

Initial Project Review

Preliminary Plat: South Sunrise West (Phased Plat)

Application Numbers: 903753, 903755, 903756, 903757
Tax Parcel Numbers: 0419353011, 0419352013, 0419353013

South Hill Advisory Commission (SHAC) Public Meeting: June 3, 2019, at 7:00 p.m., at the Central Pierce Fire and Rescue, Station 69, training room (south entrance), 17210 - 100th Avenue East, Puyallup, WA

Proposal: The applicant is proposing to subdivide approximately 116 net acres within the Sunrise Master Plan Community (SMPC) into 405 single-family detached lots along with associated landscape and utility tracts. The overall site is approximately 145 acres. The proposal includes 6 phases. The area proposed for new lots is located within areas 22, 23, and 24 in the SMPC. Access is proposed from an extension of 122nd Avenue East and 50-foot wide local minor roads.

Project Location: The site is located east of 122nd Avenue East, and south of Sunrise Boulevard East, in the South Hill Community Plan area, and Mixed-Use District (MUD) and Community Center (CC) zone classifications, in the NW 1/4 of Section 35, T19N, R4E, W.M., in Council District #1.

Staff Recommendation: Staff finds that the South Sunrise West Preliminary Plat will meet the regulations and intent of the Sunrise Master Planned Community and all applicable Pierce County Code requirements pending all reviews and recommended conditions of approval.

State Environmental Policy Act (SEPA): A SEPA checklist was submitted for this application. Planning and Public Works (PPW) has not yet concluded its environmental review.

County Contact: Cory Ragan, Senior Planner, 253-798-2590, cory.ragan@piercescountywa.gov

Pierce County Online Permit Information:

<https://pals.piercescountywa.gov/palsonline/#/permitSearch/permit/departmentsStatus?applPermitId=903753>



Project Data

Application Complete Date: February 1, 2019 – Preliminary Plat
February 8, 2019 – Environmental Checklist

Staff Report Mailed Date: May 23, 2019

Owner: Sunrise Development Corporation
Attn: Eric Corliss
3106-A Sumner Tapps Highway East
Sumner, WA 98391
ericc@canyoncompany.com

Applicant: ESK Development LLC
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Agent: Apex Engineering
Attn: Colleen Harris
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Tacoma, WA 98409
harris@apexengineering.net

Public and Legal Notice

- *March 7, 2019*: Notice of Application (NOA), including the South Hill Advisory Commission (SHAC) public meeting date, 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.
- *March 11, 2019*: Public Notice sign was posted on the site, confirmed with a Declaration of Posting.
- *March 13, 2019*: Revised NOA, including the corrected SHAC meeting date, 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.
- *May 27, 2019*: Legal notice was published in the official County newspaper (*Tacoma News Tribune*), advertising the SHAC public meeting.

Land Use Designation and Zone Classification

The approved Zoning Master Plan for Sunrise has various zoning classifications covering the entire Master Plan area. During the 5-year update in 2016, an amendment was approved to change a number of zones within areas of the SMPC. Area 22 was changed from High Density Residential (HRD) to MSF zone. The area which is being platted for South Sunrise West is zoned Moderate Density Single Family (MSF).

Construction of all projects within Sunrise are governed by the November 15, 2001, Development Agreement (DA) which established zoning and land use patterns for the community. The SMPC is then vested to Title 18A from June 5, 2000.

