

Parkland-Spanaway-Midland Advisory Commission (PSMAC)

Regular Meeting Minutes March 1, 2023, 6:30 p.m.

South East Tacoma Community Center, 1614 99th St. E., Tacoma

(NOTE: These minutes are not verbatim. Audio recordings are available upon request.)

Members Present:

Merrick Dupea, Chair
Trudy Cofchin, Secretary
Dave Wright, Vice Chair
Abigail Deaton

Members Absent:

Erika Snell (*excused*)

Chair Dupea called the meeting to order at 6:30 p.m. Roll was called a quorum was present.

NEW BUSINESS.

Preliminary Plat: Summit View Townhomes

Application Numbers: 100212, 1001294

Owners: Red 51 LLC

Agent: Matthew Sweeney, Attorney at Law

Staff: Michael Jimenez, Senior Planner

Request: The applicant has proposed a 35-individual lot attached townhome preliminary plat (subdivision), on a 1.84-acre parcel, with an average lot size of 2,286 square feet. The property will be served by Spanaway Water, Pierce County sewers, with access provided from 176th Ave E. Located at 1227 - 176th Street East, Spanaway, in the Neighborhood Corridor zone classification, in the Parkland-Spanaway-Midland Communities Plan area, and Council District #3.

County Staff Comment:

Michael Jimenez Planner presented the Initial Project Review report to the commission.

Owners/Agent Comment:

Attorney Matthew Sweeney was present on the applicant/owner behalf and spoke to the project and the evolution of the centers and corridors. Townhomes lots will be fee simple ownership and not a condominium.

Public Comment

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

- Greg Garner

Public comment closed.

Commission Questions/Discussion Topics:

- Classification of 176th and Highway 7 - why are they classified the same
- Emergency vehicle access width and fire sprinklers
- Parking for guests
- Concerns regarding sole source aquifer
- How tree units are counted, tree conservation (significant and diversity of species to be planted)
- Zero lot line development built on the property line

- Infill compatibility meaning and code requirements
- Recreation areas
- Traffic site distance entering 176th Ave E

Motion made (Wright/Deaton) to accept as designed pending further revisions with no amendments.
Motion passed.

**Preliminary Plat / Planned Development District / Site Plan Review /
Environmental Review: Perimeter Point
Application Numbers: 1001831, 1001833, 1001834**

Owners: Charles Ferber Living Trust, c/o Brooke Ferber-Holmes
Applicant/Agent: AHBL, Attn: Sheri Greene
Staff: Adonais Clark, Senior Planner, Adonais.Clark@piercecountywa.gov
Request: Formal subdivision of an 11.79-acre project site, with 9.96 net developable acres, into 60 single-family residential lots. A Planned Development District (PDD) is requested to reduce the minimum lot width, reduce the minimum lot size, reduce the side yard setback for shared access facility (SAF) and pipe stem lots, and provide a private SAF within a PDD. The Site Plan Review request is to reduce the percentage of significant tree retention, reduce the Infill compatibility rear yard setback for Lots 1-15, and eliminate the Open Space Corridor native vegetation retention requirements. Located at 1808 Military Road South, Spanaway, in the Moderate Density Single-Family zone classification, in the Parkland-Spanaway-Midland Communities Plan area, and Council District #3.

County Staff Comment:

Michael Jimenez Planner presented the Initial Project Review report to the commission and answered Commission questions.

Dara Kessler, Environmental Biologist, answered commission questions.

Owners/Agent Comment:

Evan Mann from Soundbuilt Homes representing the applicant provided comment and answered Commission questions.

Public Comment

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

- Cindy Beckett
- Gail Sweeney
- Edward Sweeney
- Paul Jones
- Jerry Williams
- Vicki Williams

Public comment closed.

Commission Questions/Discussion Topics:

- Sewer and water plans
- Floodplain concerns
- Emergency vehicle and bus access concerns
- Spanaway Loop Rd traffic concerns

Motion made (Deaton/Wright) to accept proposal as presented.

Motion made (Cofchin/Dupea) to propose amendment for the recommendation of a two-way turn lane the whole length of Military Rd from Spanaway Loop to JBLM. ***Motion passed.***

Main Motion Vote as amended: *Motion passed.*

OTHER BUSINESS

None.

Meeting was adjourned at approximately 8:34 p.m.