

Initial Project Review

Preliminary Plat: Emerald Hollow

Application Number: 917826
Tax Parcel Number: 0419264005

South Hill Advisory Commission (SHAC) Public Meeting: November 4, 2019, at 7:00 p.m.,
at Central Pierce Fire & Rescue Station 69, 17210 110th Avenue East, Puyallup, WA 98374

Proposal: Formal subdivision of a 7.5-acre parcel, with a net developable acreage of 4.97 acres, into 25 single-family residential lots to be served by Pierce County sanitary sewer and Firgrove Mutual Water Company in a Moderate Density Single-Family (MSF) zone classification and the South Hill Community Plan area.

Project Location: 12712 168th Street East, Puyallup, WA, within the SE 1/4 of Section 26, 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, 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)

Community Plan Area: South Hill

State Environmental Policy Act (SEPA): A SEPA Environmental Checklist was submitted in association with the preliminary plat application. A SEPA threshold determination has not been issued.

County Contact: Adonais Clark, Senior Planner, 253-798-7165,
adonais.clark@piercecountywa.gov

Pierce County Online Permit Information:

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departStatus?applPermitId=917826>



Project Data

Application Complete Date: September 13, 2019

IPR Mailed Date: October 22, 2019

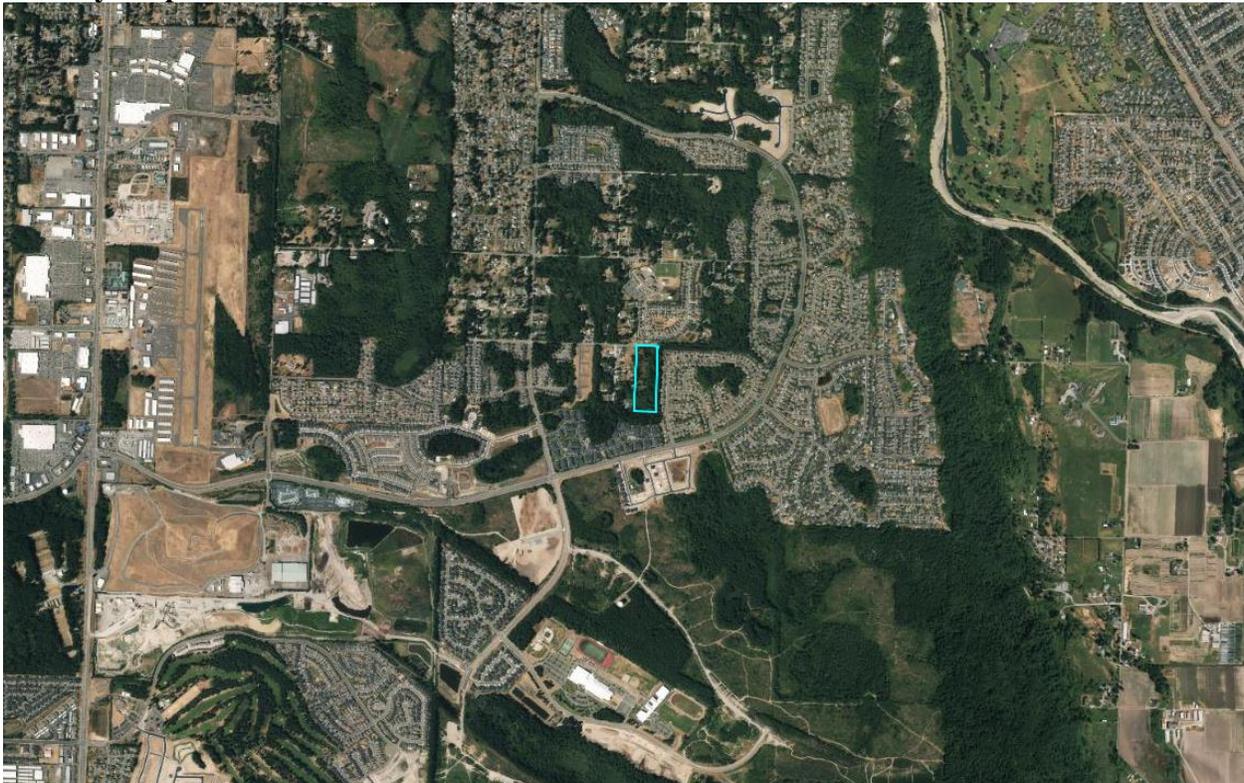
Owner: Emerald Hollow 1 LLC
1919 Tacoma Point Drive East
Tacoma, WA 98391
don@realty10x.com