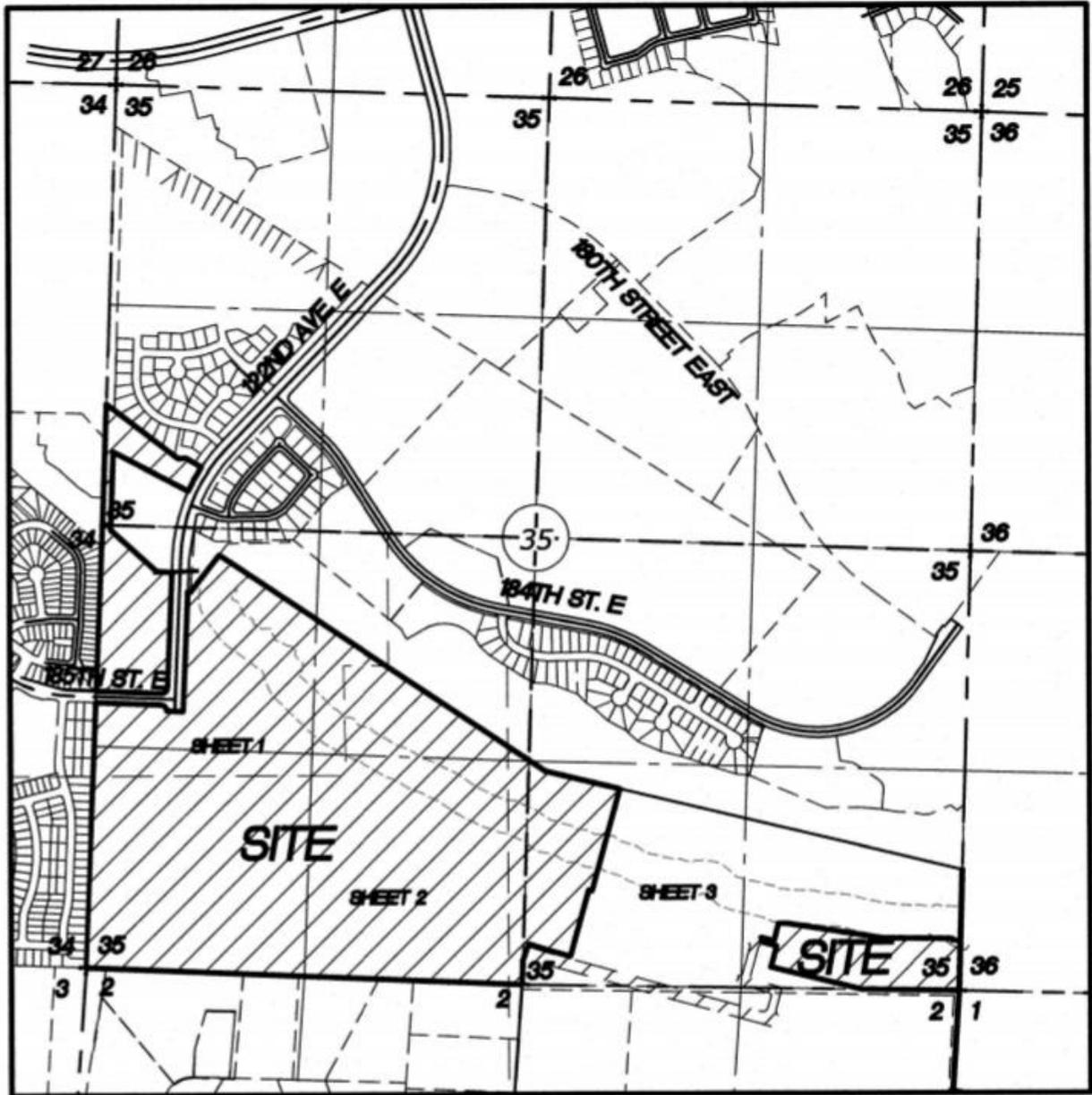
The June 5, 2000 Zoning Code dictates the density of single-family plats in the MSF classification. The range of development ranges from 2 to 6 dwelling units per acre. The proposal for South Sunrise West meets this density for the 116 net acres being proposed for new detached single-family lots. The density is proposed at 4 dwelling units per net acre. The lowest range of this density assumes that sewer is beyond 300 feet from the project. The average lot size is proposed at 6,613 square feet, which meets the minimum average area of 5,000 square feet in the MSF classification.

A depiction of the boundaries of the parcel are provided below.

