



**City of Tacoma**  
Planning and Development Services  
Report And Decision

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**FINAL PLAT APPLICATION OF:**

**FILE NO: PLT2013-40000207272**

Wayne Potter  
Novastar Development, Inc.  
18215 72<sup>nd</sup> Avenue South  
Kent, WA 98032

**SUMMARY OF PROPOSAL AND RECOMMENDATION**

**Proposal:**

The applicant requests Final Plat approval of "Chambers Ridge" (formerly "Sunset Estates", a 25-lot subdivision for single-family home development.

**Location:**

The site is addressed as 1418 South Sunset Drive, Parcel Numbers 0220037079, 0220044301, 0220037078, 0220044300, and 0220044035.

**Public Process:**

The Hearing Examiner approved the Preliminary Plat of "Chambers Ridge" (formerly "Sunset Estates"), on October 19, 2009. A summary of the decision was sent to all parties of record.

**Recommendation of Director:**

Recommend Approval

**Note:**

The appeal period on this decision closes January 14, 2014.

The effective date of recommended approval for this request is January 15, 2014, provided no requests for reconsideration or appeals are timely filed as identified in the "APPEAL PROCEDURES" section of this report and decision.

**FOR ADDITIONAL INFORMATION CONCERNING THIS LAND USE PERMIT PLEASE CONTACT:**

Philip Kao  
Land Use Planner  
Planning and Development Services Department  
747 Market Street, Room 345, Tacoma, WA 98402  
Telephone: 253-591-5378  
pkao@cityoftacoma.org

## FINDINGS

1. The applicant, Novastar Development Inc., is requesting final plat approval for a single-family subdivision known as "Chambers Ridge", which is addressed as 1418 South Sunset Drive, Parcel Numbers 0220037079, 0220044301, 0220037078, 0220044300, and 0220044035.
2. This subdivision originally received Preliminary Plat approval on October 19, 2009 (PDS File No. PLT2008-40000113039). The Preliminary Plat was approved for a total of 25 single-family residential lots to be developed with single-family dwellings. The total site is comprised of approximately 5.26 acres. The Planning and Development Services Department received an application for the final plat of "Chambers Ridge" on August 8, 2013 (File No. PLT2013-40000207272).
3. The City's *Comprehensive Plan* designates the site as a "Low-Intensity-Detached Housing Area". The *Comprehensive Plan* also designates the area as a "Tier I Primary Growth Area". The site is zoned "R-1" and "R-2" Single-Family Dwelling District. The site is also designated as "VS" View Sensitive Overlay District. The proposed development conforms to both the aforementioned comprehensive plan designations and applicable zoning requirements.
4. The Planning and Development Services Department recommends approval of the final plat and advises that the applicant has met the required conditions by constructing or bonding for the required on- and off-site improvements including, but not limited to, streets and utilities.
5. The final plat, as presented, conforms in all respects to the approval of the preliminary plat.
6. A Mitigated Determination of Nonsignificance (MDNS) was issued pursuant to the State Environmental Policy Act (SEPA) for the proposed development prior to consideration of the preliminary plat.
7. Any Conclusion of Law hereafter stated which may be deemed a Finding of Fact is hereby adopted as such.

## CONCLUSIONS

1. The Director has jurisdiction over this application pursuant to the *Tacoma Municipal Code* (hereinafter *TMC*), Section 13.04.100.F.
2. Section 13.04.100 provides (relevant excerpts):  
... Approval of the preliminary plat, however, shall be assurance to a subdivider that the final plat will be approved provided: (a) that the final plat conforms to the approved preliminary plat: (b) that all requirements specified for the final plat are fully complied with...
3. The final plat, as presented and represented by the applicants and the Planning and Development Services Department, conforms to the Preliminary Plat previously approved

and all conditions imposed thereon have been satisfied. Accordingly, the final plat should be approved.

4. Any Finding of Fact hereinbefore stated which may be deemed to be a Conclusion of Law herein is hereby adopted as such.

### **RECOMMENDATION**

It is hereby recommended that the requested final plat of "Chambers Ridge" (formerly "Sunset Estates") be approved.

DATED this 31st day of December 2013.

  
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BRIAN BOUDET  
Acting Director of Planning and  
Development Services

**TRANSMITTED** this 31st day of December 2013 by first mail to:

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Barghausen Consulting Engineers, Inc., 18215 72<sup>nd</sup> Avenue South, Kent, WA 98032  
City Clerk  
Victor Workman, Planning and Development Services  
James Coffman, Site Development  
Rick Coyne, Solid Waste  
James Parvey, Engineering  
Ryan Erickson, Tacoma Fire  
Francis Gamotis, Traffic Engineering  
Rachelle Ripley, Tacoma Power  
Jesse Angel, Tacoma Water  
Brad Harp, Tacoma Pierce County Health Department

## APPEAL PROCEDURES

### **RECONSIDERATION:**

Any person having standing under the ordinance governing this application and feeling that the decision of the Director is based on errors of procedure or fact may make a written request for review by the Director within fourteen (14) days of the issuance of the written order. This request shall set forth the alleged errors, and the Director may, after further review, take such further actions as deemed proper, and may render a revised decision. A request for RECONSIDERATION of the Director's decision in this matter must be filed in writing with the Planning and Development Services Department, Room 345, Third Floor, Tacoma Municipal Building, 747 Market Street, Tacoma, WA 98402, on or before January 14, 2013

### **APPEAL TO HEARING EXAMINER**

The applicant, property owner, or owners of property entitled to receive a copy of the decision of the Director shall have the right, within fourteen (14) calendar days of the issuance of this decision, or within seven (7) calendar days of the date of issuance of the Director's decision on reconsideration, to appeal the decision to the Hearing Examiner, not counting the day of the issuance of the decision.

An appeal to the Hearing Examiner is initiated by filing a Notice of Appeal accompanied by the required filing fee. Filing of the appeal shall not be complete until both the Notice of Appeal and required filing fee have been received. The Notice of Appeal must be in writing and shall contain the following:

- (1) A brief statement showing how the appellant is aggrieved or adversely affected.
- (2) A statement of the grounds for the appeal, explaining why the appellant believes the administrative decision is wrong.
- (3) The requested relief, such as reversal or modification of the decision.
- (4) The signature, mailing address and telephone number of the appellant and any representative of the appellant.

An APPEAL of the Director's decision in this matter must be filed with the Hearing Examiner's Office, Seventh Floor, Tacoma Municipal Building, on or before January 14, 2013, together with a fee of **\$311.30**. THE FEE SHALL BE REFUNDED TO THE APPELLANT SHOULD APPELLANT PREVAIL.