

## Mid-County Advisory Commission (MCAC)

Regular Meeting Minutes | September 13, 2022, 6:30 p.m.

Mid-County Community Center, 10205 – 44<sup>th</sup> Avenue E, Tacoma

### MEMBERS PRESENT:

Terry Wise, Chair  
Gary Gubser, Vice Chair  
Giovanni Vendetti, Secretary  
Mick Allen

### MEMBERS ABSENT:

Dan Haire (*unexcused*)  
Dwight Otis (*unexcused*)

Chair Wise called the meeting to order at 6:39 p.m. A quorum was present.

### NEW BUSINESS

#### Preliminary Plat: Torrey Farms Application Numbers: 984436, 984437

**Owners:** Canyon Pet Lodge, Inc.  
**Applicant:** RM Homes LLC  
**Agent:** Barghausen Consulting Engineers, Attn: Carla Visintainer  
**Staff:** Robert Perez, Associate Planner, robert.perez@piercecountywa.gov  
**Request:** Applicant is requesting Preliminary Plat approval to subdivide a 4.97-acre site into 17 lots. Located at 14720 – 58th Avenue E, Puyallup, in Single Family zone classification, the Mid-County Community Plan Area, and Council District 2.

#### County Staff Comment

Robert Perez, Associate Planner, summarized the staff report, presented the slideshow, and answered questions.

#### Commission Questions/Discussion Topics:

- Inquired about cultural resource surveys.
- Clarification regarding zoning requirements and number of houses allowed per acre.
- Inquired about the location of wetland and tree conservation.
- Inquired if coordination is done/will be done for utility outages with the development going in adjacent to this project.

#### Owner/Agent Comment

Cheryl Ebsworth, agent, addressed the commission and answered questions.

#### Public Comment

No public comment.

*Public comment closed.*

**Motion** made (Vendetti/Gubser) to recommend approval as presented by staff. ***Motion passed unanimously.***

#### Preliminary Plat/Planned Development District: Scarlett's Landing Application Numbers: 994344, 994393, 994345

**Owners:** Frank and Tina Kocar  
**Applicant:** Larson & Associates, Attn: Grant Middleton

**Staff:** Donna Rhea, Associate Planner, donna.rhea@piercecountywa.gov  
**Request:** Applicant seeks approval of a Preliminary Plat/Planned Development District to subdivide a 9.83-acre (6.82 net developable) site into 27 single family lots. Located at 14609 – 58th Avenue East, Puyallup, in the Single Family zone classification, the Mid-County Community Plan area, and Council District 2.

#### **County Staff Comment**

Donna Rhea, Associate Planner, summarized the staff report, presented the slideshow, and answered questions.

#### **Commission Questions/Discussion Topics:**

- Additional discussion regarding cultural resource surveys.
- Requested clarification on reduction of lot width from 60-foot to 50-foot.
- Discussion about the buffer to the east being 80 feet and the western buffer being 50 feet.

#### **Owner/Agent Comment**

Grant Middleton, applicant, addressed the commission and answered questions.

#### **PUBLIC COMMENT**

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

- Scott Coleman

*Public comment closed.*

**Motion** made (Vendetti/Allen) to recommend approval as presented by staff. ***Motion passed unanimously.***

#### **OLD BUSINESS**

##### **Minutes**

(March 8, 2022)

**Motion to amend** (Vendetti/Bickle) the March 8, 2022, minutes with correction. Meeting was held on March 8, 2022, not March 8, 2021, as notated on minutes. ***Motion passed unanimously. March 8, 2022, minutes were amended by the Clerk as indicated.***

#### **OTHER BUSINESS**

Staff was informed that Commissioner Herb Bickle resigned in July 2022.

***Meeting adjourned at 7:15 p.m.***