Aerial Photo of Proposed Site

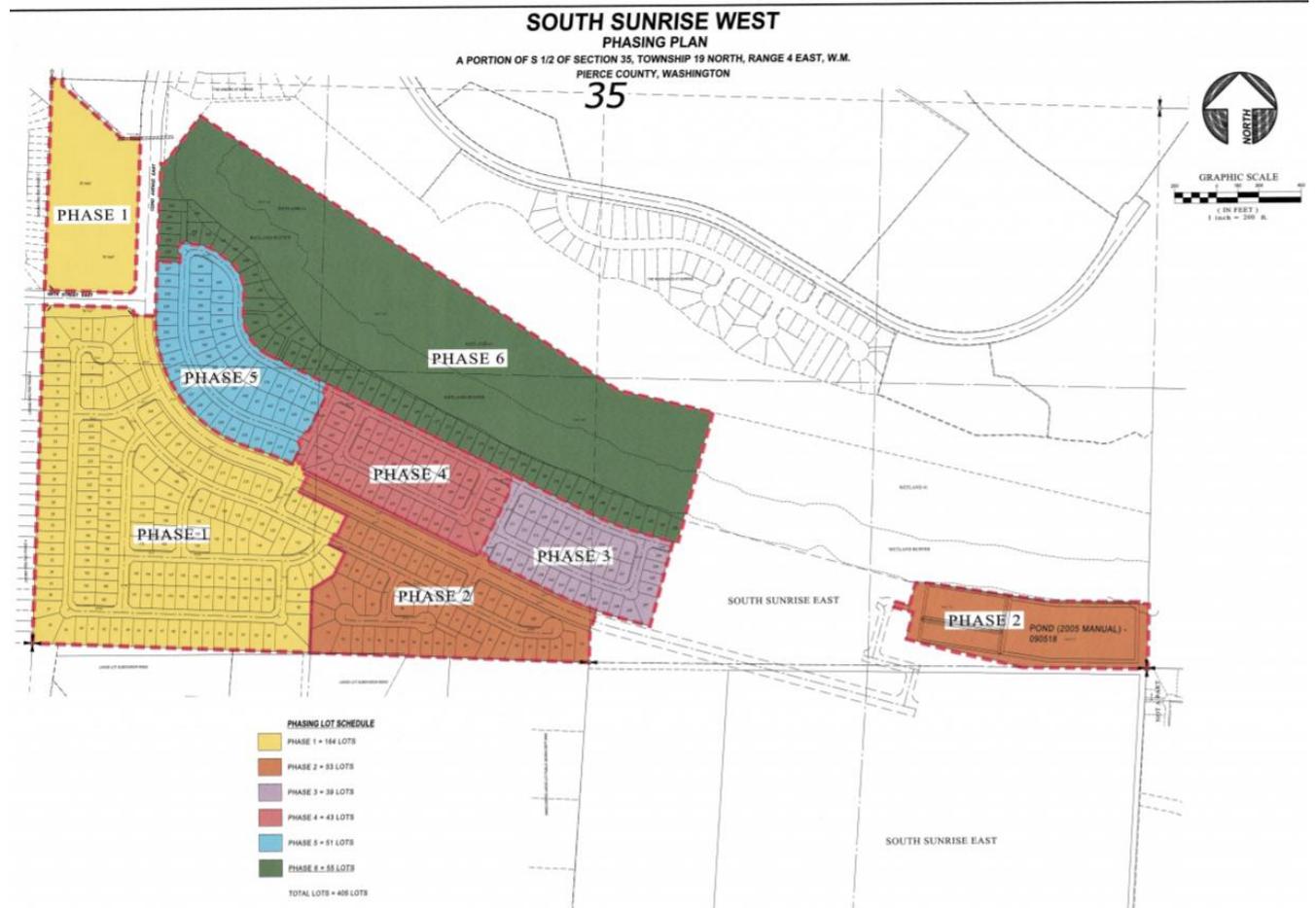


Vicinity Map of Site

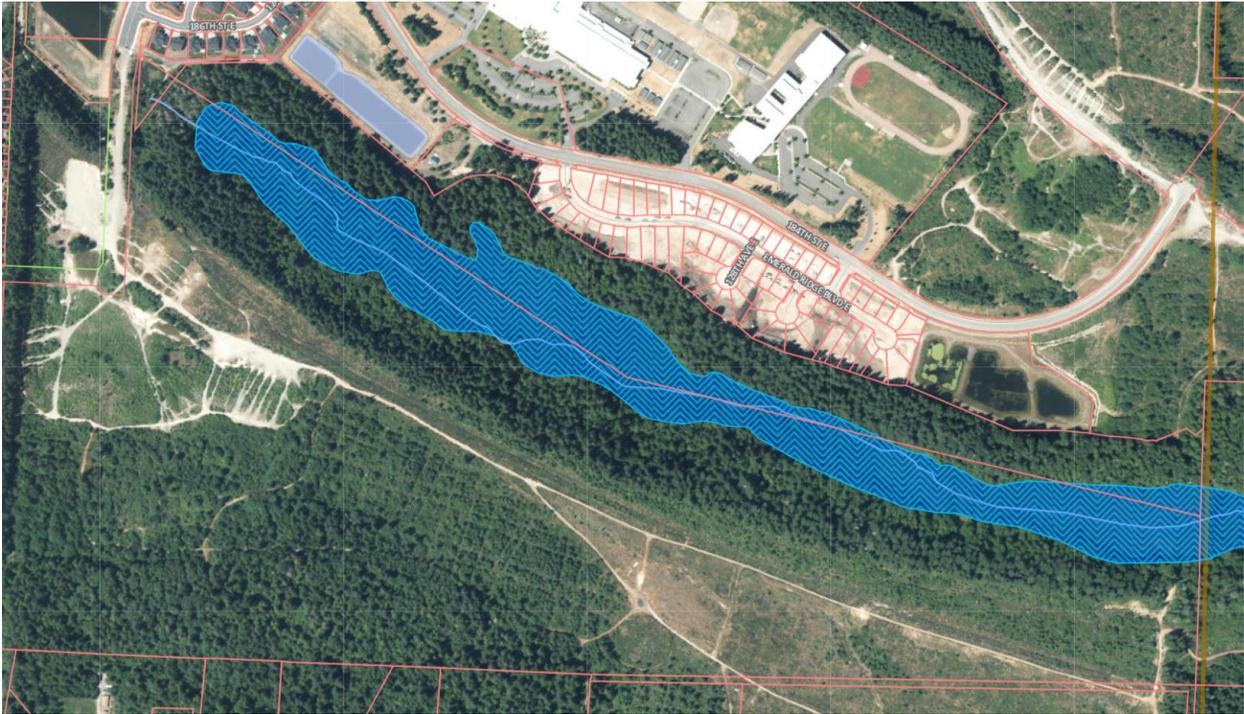


Proposed Plat Map

As shown below, the proposed phased subdivision will have two main access points; an extension from 185th Street East from Lipoma Firs, which intersects with an extension of 122nd Avenue East.

