

Parkland-Spanaway-Midland Land Use Advisory Commission (PSMAC)

Regular Meeting Minutes

May 5, 2021, 6:30 PM

Remote Meeting ID: 942 3122 9021 | Passcode: 939922

Members Present:

Tono Sablan
Larry May
Dave Wright
Liviert Gasca
Merrick Dupea

Members Absent:

Commissioner Sablan acted as Chair and called the meeting to order at 6:30 p.m. A quorum was present.

Staff presented the case.

NEW BUSINESS

Preliminary Plat/Environmental Review: Whitmore

Applications: 953436/953437

Applicant: Nathan J. & Heidi D. Whitmore
Planner: Andrew Van Gordon, andrew.vangordon@piercecounitywa.gov
Request: Approval of a Preliminary Plat to subdivide a 5.55-acre property into 26 lots and seven tracts for the benefit of detached single-family residences. The project is proposed to be served by Spanaway Water Company, Puget Sound Energy, and Pierce County Utilities. Access for the lots will be off 22nd Avenue East. Located at 15809 22nd Avenue East, Tacoma, in the Moderate Density Single Family zone classification, the Parkland-Spanaway-Midland Communities Plan area, and Council District 3.

Andrew Van Gordon, Associate Planner, gave an overview of the project.

Commission Questions/Discussion

- Will there be street lighting?
- Is there anything to share regarding the phone calls received from the public about the project?
- How will concerns regarding tree conservation be addressed?
- Will this impact schools?

Applicant/Agent Comment

Matt Sweeney, applicant's representative, addressed the commission. No questions were asked.

Public Comment

No members of the public provided comment.

Public comment closed.

Motion made (Wright/Dupea) to approve the project pending all completion of concerns and satisfaction of County Planner. ***Motion passed 5-0.***

**Preliminary Plat: Ironwood Estates
Application 957625**

Applicant: Rush Residential, Inc.
Planner: Donna Rhea, donna.rhea@piercecountywa.gov
Request: Subdivide a 4.95-acre parcel (3.94 net developable acres) into 16 single-family residential lots, with an average lot size of 7,781 sq. ft., and three tracts for storm drainage, open space, and a private road. To be served by Spanaway Water, Tacoma Power, Puget Sound Energy, and Pierce County sanitary sewers. Located at 1621 192nd Street East, Spanaway, in the Single Family zone classification, the Parkland-Spanaway-Midland Communities Plan area, and Council District 3.

Donna Rhea, Associate Planner, summarized the project review and gave a PowerPoint presentation. Ms. Rhea explained that the preliminary review is very early on in the process and not all reviews have been completed by reviewing Sections.

Commission Questions/Discussion

- Since the plat is early in the review process, it needs to be heard again.
- Will the 3 adjacent lots be expanding.

Applicant Comment

Grant Middleton, Larson & Associates, described the specifics of the preliminary plat.

Public Comment

The following members of the public provided comment:

- Sheri Hunt, 8915 48th Ave E.
- Jill Rolstad, 1519 192nd St. E.

Public comment closed.

Motion made (Sablan/Wright) to recommend approval of the proposal as presented by staff. ***Motion passed unanimously.***

LUAC Training

The Commission received a refresher training course on LUAC meeting procedures from Rob Jenkins, Current Planning Supervisor.

OLD BUSINESS

Minutes

(September 2, 2020)
(January 6, 2021)
(April 7, 2021)

Motion made (Sablan/Wright) to approve the minutes as presented. ***Motion passed unanimously.***

OTHER BUSINESS

Election of Officers

(Chair, Vice Chair, Secretary)

Motion made (Dupea/Gasca) to appoint Tono Sablan as Chair, Larry May as Vice Chair, and Dave Wright as Secretary. ***Motion passed unanimously.***

- *Motion to adjourn at 8:05 p.m.*