

Initial Project Review

Preliminary Plat / Administrative Design Review: Braun's Addition

Application Numbers: 872812, 873690
Parcel Numbers: 0419157051, 0419157052

South Hill Advisory Commission (SHAC) Public Meeting: January 8, 2018, at 7:00 p.m. at the Central Pierce Fire and Rescue, Station 69, 17210 – 110th Avenue East, Puyallup, WA

Proposal: Formal subdivision of a 2-parcel, 1.71-acre, site into 15 lots and 1 track to be served by Firgrove Mutual Water Co., Puget Sound Energy, and Pierce County Sewer.

Project Location: 13618 and 13802 107th Avenue Court East, Puyallup, WA, in the High Density Single Family (HSF) zone classification and South Hill Community Plan area, within Section 15, T19N, R4E, W.M., in Council District #1.

Review Summary: County Staff has reviewed this proposal for compliance with all policies, codes, and regulations. The proposal currently meets all applicable standards.

State Environmental Policy Act (SEPA): SEPA review is not required for this proposal.

County Contact: Andrew Van Gordon, Associate Planner, 253-798-7113, avangor@co.pierce.wa.us

Pierce County Online Permit Information:

<https://palsonline.co.pierce.wa.us/palsonline/#/permitSearch/permit/departementStatus?applPermitId=872812>



Project Data

Complete Application Date: October 19, 2017

Initial Project Review Mailed: December 22, 2017

Property Owners/Applicants: 107th Avenue, LLC
Attn: Damon DeRosa
P.O. Box 740
Puyallup, WA 98371

Applicant's Agent: LeRoy Surveyors & Engineers, Inc.
Attn: Damon DeRosa
P.O. Box 740
Puyallup, WA 98371
Damon@lseinc.com

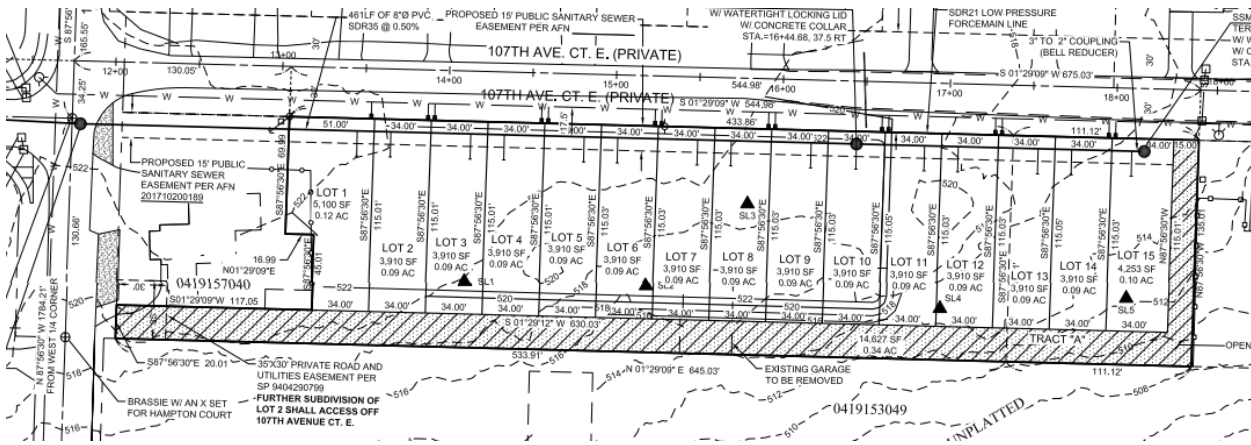
Legal and Public Notice

- *October 25, 2017*: 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 site.
- *December 27, 2017*: Legal notices were published in the official County newspaper (*Tacoma News Tribune*) advertising the South Hill Advisory Commission public meeting.
- A Declaration of Posting has not yet been received to confirm posting of the Public Notice sign.

2017 Google Earth



Proposed Site Plan



Comments from the Public and Agencies

Comments received on this proposal may be found by accessing the Online Permit Information referenced on Page 1. The substance of these comments will be reflected, where appropriate, in the conditions of approval.

- Various public agencies have provided comment. None are opposed to the project.
- County Staff has not received comment from the general public.

