

Initial Project Review

Preliminary Plat: Birch

Application Number: 937936
Parcel Numbers: 0419183063

Mid County Advisory Commission (MCAC) Public Meeting: September 8, 2020, at 6:30 p.m.
Due to COVID-19 restrictions, this meeting will be held virtually. To participate, visit www.Zoom.com and click “Join a Meeting” or call 253-215-8782, then enter the Meeting ID: 966 3974 2371 and Passcode: 324632, or click on the following link:
<https://piercecountywa.zoom.us/j/96639742371?pwd=UHpmB0t4VlhFcmtMNTd1YUJjOXdhUT09>
For additional questions regarding the virtual meeting process, contact Tiffany Aliment at 253-798-3226 or tiffany.aliment@piercecountywa.gov.

Proposal: Divide a 3.93-acre site into 14 lots in a Single-Family (SF) zone classification within the Mid-County Community Plan area.

Project Location: 5607 144th Street East Puyallup, WA 98403, in the Single Family (SF) zone classification of the Mid County Community Plan area, within Section 18, T19N, R04E, W.M., in Council District #5

Review Summary: The project can be conditioned to comply with all applicable policies and objectives of the Pierce County Code, Comprehensive Plan, and Mid-County Community Plan. Staff has reviewed this proposal for compliance with all policies, codes, and regulations and intends to recommend approval with conditions.

State Environmental Policy Act (SEPA): Pursuant to the State Environmental Policy Act and the Pierce County Environmental Regulations, Title 18E, the Pierce County Environmental Official designate has reviewed this project and determined that the project is exempt from SEPA provisions.

County Contact: Robert Perez, Planner, 253-798-3093, robert.perez@piercecountywa.gov

Pierce County Online Permit Information:

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departementStatus?appPermitId=937936>



Project Data

Complete Application Date: June 25, 2020

Initial Project Review Mailed: September 2, 2020

Applicants/Owners: Thomas P. Birch
5607 144th Street East
Puyallup, WA 98375

Agent: Sherri Greene
AHBL
2215 N. 30th Street Suite 300
Tacoma, WA 98403
sgreene@ahbl.com

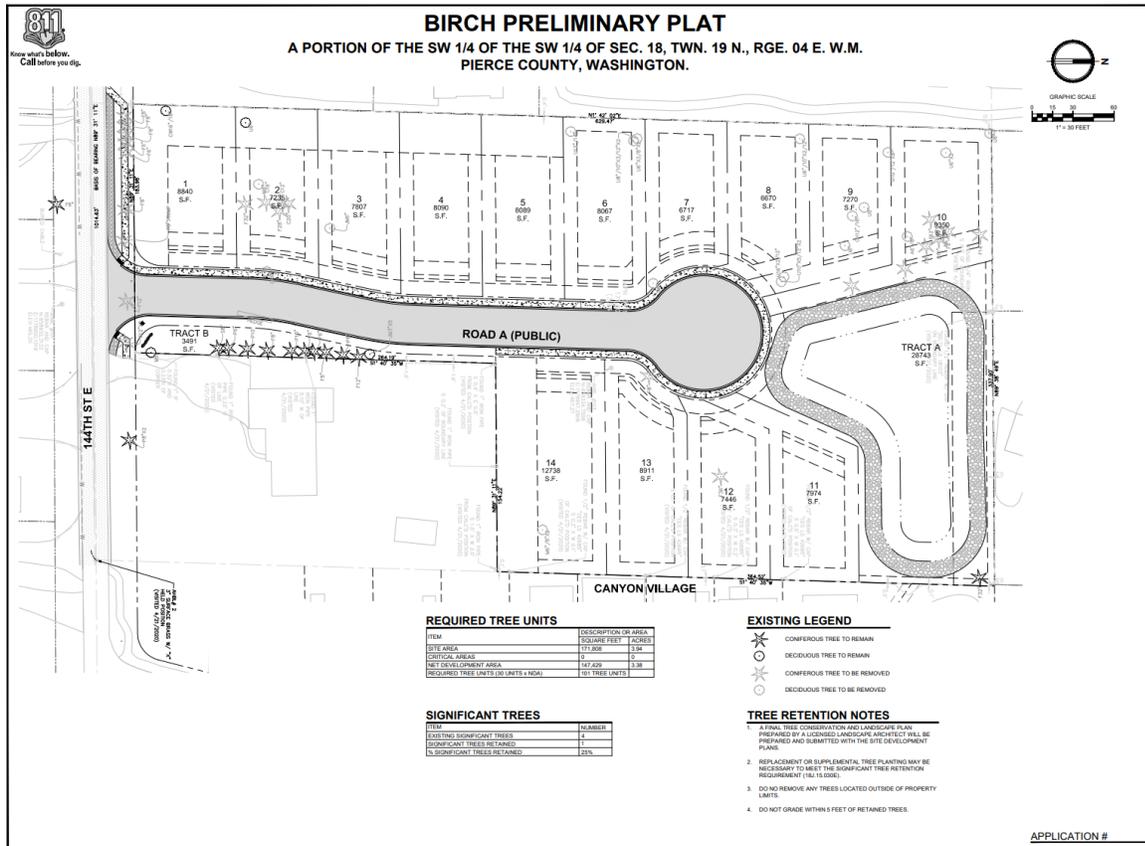
Legal Notice

- *July 20, 2020*: 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.
- *July 23, 2020*: Public Notice sign was posted on the site, confirmed with a Declaration of Posting.
- *August 25, 2020*: Legal notice was published in the official County newspaper (*Tacoma News Tribune*), advertising the public meeting to be held by the Mid-County Advisory Commission.

