

Mid-County Advisory Commission (MCAC)
Regular Meeting Minutes | March 8, 2022, 6:30 p.m.
Remote meeting held via Zoom.us
Meeting ID: 949 9341 5000 | Passcode: 7156

MEMBERS PRESENT:

Terry Wise, Chair
Giovanni Vendetti, Vice Chair
Herb Bickle, Secretary
Mick Allen
Gina Bua
Gary Gubser
Dwight Otis
Fred Ramey

MEMBERS ABSENT:

Dan Haire

Chair Wise called the meeting to order at 6:41 p.m. A quorum was present.

NEW BUSINESS

Wetland Variance: Tommy's Car Wash
Application Number: 979272

Owner: Contour RE LLC
Applicant: Soundview Consultants LLC
Staff: Dara Kessler, Environmental Biologist 2, dara.kessler@piercecountywa.gov
Request: The applicant is proposing to reduce a portion of the required 80-ft. buffer for a Category III wetland, to an approximately 22-ft. minimum buffer, to accommodate a 5,243-sq. ft. commercial car wash and associated parking. A non-compensatory mitigation plan, to enhance the wetland and reduced buffer and to create a vegetative barrier, has been submitted. The 15-ft. building setback will be retained. Fencing along the wetland buffer boundary will also be required. Located at 11704 Canyon Rd. E., in the Urban Corridor (UCor) zone classification, in the Mid-County Community Plan area, and Council District #5.

County Staff Comment

Dara Kessler, Environmental Biologist 2, summarized the staff report, presented the slideshow, and answered questions.

Commission Questions/Discussion Topics:

- Hours of operation and potential noise impacts on residents and wildlife.
- Flooding in the buffer area and on the roadway.
- Where the water from the car wash will drain to.
- The increase in traffic and plans to address it.
- If the proposal will require a traffic study and/or a SEPA.
- Commented on the proposed use of the property taking into consideration critical areas and residences in this area.
- The number of car washes in the vicinity of the proposed site.
- The number of parking spots on the proposal.
- Concerns with the long-term impacts on the habitat function of the buffer.

- The number and size of the trees and shrubs to be planted in the buffer and wetland areas.
- The Commission requested that the completed staff report be forwarded to them to provide a better understanding of questions/concerns addressed during the meeting not directly related to the wetland variance.

Owner/Agent Comment

Rachel Husting of Arco Murray Design Build, on behalf of the Owner, and Matt DeCaro, Agent, were present; they presented a slideshow, provided comments, and answered questions.

Public Comment

The following members of the public were present and provided public comment:

- Eric Offerdahl
- Marianne Lincoln
- Cindy Beckett
- Robert Koreis

Public comment closed.

Motion made (Vendetti/Bickle) to approve variance as requested pending approval from Planning and Public Works and the Hearing Examiner. ***Motion passed 7-1.***

OLD BUSINESS

Minutes

(December 14, 2021)

Motion made (Vendetti/Bickle) to approve the minutes for December 14, 2021, as presented.

Motion to amend (Gubser/Vendetti) the December 14, 2021, minutes to include that Fred Ramey as present at the meeting. ***Motion passed unanimously.***

Motion made (Bua/Bickle) to adjourn the meeting.

Meeting adjourned at 8:50 p.m.