

# Initial Project Review

## Preliminary Plat: Huber South Hill Plat

**Application Number: 907668**  
**Parcel Number: 0419234015**

**South Hill Advisory Commission (SHAC) Public Meeting: July 8, 2019, at 7:00 p.m.** at the Pierce County Fire & Rescue Station 69, 17210 110th Avenue East, Puyallup, WA 98374

**Proposal:** Applicant requests Preliminary Plat approval of a 4.97-acre parcel (3.59 net developable acres) into 18 detached single-family lots and four Tracts with a minimum lot size of 4,922 square feet, and an average lot size of 5,743 square feet. The plat will be served by City of Tacoma water, on-site septic, and public roads. The plat will be accessed from 130<sup>th</sup> Street East.

**Project Location:** This project site is located approximately 680 feet west of 154<sup>th</sup> Street East, Puyallup, WA, in the South Hill Community Plan area, and Moderate Density Single-Family zone classification, in the SE ¼ of Section 23, T19N, R4E, W.M., in Council District #1.

**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):** SEPA is not required as the plat is less than 20 lots.

**County Contact:** Donna Rhea, Associate Planner, 253-798-3288, [donna.rhea@piercecountywa.gov](mailto:donna.rhea@piercecountywa.gov)

**Pierce County Online Permit Information:**

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentsStatus?applPermitId=907668>



## Project Data

Application Date: April 4, 2019

IPR Mailed Date: June 28, 2019

Property Owners: South Hill Development, LLC  
PO Box 64160  
University Place, WA 98464  
[don@SPP-MFG.com](mailto:don@SPP-MFG.com)

Applicant: AHBL  
Attn: Sheri Green  
2215 N 30<sup>th</sup> St., Suite 300  
Tacoma, WA 98403  
[sgreene@ahbl.com](mailto:sgreene@ahbl.com)

## Public and Legal Notice

- *April 16, 2019*: Notice of Application (NOA) 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.
- *April 19, 2019*: The site was posted with a Public Notice sign, confirmed with a Declaration of Posting.
- *May 13, 2019*: Revised NOA, showing public meeting date change, 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.
- *June 24, 2019*, 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.







Photograph taken from driveway looking west down 154<sup>th</sup> Street East



Photograph taken from driveway looking east down 154<sup>th</sup> Street East

## Review Responsibility

The following list includes jurisdictional areas for County departments and divisions involved in the review and administration of this proposal:

- A. Planning and Public Works (PPW), Planning and Land Services (PALS):
  - Current Planning verifies compliance with the Pierce County Comprehensive Plan, South Hill Community Plan, and development regulations including zoning, critical areas, land divisions, design review and potential environmental impacts.
  - Development Engineering reviews for drainage, erosion control, site development, flood, survey, landslide and erosion hazard, lot dimensions and road standards.
  - Resource Management reviews for wetlands and critical fish and wildlife habitat.
  - Cartography reviews road names and addresses.
- B. PPW, Sewer and Transportation divisions:
  - Transportation Services reviews for traffic.
  - Sewer Utility Services reviews for sanitary sewer service.
- C. Fire Prevention Bureau reviews for emergency vehicle access and fire flow.
- D. Tacoma-Pierce County Health Department reviews for wastewater disposal and potable water.
- E. Assessor-Treasurer's Office reviews for tax segregation, depiction of record description, improvements, and property ownership.

## 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 several neighbors expressing concerns related to additional impacts to the existing private road, drainage, tree removal, and change in character and nature of the existing neighborhood with the addition of 18 lots.

### Agencies:

Staff has received comments from Development Engineering, Resource Management, Cartography, Fire Prevention, Tacoma Pierce County Health Department, and outside agencies with regards to the proposal:

- Pierce County Development Engineering provided a memo dated May 11, 2019. The memo states correction of the impervious surface limitation, requirement to provide a minimum 24-foot paved road surface, update on drainage report to address the required upgrade to road width, verification by survey of the three threshold areas, the conceptual storm report indicates there are no known historical drainage; however, a 100-year flood zone exists downstream and has been known to cause some localized drainage problems in the past, agreement that the project will adhere to the Category “B” discharge criteria, the calculations in the Conceptual Report will be reviewed upon submittal of the storm drainage plans, and a request to revise and show compliance with the maximum 35% impervious area requirement.

- Pierce County Resource Management has a request for Wetland Verification with a statement that if on-site wetlands are found a Wetland Analysis Report would be required.
- Pierce County Cartograph has a request to add road name to plat.
- Pierce County Fire Prevention has a request for additional fire hydrants.
- Tacoma Pierce County Health Department (TPCHD) has a request to Health Department for review. As of the date of this IPR, no response has been submitted.
- Puyallup School District letter dated April 17, 2019, states that no additional improvements are requested by the school district for this proposal.
- Washington State Department of Ecology letter dated May 14, 2019, addresses standard development requirements.

