



**City of Tacoma**  
Planning & Development Services  
Report And Recommendation

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**FINAL PLAT APPLICATION OF:**

**FILE NO: LU16-0284**

Sheri Greene, AHBL  
North 30<sup>th</sup> Street, #30  
Tacoma, WA 98403

**SUMMARY OF PROPOSAL AND RECOMMENDATION**

**Proposal:**

The applicant requests Final Plat approval of "Erickson Plat", a 19-lot subdivision for single-family development.

**Location:**

1620 East Columbia Avenue, Parcel Number 0320151176.

**Public Process:**

The Hearing Examiner approved the "Erickson" Preliminary Plat on November 24, 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 March 27, 2020.

The effective date of recommended approval for this request is March 30, 2020, provided no requests for reconsideration or appeals are timely filed as identified in the "APPEAL/RECONSIDERATION PROCEDURES" section of this report and decision.

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

Shanta Frantz, Senior Planner  
Planning & Development Services  
747 Market Street, Room 345, Tacoma, WA 98402  
Telephone: (253) 591-5833 E-mail: [sfrantz@cityoftacoma.org](mailto:sfrantz@cityoftacoma.org)

## FINDINGS

1. The applicant, Sheri Greene of AHBL, is requesting Final Plat approval for a residential subdivision known as "Erickson". The project will consist of 19 lots for the future development of single-family dwellings.
2. The site received Preliminary Plat approval on November 24, 2009 (Planning and Development Services File No. PLT2008-40000117631/SEP2008-40000117632). The Preliminary Plat allowed for the property to be divided into 19 lots for single-family development. At the same time, the Hearing Examiner approved a Wetland Development Permit under File No. WET2008-40000117633 to modify a 75-foot, on-site Type Ns1 stream buffer through buffer averaging.
3. The site is zoned "R-2" One-Family Dwelling District and the City's *Comprehensive Plan* designated the site as a Low Intensity Single-Family Detached Housing. The proposed development conforms to both the aforementioned *Comprehensive Plan* designations and applicable zoning requirements in place at the time of the approved Preliminary Plat.
4. Planning and Development Services recommends approval of the Final Plat and advises that the applicant has met the required conditions by constructing the required on- and off-site improvements including, but not limited to, streets and utilities.
5. In addition to the final plat survey, the applicant will be required to record associated documents such as HOA and CC&R documents and a Notice on Title for the adjacent stream and its buffer.
6. The "Report for the Remedy of Buffer Impacts Due to Drainage Pipe Construction at Erickson Plat" approved on 1/30/2020 shall be used for implementation and monitoring.
7. The Assignment of Funds for Performance and Monitoring submitted by the applicant shall be retained by the City until the required work has been completed.
8. With the corrected redlines on the Survey Map, the Final Plat will conform in all respects to the approval of the Preliminary Plat.
9. 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.E.

Section 13.04.100 provides, *inter alia*:

... 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...

2. The Final Plat, as presented and represented by the applicants and Planning and Development Services, conforms to the Preliminary Plat previously approved and all conditions imposed thereon have been satisfied. Accordingly, the Final Plat should be approved.

### **Report and Recommendation**

LU16-0284

Page 2

3. 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 Erickson Final Plat be approved.

DATED this 13<sup>th</sup> day of March, 2020.



PETER HUFFMAN  
Director, Planning & Development Services

TRANSMITTED this 13<sup>th</sup> day of March, 2020 to:

Sheri Greene, AHBL, North 30<sup>th</sup> Street, #300, Tacoma, WA 98403 - [sgreene@ahbl.com](mailto:sgreene@ahbl.com)

Mike Torrance - [torrance\\_mike@yahoo.com](mailto:torrance_mike@yahoo.com)

Dave Follansbee - [dfollansbee@ahbl.com](mailto:dfollansbee@ahbl.com)

John Comis - [jcomis@johncomisassociates.com](mailto:jcomis@johncomisassociates.com)

City Staff : Karina Stone, Site Development; Shelly Shaffer, Tacoma Water; Reuben McKnight, PDS – Historic Preservation; Chris Seaman, Tacoma Fire; Ronda Cornforth, Jennifer Kammerzell and Gary Allen, Public Works; Lucas Shadduck, PDS – Building Code Review; Jeff Rusler, Tacoma Power; Shelly Shaffer, Tacoma Water; and Karla Kluge, PDS – Critical Areas

Tacoma-Pierce County Health Department – [sepa@tpchd.org](mailto:sepa@tpchd.org)

Pierce County Assessor-Treasurer – [dbrandv@co.pierce.wa.us](mailto:dbrandv@co.pierce.wa.us)

Washington Department of Ecology – [separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov)

Pierce Transit – [tvaslet@piercetransit.org](mailto:tvaslet@piercetransit.org)

Puget Sound Energy – [serviceaddresscorrec@pse.com](mailto:serviceaddresscorrec@pse.com)

## **APPEAL/RECONSIDERATION PROCEDURES**

Any request for RECONSIDERATION and/or any APPEALS must be submitted in the applicable manner as outlined below on or before **March 27, 2020**.

### **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. The fee for reconsideration is **\$260.00**. 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 to the staff contact listed on the first page of this document. Filing of the reconsideration shall not be complete until both the reconsideration request and required filing fee are received. **THE FEE SHALL BE REFUNDED SHOULD THE RECONSIDERATION REQUESTOR PREVAIL.** (Pursuant to Section 2.09.020 of the Tacoma Municipal Code, fees for reconsideration shall be waived for qualifying senior citizens and persons who are permanently handicapped who are eligible for tax exemption because of financial status.)

### **APPEAL TO THE HEARING EXAMINER:**

Any decision of the Director may be appealed by any aggrieved person or entity as defined in Section 13.05.050 of the Tacoma Municipal Code, within fourteen (14) days of the issuance of this decision, or within seven (7) days of the date of issuance of the Director's decision on a reconsideration, to appeal the decision to the Hearing Examiner.

An appeal to the Hearing Examiner is initiated by filing a Notice of Appeal accompanied by the required filing fee of **\$1,030.00**. Filing of the appeal shall not be complete until both the Notice of Appeal and required filing fee has been received. **THE FEE SHALL BE REFUNDED TO THE APPELLANT SHOULD THE APPELLANT PREVAIL.** (Pursuant to Section 2.09.020 of the Tacoma Municipal Code, fees for appeals shall be waived for qualifying senior citizens and persons who are permanently handicapped who are eligible for tax exemption because of financial status.)

The Notice of Appeal must be submitted in writing at the Customer Service Center, Tacoma Municipal Building, 2<sup>nd</sup> Floor, 747 Market Street, Tacoma, Washington 98402, 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.

"The Rules of Procedures for Hearings" may be viewed at:

[http://cms.cityoftacoma.org/hex/HEX\\_RulesofProcedureforHearings\\_ResolutionNo39843\\_Adopted10.pdf](http://cms.cityoftacoma.org/hex/HEX_RulesofProcedureforHearings_ResolutionNo39843_Adopted10.pdf)