

Clerk's Note: This document was presented at the 11-2-2018 Pierce County Council Meeting.

For Citizens Forum

**Brookdale Greens Committee for Responsible Growth
Committee Impacts on Development
November 1, 2018**

- All permeable pavement proposed within the development has been eliminated. This will assure reduced pollution of the underlying sole source aquifer from infiltrated road and vehicle generated contaminants.
- Eight infiltration galleries (StormTech chambers) have been added to collect and infiltrate all runoff from impervious surfaces including road paving, curb and gutters, sidewalks, and lot driveways.
- Aquaswirl hydrodynamic separators have been added to each of the infiltration galleries to provide pre-treatment of the runoff.
- At an October 25, 2018, meeting with Pierce County, the developer agreed to consider a noise barrier between the Kindercare facility and Brookdale Greens.
- The Parkland-Spanaway-Midland Land Use Advisory Committee (LUAC) voted to limit the development to 248 single family residents after hearing citizen comments at the October 3, 2018 hearing. If the LUSC recommendation is accepted by Pierce County 140 homes will be eliminated from the development and bring the individual lot sizes into that allowed in areas zoned RR. This will reduce infiltration of pollutants generated from roof infiltration trenches and from impervious and hard surfaces into the underlying aquifer and directly into Clover Creek.

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Title 20, Development Regulations – Shoreline Management Use Regulations / Washington Administrative Code

WAC Section 173-27-160(1), Required Findings

1. *That the proposed use is consistent with the policies of RCW 90.58.020 and the master program;*
2. *That the proposed use will not interfere with the normal public use of public shorelines;*
3. *That the proposed use of the site and design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and shoreline master program;*
4. *That the proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located; and*
5. *That the public interest suffers no substantial detrimental effect.*

Questions for PSMAC Discussion and Consideration

Preliminary Plat:

- Is the plat proposal adequately addressing public health, safety and general welfare issues as discussed above? If no, what changes are recommended.
- Will the public use and interest be served by the proposal? If not, what changes are recommended?

Planned Development District:

- Are the requests for additional density, reduced side yard setbacks to the 5-foot MSF standard, and limited commercial development along Brookdale Road East warranted by the design and amenities incorporated in the plat design? If not, what changes are recommended?

Conditional Use Permit:

- Is the proposed day care designed and located in such a way as to minimize adverse impacts on surrounding residential neighbors? If not, what changes are recommended?

Substantial Development Permit:

- Will the portion of the plat proposal within the 200-foot shoreline jurisdiction avoid or mitigate for any adverse impact to the shoreline environment of Clover Creek? If not, what changes are recommended?

Other Questions or Concerns?

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