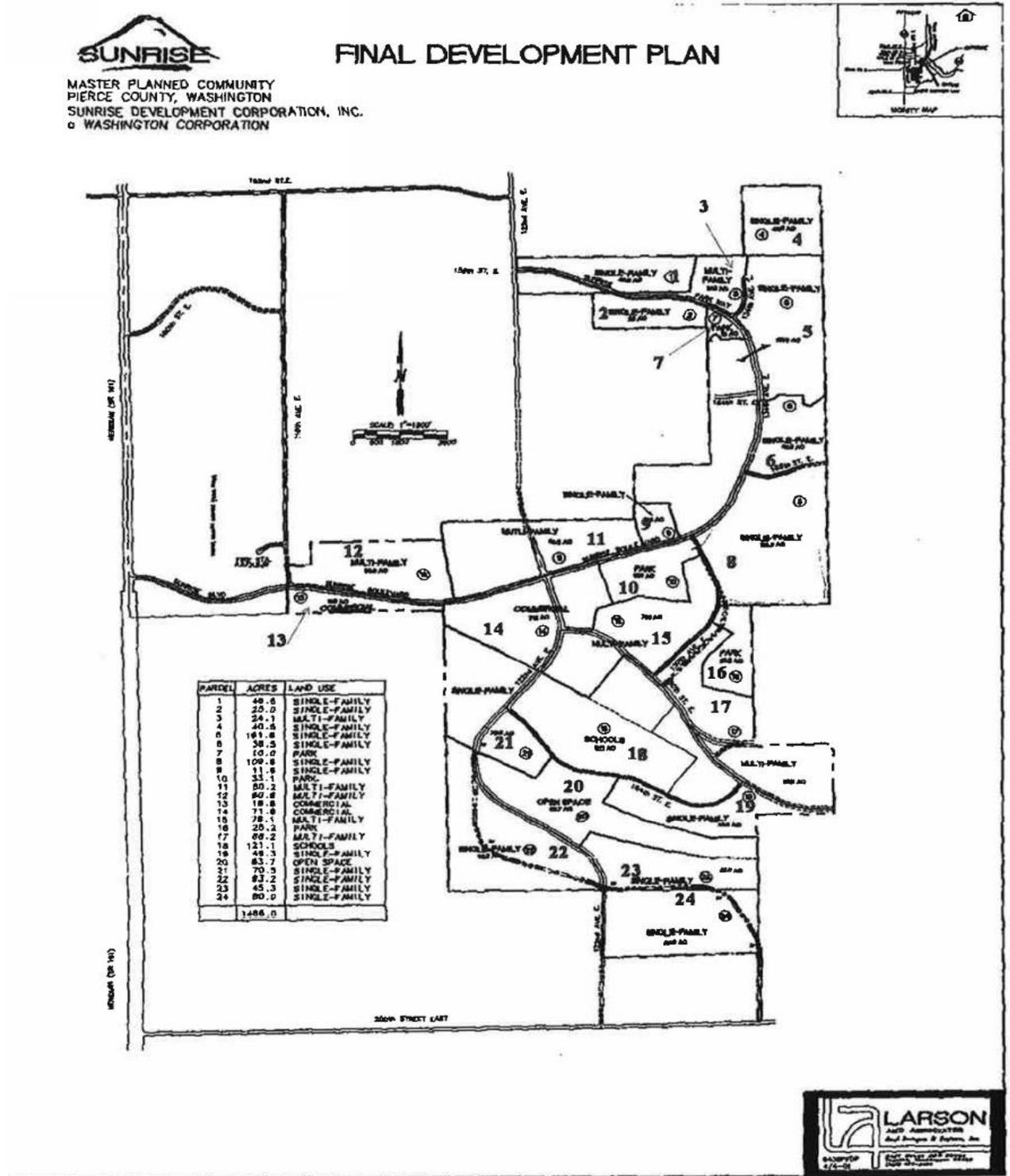


The illustration below depicts highlighted areas that may have a potential for flooding, can be ecologically sensitive, or are known as critical areas that may need additional protection.



The 2001 Development Agreement also had an approved Land Use and Final Development Plan that listed the future uses on each parcel. Below is the previous "Final Development Plan" signed by staff on November 26, 2001.

Final Development Plan approved as an attachment to the 2001 Development Agreement:



A new progress table below, shows the 2018 land use and zoning breakdown for “Areas” within Sunrise:

LAND USE AND ZONING TABLE						
AREA	NAME	MPC LAND USE CLASSIFICATIONS	MPC ZONING CLASSIFICATIONS	APPROVED OR EXISTING SINGLE FAMILY UNITS /PADS	APPROVED OR EXISTING MULTI-FAMILY UNITS /PADS	ACRES
1		MPC	MSF			20.2
2	CAMBRIA	MPC	HRD	93		25
3	THE RETREAT	MPC	MSF	49		50.5
4	NORTH RIM	MPC	MSF	63		40.5
5	THE RIM /EAGLE RIDGE/ THE MEADOWS/ SILVERWOOD/ SOUTHPPOINT	MPC	MSF	424		162.7
6	SAVANAH RIDGE	MPC	MSF	122		38.5
7	PARK	MPC	MSF	0	0	7.85
