



City of Tacoma
Planning & Development Services
Report And Recommendation

FINAL PLAT APPLICATION OF:

Baseline Engineering, Inc
1910 64th Ave W
Fircrest, WA 98466

FILE NO: PLT2014-40000237547

SUMMARY OF PROPOSAL AND RECOMMENDATION

Proposal:

The applicant requests Final Plat Approval of "Hoffman Corner", a 7 lot subdivision for single-family development.

Location:

6804 East "B" Street, parcel number 5860200330

Public Process:

The Hearing Examiner approved the Preliminary Plat of "Hoffman Corner" on February 8, 2006. 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 August 11, 2015.

The effective date of recommended approval for this request is August 12, 2015, 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:

Dustin Lawrence, Associate Planner
Planning & Development Services
747 Market Street, Room 345, Tacoma, WA 98402
Telephone: (253) 591-5845 E-mail: dlawrence@cityoftacoma.org

FINDINGS

1. The applicant, Baseline Engineering Inc, is requesting final plat approval for a residential subdivision known as "Hoffman Corner". The project will consist of 7 lots for the future development of single-family dwellings.
2. The site received preliminary plat approval on February 8, 2006 (Planning and Development Services File No. 40000053803). The preliminary plat allowed for the property to be divided into 7 lots for single-family development.
3. The City's *Comprehensive Plan* designates the site as a Low Intensity Single-Family Detached Housing Area. The *Comprehensive Plan* also designates the area as a Tier I "Primary Growth Area". The proposed development conforms to both the aforementioned comprehensive plan designations and applicable zoning requirements.
4. Planning and Development Services 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. 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.
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 final plat of "Hoffman Corner" be approved.

DATED this 28th day of July, 2015.



PETER HUFFMAN
Director, Planning & Development Services

TRANSMITTED this 28th day of July, 2015 by first mail to:

Baseline Engineering Inc, 1910 64th Ave West, Fircrest, WA 98466
Scott Mclean, 12404 SE 26th Place, Bellevue, WA 98005
City Clerk
Steve Ward, Planning & Development Services
Rick Coyne, Solid Waste
Steve Standley, Site Development
Chris Seaman, Tacoma Fire
Jeff Rusler, Tacoma Power
Jessie 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 recommendation 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 recommendation. A request for RECONSIDERATION of the Director's decision in this matter must be filed in writing with Planning and Development Services, Room 345, Third Floor, Tacoma Municipal Building, 747 Market Street, Tacoma, WA 98402, on or before August 11, 2015.

APPEAL TO HEARINGS 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) days of the issuance of this recommendation, or within seven (7) days of the date of issuance of the Director's recommendation 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. 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 recommendation is wrong.
- (3) The requested relief, such as reversal or modification of the recommendation.
- (4) The signature, mailing address and telephone number of the appellant and any representative of the appellant.

An APPEAL of the Director's recommendation in this matter must be filed with the Hearing Examiner's Office, Seventh Floor, Tacoma Municipal Building, on or before August 11, 2015, together with a fee of **\$320.90**. THE FEE SHALL BE REFUNDED TO THE APPELLANT SHOULD APPELLANT PREVAIL.

HOFFMAN CORNER PLAT

A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 3 EAST, W.M.
CITY OF TACOMA, PIERCE COUNTY, WASHINGTON

LEGAL DESCRIPTION

(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 4268-580390)
TRACT 22 MILLER'S SECOND ACHE TRACTS, ACCORDING TO THE PLAT RECORDED IN
BOOK 7 OF PLATS AT PAGE 82, RECORDS OF PIERCE COUNTY AUDITOR, WASHINGTON
PARCEL NO. 589200330

This is not the Subdivision Guarantee
which is attached to submittal.

Except that portion thereof conveyed to the City of Tacoma by deed as recorded
under Auditors File Number 201411100175, records of Pierce County Auditor.

DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED PROPERTY, EMBRACED IN AND COVERED BY SAID PLAT, DO HEREBY DONATE AND DEDICATE TO THE PUBLIC FOREVER THE STREETS, ALLEYS, AND PUBLIC PLACES SHOWN HEREON, TOGETHER WITH A FUTURE EASEMENT ON AND OVER THE PRIVATE PROPERTY ADJACENT UPON SAID STREETS, ALLEYS, AND PUBLIC PLACES TO CONSTRUCT AND MAINTAIN ALL SLOPES, CURBS, AND FILL OCCASIONED BY THE ORIGINAL GRADING BY THE CITY OF TACOMA AND NECESSARY TO ACCOMPLISH AND MAINTAIN SUCH ORIGINAL GRADE OF SAID STREETS, ALLEYS, AND PUBLIC SPACES. SAID OWNERS, FOR THEMSELVES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WAIVE ALL CLAIMS FOR DAMAGES TO THE PROPERTY INCLUDED IN THIS PLAT BY REASON OF ANY CUTS OR FILLS MADE BY STREETS, ALLEYS, OR PUBLIC SPACES SHOWN HEREON IN THE ORIGINAL GRADING THEREOF BY THE CITY OF TACOMA, AND FURTHER CERTIFY AND SWEAR THAT SAID LAND IS FREE FROM ALL TAXES AND ASSESSMENTS WHICH HAVE HERETOFORE BEEN LEVIED AND BECOME CHARGEABLE AGAINST SAID PROPERTY, AND FURTHER CERTIFY AND SWEAR THAT THERE ARE NO ENCUMBRANCES EXISTING UPON ANY OF THE LAND UPON WHICH STREETS, ALLEYS, AND PUBLIC SPACES HAVE BEEN HEREBY DONATED AND DEDICATED TO THE PUBLIC, EXCEPT FOR THE ENCUMBRANCES THAT ARE PROPERTY OF THE FOLLOWING NAMED PERSON(S):

Obtain Signature

RONALD L. BARNES

ACKNOWLEDGMENTS

STATE OF WASHINGTON }
COUNTY OF PIERCE } SS

ON THIS _____ DAY OF _____, 2014, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED RONALD L. BARNES TO ME KNOWN TO BE THE OWNER OF HOFFMAN CORNER PLAT, THE PERSON THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID DOCUMENT FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON THAT DATE STATED THAT HE IS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF I HAVE HERETOBY SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON

PRINTED NAME _____

RESIDING AT _____

MY COMMISSION EXPIRES _____

WARNING

PURCHASERS OF THE LOTS HEREIN ARE ADVISED THAT THE CITY OF TACOMA HOLDS CERTAIN FINANCIAL GUARANTEES TO INSURE COMPLETION OF CERTAIN IMPROVEMENTS AND UTILITIES, INCLUDING BUT NOT LIMITED TO SANITARY, ROAD AND STORM FACILITIES, POWER, WATER AND STREET LIGHTS. PURCHASERS ARE ADVISED THAT BUILDING PERMITS MAY NOT BE ISSUED UNTIL THESE IMPROVEMENTS ARE COMPLETED. SHOULD THESE IMPROVEMENTS/UTILITIES NOT BE COMPLETED, THE CITY OF TACOMA RESERVES THE RIGHT TO ENTER THE PROPERTY TO COMPLETE THESE IMPROVEMENTS AND TO SEEK REIMBURSEMENT VIA THE APPOINTED FINANCIAL GUARANTEES OR THROUGH OTHER REMEDIES AT LAW, AND THE PROPERTY GRANTEE, HEIRS, OWNERS, EXECUTORS, SUCCESSORS OR ASSIGNS SHALL SURE THE CITY HARMLESS FROM ANY DAMAGE THAT MAY BE SUFFERED BY SAID RE-ENTRY AND CONSTRUCTION UPON SAID PREMISES.

WARNING

THIS PLAT CONTAINS A PRIVATE STORM DRAINAGE SYSTEM. PRIVATE STORM DRAINAGE SYSTEMS ARE THE SOLE RESPONSIBILITY OF THE OWNERS, SUCCESSORS AND ASSIGNEES OF ALL LOTS BEING SERVED BY THE PRIVATE STORM SYSTEM. RESPONSIBILITY INCLUDES BUT IS NOT LIMITED TO, CONSTRUCTING, MAINTAINING, AND ALLOWING CITY INSPECTION OF THE PRIVATE STORM SYSTEM IN ACCORDANCE WITH A SEPARATELY RECORDED COVENANT AND EASEMENT DOCUMENT.

NO PERMANENT STRUCTURE(S) SHALL BE ERECTED WITHIN THE EASEMENT AREA(S) UNLESS SPECIFICALLY APPROVED IN WRITING BY THE CITY OF TACOMA. PERMANENT STRUCTURES SHALL MEAN ANY CONCRETE, FOUNDATION, CONCRETE SLAB, WALL, ROOFTOP, BRIDGE, DECK, OVERHANGING STRUCTURE, FILL MATERIAL, RECREATIONAL, SPORT COURT, CASPOT, PORTABLE SHED, PRIVATE UTILITY, FENCE, OR OTHER SITE IMPROVEMENT THAT WILL UNDESIRABLY INTERFERE WITH THE NEED TO ACCESS OR CONSTRUCT UTILITIES IN SAID EASEMENT(S). PERMANENT STRUCTURES SHALL NOT MEAN IMPROVEMENTS SUCH AS NORMAL LANDSCAPING, ASPHALT PAVING, DRIVE, OR OTHER SIMILAR SITE IMPROVEMENTS THAT DO NOT PREVENT THE ACCESS OF MEN, MATERIALS, AND MACHINERY ACROSS, ALONG, AND WITHIN THE SAID EASEMENT AREA.

