

Initial Project Review

Preliminary Plat: Rainier Villas

Application Number: 927789

Tax Parcel Numbers: 0419078027, 0419078028, 0419078029, & 0419078030

Mid-County Advisory Commission (MCAC) Public Meeting: March 10, 2020, at 6:30 p.m.,
at the Mid-County Community Center, 10205 – 44th Avenue East, Tacoma WA 98446

Proposal: Subdivide the four existing lots consisting of approximately 4.7-acres into 16 residential lots that will range in size from 6,431 square feet to 30,796 square feet and include storm and private road tracts. Two of the four parcels have existing homes. One will be removed and the other will remain on the largest lot.

Project Location: 6603 - 128th Street East and 12702 66th Avenue Court East, Puyallup, WA., within the SE ¼ of the SE ¼ of Section 7, T19N, R4E, W.M., in Council District #5.

Zone Classification: Single Family (SF)

Community Plan Area: Mid-County

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.

State Environmental Policy Act (SEPA): Per the State Environmental Policy Act and the Pierce County Environmental Regulations, Title 18E, by the Pierce County Environmental Official designate, this proposal is exempt from an environmental review.

County Contact: Dan Buhl, Senior Planner, 253-798-3268, dan.buhl@piercecountywa.gov

Pierce County Online Permit Information:

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentsStatus?applPermitId=927789>



Project Data

Application Complete Date: January 24, 2020

IPR Mailed Date: March 3, 2020

Owner: Ralph and Yvonne Thorpe
6603 128th Street East
Puyallup, WA 98373

Applicant: Major Dhami – RJM 102 LLC
24722 132nd Pl SE
Kent, WA 98042
Mjrdhami@gmail.com

Agent: Azure Green Consultants
Attn: Paul Green
409 East Pioneer Way, Suite A
Puyallup, WA 98372
paul@mailagc.com

