with a minimum lot size of 5,403 square feet and an average lot size of 7,840 square feet. In addition, the plat includes:

1) a 32,856-square foot recreation tract, “C”, containing 6,460 square feet of active recreation area, in the northwest corner of the site, which also contains fuel pipeline and fiber optic line easements and a regional Bonneville Power Administration (BPA) power line easement;
2) a 12,188-square foot public storm drainage tract;
3) 1,672-square foot and 980-square foot and entry landscape tracts “D” and “E” along 22nd Avenue East; and
4) 24,160 square feet of internal public road right-of-way and 7,156 square feet of additional right-of-way along 22nd Avenue East.

The project will be served by public water, sanitary sewers, a public road, will access 22nd Avenue East, and is in a Single-Family (SF) zone classification and the Parkland-Spanaway-Midland Communities Plan area, located at 20318 – 22nd Avenue East, in the SE 1/4 of Sec. 3, T18N, R3E, W.M., in Council District #3.
Robert Jenkins, Senior Planner, presented the case to the Commission. Responding to Commission question, Mr. Jenkins stated that there is an access driveway to the storm tract within the subdivision. The pipeline is a regional natural gas, not petroleum, pipeline. Mr. Jenkins explained that Bonneville Power Association (BPA) and Olympic Pipeline Company will review the proposed park plan. In the past, BPA has not wanted play equipment or permanent surfaces under the power lines.

In response to Commission concern, Mr. Jenkins stated that the applicant proposes an evergreen screen along Lots 7 and 8 to provide privacy. Lots 7 and 8 will access directly from the private road. The gravel road may remove square footage from the active play area and move to the south.

AGENT TESTIMONY
Brandon Smith, representing the applicant, stated that the proposed loop utility drive will provide emergency vehicle access and gives easy access to the stormwater detention pond. The site soils make Low Impact Development techniques difficult. They will use a runoff dispersion trench to the north. The site soils are Class C and are less permeable. In response to Commission concern about stormwater access, Mr. Smith stated access is from Lot 6.

PSMAC DISCUSSION
Commission member Ansteth stated that the proposed road improvements should help the area. He is concerned about the site topography and drainage. Mr. Jenkins responded to Commission question that a runoff drainage ditch is located near the proposed storm pond. He added that maintenance of the storm pond will become County property.

Motion made (Emerson/Oleson) to recommend approval of the Staff Report with conditions as presented, adding a condition, The gravel service road going through the active park, not be counted toward the square footage of the active park area.

VOTE:

Roger Ansteth    Yes
Stacy Emerson    Yes
Catherine Oleson  Yes
Paul Lubbesmeyer  Yes

Motion unanimously passed as presented. (Clerk note: Chair vote was not required as a quorum of appointed members was present).