

Graham Advisory Commission (GAC)

April 9, 2019 Meeting Minutes

Graham Fire & Rescue, Station 94, 23014 – 70th Avenue East, Graham, WA

Minutes of the Graham Advisory Commission (GAC) are not verbatim; however, recorded copies are available upon request.

MEMBERS PRESENT:

Debbie Zessin
Robert Benum
Jeremy Calkins
David Friscia
B. Edward Hamilton
Jay McIsaac
Jimmy Morgan

MEMBERS ABSENT

The meeting was called to order at 6:30 p.m. Roll was called, and a quorum was present.

NEW BUSINESS

Rezone/Planned Development District/Preliminary Plat/Site Plan Review/Environmental:

Elk Plain Crossing

Applications: 898393, 896277, 896267, 896281, 896280

Applicant: Elk Plain LLC

Request: Rezone and Planned Development District (PDD) approval of 56.41 acres of the 60.90-acre parcel; Preliminary Plat approval for a 347-lot single-family detached and 16-lot zero-lot-line single-family subdivision with six future commercial lots; and Site Plan Review to deviate from selected architectural design standards for urban single-family residential developments. Located at 23101 Mountain Highway East, Spanaway, in the Mixed-Use District zone and the Graham Community Plan area, in Council District #3.

Staff presented the case.

Robert Jenkins, Senior Planner, summarized the proposal and gave a PowerPoint presentation.

APPLICANT TESTIMONY

Lisa Klein of AHBL, agent, stated there are six commercial lots involved that require access. Applicant is requesting a rezone to allow for single-family residential. Significant public improvements are being made (offsite sewer extension, offsite road improvements, offsite park). Bethel School District stated they will send a comment letter requesting a 12' x 12' bus waiting area at the intersection.

LGI Homes Vice-President, gave a presentation. Eleventh largest home builder today. Have built several plats in Pierce County.

COMMISSION QUESTIONS/COMMENTS

- How far offsite will the park be? Will there be a barrier?
 - A: There will not be a barrier – the park is part of the project.
- These are 40-foot lots with 5-foot setback. These are very close to each other.
 - A: The homes will most likely be sprinklered.

PUBLIC TESTIMONY

Bud Rehberg, speaking on behalf of Jim Halmo, this is the time to get conditions put on the proposal, as the LUAC will not see it again. Originally, staff wanted to make this Employment Center. This site should remain commercial, as it was always intended. Pedestrian walkway proposed does not meet standards (curb, gutter, sidewalk).

Robert Bushnell, 24302 38th Ave Ct E, lives less than a mile from this project. What is the school impact fee per lot? This area is serviced by Rainier View Water, who keeps trying to add capacity to meet demands. They are failing miserably, especially during the summer months. How will they provide water to this plat as well now?

Terry Hurd, expressed concerns about the buses not driving through the plat. They will have to walk to 224th? Will the commercial businesses have limited hours of operation since they abut residences? Will the internal road widths allow for street parking? On 224th, what is the development along there to allow traffic to flow? Almost 4,000 vehicles use that road daily. Will there be an adequate bus turn-out on 224th? Are the properties going to meet the 35% impervious surface limitation? Will it be a gated community? Curious about affordable housing being provided?

Carol Larter, 22512 32nd Ave E, there is existing chain link fence on east side of property. Will that get torn down? The traffic in the area is horrible.

Dan Oliveria, 22305 30th Ave E, lives across from sub-station. The traffic now is beyond horrible. There are so many accidents, including fatalities. To add more homes and cars makes it unsafe. They need to address the infrastructure. There are kids walking along the roads and they're being put in danger while trying to get to school. The roads need to be built before the homes come in. They collect the taxes, but don't use the money for what's needed.

Debbie Oliveria, 22305 30th Ave E, 224th is a major road used by the police. Her children have seen their house on the news as police chase cars down their road.

Marianne Lincoln, 24204 119th, has lived off various roads in this area. There are have been kids killed on 224th. The traffic was bad 14 years ago, cannot imagine how bad it is now.

George Tyler, 2515 224th, has pulled men from under logging trucks and pulled mothers out of wrecked cars. College kids came into planning and running things and pushing the politicians around. There is no law in Pierce County forcing HOAs to stay alive for more than one day. We need parks, parking areas, buses. Give us land.

John Marshall, it's in the hands of the LUAC.

Barbara Bowman, 17312 12th Ave E, Spanaway, would like to know what the duplexes will look like. There are no plans provided. The HOA would pay for the park upkeep and underwater storage?

Carolyn Benum, 9821 252nd St E, has Rainier View Water commented on their ability to provide adequate water?

COMMISSION DISCUSSION

- School Impact Fee is currently \$3,700 per lot
- Rainier View Water did provide a Water Availability letter stating they can adequately provide water to the plat.
- Concerns over proximity of commercial to Hwy 7, higher density, making smaller homes to be more affordable. This community may become less desirable.
- Infrastructure projects should at least be funded prior to any homes being built.
- Concerns over traffic, road requirements (especially on 224th).
- LUAC does not have enough facts – traffic, school, road infrastructure, etc.
- LUAC only focuses on how it affects the Graham Community Plan. We don't make decisions on roads, water, etc. We focus on design standards. The Graham Community Plan emphasizes a rural feel.
- The variances do not seem to reflect the intent of the Graham Community Plan.
- Rezoning the property is a concern. This is a major highway – not a backstreet. That area should remain a commercial zone to provide jobs for community members.

Motion made (Hamilton/Calkins) to recommend the property remain zoned as MUD. Motion passed 4-3.

Opposed because either zone is appropriate in Graham.

Motion made (Benum/Friscia) to recommend denial of the preliminary plat based on tree issue, water issue, and school bus issue. Motion failed 2-5.

Motion made (Hamilton/Friscia) to recommend denial of the preliminary plat because it does not adequately address public health, safety, and welfare issues at this time. *Motion passed 5-2.*

Motion made (McIsaac/Friscia) to recommend the project not be allowed to deviate from the Graham Community Plan design standards. *Motion passed unanimously.*

Motion to adjourn at 9:20 PM.