

Initial Project Review

Major Amendment to Preliminary Plat: Molly's Court Preliminary Plat

Application Numbers: 899005 / 899006

Parcel Number: 4075310920

Mid-County Advisory Commission (MCAC) Public Meeting: February 12, 2019, 6:30 p.m.,
Mid-County Community Center, 10205 – 44th Avenue East, Tacoma, WA.

Request: The applicants are changing the private road access for the plat from the east side of the property to the west side of the property and changing the number of lots from 25 to 24 for the 9.53-acre parcel. Fourteen of the new lots will be duplex lots, so the number of proposed dwelling units is increasing from 25 to 38. The proposed lot containing the original home will be roughly 12,700 square feet, while the remaining lots will vary in size. Five of the proposed parcels will be accessed directly from 62nd Avenue East, and the remaining lots would be accessed via a new private road.

Project Location: 11614 - 62nd Avenue East, Puyallup, WA, within the SE ¼ of the NE ¼ of Section 07, Township 19N, Range 04, W.M., in Council District #5

Review Summary: Staff has reviewed this proposal for compliance with all policies, codes, and regulations, and finds the proposal can be modified or conditioned to be consistent with the County's requirements.

State Environmental Policy Act (SEPA): A SEPA checklist was submitted for this application. Planning and Public Works (PPW) has not yet concluded its environmental review. Note: The project is not likely to result in any significant adverse environmental impact and a Determination of Nonsignificance (DNS) is likely to be issued.

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

Pierce County Online Permit Information:

<https://palsonline.co.pierce.wa.us/palsonline/#/permitSearch/permit/departementStatus?applPermitId=899005>



Project Data

Complete Application Date: November 15, 2018

The Plat's Original Application Date: February 25, 2005

Initial Project Review Mailed: February 5, 2019

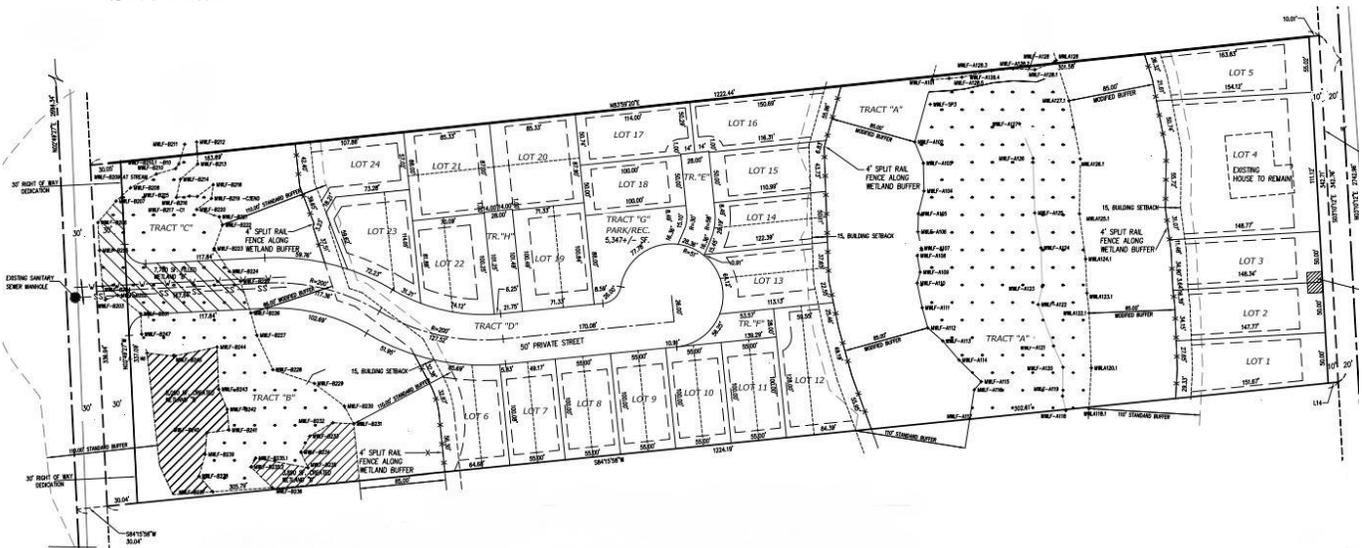
Owner/Applicant: Summit Springs LLC
1002 - 39th Ave SW Suite 104
Puyallup, WA 98373
lmorrison@theBRCF.com