8	SOUTHWOOD ESTATES	MPC	MSF	292		109.6
9	PARKVIEW	MPC	MSF	48		11.6
10	THE RIDGE	MPC	MSF	88		22
11	SIERRA SUN APARTMENTS	MPC	MUD		249	80.2
12	EMERALD POINT	MPC	HRD	334	301	60.6
13	SUNRISE MEDICAL	MPC	UNC			15.8
14	THE MADRONAS	MPC	CC	SEE AREA 15		9.49
15	THE MADRONAS	MPC	MSF	162		37.68
16	THE CROSSINGS	MPC	MSF	SEE AREA 25		24.73
17	THE PINES	MPC	MSF	162		35.2
18	PUYALLUP SCHOOL DISTRICT	MPC				100.1
19		MPC				25.4
20	THE WOODLANDS	MPC	MSF	67		113.3
21	DEER RIDGE	MPC	MSF	145		41.8
22		MPC	MSF			23.1
23		MPC	MSF			86.4
24		MPC	MSF			76.4
25	THE CROSSINGS	MPC	MSF	180		31.16
26		MPC	HRD			22.9
27		MPC	MUD			20
28	THE CROSSINGS	MPC	MSF	SEE AREA 25		13.75
29		MPC	MSF			8.3
30		MPC	MSF			31.87
31	THE ARBORS	MPC	MSF	33		10.5
32	GLACIER RUN	MPC	MUD		384	18.7
33		MPC	CC			26.7
		POND IV-6				7.5
		POND IV-4				8
		WATER TANK				1.1
		ROADS & LINEAR PARK				47.4
			TOTAL ACRES			1467
			TOTAL UNITS TO DATE-	2262	934	
TOTAL ALLOWED UNITS (MAJOR AMENDMENT APPLICATION 652446) 4728						

Site Photos and Conditions

Due to the lack of accessibility to the site, staff currently has not been to the project area.



