

# Initial Project Review

## Preliminary Plat: The Landing at Spanaway Lake, Phase II

**Application Numbers: 918450, 918451, 918454, 918453**  
**Tax Parcel Numbers: 0319276025 and 0319276026**

**Parkland – Spanaway - Midland Advisory Commission (PSMAC) Public Meeting:**  
**December 4, 2019, at 6:30 p.m.**, at Central Pierce Fire Station No. 61, 100 - 114<sup>th</sup> Street South,  
Tacoma, WA 98444

**Proposal:** The Applicant is requesting Preliminary Plat approval to subdivide 9.84 acres into 50 single-family lots and dedicate 1.07 acres to open space recreational area. The smallest proposed lot is 4,575 square feet. The largest proposed lot is 13,053 square feet. The average lot size within the plat is 6,371 square feet. All lots would be served by Spanaway Water and Pierce County sanitary sewer. The proposed plat includes three open space tracts:

1. Tract “A” (.34 acres) designed for stormwater retention and passive recreation.
2. Tract “E” (.13 acres) designed as a tot lot for active recreation.
3. Tract “F” (.60 acres) designed for tree retention and active recreation.

The plat would be accessed via a public road from the west through The Landing at Spanaway Lake Phase I, which provides direct access onto 168<sup>th</sup> Street East and 162<sup>nd</sup> Street Court East. The proposed plat would also provide an emergency access directly onto 168<sup>th</sup> Street East.

**Project Location:** 913 and 917 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 6 dwelling units per net developable acre, based on 8.25 net developable acres.

**Community Plan:** Parkland - Spanaway - Midland

**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., 50 single-family lots.

**County Contact: Tony Kantas**, Senior Planner, [tony.kantas@piercecountywa.gov](mailto:tony.kantas@piercecountywa.gov), or 253-798-7016

**Pierce County Online Permit Information:**

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departementStatus?applPermitId=918450>



**Project Data**

Application Date: August 30, 2019

IPR Mailed Date: November 27, 2019

Property Owner(s): Ruth Powell Living Trust  
913 168<sup>th</sup> Street East  
Spanaway, WA 98387

Scott and Gayle Livernash  
917 168<sup>th</sup> Street East  
Spanaway, WA 98387  
[PANDL7R@comcast.net](mailto:PANDL7R@comcast.net)

Applicant: Copper Ridge, LLC  
Attn: Evan Mann  
P.O. Box 73790  
Puyallup, WA 98373  
[Evan@soundbuilthomes.com](mailto:Evan@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**

- *September 16, 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.
- *November 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.

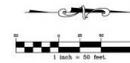
2017 County Aerial Photos





**THE LANDING AT SPANAWAY LAKE - PH2**

A PORTION OF NW 1/4 SEC. 27, T19N, R3E,  
WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON



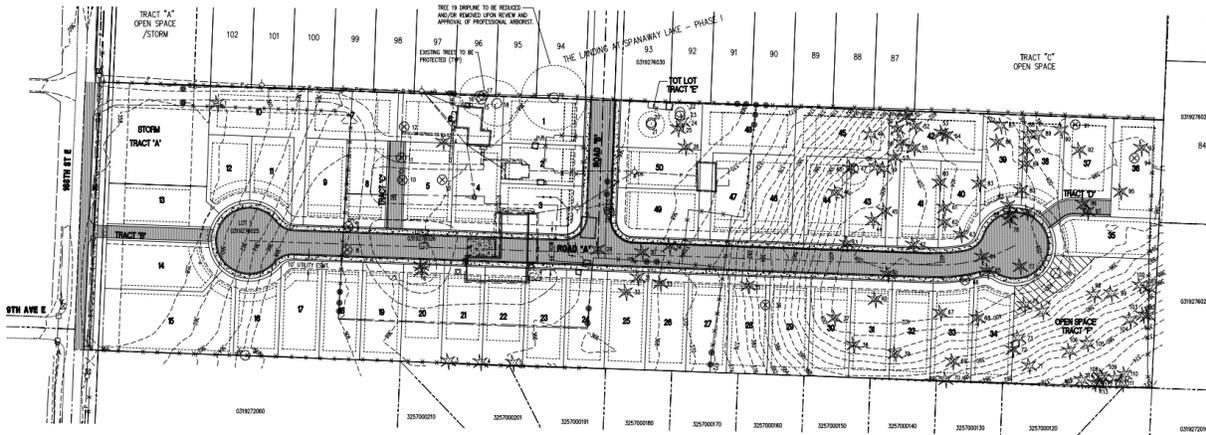
**THE LANDING AT SPANAWAY LAKE - PH2**

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# THE LANDING AT SPANAWAY LAKE - PH2