Applicant: CES NW, Inc.
Attn: Craig Deaver
Puyallup, WA 98444
cdeaver@cesnwinc.com

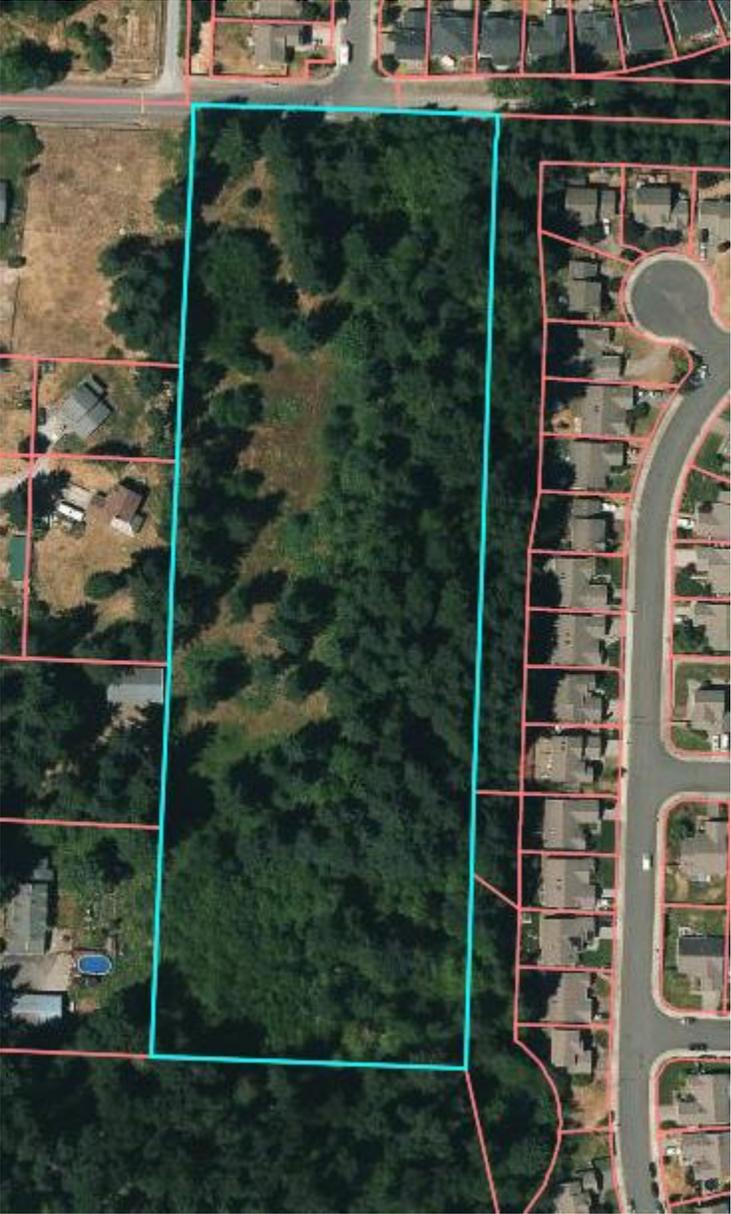
Public and Legal Notice

- *September 20, 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.
- *September 26, 2019*: The site was posted with a Public Notice sign and confirmed with a Declaration of Posting.
- *October 23, 2019*, Legal Notices were published in the official County newspaper (*Tacoma News Tribune*) and the *Peninsula Gateway News* (respectively), advertising the public meeting to be held by the Gig Harbor Peninsula Advisory Commission (PAC).

Vicinity Map



County Aerial Photo 2017



Site Visit Photos taken on September 19, 2019



Looking westerly along 168th Street East. Project site is on left side of road.



Looking easterly along 168th Street East. Project site is on right side of road.



Looking southerly at open area in center of parcel.