Agent: APEX Engineering
Attn: Gabe Jellison
2601 South 35th Street, Suite. 200
Tacoma, WA 98409
jellison@apexengineering.net

Public and Legal Notice

- *November 28, 2018*: 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.
- *November 30, 2018*: Public Notice sign was posted on the site, confirmed with a Declaration of Posting.
- *January 29, 2009*: 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.

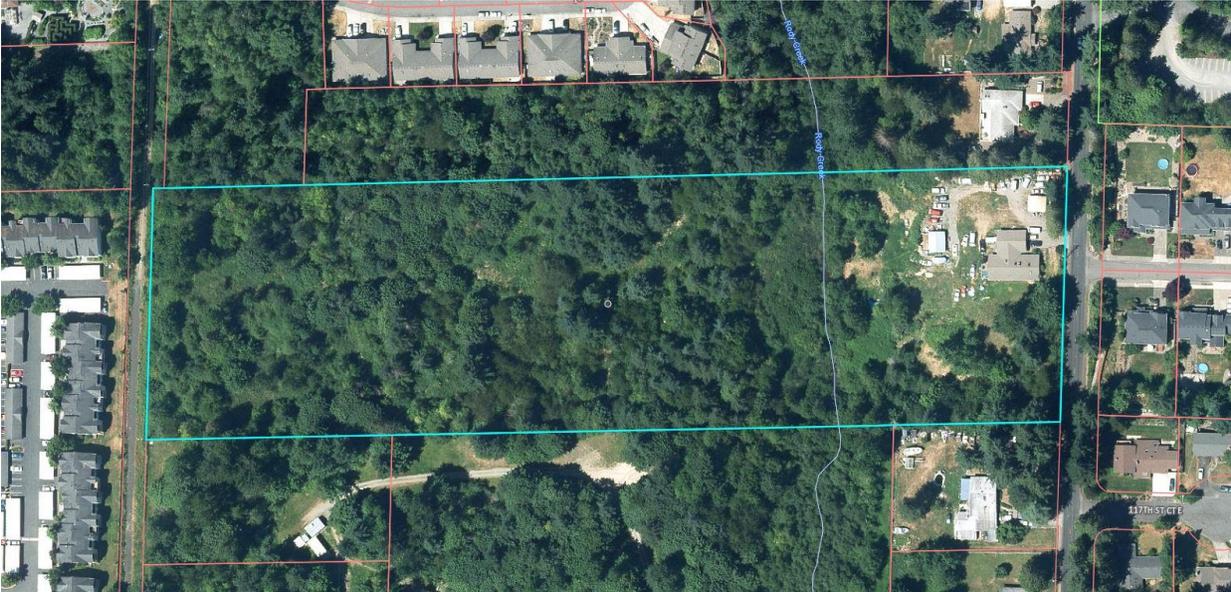
Site Plan



2014 Vicinity Ortho Photo



2017 Aerial Photo with Parcel Lines



Applicant Review Responsibility

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

- A. Planning & Public Works (PPW) / Planning and Land Services (PALS):
 - Current Planning verifies compliance with the Pierce County Comprehensive Plan, Mid-County 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 & Public Works / Transportation and Sewer 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.

Recent History

There was a previous and recent Major Amendment to Molly's Court (permit #864993). The previous major amendment sought to increase the number of lots on the property from 18 to 25. A decision was issued by the Hearing Examiner on March 20, 2018, approving the increase in lots. Answering a request for consideration sent by staff on March 30, 2018, requesting a clarification of the amended plat's timeline, the Hearing Examiner issued a decision on May 1, 2018, extending the plat for an additional five years.

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 Frederickson Community Plan.
- C. Applicable state statutes.
- D. All applicable notes on related previously recorded County documents.