COVENANT AND EASEMENT RECORDED UNDER AUDITOR'S FILE NO. _____

UTILITY NOTE

BACKFLOW PROTECTION IS REQUIRED FOR PLUMBING FIXTURES BELOW FIRM OF NEXT UPSTREAM MANHOLE.

Provide completed C & E with Final
Plat plan for recording. If C & E
recorded, please include recording
number in this space.

CITY APPROVALS

APPROVED THIS _____ DAY OF _____, 2014.

CITY SURVEYOR

APPROVED THIS _____ DAY OF _____, 2014.

CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 2014.

ASSISTANT CITY ATTORNEY

APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF TACOMA THIS _____ DAY OF _____, 2014.

DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

APPROVED BY THE CITY COUNCIL OF THE CITY OF TACOMA THIS _____ DAY OF _____, 2014.

MAYOR _____ ATTEST: _____ CITY CLERK

CERTIFICATIONS

TREASURER

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT ASSESSMENTS OF THE WITHIN DESCRIBED PROPERTY.

Obtain Signature

CITY TREASURER

DATE

ASSESSOR

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE HAVE BEEN FULLY PAID AND DISCHARGED.

Obtain Signature

ASSESSOR/TREASURER, PIERCE COUNTY WASHINGTON

DATE

PIERCE COUNTY AUDITOR

FILED FOR RECORD AT THE REQUEST OF TERRELL C. FERGUSON, P.L.E. THIS _____ DAY OF _____, 2014, AT _____ MINUTES P.M. _____ AND RECORDED IN VOLUME _____ OF PLATS, AT PAGES _____ RECORDS OF PIERCE COUNTY, WASHINGTON.

AUDITOR

DEPUTY AUDITOR

RECORDING No. _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF HOFFMAN CORNER IS BASED ON A TRUE AND ACCURATE SURVEY OF THE LANDS DESCRIBED HEREIN, THAT ALL DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON; THAT ALL MONUMENTS WILL BE SET AND LOT AND BLOCK CORNERS, OR APPROPRIATE OFFSETS THEREOF, WILL BE STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND OF THE REGULATIONS CONCERNING PLATTING.

TERRELL C. FERGUSON

WA PLS NO. 22956

DATE: Dec 10, 2014



BASELINE ENGINEERING, INC.

Land Development Professional Services
2527045-4491 • Seattle (206)824-1205 • FAX (252)586-8243
Land Planning & Use • Engineering • Surveying
1910-64th Avenue West • Tacoma, WA 98466

