

# Initial Project Review

## Preliminary Plat: The Landing at Spanaway Lake

**Application Numbers: 902871, 902978, 902835, 902837, 902866**  
**Tax Parcel Numbers: 0319276029 and -0319276030**

**Parkland – Spanaway - Midland Advisory Commission (PSMAC) Public Meeting:**  
**April 3, 2019, at 6:30 p.m.**, at Central Pierce Fire Station No. 61, 100 - 114<sup>th</sup> Street South,  
Tacoma, WA 98444

**Proposal:** Applicant requests Preliminary Plat approval for a 102-lot single-family subdivision with a minimum lot size of 4,500 square feet and an average lot size of 5,986 square feet on a 2-parcel, 21-acre site. The plat also includes:

- 1) 0.46- and 0.87-acre park/underground storm drainage tracts in the southern end of the plat;
- 2) a 1.38-acre wooded, steep slope open space tract in the east-central portion of the plat;
- 3) a 0.42-acre storm drainage/open space tract in the NW corner of the plat;
- 4) a 0.21-acre tract for a temporary sanitary sewer pump station in the SE corner of the plat;
- 5) a shared access facility tract; and
- 6) public roads.

The plat will be accessed from 168th Street East and 162nd Street Court East. A future public road will be stubbed to the vacant and underdeveloped property to the northeast. The plat will be served by public water and sanitary sewers.

**Project Location:** 802 160th Street East and 811 168th Street East, Spanaway, WA, within the NW 1/4 of Section 27, 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 County finds, based on an initial project review, that the proposal appears to be consistent with the applicable codes and regulations and that staff will be recommending approval of the proposal, subject to conditions.

**Zone Classification:** 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 5.87 dwelling units per net developable acre, based on 17.36 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 since over 20 dwelling units are proposed, i.e., 102 single-family lots.

**County Contact:** Robert Jenkins, Senior Planner, [rob.jenkins@piercecountywa.gov](mailto:rob.jenkins@piercecountywa.gov), or 253-798-7016

**Pierce County Online Permit Information:**

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departementStatus?applPermitId=902871>



**Project Data**

Application Date: January 24, 2019

IPR Mailed Date: March 27, 2019

Property Owner: Gary W. Hart  
867 11th Avenue  
Fox Island, WA 98333-9642

Applicant: Soundbuilt Northwest  
Attn: Kurt Wilson  
P.O. Box 73790  
Puyallup, WA 98373  
[Kurt@soundbuilthomes.com](mailto:Kurt@soundbuilthomes.com)

Agent: CES NW, Inc.  
Attn: Craig Deaver  
429 – 29th Street NE, Suite D  
Puyallup, WA 98372  
[CDeaver@cesnwinc.com](mailto:CDeaver@cesnwinc.com)

**Public and Legal Notice**

- *February 21, 2019:* 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.
- *February 25, 2019:* The site was posted with a Public Notice sign, confirmed with a Declaration of Posting.
- *March 20, 2019,* Legal Notice was published in the official County newspaper (*The News Tribune*), advertising the public meeting to be held by the Parkland-Spanaway-Midland Advisory Commission.