Public and Legal Notice

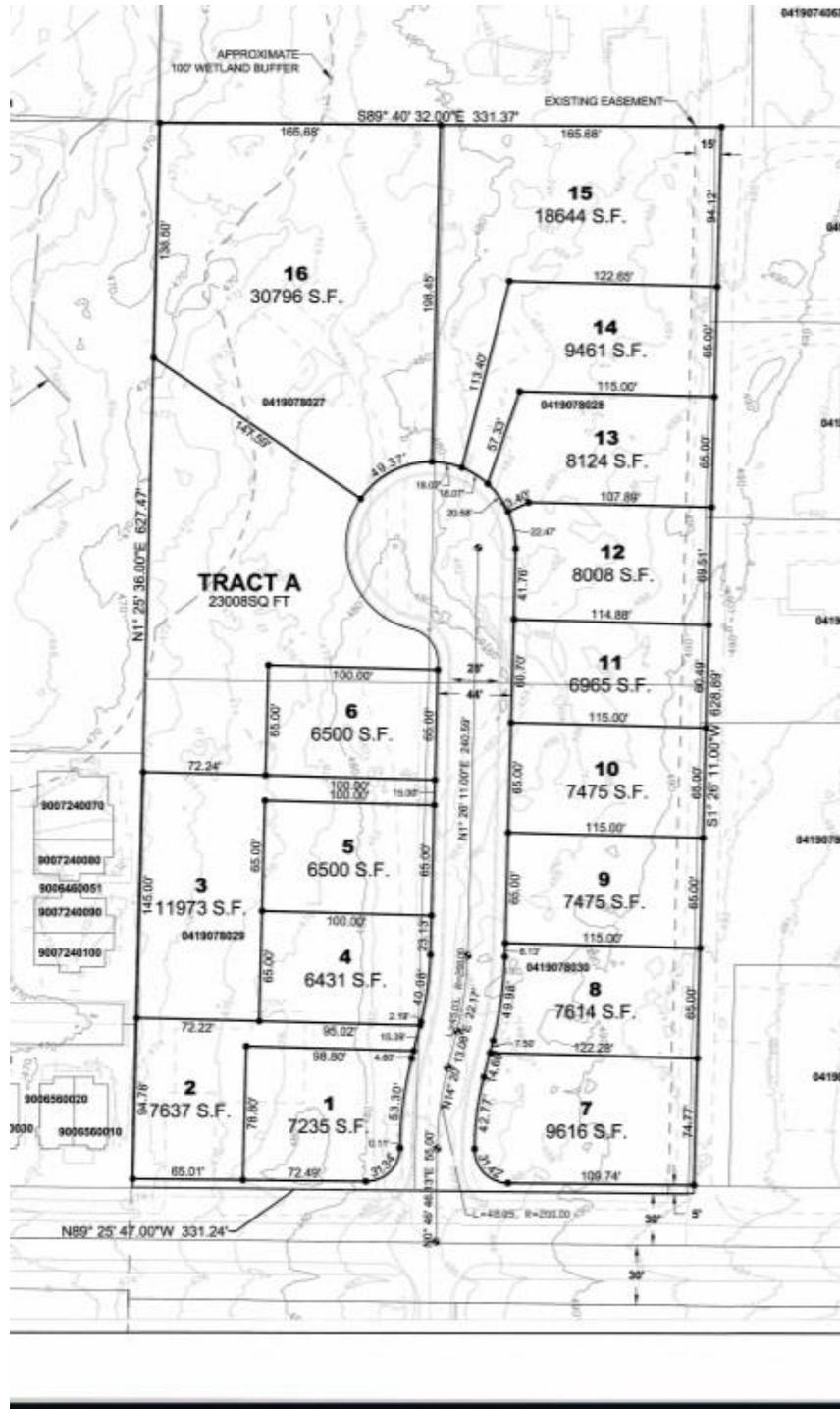
- *February 13, 2020:* Notice of Application and Public Meeting Notice, was sent to property owners within a radius of 300 feet, but not less than two parcels deep, around the exterior boundaries of the subject property.
- *February 25, 2020:* Legal Notice was published in the official County newspaper (*Tacoma News Tribune*), advertising the public meeting to be held by the Parkland-Spanaway-Midland Advisory Commission.
- The site was posted with a Public Notice sign, but has not been confirmed with a Declaration of Posting as of yet.

Vicinity Map





Site Plan



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, Parkland-Spanaway-Midland 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. 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:

- Cartography (Debra May) – has requested the road name, 66th Ave. Ct. East, be added to the plat drawings.
- Pierce County Fire Prevention Bureau (Lori Roosendaal) – noted in PALS+ that the FPB requirements have been met, but the certificate of water availability is signed 11/15/2019 for preliminary plat only.
- Development Engineering (Mitch Brells) – notified the applicant of the County’s Right of Way (ROW) needs along the fronting roadway in a letter dated February 18, 2020.
- No comment has been provided by Resource Management as of yet, but a wetland review permit has been submitted with a report that shows wetland buffers extending onto northwest portions of the property.
- As this is very early in the review process and at the time of drafting the Initial Project Review (IPR), staff is just outside the 30-day review period and has not received initial comments from Resource Management (Biologist), Development Engineering reviewing engineer, or the Sewer Division.
- Puyallup School District (Brian Devereux) - Rainier Villas is within the district’s Zeiger Elementary, Ballou Junior High, and Rogers High School attendance areas. If the project provides sidewalk or other impervious pathway along its entire 128th Street East frontage, no further additional improvements are requested by the district. If not, the District requests that a condition be included as part of the preliminary plat approval for the applicant to coordinate with Puyallup School District and construct a bus stop waiting area, prior to final plat approval. The school district would also like to be a party of record.
- No comments were received from the public.

