

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

Regular Meeting Minutes | November 3, 2021

Remote meeting via Zoom.us

Meeting ID: 989 5806 6869 | Passcode: 428413

### **Members Present:**

Tono Sablan, Chair  
Larry May, Vice Chair  
Dave Wright, Secretary  
Liviert Gasca  
Merrick Dupea

### **Members Absent:**

Chair Sablan called the meeting to order at 6:31 p.m. A quorum was present.

*Staff presented the case.*

### **NEW BUSINESS**

#### **Conditional Use Permit/Environmental Review: Pearson Metal Salvage Applications 891837/891839**

Owner/Applicant: Pearson Portland Avenue LLC/Pearson Rental LLC/Verne and Donna Pearson  
Agent: Larson & Associates, Inc.  
Planner: Robert Jenkins, rob.jenkins@piercecountywa.gov  
Request: Applicants request a Conditional Use Permit to expand a legally established salvage yard with outdoor storage on a 1.18-acre parcel as follows: 1) Expand by 2.1 acres onto a parcel to the north and three parcels to the east; 2) Add accesses onto 104th Street East and 19th Avenue Court East; 3) Construct a 10,624-sq. ft., one-story metal recycling building and associated parking in the northwest corner of the site; 4) Construct a 17,851-sq. ft., one-story metal recycling building and associated parking and new underground storm drainage facility in the northeast corner of the site; 5) Relocate semi-truck parking area to the northern portion of the parcel to the east and add truck storage and use the existing truck parking lot in the southern part of the parcel for metal storage area; 6) Relocate an existing 1,637-sq. ft. recycle building to the northern portion of the existing yard; 7) Demolish two homes and outbuildings on the parcels to the east; and 8) Obtain from Pierce County, through a vacation, 15-25 feet of Portland Avenue East right-of-way. Located at 10403 Portland Avenue East, 1818 104th Street East, and 10424 19th Avenue Court East, Tacoma, in the Community Employment zone classification, Parkland Spanaway Midland Communities Plan area, and Council District 5.

### **Commission Questions/Discussion**

- Inquired about required screening
- Inquired about storm drainage and keeping water on the site
- Inquired about noise impacts
- Inquired about increased activity or extended hours

### **Applicant/Agent Comment**

Terry Brink, applicant's attorney, addressed the commission and gave a presentation.

**Public Comment**

No member of the public provided comment.

*Public comment closed.*

**Motion made** (Dupea/Wright) to recommend approval of the proposal as presented.

***Motion passed 5-0.***

**OLD BUSINESS**

**Minutes**

(September 1, 2021)

**Motion made** (May/Wright) to approve the minutes as presented.

***Motion passed 5-0.***

- *meeting adjourned at 7:23 p.m.*