## Site Photos from Google Earth

Looking South from 160<sup>th</sup> Street East dated August 2018



Looking East from 162<sup>nd</sup> Street Court East dated August 2018



Looking North from 8<sup>th</sup> Avenue East dated August 2018

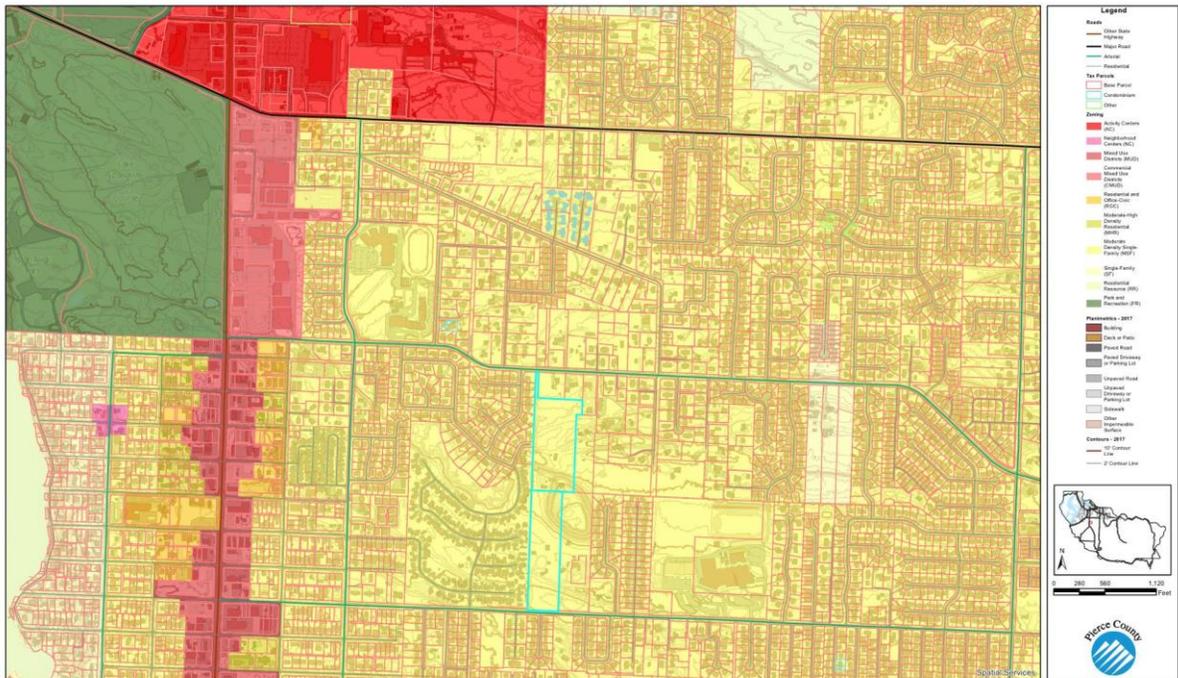


Looking West on 168<sup>th</sup> Street East dated August 2018



## Zoning Map

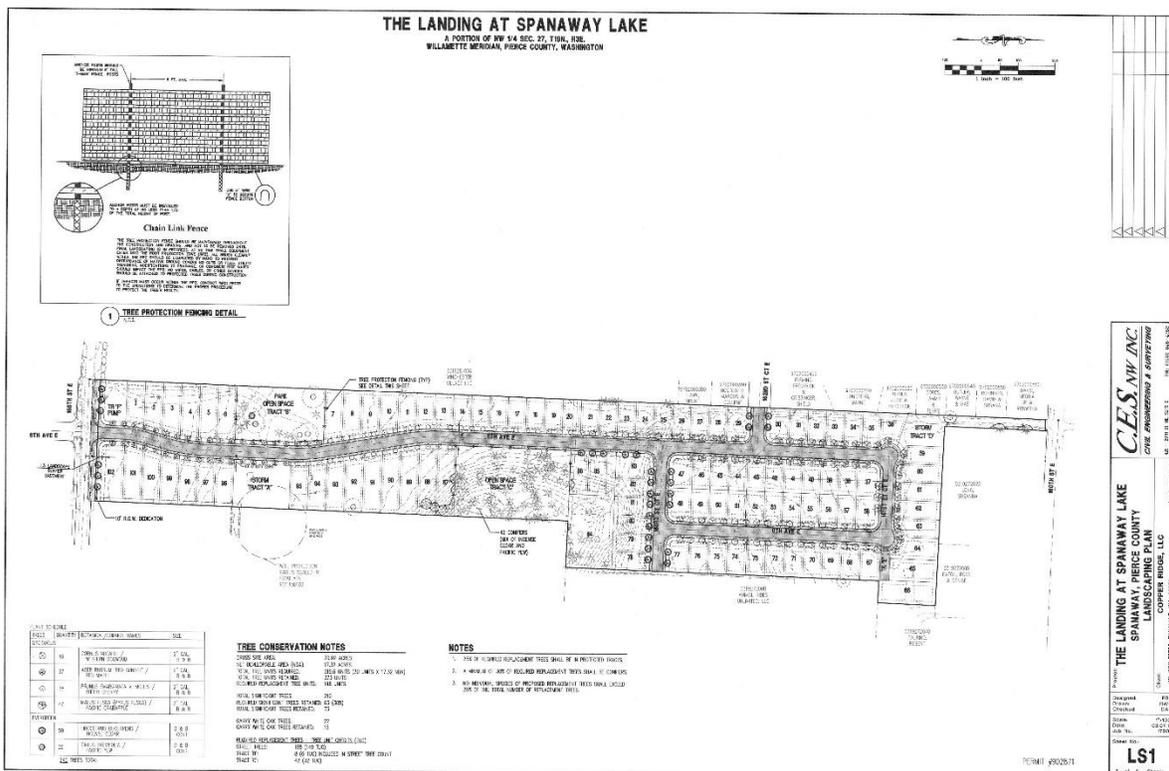
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The map features are approximations and are intended only to provide an indication of land features. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.



# Tree Conservation Plan, revised March 11, 2019



## Public and Agency Review Comments

No comments have been received from surrounding property owners or the general public to date.

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

- Spanaway Water Co.:
  - Water mains exist in 168<sup>th</sup> Street East and in 162<sup>nd</sup> Street Court East that are available to serve the proposed plat. Spanaway Water requested that appropriate easements be shown on the approved plat documents.
- Pierce County Fire Prevention Bureau:
  - Requests a water system permit. Water flow is available. Additional fire hydrants will be required. Requests that streets be signed for no on-street parking, unless dedicated on-street parking is provided.
- Cartography Section of Planning and Public Works (PPW):
  - Street names are acceptable.
- Development Engineering Section of PPW:
  - Issue related to survey boundaries have been addressed in revised plans. The traffic impact analysis has been initially reviewed and retuned for revisions. The geotechnical assessment has not yet been reviewed.
- Resource Management Section of PPW:
  - The wetland verification report and critical habitats study has been reviewed. No wetlands or buffers are on site. A fish and wildlife approval document is forthcoming.