A PORTION OF NW 1/4 SEC. 27, T19N, R3E,  
WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON



ID	Common Name	Size	Significant Tree	Tree	ID	Common Name	Size	Significant Tree	Tree	ID	Common Name	Size	Significant Tree	Tree
1	Cornus Nuttallii	12"			1	Cornus Nuttallii	12"			1	Cornus Nuttallii	12"		
2	Quercus laevis	12"			2	Quercus laevis	12"			2	Quercus laevis	12"		
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**TREE CONSERVATION NOTES:**

GRASSY SITE AREA: 4.84 ACRES  
 NET DEVELOPABLE AREA (NDA): 8.26 ACRES  
 TOTAL TREE UNITS REQUIRED: 247.5 UNITS (30 UNITS X 8.25 NDA)  
 TOTAL TREE UNITS REMOVED: 188 UNITS  
 REPLACEMENT TREE UNITS REQUIRED: 68 UNITS

TOTAL SIGNIFICANT TREES: 114  
 REQUIRED SIGNIFICANT TREES RETAINED: 38 (33%)  
 TOTAL SIGNIFICANT TREES REMOVED: 76

CARRY WHITE OAK TREES: 15  
 CARRY WHITE OAK TREES REMOVED: 11

REPLACEMENT TREES - TREE UNIT CREDIT (TUC)  
 REPLACEMENT TREES NEEDED: 68 (84 TUC)  
 STREET TREES: 60 (84 TUC)  
 LANDSCAPE BUFFER: 11 (13 TUC)  
 TRACT Y: 2 (2 TUC)  
 TRACT Z: 6 (7.5 TUC)  
 TOTAL: 80 (97.5 TUC)

**LEGEND:**

TREES TO REMOVE: [Symbol]

TREES TO REMAIN: [Symbol]

CARRY OAK TREES TO REMOVE: [Symbol]

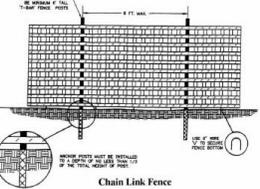
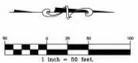
CARRY OAK TREES TO REMAIN: [Symbol]

W/ (SPEC LINE) 1.5 x 4'

PERMIT #000000

# THE LANDING AT SPANAWAY LAKE - PH2

A PORTION OF NW 1/4 SEC. 27, T19N, R3E,  
WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON



**PLANT SCHEDULE**

TREES	QUANTITY	BOTANICAL/COMMON NAMES	SIZE
REMOVED	24	CORNUS NUTTALLII / WESTERN DOGWOOD	7" CAL. 8 & B
	24	QUERCUS LAEVIS / RED MAPLE	8 & B
	20	PALEARCTIC CHERRYBLOSSOM / PACIFIC YEW	8 & B
EVERGREEN	21	HORIZONTAL DECORUMS / 'MORNING GLORY'	8 & B CONT.
	1	PALEARCTIC CHERRYBLOSSOM / PACIFIC YEW	8 & B CONT.
88 TREES TOTAL			

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 TOTAL: 80 (97.5 TUC)

**NOTES:**

1. 25% OF REQUIRED REPLACEMENT TREES SHALL BE IN PROTECTED TRACTS.
2. A MINIMUM OF 25% OF REQUIRED REPLACEMENT TREES SHALL BE CONIFERS.
3. NO INDIVIDUAL SPECIES OF PROPOSED REPLACEMENT TREES SHALL EXCEED 25% OF THE TOTAL NUMBER OF REPLACEMENT TREES.

1 TREE PROTECTION FENCING DETAIL

PERMIT #000000

## Public and Agency Review Comments

No written comments have been received from surrounding property owners or the general public to date. Staff has received phone calls from surrounding property owners concerning that 168<sup>th</sup> Street East does not currently provide safe walking conditions from the subject area to the high school that is located approximately 1,400 feet east of the subject property. The Bethel School District has provided comments for Phase I and II and has requested a safe walking path along 168<sup>th</sup> Street East to the Spanaway High School.