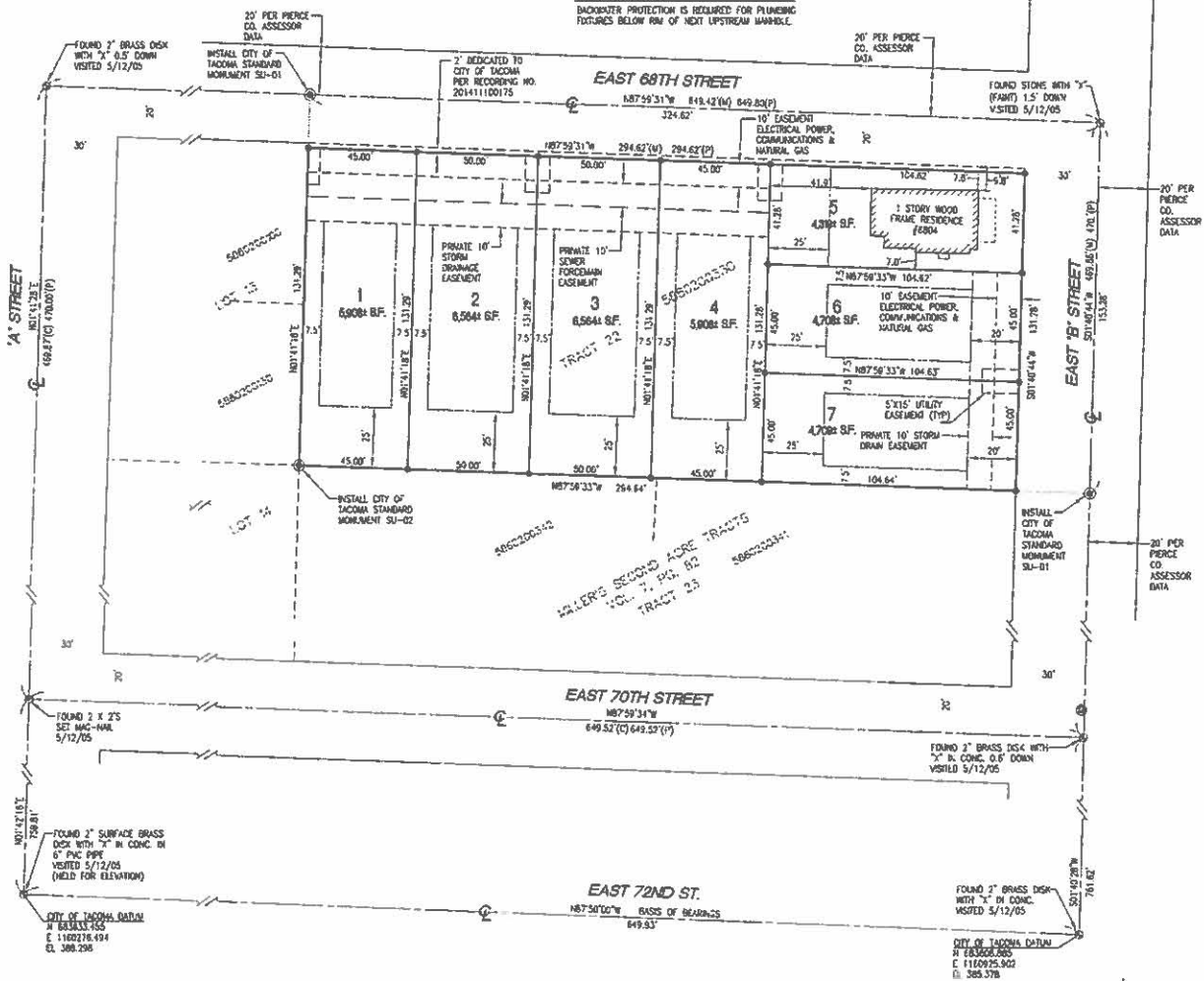
PROJECT NO. 05-060.2 1 OF 2

HOFFMAN CORNER PLAT

A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 3 EAST, W.M.
CITY OF TACOMA, PIERCE COUNTY, WASHINGTON

NOTE

BACKFLOW PROTECTION IS REQUIRED FOR PLUMBING
FIXTURES BELOW RIM OF NEXT UPSTREAM MANHOLE.



BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATES SYSTEM,
SOUTH ZONE, NAD83-01, AS DEFINED BY THE
CITY OF TACOMA PUBLIC WORKS DEPARTMENT
PUBLISHED COORDINATES FOR MONUMENTS ON
EAST 72ND STREET AT "A" STREET AND AT EAST
"B" STREET
BEARING=187°59'00"W

METHODS AND EQUIPMENT

SURVEY PERFORMED WITH 5" TOTAL STATION, USING
TRIMBLE AND ROVAL SURVEY METHODS. SURVEY
MEETS OR EXCEEDS ACCURACY REQUIREMENTS
CONTAINED IN W.A.C. 332-130, PARAGRAPHS 1(e)
AND 1(b).
TOPCON CTS - 3030 (TOTAL STATION)
TOPCON GPS - 2550 (TOTAL STATION)
OMNI PROM 8V - 30mm GTSSET
TDS-48 DATA COLLECTOR
RANGER DATA COLLECTOR

LEGEND

- FOUNT PLAT MONUMENT AS DESCRIBED (S)
- CALCULATED MONUMENT POSITION (D)
- SET 1/2" BEAR/CAP
"BD 2286/38819" (B)
- MEASURED (M)
- PLAT (P)

SITE INFORMATION

ZONING DISTRICT: R-2 SINGLE-FAMILY DWELLING DISTRICT

ADDRESSES

- LOT 1 - 130 EAST 68TH STREET
- LOT 2 - 134 EAST 68TH STREET
- LOT 3 - 138 EAST 68TH STREET
- LOT 4 - 142 EAST 68TH STREET
- LOT 5 - 6804 EAST "B" STREET
- LOT 6 - 6808 EAST "B" STREET
- LOT 7 - 6812 EAST "B" STREET

NOTE:

RIGHT-OF-WAY LINES, OTHER THAN THOSE IMMEDIATELY
ADJACENT TO THIS PLAT, ARE SHOWN "APPROXIMATELY".
BASED ON MAPS OBTAINED FROM THE CITY OF TACOMA
AND/OR PIERCE COUNTY. THERE IS NO WARRANTY, IMPLIED
OR OTHERWISE THAT THESE DELINEATE THE CURRENT
RIGHTS-OF-WAY.



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