

Parkland-Spanaway-Midland Advisory Commission (PSMAC)

Regular Meeting Minutes

January 4, 2023

Members Present:

Tono Sablan, Chair
Merrick Dupea, Vice Chair
Erika Snell
Dave Wright
Trudy Cofchin

Members Absent:

Larry May

Chair Sablan called the meeting to order at 6:30p.m. A quorum was present.

NEW BUSINESS

WA Department of Commerce Presentation

Information Briefing: 2022-2023 WA Department of Commerce Study on the Feasibility of Incorporating Parkland-Area Communities.

Presenters: Keri Sallee, Dept. of Commerce, and Michaela Jellicoe, Community Attributes Inc.

Staff presented the case.

**Preliminary Plat/Planned Development District/Site Plan Review: Crossing at Spanaway Lake
Applications Nos. 999737, 999740, 999743**

Applicant: AHBL
Planner: Adonais Clark, Senior Planner, adonais.clark@piercecountywa.gov
Request: Formal subdivision of an 8.2-acre project site, with 7.1 net developable acres, into 43 single-family residential lots. A Planned Development District (PDD) is requested to reduce the minimum lot width from 50 feet to 40 feet, reduce the side yard setback for shared access facility (SAF) and pipe stem lots from 10 feet to 5 feet, and allow a private SAF within a PDD. The Site Plan Review (SPR) request is to reduce the percentage of significant tree retention from the required 30%, to 25%. Located at 706 152nd Street East, Tacoma, in the Moderate Density SingleFamily zone classification, the Parkland-Spanaway-Midland Community Plan area, and Council District 3.

Commission Questions/Discussion

- Tree conservation requirements and tree conservation plan.
- Proposed emergency vehicle access.
- Concerns with traffic on 152nd Street East and access .
- Setbacks on adjacent development to south.
- Suggestion to replant with native tree species for which they can receive carbon credits .
- What will be done with the utility poles on 152nd Street East?
- Concerns about road noise from traffic on 152nd Street East.
- How stormwater runoff will be addressed?
- Parking.

Applicant/Agent Comment

Evan Mann and Scott Kaul addressed the commission and answered questions.

Public Comment

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

- Julie Collison
- Luisa Laulile
- Marianne Lincoln

Public comment closed.

Motion made (Wright/Snell) to recommend approval with conditions. ***Motion passed.***

OLD BUSINESS

Minutes

(November 2, 2022)

Motion made (Cofchin/Wright) to approve the November 2, 2022 minutes. ***Motion passed.***

OTHER BUSINESS

Election of 2023 Officers

Motion made (Snell/Dupea) to approve the election of the following members of the PSMAC to serve as Chair, Vice Chair and Secretary. ***Motion passed.***

Chair – Merrick Dupea

Vice Chair – Dave Wright

Secretary – Trudy Cofchin

-motion to adjourn at 8:29 p.m.