Looking south via Google Earth 3D view.

Public and Agency Review Comments

Comments received on this proposal can be found by clicking on the “Documents” tab at the online permits address listed on page 1 of this Report.

Public:

Planning and Public Works (PPW) has received comments from residents or adjoining property owners.

- Public comment was received from an adjoining neighbor expressing some environmental concerns related to soil stability and wildlife. Comments also stated concerns of view loss.

Agencies:

Staff has received comments from Development Engineering, Resource Management, Sewer Utilities Division, and outside agencies.

- Tacoma Pierce County Health Department (TPCHD) reviewed and provided a letter dated March 11, 2019. TPCHD had no comment regarding the proposal.
- Pierce County Sewer Division provided a memo dated March 12, 2019. The memo states the need for a sewer easement and design and construction standards.
- Pierce County Development Engineering provided a memo dated March 9, 2019. The memo states the requirement for a geotechnical assessment and Voluntary Mitigation Fees (VMF). A road deviation will be needed. A clearing and grading conceptual plan are requested. The storm pond ownership is discussed for Phase 2.

Site Characteristics

PPW Current Planning staff have observed the following characteristics during review of the project site:

- The project site is sloping slightly to the northeast towards the known creek, wetland, and associated buffers (WL-41 (D) as shown in Critical Areas Map). These are all included in a wetland and open space tract recorded with the plat of the Woodlands at Sunrise.
- There are second and third growth evergreen and deciduous trees that cover the majority of the site.
- Connections to the Lipoma development and the extension of 122nd Avenue East will take place in the northwest corner of the site.
- As depicted in the plat map earlier in this report, limited linear tracts will be provided. A regional park will be located up 122nd Avenue East towards Sunrise Boulevard East.
- There are newly constructed single-family homes (Lipoma) bordering the west portion of the site. Larger single-family and vacant lots border to the south.

Surrounding Land Use / Zoning Designation

LAND USE		ZONING
North	Wetland/Open Space Tract	Moderate Density Single Family (MSF)
South	Single Family Vacant	Single Family (SF)
East	Vacant	Residential Resource (RR)
West	Single Family Subdivision	Moderate- High Density Residential

Utilities/Public Facilities

Utility service and public facilities are proposed as follows:

- Water - Tacoma Public Utilities
- Sewer- Pierce County
- Power - Puget Sound Energy
- School- Orting School District

Governing Regulations

- Recorded Development Agreement, dated November 15, 2001
- Title 18A Development Regulations – Zoning, dated June 5, 2000
- Title 18C Development Regulations – Storm Drainage and Site Development, dated 1997
- Title 18E Development Regulations - Critical Areas, dated June 5, 2000

Planning and Public Works Staff Review for Consistency with Applicable Land Use Policies and Regulations

2001 Sunrise Master Plan Development Agreement

The project complies with all applicable policies and objectives of the Sunrise Development Agreement as approved on November 15, 2001.

Title 18A, Development Regulations - Zoning

The June 2000 Zoning Code allowed a density of four to six dwelling units per acre, when sanitary sewer is available.

As stated above, the minimum density requirements for this plat can be achieved.

18A.75.080 Planned Unit Development.

Purpose. A Planned Unit Development (PUD) is intended to be a flexible zoning concept. Depending on the type of PUD, it will provide the Examiner a chance to encourage development of a variety of housing types; allow for non-residential development; create and/or preserve usable open space; provide recreational opportunity and aesthetic enjoyment to residents; preserve, to the maximum extent possible, the natural characteristics of the land; encourage creativity in design; provide predictability for the development of a project; and provide for maximum efficiency in the layout of streets, utility networks, and other public improvements, as appropriate.

B. Classifications of Planned Unit Development. PUDs shall be classified as one of seven types: Employment Based Planned Community, *Master Planned Community*, Master Planned Resort, New Fully Contained Community, Essential Public Facility-Rural Airport, Major Institution, or Essential Public Facility-State Corrections Overlay.