Site Characteristics

- The plat consists of Lot 1-4 of Short Plat 920220196.
- The two westerly lots of the former short plat contain single family homes, the northwest lots appears to contain an accessory structure associated with the more northerly home, and the southwest lot is vacant.
- The two northerly lots have a substantial tree canopy, while the two southerly lots have less tree coverage. All four lots are heavily vegetated.
- The more southerly home accesses directly from 128th Street East, while a driveway located centrally accesses the property for the home in the rear.
- The property slopes gradually, descending from east to west about 20 feet.

Surrounding Land Use / Zoning Designation

LAND USE		ZONING (Title 18A)
North	Single-family home	Single Family (SF)
South	Single-family home	128 th St E/ SF
East	Single-family home	SF
West	Multi-family homes/ Wetland tract	Residential Resource (RR)

Utilities/Public Facilities

Utility service and public facilities are:

- Water - Tacoma Public Utilities
- Sewer- Pierce County
- Power - Tacoma Power
- School- SD #003 Puyallup

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 18F Development Regulations - Land Division and Boundary Changes
- Title 18J Design Standards and Guidelines

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

Pierce County Comprehensive Plan and Community Plan

Upon initial review the project complies, or can be conditioned to comply, with all applicable policies and objectives of the Pierce County Comprehensive Plan and Mid-County Community Plan.

Title 18A, Development Regulations – Zoning

The site is zoned SF, a zoning classification whose primary use is low and moderate density single-family residential activities and compatible civic uses in areas with a predominantly detached single-family development pattern. The SF zone allows a minimum, base and maximum residential density of 4 dwelling units per net developable acre in the Mid-County Community Plan. To meet this requirement a development must be at a density of 3.5 to 4.4 du/ac.

Table 18A.15.020-1. Urban Residential Density and Urban Lot Dimensions							
Urban Zone Classification		Residential Density (du/ac)			Lot Dimensions		
		Minimum	Base	Maximum	Lot Size (square feet)		Minimum Lot Width (feet)
					Mean	Minimum	
SF	Single Family	4	4	4	6,000	5,000	60

Staff Comment: The submitted survey shows the subject parcels are a combined 4.78 acres. Shown on the submitted plat are 0.57 acres of roadway. The site has a net developable acreage of 4.21 acres. They have a minimum housing density of 17 (4.21 x 4=16.84, rounded up to 17 dwelling units per acre), which is one unit greater than the proposed number of lots. The proposal is for 4 dwelling units per net developable acre (16 dwelling unit/4.21 net developable acres = 3.80, rounded up to 4). As the acreage used in the calculation is greater than that of the proposed density, the plat will need to meet a minimum density of 17 dwelling units.

SF zoning has a minimum lot size requirement of 5,000 square feet that is met by each proposed lot. The minimum lot width of 60 feet is met by each lot. On-site parking shall be provided as required in Title 18A.35.

Title 18F – Land Divisions and Boundary Changes

The preliminary plat is subject to review at a public hearing before the Pierce County Hearing Examiner. Upon finishing the Land Use Advisory Commission (LUAC) meeting, PPW will schedule the public hearing for the proposal.

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.

Staff Comment:

- Site Design and Site Clearing regulations will need to be met through the timing of required permits and subsequent site development.
- A combined Landscape and Tree Conservation Plan has been provided showing the following:
 - a) Thirty (30) tree unit credits per acre and retention of significant tree requirements.
 - b) A required landscape buffer along 128th Street East, an arterial roadway.
 - c) The Infill Compatibility F1 fencing along the shared property boundary with the multi-family housing.

- d) Street trees in the required number provided internally along the private road and shared access facility tracts.
- The landscape buffer and street trees will need to meet the requirements of PCC 18J.15.100-18J.15.130.
 - Stormwater facility requirements will need to be met as required by the Development Engineering Section.
 - Per 18J.70 Mid-County Design Standards & Guidelines the following design requirements should also be anticipated during the plat construction and when submitting building permits:
 - a) 18J.70.040 A. Mailboxes
 - b) 18J.70.080 A.1 Building Placement for SF
 - c) 18J.70.080 A.2 Building Design and Architecture

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