

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

Regular Meeting Minutes | April 6, 2022, 6:30 PM

Remote meeting held via Zoom.us

Meeting ID: 921 2784 5301 | Passcode: 211366

**MEMBERS PRESENT:**

Merrick Dupea, Vice Chair  
Regan Robinson  
Larry May  
Dave Wright  
Liviert Gasca  
Trudy Cofchin

**MEMBERS ABSENT:**

Tono Sablan, Chair (excused)

Merrick Dupea called the meeting to order and took roll at 6:33 P.M. A quorum was present.

*Staff presented the case.*

**NEW BUSINESS**

**APPLICATION TYPE(S): Preliminary Plat of Village Dreamers Estates**

**Applications NUMBERS: 977982 and 979591**

Applicant: Vibe Construction  
Owner: OSI Investment Group LLC  
Staff: Donna Rhea, Donna.rhea@piercecountywa.gov  
Presented by Mojgan Carlson, Senior Planner  
Request: The applicants request approval of a Preliminary Plat to subdivide a 2.21 acre property (1.6 net developable acres) into 10 lots, with an average lot size of 7,212 square feet, for the benefit of detached single-family residences. The site is zoned Moderate Density Single Family (MSF) zone classification in the Parkland-Spanaway-Midland Communities Plan area, located at 2209 Military Road East, Tacoma, WA, within Section 26, T19N, R3E, W.M., in Council District #3.

*Staff presented the case to the commission and answered their questions.*

**APPLICANT/AGENT COMMENT**

The Applicant/Agent, Roger Becker from Vibe Construction, addressed the commission and answered questions.

**COMMISSION QUESTIONS/DISCUSSION**

- Requested clarification on designations of F1 fencing, locations, and numbers of trees required.
- Discussion regarding elevation/sloping/grading and confirmed that property is relatively flat.
- Asked about sidewalk requirements for the project.
- Discussion of Oak trees on the applicant property.

**PUBLIC COMMENT**

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

- Roxy Giddings

*Public comment closed.*

**MOTION**

**Motion made** (Robinson/Gasca) to recommend approval of the proposed project.

**Amendments**

**Motion made** (Wright/Cofchin) to require fencing for the proposed lots 1-5. **Motion passed unanimously.**

**Motion made** (Dupea/Gasca) to preserve existing significant Oak trees. **Motion passed unanimously.**

**Main Motion Vote**

The motion as amended passed unanimously.

**OLD BUSINESS**

**Minutes**

(March 2, 2022)

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

**OTHER BUSINESS**

**Motion made** (Robinson/Dupea) to elect Regan Robinson as Secretary. **Motion passed.**

*Meeting adjourned at 7:34 P.M.*