

**Parkland-Spanaway-Midland Advisory Commission (PSMAC)**  
Regular Meeting Agenda | May 3, 2023, 6:30 PM  
South East Tacoma Community Center, 1614 99<sup>th</sup> St. E., Tacoma

*Public comment will be limited to 3 minutes per speaker.  
If possible, please have a spokesperson for people with similar views.*

**APPROVAL OF MINUTES**

(February 1, 2023)

(March 1, 2023)

(April 5, 2023)

**NEW BUSINESS**

**Front Yard Setback Variance: Ainsworth**  
**Application Numbers: 991804**

**Owner:** Andrey Layer  
**Applicant:** Tebaldi Engineering, LLC  
**Staff:** Kaycee Hathaway, Associate Planner, [kaycee.hathaway@piercecountywa.gov](mailto:kaycee.hathaway@piercecountywa.gov)  
**Request:** Administrative Variance to setback requirements for construction of a new narrow 20-foot wide (foundation dimensions) 2-story single-family residence on a corner lot. Proposed reduction of setbacks would be to: 1) reduce the north front yard setback as measured from the future right-of-way line to 4.6 feet from 25 feet; and 2) reduce the east front yard setback, as measured from the future right-of-way line, to reduce to 22.8 feet from 25 feet; and 3) extend the roof eaves 16 inches into the reduced setbacks. The site is located at 1602 112th Street South, Tacoma, in the Moderate Density Single Family (MSF) zone classification in the Parkland-Spanaway-Midland Communities Plan area and in Council District 6.

**Preliminary Plat/Planned Development District/Environmental Review/Rezone: Rolling Brook PDD**  
**Application Numbers: 1002787, 1002785, 1002786, 1009282**

**Owner/Applicant:** Juddville I LLC & Entitle Fund Two, LLC, Attn: Geoff Sherwin  
**Agent:** Larson and Associates, Attn: Grant Middleton, P.E.  
**Staff:** Dan Buhl, Senior Planner, [dan.buhl@piercecountywa.gov](mailto:dan.buhl@piercecountywa.gov)  
**Request:** Applicant requests Preliminary Plat approval of roughly 15 combined acres (5 parcels) for a 71-single-family lot subdivision and sixteen tracts. The applicant requests Planned Development District (PDD) approval for phased development of the plat and to change the zoning of one of the parcels from the Single Family (SF) zoning classification to Moderate Density Single Family (MSF) to increase the housing density. The site is located at 18409, 18501, 18525 'B' Street East, Tacoma, in the Moderate Density Single Family (MSF) zone classification and Parkland-Spanaway-Midland Communities Plan area and in Council District 3.

**OTHER BUSINESS**