- Current Planning Section of PPW:
  - Infill compatibility measures will be required abutting the single-family homes on the northwest.

Initial comments have not yet been received from the Tacoma–Pierce County Health Department, the Bethel School District, Washington State Department of Ecology, the Nisqually Tribe, or the Sewer Division of PPW.

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 analysis provided below.

## **Background**

Site Inspection: Various staff have inspected the site. The two-parcel site is generally rectangular and extends from 160<sup>th</sup> Street East to 168<sup>th</sup> Street East. Most of the southern half of the property is relatively level and characterized by open pasture, and stands of Douglas fir, Oregon white oak and fruit trees surrounding an old farmhouse, barn and outbuildings. The middle of the property is characterized by the heavily forested slopes of a knoll that extends offsite to the east, containing Douglas fir and a few fruit and Oregon white oak trees. The property owner’s former home and associated outbuildings are located on the northern slope of the knoll. The northern portion of the site is relatively level and characterized by pasture intermingled with stands of Douglas fir and a few fruit and Oregon white oak trees and an agricultural outbuilding.

The old farmhouse and pastures are accessed from a driveway onto 168<sup>th</sup> Street East. The newer home is accessed by a driveway onto 160<sup>th</sup> Street East. Both properties have been in agricultural open space taxation. The property owner previously raised cattle and other animals on the property.

### Surrounding Land Use / Zoning Designation:

| LAND USE |   | ZONING (Title 18A)                   |
|----------|---|--------------------------------------|
| North    | Two large-lot single-family homes and, across 160 <sup>th</sup> Street E., more large lot single family homes | Moderate Density Single-Family (MSF) |
| South    | Urban density single-family homes, south of 168 <sup>th</sup> Street East                                     | MSF                                  |
| East     | NE - Large-lot single-family homes<br>SE - Large-lot single-family and associated pasture (former farm)       | MSF                                  |
| West     | NW - Urban density single-family homes<br>SW – Mobile home park   | MSF                                  |

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

- Water - Spanaway Water
- Sewer- Pierce County
- Power - Elmhurst Mutual Power and Light
- 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 1, 2017 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 the review of the traffic impact analysis is complete and approved by the Development Engineering and Traffic Sections of PPW. A request for revisions was returned to the applicant on February 13, 2019, and responses have not yet been resubmitted for review.
- As part of the environmental review, the following reviews took place: wetland and fish and wildlife habitat reviews.
  - The Pierce County Resource Management environmental biologist has concurred with the wetland verification analysis indicating a lack of wetlands on the property and with the proposed protection of Oregon white oak habitat.

### Title 18E, Development Regulations – Critical Areas

- Wetlands are regulated per Chapter 18E.30. Oregon white oak habitat is regulated per Sections 18E.40.020.D.1. and 18E.40.040.C.1.b. Refer to earlier discussion.

### Title 18A, Development Regulations - Zoning

- Both parcels are in the Moderate Density Single-Family (MSF) classification. 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 5.87 dwelling units per net developable acre, based on 17.36 net developable acres. The plat will be served by sanitary sewers.

## 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. A 20-foot wide L3 landscape buffer will be required along 168<sup>th</sup> Street East and 160<sup>th</sup> Street East. Where feasible and appropriate native trees may be used to meet these requirements along 160<sup>th</sup> Street East.
- Curbs, gutters, sidewalks and street lights will be required within the plat and along the 168<sup>th</sup> Street East frontage.
- A minimum of 1.75 acres of total recreation area and 0.87 acre of active recreation areas will be provided, plus 1.38 acres of wooded open space. In addition, park impact fees are required prior to building permit issuance. The minimum requirement is 1.17 acre of total recreation, 0.29 acre to be active recreation.
- 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.
- The plat will be required to preserve or plant a minimum of 520 tree units. The applicant is proposing to retain 373 tree units. A minimum of 147 tree units are required to be planted. The applicant is proposing to plant up to 180 tree units (240 trees).
- There are a total of 210 significant trees on site. A minimum of 30% of significant trees or 63 significant trees are required to be retained, per Section 18J.15.030.F.3. The applicant is proposing to retain 73 significant trees, 34.7% of the total number of significant trees. Included in that number of significant trees is the retention of 15 Oregon white oak trees, with a diameter at breast height (DBH) of 8 inches or greater. There are 22 significant Oregon white oak trees.
- Storm drainage is being handled through underground infiltration in storm drainage tracts located in the southern and northwestern portions of the plat. Biofiltration facilities will not likely trigger the storm water facility design standards of Section 18J.15.170.D.2.a.
- Formal infill compatibility, per Section 18J.15.060, is required for five single-family lots on the northwest. A 30-foot rear yard setback is required along the rear property line of the proposed lots, along with a 6-foot high board fence.

## **Required Findings for Preliminary Plat Approval:**

### **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.*

**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 PSMAC 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?**

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