Agency Review Comments

The proposed project has been routed to interested departments and agencies for review. Comments from various departments and agencies are attached for reference. Additional comments may be forthcoming. To date, one neighboring property owner has submitted a comment letter. The following agencies have provided comments or requested additional information:

- The Development Engineering Section of PPW (Paul Barber) is reviewing information on road improvements and has requested: a traffic impact analysis (TIA), a deviation for the length of the cul-de-sac, a layout revision to accommodate fewer lots per shared access facility, and other revisions.
- The Resource Management Section of PPW (Scott Sissons) is reviewing the revised Conceptual Mitigation Plan submitted for the plat’s wetland review permit (permit #899083) and has issued a memo concerning recommended conditions dated December 18, 2018.
- The Pierce County Public Works Sewer Utility (Alma Arroyo) has approved the project for sanitary sewer service noting the plat is required to connect to Pierce County sewer.
- Tacoma–Pierce County Health Department (Maureen Walker and Michelle Harris) have entered approvals.
- Pierce County Fire Marshal (Lori Roosendaal) has noted that additional modifications are not required to increase the density as proposed.

Utilities/Public Facilities:

Utility service and public facilities are proposed as follows:

- Water - Summit Water
- Sewer- Pierce County Utilities
- Power - Puget Sound Energy
- School- Franklin Pierce School District

County Comprehensive Plan and Community Plan

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

Development Regulations

Current Planning has reviewed the proposal for conformance with Pierce County Development Regulations (proposal is vested under the September 1, 2004) Title 18A – Zoning Title 18D – Environmental, Title 18E –Critical Areas, Title 18F – Land Divisions and Boundary Changes, and Title 18J – Design Standards and Guidelines. Project requirements and features of particular interest are identified below.

Title 18A Development Regulations – Zoning

The original plat application is vested under the Moderate Density Single Family (MSF) zoning classification. The MSF zoning classification requires a base density of 2 dwelling units per acre and a maximum of 6 dwelling units per acre if sewer is available.

Table 18A.17.030 B.2-1. Urban Zone Classifications (Outside of Community Plan Areas)					
(From September 1, 2004)					
Urban Zone Classification		Residential Density (du/ac)			Lot Dimensions
		Minimum	Base	Maximum	Minimum Lot Width (feet)
MSF	Moderate Density Single-Family	2	4	6	50

Staff Comment: The site's vested zoning, MSF, requires a residential base density of 2 dwelling units per acre. To meet this requirement a development must be at a density between 1.5 and 2.4 dwelling units per net developable acre. Staff couldn't find that vesting rights have been relinquished for the proposal. With a net developable acreage of 6.67 acres and a maximum density of 6 dwelling units per acre the site can have 40 dwelling units (6.67 x 6 = 40.02, round down to 40). The amendment requests 38 dwelling units with 5.70 dwelling units per net developable acre.

Title 18E – Critical Areas

The following critical areas are on the site:

- Wetlands: Roughly 58% of the site are classified as Category II wetlands. Almost 200 feet of the property from 58th Avenue East is a wetland and its buffers, and a large nearly 2-acre portion of the eastern part of the property are wetlands and its buffer.
- Aquifer Recharge Area: The site is in the Central Pierce County Aquifer, an Environmental Protection Agency (EPA) sole source aquifer. The proposal is subject to requirements to ensure runoff is managed so as to protect the aquifer.

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 LUAC meeting and completion of some requests by staff, PPW will schedule the public hearing for the proposal.

Title 18J – Design Standards and Guidelines

The proposal is subject to the following design standards and guidelines:

- 18J.15.015 Site Design
- 18J.15.020 Site Clearing
- 18J.15.030 Tree Conservation
- 18J.15.050 Street Trees
- 18J.15.100-130 Landscape Plant Requirements (for the street trees)
- 18J.15.170 Stormwater Facilities (as required by the Development Engineering Division)

The project must include vegetative screening around any required stormwater facilities.

The project is vested under a previous code. If the applicants were required to meet current Design Standards and Guidelines in PCC Chapter 18J.70 for the Mid-County Community Plan, Planning would require mailboxes.

Molly's Court PP Major Amendment IPR PAC-DB.docx