C. Definitions.

2. **Master Planned Community (MPC).** Master Planned Community is a planned unit development within an established Urban Growth Area which integrates a mix of housing types and densities, limited commercial services, and recreation.

G. Uses Permitted within a PUD.

2. Uses Permitted.

b. **MPC.** Only those uses which are allowed under MSF and HRD designations or other uses as provided for by the Examiner if found to be consistent with the approved conceptual plan.

H. Land Use Standards.

1. Basic Residential Density.

a. **NFCC/EBPC/MPC.** Residential densities may vary between 2 and 12 units per acre as long as the overall average residential density is between 4 and 8 units per acre.

Staff Comment: The site is zoned MSF; the proposed plat meets the minimum density requirements. The approximately 145-acre site is proposed to be subdivided at a rate of 4 dwelling units per net acre. The net acreage is 116 acres. The proposed subdivision is to be done in a phased approach. Upon final plat approval, and approval of all building and development permits and approvals, a single-family residence will be allowed to be placed on each lot in the subdivision.

Chapter 18A.15 Residential Density and Lot Dimension

18A.15.020 Residential Density.

D. Maximum Density.

1. In an MSF zone classification, sanitary sewers are required to achieve a density greater than base density up to maximum density. In all other classifications, maximum densities shall be achieved through one of the following methods:

Setbacks: The MSF classification in Sunrise has the following setbacks as stated in 3.2 of the 2014 restated Development Agreement:

3.2 Development Regulation Exceptions

The front yard setbacks for single-family residential development are:

- 3.2.1 On lots less than 5000 square feet in size, 20 feet for any building;
- 3.2.2 On lots 5000 square feet or larger, 20 feet for the residential building and 25 feet for vehicle parking facilities such as a garage or car port, either attached or detached.

Pierce County Development Regulations, Title 18E - Critical Areas

Chapter 18E.30 Wetlands

Staff Comment: A report titled “Wetland Delineation Evaluation, Habitats Assessment Study, and Conceptual Compensatory Mitigation Program for Unavoidable Wetland Impacts / Sunrise South Residential Community,” prepared by Habitat Technologies was submitted and reviewed. A memo dated April 4, 2019, from Scott Sissons, states that signage will be required at boundaries of known critical areas and buffers.

The following illustration depicts the known critical areas and these wetlands in particular.



Pierce County Development Regulations, Title 18F-Land Divisions and Boundary Changes

Chapter 18F.40 Subdivisions – Preliminary and Final Plats

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 to the intent of the Comprehensive Plan, applicable community plans, and other applicable County codes and state laws.

Staff Comment: Appropriate provisions for the features identified in PCC 18F.40.030 C.1. are addressed through project review and recommended conditions of approval. Regarding the above Subdivision Code findings, Staff finds that, with compliance of recommended conditions of approval, "appropriate provisions" will be made for the public health, safety, and welfare. Public water supply, public sewer, proposed public road, and proposed public stormwater drainage facility are included in the proposal. Approximately 35 acres are shown to be open space, landscaped, and buffer areas. Curbs, gutter, sidewalks, and street lights will be provided on both sides of the streets to provide safe walking conditions. Staff finds that the public use and interest would be served by the proposed subdivision, subject to compliance with recommended conditions of approval. Recommended Conditions will be listed in a staff report prior to hearing.

18F.40.090 Phasing of a Subdivision.

Portions of an approved preliminary plat may be processed separately for recording in phases; provided that all phases are approved within the time limits set forth in this Section, and provided that the phasing plan does not violate the intent of the preliminary plat.

- A. Phasing. Any preliminary plat with a minimum of 30 lots may be phased subject to the following requirements:
1. At the time of preliminary plat application or major amendment application the applicant must state his/her desire to phase a development. The applicant must provide the County with a conceptual phasing map showing the proposed phases, phasing schedule, and a corresponding list of amenities for each phase;
 2. The Hearing Examiner shall have the authority to designate or require the phase in which necessary density, infrastructure, traffic mitigation, critical areas, parks, stormwater mitigation, vegetation preservation areas, or other required amenities and requirements are completed;
 3. As each phase is submitted for final plat it will be reviewed for compliance with the approved phasing plan for the subdivision;

