

STAFF REPORT LAND MANAGEMENT COMMITTEE
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Land Management Committee Meeting,

November 1, 2017

Agenda Item 4

Applicant: Jason & Pamela Belisle

Request: Conditional use permit (CUP) for an accessory residence.

Background:

On July 27, 2017 the applicants visited the Land Management Department to obtain a Land Use Permit to build an accessory structure on their property located at N7478 690th Street. At that time, the applicants stated that the proposed accessory structure would be used for personal storage and have a bathroom. Subsequently, a LUP was issued for a 30' x 56' accessory structure with the condition that they obtain a sanitary permit for the bathroom prior to any septic system installation.

While the applicants were working with their plumber and discussing design plans, the plumber informed the applicants that a separate permit may be required for accessory structures with living quarters. The applicants then contacted the Land Management Department and learned they would need to apply for a CUP for an accessory residence if they wanted to have living quarters in the structure.

The applicants propose to use the eastern 30' x 20' portion of the structure as a 1 bedroom accessory residence for Jason Belisle's father (total Sq. ft. 600). The remaining 30' x 36' portion of the accessory structure will be used for personal storage.

Issues Pertaining to the Request:

- The applicants own a 40 acre parcel located in the NE¼ of the SW ¼ of Sec. 20, T27N, R17W, Town of Martell.
- The property is in the Primary Agriculture zoning district.
- Pierce County Code (PCC) § 240-40(A) allows accessory residences which are accessory to single-family residences in the Primary Agricultural District with the issuance of a CUP.
- PCC § 240-88 defines Accessory Residence as:
 - A. A dwelling unit that is accessory to a nonresidential use on the same lot, is the only dwelling unit on the lot, and provides living quarters for the owner, proprietor, commercial tenant, employee, or caretaker of the nonresidential use.
 - B. A dwelling unit located in an accessory building located on a residential parcel.
- PCC § 240-88 defines Accessory Building as, "building, not attached to a principal building by means of a common wall, common roof, or an aboveground roofed passageway, which is:
 - A. Subordinate to and serves a principal structure or a principal use.
 - B. Located on the same lot as the principal structure or use served.
 - C. Customarily incidental to the principal structure or use.

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CUP – Accessory Residence

- The existing primary residence has a total floor area of approximately 2500 square ft.
- Other existing structures on the property consist of a 36' x 60' pole barn and a 30' x 10' shed.
- The septic system for the principle residence was permitted and installed in 1996 for a 3 bedroom mound system.
- The applicants were issued a State Sanitary Permit for the proposed accessory residence on 10/18/17. A 2000 gallon holding tank was installed on 10/23/2017 . (Sanitary Permit #471992017)
- The applicants have a shared driveway easement over two separate 20 acre parcels that are currently owned by Stacy & Deirdre Tschanz and James & Donna Kujala.
- PCC Ch. 115 Numbering of Buildings and Roads states that all properties or parcels and principal buildings shall be assigned an address based on the uniform numbering system.
- The Martell Town Board recommended approval of this request on 9-12-17 without any concerns or recommended conditions. The Town did not reference its Comprehensive Plan.
- No renewal of this request will be necessary provided the use is established within 12 months of approval.

Recommendation:

Staff recommends that the Land Management Committee determine whether the request is contrary to the public interest and whether it would be detrimental or injurious to public health, public safety, or the character of the surrounding area. If found to be not contrary to the above, staff recommends the Land Management Committee approve this conditional use permit for an accessory residence with the following conditions:





1. The applicant shall work with the Town building inspector, Todd Dolan, to determine whether a permit from the town is needed and to ensure compliance with the Uniform Dwelling Code (UDC) requirements.
2. The applicant shall obtain a separate uniform address number for the accessory residence.

Submitted By: Adam Adank,
Zoning Specialist

Land Management Committee

Jason & Pamela Belisle
(November 1, 2017)
CUP- Accessory Residence

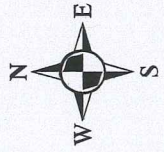
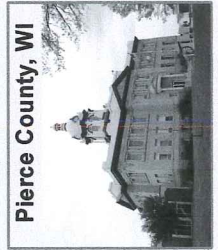
Legend

-  Dwellings
-  Site
-  Parcels
-  Contours (10ft)

