

**Parkland-Spanaway-Midland Advisory Commission (PSMAC)**

Regular Meeting Minutes | September 1, 2021

Remote meeting via Zoom.us

Meeting ID: 923 2109 8559 | Passcode: 687141

**Members Present:**

Tono Sablan, Chair  
Larry May, Vice Chair  
Liviert Gasca  
Merrick Dupea

**Members Absent:**

Dave Wright, Secretary (unexcused)

Chair Sablan called the meeting to order at 6:32 p.m. A quorum was present.

*Staff presented the case.*

**NEW BUSINESS**

**Planned Development District/Preliminary Plat/Environmental Review: Presley Hills**

**Applications: 943612/943623/943615**

Applicant: Ashcreek Land Development, LLC

Agent: Azure Green Consultants

Planner: Andrew Van Gordon, andrew.vangordon@piercecounitywa.gov

Request: The applicant requests approval of a Preliminary Plat application and Planned Development District application to subdivide 6.29 acres into 22 lots and four tracts for the benefit of detached single-family residences; a PDD is requested to reduce the minimum lot size to 4,000 square feet and the minimum lot width of 50 feet. Proposed lots range in size from 4,850 square feet to 16,218 square feet. Located at 716 – 128<sup>th</sup> Street East, Tacoma, in the Single Family zone classification, the Parkland-Spanaway-Midland Communities Plan area, and Council District 5.

*On behalf of Andrew Van Gordon, Associate Planner Robert Perez attended the meeting and gave an overview of the project.*

**Commission Questions & Discussion**

- Inquired if a duplex could be built on the new lots
- Inquired if zero lot lines will be considered
- Inquired on the proposed density
- Inquired on the intended use for Tracts B and C
- Inquired if houses will be built on steep slopes

**Applicant/Agent Comment**

Paul Green, Azure Green Consultants, addressed the commission. No questions were asked.

**Public Comment**

No member of the public provided comment.

*Public comment closed.*

**Motion made** (May/Dupea) to approve the project subject to conditions put on the project by Planning. **Motion passed 4-0.**

**OLD BUSINESS**  
**Minutes**  
(August 4, 2021)

**Motion made** (Dupea/May) to approve the minutes as presented. ***Motion passed 4-0.***

- *Meeting adjourned at 6:52 p.m.*