4. Each phase must have a minimum of 10 lots;
 5. The first phase of a phased subdivision must be submitted for final plat approval in accordance with PCC 18F.40.060 A.1. Each subsequent phase must be submitted for final plat consideration consistent with the schedule determined by the Examiner. The Examiner can approve a range from one to three years between phases. Failure to submit application for final plat approval consistent with the phasing plan will result in expiration of the uncompleted phases of the plat;
 6. All amenities for all phases of a development must be installed and maintained prior to granting final plat approval for any phase beyond 10 years from the date of preliminary plat approval unless the Examiner determines special circumstances exist that warrant extending installation of amenities or improvements; and
 7. For projects that exceed 10 years or more from preliminary plat approval, the Examiner shall have the authority to bring future phases in compliance with specific design standards that may have been updated or changed since the initial application date.
- B. Preliminary plats with less than 30 lots may be phased but are not allowed any additional time extensions except as provided in PCC 18F.40.070, Preliminary Plats – Time Extensions.
- C. Time Limitations.
1. The Examiner can approve a phasing plan for plats for up to 10 years from the date of preliminary plat approval subject to compliance with subsection A. above.
 2. The Examiner can approve a phasing plan for plats up to 15 years from the date of preliminary plat approval for projects with 150 or more lots subject to compliance with subsection A. above and the following standards and provisions:
 - a. The phasing plan is supported by a marketing plan or economic analysis that provides justification for more phase time based on the economic health of existing and forecasted market and provides a build-out rate based on supply and demand of comparable lots or homes.
 - b. The marketing plan or economic analysis is prepared by an economist, accredited realtor, market analyst, statistician, or other professional forecaster approved by the Examiner.
 - c. The Examiner can adjust the phasing schedule for final plat submittal at each final plat hearing when supported by an amended study provided the final phase is submitted for final plat approval prior within 15 years of preliminary plat approval.

Staff Comment: The proposed South Sunrise West 405 lot phased plat is consistent with the Phasing requirements stated in 18F.40.090. The applicant has clearly stated the intent to phase the proposed 405 single-family lots. The phased plan is clearly identified and is consistent with the requirements set forth in 18F.40.090 A.1. If a marketing or economic plan is provided, it is staffs opinion that a 15-year time period from time of preliminary approval be granted as stated in 18F.40.090 C.2

Pierce County Development Regulations, Title 18H - Forest Practices

Chapter 18H.10 General Provisions

Chapter 18H.20 Forest Practices Approvals

Staff Comment: An approved Class IV-General Forest Practices Application (FPA) will be required for this project in accordance with the State Forest Practices Rules, RCW, 76.09, and Title 18H, Pierce County Development Regulations – Forest Practices. Removing more than 5,000 board feet of merchantable timber from the site will require FPA approval from Pierce County.

Chapter 18J.15 – Countywide Design Standards and Guidelines

Staff Comment: The SMPC is not subject to Title 18J. The Hearing Examiner concluded the following, in his decision for the Sunrise Master Planned Community 5-year Update and Minor Amendment:

Section 5.1.1 of the Development Agreement provides that projects within Sunrise are to be reviewed under the regulations in effect on June 5, 2001, rather than the regulations in effect at the time of each development application as stated in Condition 14 of the Major Amendment Decision dated May 20, 1997, and Council Ordinance 2000-97s.

18A.35.030 – Street Trees

Staff Comment: Street trees will be provided internally along the proposed public road and will be installed prior to occupancy of the residence on each lot. Curbs, gutters, sidewalks, and street lights will be required within the plat.

18A.35.025 – Recreation Areas

Staff Comment: Conclusion #3 of the Hearing Examiner’s Decision for the Sunrise Master Planned Community 5-year Update follows:

The applicant shall construct a 9.4-acre park in Planning Area 33 at a location acceptable to staff. Within one year of the effective date of this decision the applicant shall grade the park, plant it with grass, and make said area fully useable. The applicant shall also provide an appropriate gravel, parking area. Staff and the applicant shall agree upon a schedule of future park improvements based upon either specific dates, sales of lots/homes or both; provided, that in no event shall full completion of the park extend beyond five years from the effective date of this decision or the sale of the 300th lot or building of the 300th home. Pierce County shall issue no additional building permits or conduct final inspections of homes after expiration of the five-year period unless and until all park improvements have been completed to staff’s satisfaction. If staff and the applicant cannot reach agreement on the timing or type of park improvements, the matter may be returned to the Examiner for resolution in writing or at a public hearing.