

**PARKLAND-SPANAWAY-MIDLAND LAND USE ADVISORY COMMISSION
MINUTES**

November 7, 2018

Notes of the Parkland-Spanaway-Midland Land Use Advisory Commission study sessions are not verbatim. Recorded copies are available upon request.

MEMBERS PRESENT:

Roger Ansteth
Tono Sablan
Paul Lubbesmeyer
Larry May

MEMBERS ABSENT:

Jillian Zabda (excused)
Lonnie Tealer (unexcused)

Chair Ansteth called the study session to order at 6:30 p.m.

Staff presented the case.

**Variance: Parkland Light & Water
Application Number 893901**

Applicant: Parkland Light & Water

Request: Variance to reduce the front yard setback from 25 feet to 11.5 feet from the roof overhang and 14.75 feet from the foundation, for the expansion of an office building located at 12918 Park Ave S., Tacoma, within the Residential Resource (RR) zone classification of the Parkland-Spanaway-Midland Communities Plan area, in Council District #6.

Andrew Van Gordon, Associate Planner, gave a summary of the Initial Project Review.

PSMAC QUESTIONS/COMMENTS

- The front yard is determined to be any property line abutting an arterial road
- There is a need for additional right-of-way along Tule Lake Road for future expansion
- The applicant's proposed expansion would encroach into the future right-of-way
- The project does not meet the special circumstances required for a variance
- This property is unique to the area as far as use, but that does not affect the special circumstances

APPLICANT TESTIMONY

Jeff Ryan, architect and project manager, explained that the current building's foundation is 35 feet from the right-of-way. If Tule Lake Road were to be widened another ten feet, the building's overhang would then already be encroaching into the right-of-way. This office building is the most conforming property along the road. All other surrounding structures sit much closer to the right-of-way than the applicant's.

Susan Cutrell, Parkland Light & Water, explained there is a need for ADA bathrooms and entrances. Cost is an issue, as they are a non-profit entity that serves the community.

PUBLIC COMMENT

Bruce Bodine, 11105 Steele Street South, expressed support for approval of the variance request. Parkland Light & Water has always been accommodating to the community and he stated the County should do what they need to in order to approve the variance.

Greg Garner, 501 Tule Lake Drive South, stated that the applicant is a strong part of the community and expressed support for approval of the variance request. He also raised concerns over traffic to and from the nearby school.

COMMISSION DISCUSSION

- It doesn't appear there is room for the road/right-of-way to be extended 10 feet in either direction
- The need for future right-of-way is not fact yet, so there is concern over why the County is enforcing it. It may or may not happen in the future.

Motion made (Sablan/May) to recommend approval of the Variance as requested by the applicant.
Motion passed unanimously.

At this point, the commission moved into the Study Session portion of the meeting.

OLD BUSINESS

Minutes

(August 1, 2018)

This item was tabled until the next meeting due to time constraints.

Meeting adjourned at 9:00 p.m.