



City of Tacoma
Planning & Development Services
Final Plat Decision

FINAL PLAT APPLICATION OF:

FILE NO: LU20-0199

Copper Ridge LLC
P.O. Box 73790
Puyallup, WA 98373

SUMMARY OF PROPOSAL AND RECOMMENDATION

Proposal:

The applicant requests Final Plat Approval of "Norpoint Place", a 14-lot subdivision for single-family development.

Location:

2216 65th Avenue NE, Parcel Numbers 0321254069 and 0321254029.

Public Process:

The Hearing Examiner approved the Preliminary Plat of "Norpoint Place" on July 30, 2019. The Preliminary Plat Approval was for a 14-lot subdivision for single family residential lots, together with a private roadway tract, stormwater/drainage tract, and a wetland tract. A wetland minor development permit for the wetland tract was also approved with the preliminary plat.

A summary of the decision was sent to all parties of record.

Decision of Director:

Approved as conditioned.

Notes:

The appeal period on this decision closes December 29, 2020, and the effective date of this decision is the following business day, provided no requests for reconsideration or appeals are timely filed as identified in APPEAL PROCEDURES of this report and decision.

The Director has jurisdiction in this matter per *TMC* 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...

FOR ADDITIONAL INFORMATION CONCERNING THIS LAND USE PERMIT PLEASE CONTACT:

John W. Harrington, Jr., Principal Planner
Planning & Development Services
747 Market Street, Room 345, Tacoma, WA 98402
253-279-8950 or jharring@cityoftacoma.org

FINDINGS

1. The applicant, Copper Ridge LLC is requesting final plat approval for a residential subdivision known as “Norpoint Place”. The project will consist of 14-lots for the future development of single-family dwellings, together with a private roadway tract, stormwater/drainage tract, and a wetland tract.
2. The site received preliminary plat approval on July 30, 2019. (HEX 2019-012 and LU18-0127). The preliminary plat allowed for the property to be divided into 14-lots for single-family development.
3. The City’s *Comprehensive Plan* currently designates the site as “Single Family Residential.” The proposed development conforms to the *Comprehensive Plan* designation.
4. The site is located within the “R-2” VSD Single-Family Residential zoning district with the View Sensitive Overlay District. The proposed development meets the applicable zoning requirements.
5. Since Preliminary Plat, the following permits have been approved by the City of Tacoma for development of the subdivision.
 - a. Site Development Permit SDEV19-0244 (plat),
 - b. Work Order Permit WO19-0161 (plat) and WO20-0150 (alignment and grade)
 - c. Performance Bond BOND20-0125
 - d. Building Permit BLDRN19-0067 (model home)
6. Planning and Development Services has confirmed that the applicant has met required conditions related to required on-site and off-site improvements by constructing or bonding for such improvements.
7. Tract A provides roadway, curb, gutter, sidewalk and utility access for the new lots. There is an additional 25-foot wide multi-use pathway centered on the common lot line of Lots 5 and 6 from Tract A to 64th Ave NE. Tract B provides private stormwater control and Tract C is the wetland and wetland buffer tract.
8. Exterior plat monuments have been set at all perimeter boundary locations and are found and accepted as the true location, as verified by the City. Interior monuments, including property corners, are included in the plat bond.
9. The City has issued a house numbering system, which has been incorporated into the plat.
10. A homeowner’s association will be established for the maintenance of the common areas and facilities within the development. Prior to recording of the final plat, documents establishing the entity responsible for maintaining these common areas and facilities will be recorded.
11. All conditions of the approved Preliminary Plat not specifically referenced herein will be satisfied at the time of development.
12. Building permits will be held to all applicable standards of the *Tacoma Municipal Code*.

Report and Recommendation

CONCLUSIONS¹

1. 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.

RECOMMENDATION

It is hereby recommended that the requested final plat of "Norpoint Place" be approved.

DATED this 15th day of DECEMBER, 2020.



PETER HUFFMAN
Director, Planning & Development Services

¹ Conclusions are based upon the applicable criteria and standards set forth in the *Tacoma Municipal Code (TMC)*, the policies of the Comprehensive Plan, and the Attachments, Exhibits, and Findings of Fact listed herein. Any conclusion of law hereinafter stated which may be deemed a finding of fact herein is hereby adopted as such.

FULL DECISION TRANSMITTED by first class mail and interoffice email to:

First Class Mail:

Kurt Wilson, Copper Ridge LLC, P.O. Box 73790, Puyallup, WA 98373
Evan Mann, Sound Built Homes, P O Box 73790, Puyallup, WA 98373;
evan@osundbuilthomes.com
Trevor Lanktree, Lanktree Land, tlanktree@lanktreeland.com

Interoffice Email:

City Clerk
Karina Stone, Site Development
Shannon Brenner, PDS Environmental
Teague Pasco, Lee Russell and Troy Stevens, Real Property Services
Jennifer Kammerzell, Traffic Engineering
Vicki Marsten, Signal/Streetlight Review
Gary Allen, City Surveyor
Lucas Shadduck, PDS Building
Chris Seaman, PDS Fire
Chris Hicks, Tacoma Water
Dan Reed, Tacoma Power
Lyle Hauenstein, Solid Waste

Attachments:

Final Plat Redlines

APPEAL PROCEDURES

Any request for RECONSIDERATION and/or any APPEALS must be submitted in the applicable manner as outlined below on or before **December 29, 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. 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 and a fee of **\$260**.

APPEAL TO 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**. 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 to the Hearing Examiner's Office, Seventh Floor, Tacoma Municipal Building, 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.