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

- Spanaway Water Co.:
  - The Spanaway Water Company has provided a Certificate of Water Availability to provide water service and fire flow within the proposed plat. An 8-inch main is located on the south side of 168<sup>th</sup> Street East. Spanaway Water Company has stated that additional mains and hydrants will be needed within the plat.
- Pierce County Fire Prevention Bureau:
  - Additional fire hydrants will be required. A separate water system permit is needed and shall be final approved prior to final plat approval.
- Cartography Section of Planning and Public Works (PPW):
  - Street names are required.
- Development Engineering Section of PPW:
  - The drainage report and geotechnical assessment remains in review.
- Resource Management Section of PPW:
  - A Habitat Assessment must be submitted to evaluate the on-site oak trees.
- Current Planning Section of PPW:
  - A tree protection report is requested in accordance with 18J.15.030.
- Bethel School District:
  - Requested a bus stop and shelter and a walking path from the project area to Spanaway Lake High School.
- Washington State Department of Ecology:
  - Provided general comments regarding solid waste management and water quality.
- Sewer Division of PPW:
  - All on- and off-site sanitary sewer improvements required by the County to provide sanitary sewer service for this development shall be designed and constructed, at the applicant's expense, and must conform to the latest revision of the PCC Chapter 13, the Pierce County Sanitary Sewer Standard Plans.

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

The 9.84-acre two-parcel site is rectangular shaped and fronts 168<sup>th</sup> Street East. Each parcel is currently developed with a single-family residence and associated improvements, which would be removed as part of this project. Most of the on-site trees are located within the northern one-third of the property, which is also the steepest portion of the property. Tract F is being designed to preserve the on-site trees within the northeast corner of the property. The southern two-thirds of the property is dominated with field grass.

The site slopes range from 2% to 25%, the existing elevations for the site range between 358 feet to 404 feet. All stormwater runoff is proposed to be infiltrated on-site.

The project site is directly east of Phase I of The Landing at Spanaway Lake. Phase I was heard by the Parkland – Spanaway - Midland Advisory Commission (PSMAC) on April 3, 2019, and is going before the Pierce County Hearing Examiner on December 4, 2019. The PSMAC moved to approve Phase I. The motion passed 3-0.

At the time the proposed plat was submitted, the County requested Phase I to be amended to include a stubbed-out road to the subject property to limit the access points onto 168<sup>th</sup> Street East. To ensure secondary access into the proposed plat, the County requested the applicant to design an “emergency access only” directly onto 168<sup>th</sup> Street East.

### Surrounding Land Use / Zoning Designation:

LAND USE		ZONING (Title 18A)
North	NW – Phase I of The Landing at Spanaway Lake NE – A single-family residence on a 4.22 acre property	Moderate Density Single-Family (MSF)
South	Urban density single-family homes and a single-family residence on 2.87 acres, south of 168 <sup>th</sup> Street East	MSF
East	NE – Urban subdivision SE – A single-family residence on a 2.37 acre property	MSF
West	Phase I of The Landing at Spanaway Lake	MSF

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

- Water - Spanaway Water
- Sewer- Pierce County
- Power - Puget Sound Energy
- School- Bethel School District

## **Governing Regulations**

The proposed plat is being reviewed for conformance with the following goals, policies and requirements in effect on the September 4, 2019 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)

- The proposed plat application is being reviewed in accordance to SEPA requirements. A SEPA determination will be issued once all the review departments have found the proposed plat complies with all applicable codes as they relate to a subdivision. The SEPA determination will include a 14-day comment period and a 14-day appeal period.
- A Mitigated Determination of Non-Significance (MDNS) was issued on October 14, 2019, for Phase I. The MDNS requires the applicant to set aside \$25,000 within an escrow account to provide potential future funding and mitigation, if any off-site traffic calming projects are found to be needed within five years of final plat approval.

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

- Oregon white oak habitat is regulated per Sections 18E.40.020.D.1. and 18E.40.040.C.1.b.

### 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 6 dwelling units per net developable acre, based on 8.25 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.

- 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 .56 acres (25,000 square feet) of total recreation area and 0.14 acre (6,250 square feet) of active recreation area is required. The applicant is proposing a total of 1.07 acres (46,747 square feet) of recreation area and .20 acres (8,626 square feet) of active recreation area.
- 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.
- A tree protection report has been requested in accordance with 18J.15.030. To date, the tree report has not been submitted. Based on the submitted site plan, the applicant is preserving all the trees within the NE corner of the property (Tract F). Proposed Tract “F” is within a sloped area and is within an area that contains the largest concentration of trees on the subject property.
- Storm drainage is being proposed to be handled through an infiltration storm drainage tract (Tract A) located in the southern portion of the plat.
- Infill compatibility design standards, per Section 18J.15.060, is required for 15 single-family lots (proposed Lots 20-34) along the eastern boundary of the project site. A 30-foot rear yard setback is required along the rear property line of these proposed lots, along with a 6-foot high board fence. Lots 20-34 have been designed to comply with the infill compatibility requirements.

### **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?**

The Landing at Spanaway Lake Phase II PSMAC-TK.docx