**Site Characteristics**

PPW Current Planning staff observed the following characteristics during a June 19, 2019, site inspection:

- The Pierce County Assessor’s office values the acreage as 5 acres.
- The subject site is Lot 14 Pierce County Large Lot #1561.
- The parcel is rectangular with the long axis of the parcel running in a north/south direction.
- The parcel is currently developed with a single-family residence.
- The site appears to be relatively flat and heavily forested.
- The parcel is surrounded by single-family development.

Surrounding Land Use / Zoning Designation:

LAND USE		ZONING (Title 18A)
North	154th Street East	Moderate Density Single-Family (MSF)
South	Single-family development	Residential Resource (RR)
East	Single-family development	MSF
West	Single-family development	MSF

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

- Water - City of Tacoma Water
- Sewer- Pierce County
- Power - Puget Sound Energy
- School- Puyallup School District

**Initial Planning and Public Works (PPW) Staff Review for Consistency with Land Use Policies and Regulations**

Title 19A, Pierce County Comprehensive Plan

- The project complies, or can be conditioned to comply, with all applicable policies and objectives of the Pierce County Comprehensive Plan.

### Title 19A, Appendix J – South Hill Community Plan

The project is consistent with the South Hill Community Plan. Examples include, but are not limited to:

- Goal SH LU-2.1: Providing for a variety of housing types and densities throughout residential zones.
- Goal SH LU-10.6: High density residential should be located throughout existing residential neighborhoods where infrastructure is available or can be improved by construction of the high density.

### Title 18A, Development Regulations – Zoning

- Residential Density (18A.15.020)

The property is located within the Moderate Density Single Family (MSF) zone classification. Minimum density is 4 dwelling units per acre (du/ac) with a maximum density of 6 du/acre. The proposal is calculated on net developable acreage of 3.59 acres, which equates to 18 lots (5 d/u acre). A minimum lot width of 50 feet is required and a minimum lot size of 4,000 square feet with a mean lot size of 5,000 square feet.

The proposal meets requirements in this section.

### Title 18D, Development Regulations – Environmental

Not required for this proposal as the plat is less than 20 lots.

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

- Aquifer Recharge and Wellhead Protection Areas (18E.50.040)
- The proposal is within the MSF zone classification and is located within an aquifer recharge area. The maximum impervious surface coverage is 35%. The percentage for maximum total impervious surface per lot or site may be exceeded if the applicant can demonstrate that the effective impervious surface on the site is less than or equal to what is allowed for the total impervious surface.

### Title 18F, Development Regulations – Land Divisions and Boundary Changes

- Proposed Preliminary Plat Requirements (18F.40.030)  
The proposal meets the requirements set forth in this section.

### Title 18H, Development Regulations – Forest Practice

- The proposal will require approval of a Class IV Forest Practice Permit.

## Title 18J, Development Regulations – Design Standards and Guidelines

Per Policy CP2017-01 the requirements at time of initial project submittal can be limited to the following:

- A detailed site plan;
- Any type of vegetation retention such as Significant Tree locations and Native Vegetation boundaries;
- Location and type of landscape buffers (not necessary to show specific planting types);
- Location of proposed stormwater facilities and required buffers; and
- Location of active and passive recreation areas.

The applicant has decided to take advantage of this policy. All required design standards shall be met before the Final Plat is approved.

- Site Design (18J.15.015)  
The proposal currently meets standards.
- Site Clearing (18J.15.020)  
The proposal currently meets standards.
- Landscape Buffers (18J.15.040)  
No landscape buffer is required for this plat.
- Tree Conservation (18J.15.030)  
The applicants have taken advantage of policy CP2017-01: The MSF zone classification requires that 30 tree units/acre be required for the proposal. The 3.59-acre parcel requires that 108 tree units be provided for the proposal.
- Infill Compatibility (18J.15.060)  
The applicants have taken advantage of policy CP2017-01: Clarifying the Time of Required Details/ADR. Infill Compatibility applies to Lots 1 through 6 and Lots 13 and 16.
- Off-Street Parking, Pedestrian, Bus and Bicycle Facilities (18J.15.080)  
The Puyallup School District has identified the project site to be within the Hunt Elementary walk area. School bus transportation will be provided for students attending Glacier View Junior High and Emerald Ridge High School at an existing bus stop located near 129<sup>th</sup> Avenue East and 151<sup>st</sup> Street East. No additional improvements are requested by the Puyallup School District.
- Stormwater Facilities (18J.15.170)  
Stormwater design requirements will be met prior to final plat approval.

- Design Objective – Mailboxes (18J.50.040 A)  
The applicants have taken advantage of policy CP2017-01: Clarifying the Time of Required Details. A safe, accessible, and weather-protected mailbox area Title 17B, Construction and Infrastructure Regulations – Road and Bridge Design and Construction Standards  
Curbs, gutters, sidewalks, and street lights will be required within the plat.

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