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 Division:
 - Current Planning verifies compliance with the Pierce County Comprehensive Plan, the South Hill Community Plan, and the Pierce County development regulations including zoning, critical areas, land divisions, design review, and environmental.
 - 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. Planning and Public Works, 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 have been received on the plat from the following departments and agencies. Comments received on this proposal may be found by accessing the Online Permit Information referenced on page 1:

- Development Engineering section of PPW (Dave Peterson) – Marked up plat and checklist sent to applicant and surveyor for revisions. Paul Barber noted the requirement for a Traffic Impact Analysis and that one has been submitted and is under review.
- Sewer Division of PPW (Alma Arroyo) – Noted that 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, and that the proposed development on the subject property is required to connect to the sanitary sewer.
- Pierce County Cartography (Debra May) – Requested proposed new road be labeled 127th Avenue Court East.
- Pierce County Fire Prevention Bureau (Lori Roosendaal) – The FPB has requested that additional hydrants be installed and that a separate water system permit application is required for hydrant installation.
- Resource Management (Scott Sissons) – The proposed site plan identifies regulated Category III wetlands in the northeast and southern portions of the site. The project proposes to fill portions of both regulated wetlands. A Compensatory mitigation plan application (#917838) has been submitted and is under review.
- Tacoma Pierce County Health Department (Erica Welborn)– Noted, in response to the SEPA Environmental Checklist, that the TPCHD had no comments on the proposal as presented.
- Puyallup School District (Brian Devereux) – Noted in response to the Notice of Application that no bus transportation is planned for this site as the proposed development is within the walking areas for the three schools (Edgerton Elementary, Glacier View Junior High, and Emerald Ridge High School) serving this area. The school district has asked that the onsite sidewalk be designed to safely connect with existing sidewalks/pathways within 127th Avenue Court East and 168th Street East.
- Three requests were received for a large, paper copy of the proposed site plan, but no comments on the proposal were received from the public.

Site Characteristics

- The project site consists of a single, vacant parcel.
- The project site is accessed from the north via 168th Street East.
- The topography of the project site is level, except for two shallow depressions in the northeast and southern portions in which regulated wetlands are located.
- The center of the parcel is devoid of trees. The remainder of the parcel is vegetated with a variety of trees including Douglas fir, red alder, and big leaf maple.

Surrounding Land Use / Zoning Designation

LAND USE		ZONING (Title 18A)
North	168 th Street East (Paved private road) with subdivision beyond	Moderate Density Single-Family (MSF)
South	Open Space area associated with condominium (apartments) development	Moderate-High Density Residential (MHR)
East	Greenbelt with Single-family homes beyond in subdivision	MSF
West	Single-family homes on five lots ranging in size from 0.34 acre to 2.04 acres.	MSF

Utilities/Public Facilities

Utility service and public facilities are:

- Water - Firgrove Water
- Sewer- Pierce County Sanitary Sewer
- Power - Puget Sound Energy
- School- Puyallup School District

Governing Regulations

- Title 19A Comprehensive Plan - January 1, 1995, as amended
- Title 17A Construction and Infrastructure Regulations – Site Development and Stormwater Drainage
- Title 18 Development Regulations - General Provisions
- Title 18A Development Regulations – Zoning
- Title 18E Development Regulations – Critical Areas
- Title 18F Development Regulations - Land Division and Boundary Changes
- Title 18H Development Regulations - Forest Practices
- Title 18J Development Regulations - Design Standards and Guidelines

Initial PPW Staff Review for Consistency with Land Use Policies and Regulations

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 Reverse the existing pattern of residential and commercial sprawl. This should be accomplished by:
 - SH LU-2.1: Providing for a variety of housing types and densities throughout residential zones.
- GOAL SH LU-3 The pattern of residential development should reflect the community's desire to preserve environmentally sensitive areas and open space corridors.

Title 18A, Development Regulations – Zoning

- Residential Density (18A.15.020)

The property is located within the Moderate Density Single-Family (MSF) zone classification within the South Hill Community Plan area. Residential development in the MSF zone classification must comply with Minimum Density requirements unless the lot is more than 300 feet from a sewer hook-up. The lot is within 300 feet of a sewer hook-up so minimum density requirements apply.