Zoning

-  Primary Agriculture

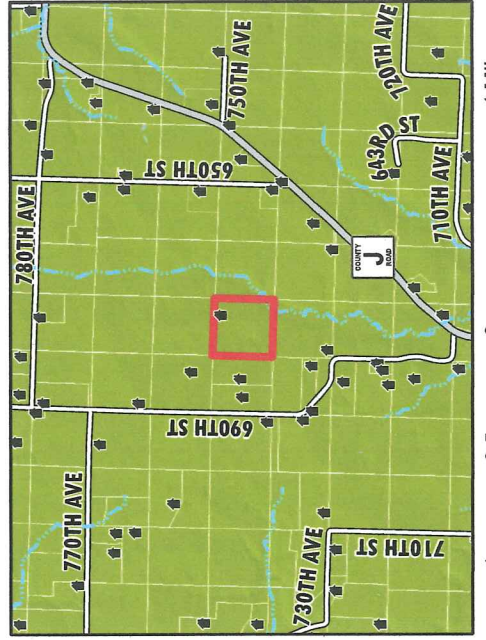
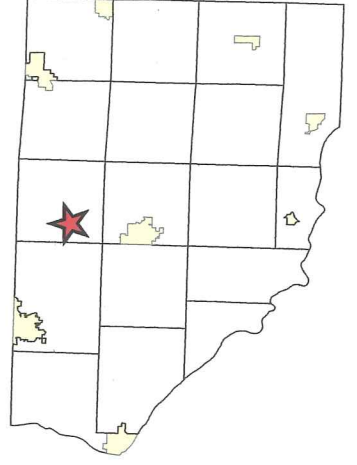
Orthophotography - 2015 Pierce County



Prepared by the Department of Land Management



Site Location
N7478 690TH ST
TOWN OF MARTELL



AGENDA ITEM #5

STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting, November 1, 2017 Agenda Item 5

Request: Discuss take action on proposed policy regarding administrative completion of Site Plan Review.

Background:

Pierce County Code §240-75 A.(1) states, Permits for new construction or additions to existing structures and buildings for commercial, industrial, institutional or multifamily uses shall require site plan approval as set forth in this section.

The purpose of such approval is to assure site designs which promote compatibility between land uses, create safe and attractive site layouts and structures, provide proper access to streets and transportation, protect property values and contribute to efficient land use in Pierce County.

Site Plan review has been completed by the Land Management Committee. Recently it has become apparent that low impact development could be reviewed by staff to save time for the applicant and the LMC. Staff has proposed a policy outlining the criteria to be met to qualify for administrative Site Plan Review.

Issues Pertaining to the Request:

- Pierce County Code §240-75 A.(2) states, The Land Management Committee or its designee shall review the site, existing and proposed structures, neighboring uses, use of landscaping and open space, parking areas, driveway location, loading and unloading areas, highway access, traffic generation and circulation, lighting, drainage, water and sewer systems and proposed operations.
- The applicant may request the review be completed by the Land Management Committee rather than staff.
- Staff has proposed the following criteria to qualify for administrative site plan review. Proposed development which meets the following would be eligible for administrative site plan review:
 - Additions or buildings that are located on sites with existing structures for commercial, industrial, institutional or multifamily uses.
 - Proposed construction or addition will not change existing traffic patterns.
 - Proposed construction or addition will not negatively impact surface water drainage patterns.
 - The parcel is not located adjacent to residential district or has existing vegetative buffer clearly adequate to screen the use.
 - Any increase in parking requirements can be accommodated.
 - Lighting does not impact neighboring property.
 - Proposed construction or addition does not change the character of site.

- Pierce County Code §240-75 D states, The Land Management Committee or its designee shall not approve a site plan unless it is determined that the proposed site plan is in conformance with the intent and purpose of this chapter and is consistent with the following scope of review.

Recommendation:

Staff recommends the Land Management Committee review the proposed policy regarding administrative Site Plan Review, make any appropriate modifications, and approve the policy.

Submitted By: Brad Roy
Zoning Administrator

Site Plan Review Policy

November 1, 2017

Pierce County Code §240-75 A.(1) states, Permits for new construction or additions to existing structures and buildings for commercial, industrial, institutional or multifamily uses shall require site plan approval as set forth in this section.

The purpose of such approval is to assure site designs which promote compatibility between land uses, create safe and attractive site layouts and structures, provide proper access to streets and transportation, protect property values and contribute to efficient land use in Pierce County.

The applicant for any new construction or additions to existing structures and buildings for commercial, industrial, institutional or multifamily uses can request site plan approval from the Land Management Committee rather than have the review completed administratively.

Land Management Department staff may review and approve a proposed Site Plan in situations that meet the following criteria:

1. Additions or buildings are located on sites with existing structures for commercial, industrial, institutional or multifamily uses.
2. Proposed construction or addition will not change existing traffic patterns.
3. Proposed construction or addition will not negatively impact surface water drainage patterns.
4. The parcel is not located adjacent to residential districts or has existing vegetative buffer clearly adequate to screen the use.
5. Any increase in parking requirements can be accommodated.
6. Lighting does not impact neighboring property.
7. Proposed construction or addition does not change the character of site.

Pierce County Code §240-75 D states, The Land Management Committee or its designee shall not approve a site plan unless it is determined that the proposed site plan is in conformance with the intent and purpose of this chapter and is consistent with the following scope of review.