

Parkland Spanaway Midland Advisory Commission (PSMAC)
Regular Meeting Minutes
May 3, 2023

MEMBERS PRESENT:

Merrick Dupea, Chair
Dave Wright, Vice Chair
Erika Snell
Greg Garner

MEMBERS ABSENT:

Trudy Cofchin, Secretary
Abigail Deaton
Dennis Rogers

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

Staff presented the case.

NEW BUSINESS

Front Yard Setback Variance: Ainsworth
Application Number: 991804

Owner: Andrey Layer
Applicant: Tebaldi Engineering, LLC
Planner: Kaycee Hathaway, Associate Planner, 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.

AGENT COMMENT

Chris Tebaldi, Tebaldi engineering, agent, addressed the commission and answered questions.

COMMISSION QUESTIONS/DISCUSSION

- The subject home's dimensions.
- Future ROW needs.
- Trees to be retained.
- County setback regulations.

PUBLIC COMMENT

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

- No members of the public spoke.

Public comment closed.

Motion made (Wright/Snell) to recommend a memorandum be recorded on the title that the property is subject to the variance decision. *Motion failed 3 to 1.*

**Preliminary Plat/Planned Development District/
Environmental Review/Rezone: Rolling Brook PDD
Application Numbers: 1002784, 1002785, 1002786, 1009282**

Owner: Juddville I LLC & Entitle Fund Two, LLC
Agent: Larson and Associates, Attn: Grant Middleton, P.E.
Staff: Dan Buhl, Senior Planner
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.

APPLICANT/AGENT COMMENT

Grant Middleton, Larson and Associates Land Surveyors and Engineers, addressed the commission and answered questions.

COMMISSION QUESTIONS/DISCUSSION

- Access to the plat and connectivity.
- Onsite wetlands.
- The PDD rezone process.
- The proposed HOA.
- Tracts.

PUBLIC COMMENT

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

Public comment was not opened to the public (err).

Motion made (Dupea/Wright) to recommend to approve the subdivision as presented. *Motion passed 4-0.*

**OLD BUSINESS
Minutes**

Motion made (Dupea/Wright) to approve the February minutes as written. *Motion passed 4-0*

Motion made (Dupea/Snell) to approve the March minutes as written. *Motion passed 4-0*

Motion made (Dupea/Wright) to approve the April minutes as written. *Motion passed 4-0*

Motion made (Dupea/Wright) to approve the May minutes as written. *Motion passed 4-0*

OTHER BUSINESS

Motion to adjourn (Dupea/Wright) and was voted unanimously to adjourn at 7:56 p.m.