Urban Zone Classification		Residential Density (du/ac)			Lot Dimensions		
		Minimum	Base	Maximum	Lot Size (square feet)		Minimum Lot Width (feet) (3)
					Mean	Minimum	
MSF	Moderate Density Single Family (All County except where listed below)	4	4	6	5,000	4,000	50

The minimum density in the MSF zone classification is 4 dwelling units per acre (du/ac). The maximum density is 6 du/acre. The allowable number of dwelling units in urban zone classifications is calculated by multiplying the net developable acreage of the site by the allowed density in dwelling units/acres. The net developable acreage of the site is 4.97 acres. The minimum density required is 4 dwelling units per acre and the maximum density allowed is 6 dwelling units per acre, which results in a minimum of 20 dwelling units ($4 \times 4.97 = 19.88$, round up to 20) and a maximum of 30 dwelling units on the 7.5-acre project site. The proposal is for 25 dwelling units on 4.97 net developable acres, or 5.03 dwelling units per acre. The smallest proposed lot size is 4,215 square feet.

Pierce County Comprehensive Plan and Community Plan

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

Title 18D, Development Regulations – Environmental

A SEPA Environmental Checklist has been submitted for the proposal and is currently undergoing review. A SEPA threshold determination has not been issued.

Title 18E, Development Regulations – Critical Areas

- Wetlands (18E.30)

The project site contains portions of two regulated wetlands. The proposal includes filling portions of the two regulated wetlands. A Compensatory Mitigation Plan has been submitted for review.

- 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 must meet the requirements set forth in this section.

Title 18H, Development Regulations – Forest Practice

- The proposal will require approval of a Class IV- General Forest Practices (logging) permit application.

Title 18J, Development Regulations – Design Standards and Guidelines

This Chapter provides design objectives that are implemented with design standards and guidelines to protect the property values and property rights of property owners and promote compatibility between land uses by reducing the visual, noise, and lighting impacts of development on users of the site and abutting uses.

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.

- Tree Conservation (18J.15.030)

Tree conservation requirements are applicable to the proposal. A density of 30 tree units/acre is required in the MSF zone classification. A total of 149 tree units must be provided in the plat based on 4.97 net developable acres. In addition, 30% of the total of all significant trees are required to remain. The project site includes 62 Significant trees of which 33, or 53%, are proposed to be retained.

- Landscape Buffers (18J.15.040)

The plat requires installation of a Landscape Level 3 (L3) buffer along 168th Street East.

Subsection 18J.15.040.H.3 notes a Full Screen/Berm, Landscape Level 3, shall include Canopy Vegetation-L3 and either a Vegetative Screen-L3 or a Berm-L3.

b. **Canopy Vegetation-L3.** Trees at a rate of 1 per 25 lineal feet of lot line shall be interspersed throughout the landscape strip in groupings or uniform rows. Minimum mature height shall be 20 feet.

c. **Vegetative Screen-L3.** The Vegetation Screen shall consist of: (1) evergreen shrubs at a rate of 1 per 5 lineal feet of landscape strip; or (2) closely spaced evergreen trees, at a rate of 1 per 8 lineal feet of landscape strip, or a combination of the two in separate sections.

d. **Berm-L3.** The earthen berm shall be a minimum of 4 feet high, measured from street curb or the crown of the adjacent paved way for road frontages or existing grade for interior lot lines. Vegetative groundcover shall cover a minimum of 50 percent of the landscape strip area at maturity.

e. **Screen Width.** All required L3 vegetation shall be located adjacent to the lot line and shall have a minimum planting bed width of 20 feet, with no required vegetation located greater than 30 feet from the lot line.

The plat identifies the required landscape buffer along 168th Street East. A landscape plan has not yet been submitted for review.

- Street Trees (18J.15.050)
Street trees are required to be planted along each side new street at a rate of 1 per lineal feet of roadway.
- Infill Compatibility (18J.15.060)
Infill compatibility is applicable to Lots 6-11. A 30-foot rear yard setback and installation of a 6-foot high site obscuring fence is required.
- Off-Street Parking, Pedestrian, Bus and Bicycle Facilities (18J.15.080)
The Puyallup School District did not identify the need for a lighted school bus stop waiting area. Sidewalks are required along 168th Street East and
- Stormwater Facilities (18J.15.170)
Stormwater design requirements will be met prior to final plat approval.
- Recreational Areas (18J.15.180)
Recreational space must be provided within all new residential developments of 31 lots or more. The proposal is for 25 lots. Therefore, recreational space is not required.