Site Characteristics

- Using the County Assessor’s values, the combined acreage is 1.71 acres.
- The project area is roughly rectangular.
- The project area is currently undeveloped except for a garage which will be removed prior to final approval.

Surrounding Land Use / Zoning Designation

LAND USE		ZONING
North	136 th Street East/Single-family Residence	High Density Single Family (HSF)
South	Duplex	HSF
West	Vacant Land	HSF
East	107 th Avenue Court East	HSF

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

The proposal is subject to review for conformance with Pierce County plans, codes and regulations.

Title 19A Pierce County Comprehensive Plan (June 30, 2016)

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

Title 19A Appendix J: South Hill Community Plan (June 30, 2016)

The project is consistent with the South Hill Community Plan. Examples include, but are not limited to:

- Goal SH LU-2.1: Providing for a variety of housing types and densities throughout residential zones.
- Goal SH LU-10.6: High density residential should be located throughout existing residential neighborhoods where infrastructure is available or can be improved by construction of the high density.

Title 18A, Development Regulations – Zoning (June 30, 2016)

- Residential Density (18A.15.020)
The property is located within the High Density Single Family (HSF) zone. Minimum density is 6 dwelling units per acre (du/ac). Base is 10 du/ac. The proposal is for 15 dwelling units on 1.71 acres working out to 9 du/ac. There is no minimum lot size or lot width required for created lots within the HSF zone.

The proposal meets requirements in this section.

Title 18D, Development Regulations – Environmental (June 30, 2016)

- Exemptions (18D.20)
The project is exempt from environmental review.

Title 18E, Development Regulations – Critical Areas (effective June 8, 2015)

- Aquifer Recharge and Wellhead Protection Areas (18E.50.040)
The proposal is within the HSF zone classification and is located within an aquifer recharge area. The maximum impervious surface coverage is 50%. 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 (effective June 8, 2015)

- Proposed Preliminary Plat Requirements (18F.40.030)
The proposal meets the requirements set forth in this section.

Title 18J, Development Regulations – Design Standards and Guidelines (effective June 8, 2015)

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.

The applicant has decided to take advantage of this policy. All required design standards shall be met before the Final Plat is approved.

- Site Design (18J.15.015)
The proposal currently meets standards.
- Site Clearing (18J.15.020)
The proposal currently meets standards.
- Tree Conservation (18J.15.030)
The applicants have taken advantage of policy CP2017-01: Clarifying the Time of Required Details/ADR. Fifty-two tree units are required. There are no significant trees on site.

- Infill Compatibility (18J.15.060)
The applicants have taken advantage of policy CP2017-01: Clarifying the Time of Required Details/ADR. Infill Compatibility applies to Lot 1.
- Off-Street Parking, Pedestrian, Bus and Bicycle Facilities (18J.15.0800)
The applicants have taken advantage of policy CP2017-01: Clarifying the Time of Required Details/ADR. The Puyallup School District has identified the need for a school bus waiting area. The district has requested minimum of 100 square feet of impervious surface along with illumination for the bus stop area according to best practices.
- Stormwater Facilities (18J.15.170)
Stormwater design requirements will be met by infiltration trench and porous concrete. The proposal currently meets standards.
- Small Lot Design (18J.17)
Small lot design is applicable because the proposal is a single-family detached housing development at a density greater than 6 dwelling units per acre. Because the applicant has decided to take advantage of policy CP2017-01: Clarifying the Time of Required Details/ADR most of the applicable design requirements in this Chapter can be postponed except for the following:
 - Open Space Requirements (18J.17.040 G)
Common open space shall be provided for developments of 4 or more units. There is a minimum of 350 square feet of common open space per unit with a minimum width of 20 feet, be contiguous and serve a minimum of 4 homes.

The common open space area is located within Tract A. The area that is a width of 20 feet comprises approximately 12,900 square feet and is accessibly from all 15 proposed lots.

The proposal currently meets standards in this section.
- Design Objective – Mailboxes (18J.50.040 A)
The applicants have taken advantage of policy CP2017-01: Clarifying the Time of Required Details/ADR. A safe, accessible, and weather-protected mailbox area is required.