2017 Ortho Photos



Site Plan



Review Responsibility

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

A. Planning and Public Works (PPW):

- Current Planning verifies compliance with the Pierce County Comprehensive Plan, applicable community plans and Development Regulations such as, but not limited to, zoning, critical areas, natural resource lands, shoreline management, 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.
- Cartography reviews road names and addresses.
- Resource Management reviews for consistency with the County wetland and fish & wildlife regulations.

B. Mid County Advisory Commission (MCAC):

The MCAC's role in the review process for a land use proposal includes the following:

- Review the proposal for consistency with the goals and policies in the Community Plan.
- Provide a local perspective that includes input from the community and insights of which PPW staff or the Hearing Examiner may not be aware.
- Offer recommendations for project design to fit with the community's vision while remaining consistent with the Community Plan.

PCC Chapter 2.45 Land Use Advisory Commissions provides regulations that apply to the MCAC. Per PCC 2.45.130, Land Use Advisory Commission (LUAC) recommendations on a land use application shall be to approve, modify and approve, deny, or make no recommendation. The LUAC may recommend the Hearing Examiner continue a scheduled public hearing to obtain additional information or LUAC recommendations.

Review Criteria

The following regulations and policies shall be used during the review process including, but not limited to:

- A. Pierce County development regulations and construction and infrastructure regulations;
- B. Pierce County Comprehensive Plan and Mid County Community Plan;
- C. Applicable state statutes; and
- D. All applicable notes on related previously recorded County documents.

Site Characteristics

- The County Assessor lists parcel 0419183063 as being 3.93 acres in size.
- The parcel will be accessed from the south.
- The parcel is located along 144th Street East.
- The parcel is lightly vegetated.
- The parcel currently has a single-family residence.

Surrounding Land Use / Shoreline / Zoning Designation

	LAND USE	SHORELINE	ZONING
North	Single family residence	N/A	Single Family (SF)
South	Single-family residence	N/A	SF
East	Single Family residence	N/A	SF
West	Apartment	N/A	Neighborhood Center (NC)

Utilities/Public Facilities

Utility service and public facilities are:

- Water - Tacoma Water
- Sewer - Pierce County
- Power - Tacoma Power
- School - SD# 402 Franklin Pierce

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

Agency Review Comments

The proposed project has been routed to interested departments and agencies for review. Comments received from various departments and agencies may be found by accessing the Online Permit Information referenced on page 1.

Comments have been received and corrections and/or additional information requested by the following agencies on the application:

- Tacoma Water has technical requirements for the plat covered in Tacoma Water – comment dated July 23, 2020.
- Pierce County Sewer Division made review. Comments hung in the PALS+ system as County Memo to Planner - Sewers August 7, 2020.

Public Comments

No public comments were received prior to September 1, 2020.

Initial Planning and Public Works Staff Review for Consistency with Development Regulations and Policies

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 Mid-County Community Plan

Title 18A, Development Regulations – Zoning

The site is zoned Single Family (SF), a zoning classification whose primary use is to provide residential activities and compatible civic uses in areas of predominantly detached single-family development pattern. The SF zone allows a minimum residential density of 4 dwelling units per acre. The applicant's proposal will not exceed the prescribed density and will not use the density incentive provided in 18A.15.020.

Table 18A.15.020-1. Urban Residential Density and Urban Lot Dimensions						
Urban Zone Classification	Minimum	Base	Maximum	Mean	Minimum	Min Lot Width
Single Family SF						
Single Family	4	4	4	6000	5000	60

Staff Comment: The parcel has a gross site acreage of 3.93 acres and a net developable acreage of 3.38 acres. They can have a housing density of 14 dwelling units (3.38 x 4=13.52, rounded up to 14 dwelling units), which is the proposed number of lots.

SF zoning has a minimum lot size of 5,000 square feet that is met by each proposed lot.

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, Planning and Public Works (PPW) will schedule the proposal for public hearing.

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: Section 18J.15.015 Site Design, and Section 18J.15.020 Site Clearing Regulations will need to be complied with through the timing of required permits and subsequent site development. Additionally, street trees, tree conservation, exterior illumination requirements and landscape requirements will need to be complied with as well. Some of these elements are shown on the current preliminary plat map. Landscape Buffers and Street Trees will require an approved landscape plan.

A Tree Conservation Plan will be required following the standards of 18J.15.030. A Landscape Plan will be required showing the L3 buffer required along Lots 6-10, L3 buffer required on Lot 1 along arterial, F1 or L3 Lot 1-5 infill compatibility. Street Trees are required along the private road 1 per 30 linear feet and can be shown on the previously mentioned Landscape Plan. Infill compatibility is already demonstrated, Lot 14 is not required to demonstrate infill compatibility as the rear property line does not abut a qualifying parcel. Remove 30-foot interior setback on Lot 14. Exterior Illumination requirements must be met per 18J.15.085.

Questions for MCAC Discussion and Consideration

Preliminary Plat:

- 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?

General:

- Is the Preliminary Plat request consistent with the Pierce County Comprehensive Plan or the Mid-County Community Plan? If not, how can it be made consistent?

Other Questions or Concerns?

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