

Parkland-Spanaway-Midland Advisory Commission (PSMAC)

Regular Meeting Minutes

August 2, 2023

Members Present:

Merrick Dupea, Chair
Dave Wright, Vice Chair
Trudy Cofchin, Secretary
Erika Snell
Abigail Deaton
Greg Garner
Dennis Rogers
Mandy Kaplan-Treadwell
Paul Marquardt

Members Absent:

Chair Dupea called the meeting to order at 6:45p.m. A quorum was present.

NEW BUSINESS

Preliminary Plat: Efterfield Plat

Application Number: 1007448

Applicant: Tebaldi Engineering
Planner: Adonais Clark, Senior Planner – adonais.clark@piercecounitywa.gov
Request: Formal subdivision of a 5-acre project site, with 4.13 net developable acres, into 25 single-family lots. Project is located at 1805 181st Street Court East, Spanaway, WA, within the Parkland-Spanaway-Midland Community Plan area, in Moderate Density Single-Family zone classification and in Council District 3.

Applicant/Agent Comment

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

Commission Questions/Discussion

- Access to plat on 181st Street Court East
- Lack of sidewalk on 181st Street Court East
- Road width of 181st Street Court East
- Will 181st Street Court East be paved
- Easement across Collet parcel
- Street parking in subdivision
- Lack of sidewalk on 22nd Avenue East
- Would like to see proposed lots 9, 12, and 15 eliminated
- Retention of an Oregon White Oak tree and a Western Red Cedar tree

Public Comment

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

- Richard Dickson
- Deborah Dickson
- Carla Collet
- Sharon Logue

Public comment closed.

Motion made (Dupea/Wright) to recommend denial due to access road. **Motion passed.**

Variance: Chekhovskiy
Application Number: 1005817

Applicant: Sergey Chekhovskiy
Planner: Adonais Clark, Senior Planner – adonais.clark@piercecounitywa.gov
Request: Change a portion of the existing detached garage into an Accessory Dwelling Unit (ADU). The garage is closer to the front property boundary than the primary dwelling, in conflict with ADU regulations, so the owners are asking for the approval of a variance. Project is located at 1223 85th Street East, Tacoma, WA, within the Parkland-Spanaway-Midland Community Plan area and in Council District 5.

Applicant/Agent Comment

Sergey Chekhovskiy, applicant, addressed the commission and answered questions.

Commission Questions/Discussion

- Fee for a Variance versus a fee for a subdivision
- Where is entry to ADU
- Appearance of garage with ADU/Change to streetscape

Public Comment

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

- No members of the public provided comment.

Public comment closed.

Motion made (Cofchin/Snell) to recommend approval as presented. ***Motion passed.***

OTHER BUSINESS

Motion made (Dupea/Wright) to approve May 23, 2023, minutes as presented. ***Motion passed.***

Motion to adjourn at 9:04 p.m.