



City of Tacoma
Planning & Development Services
Report And Recommendation

FINAL PLAT APPLICATION OF:

FILE NO: LU19-0035

Mira Pawluskiewicz
4114 140th Ave NE
Bellevue, WA 98005

SUMMARY OF PROPOSAL AND RECOMMENDATION

Proposal:

The applicant requests Final Plat Approval of "Szreder Estates", a 10-lot subdivision for single-family development.

Location:

4512 44th Street NE, Parcel Number 0321231006

Public Process:

The Hearing Examiner approved the Preliminary Plat of "Szreder Estates" on January 6, 2014. The Preliminary Plat Approval was for a 10-lot subdivision. A summary of the decision was sent to all parties of record.

Recommendation of Director:

Recommend Approval

Notes:

The appeal period on this decision closes June 25, 2019, 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:

Shirley Schultz, AICP, Principal Planner
Planning & Development Services
747 Market Street, Room 345, Tacoma, WA 98402
253-591-5121 | Shirley.schultz@cityoftacoma.org

FINDINGS

1. The applicant, Mira Pawluskiewicz, on behalf of property owners Waldemar and Anna Szreder, is requesting final plat approval for a residential subdivision known as "Szreder Estates". The project will consist of 10 lots for the future development of single-family dwellings.
2. The site received preliminary plat approval on January 6, 2014. (Planning and Development Services File No. 40000209877). The preliminary plat allowed for the property to be divided into 10 lots for single-family development.
3. The City's *Comprehensive Plan* currently designates the site as "Single-Family Residential." At the time of Preliminary Plat approval the site was designated as "Single-Family Detached Housing Area". The proposed development conforms to both the current and prior *Comprehensive Plan* designations.
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 approval, a grade and fill permit has been issued by the City of Tacoma (file 40000219612). The permit was issued on August 3, 2015.
6. Planning and Development Services has confirmed that the applicant has met required conditions related to required on- and off-site improvements by constructing or bonding for such improvements as part of Work Order 60000036291.
7. The applicant has designed street lighting for the plat to the approval of the City Engineer in accordance with the Illuminating Engineering Society (IES)/ANSI Standard RP-8 Recommended Illuminance for Roadways and Pedestrian Ways through the City's work order process. Streetlight installation and maintenance will be required with development permits.
8. Right of Way Dedications are not required for the plat; the parcel is bounded on the north and south by existing rights-of-way.
9. 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.
10. The City has issued a house numbering system, which has been incorporated into the plat.
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.

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.

RECOMMENDATION

It is hereby recommended that the requested final plat of "Szreder Estates" be approved.

DATED this 11th day of JUNE, 2019.



PETER HUFFMAN
Director, Planning & Development Services

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

First Class Mail:

Mira Pawluskiewicz, 4114 140th Ave NE, Bellevue, WA 98005
Waldemar and Anna Szreder, 4114 W Bertona St, Seattle, WA 98199-1839
Zachary J. Hansen, Spencer Law Firm, PLLC, 1326 Tacoma Ave S, Ste 200, Tacoma, WA
98402-1983

Interoffice Email:

City Clerk
Frank Marescalco, Larry Criswell, Site Development
Jennifer Kammerzell, Vicki Marsten, Traffic Engineering
Gary Allen, City Surveyor
Shelly Shaffer, Tacoma Water
Dan Reed, Tacoma Power

Attachments:

Redlines

APPEAL PROCEDURES

Any request for RECONSIDERATION and/or any APPEALS must be submitted in the applicable manner as outlined below on or before **June 25, 2019**.

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. The fee for reconsideration request is \$250.00.

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

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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 **\$1,000.00**. 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 to the Hearing Examiner's Office in care of the Customer Service Center, which is located on the second floor of the 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.