



City of Tacoma
Planning & Development Services
Final Plat Decision

FINAL PLAT APPLICATION OF:

FILE NO: LU20-0105

Northwest Vintage Homes LLC
c/o Mike Musica
1305 South J Street
Tacoma, WA 98405

SUMMARY OF PROPOSAL AND RECOMMENDATION

Proposal:

The applicant requests Final Plat Approval of “Sherwood Estates”, a 12-lot subdivision for single-family development.

Location:

9025 A Street, Parcel Numbers 0320334086, 0320334087 and 0320338004.

Public Process:

The Hearing Examiner approved the Preliminary Plat of “Sherwood Estates” on November 27, 2018. The Preliminary Plat Approval was for a 12-lot subdivision for single family residential lots. 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 23, 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, Northwest Vintage Homes LLC, is requesting final plat approval for a residential subdivision known as “Sherwood Estates”. The project will consist of twelve lots for the future development of ten new single-family dwellings. Two of the lots have existing single family homes that will remain.
2. The site received preliminary plat approval on November 27, 2018. (HEX 2018-027 and LU18-0125). The preliminary plat allowed for the property to be divided into 12-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” Single-Family Residential zoning 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 Permits SDEV18-0477 (plat), SDEV20-0386 (model home), and SDEV20-0387 (model home).
 - b. Work Order Permit WO18-0098 (plat)
 - c. BOND20-0063 (WO and SDEV plat)
 - d. Building Permits BLDRN20-0245 (model home) and BLDRN20-0247 (model home)
6. Planning and Development Services has confirmed that the applicant has met required conditions related to on-site and off-site improvements by constructing or bonding for such improvements.
7. Tracts A and C are stormwater detention areas and Tracts B and C provide road access, sidewalks and utilities to the new lots. Tract E will be dedicated to the city for Sherwood Street right-of-way.
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*.

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 "Sherwood Estates" be approved.

DATED this 9th 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:

Northwest Vintage Homes LLC, PO Box 111882, Tacoma WA 98411
Mike Musica, 1305 South J Street, Tacoma, WA 98405, mikemusica@hotmail.com
Contour Engineering LLC, PO Box 949 Gig Harbor, WA 98332;
admin@contourengineeringllc.com

Interoffice Email:

City Clerk
Karina Stone, Site Development
Ronda Cornforth Van Allen, RPS
Jennifer Kammerzell, Traffic Engineering
Lucas Shadduck, Planning and Development Services
Chris Seaman, Tacoma Fire
Chris Hicks, Tacoma Water
Jeff Rusler, Tacoma Power
Lyle Hauenstein, Solid Waste
Gary Allen, City Surveyor

Attachments:

Redlines for final plat map and CCRs

APPEAL PROCEDURES

Any request for RECONSIDERATION and/or any APPEALS must be submitted in the applicable manner as outlined below on or before **December 23, 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 along with 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.