

PARKLAND-SPANAWAY-MIDLAND ADVISORY COMMISSION
MEETING MINUTES
November 6, 2019

Minutes of the Parkland-Spanaway-Midland Advisory Commission meetings are not verbatim. Recorded copies are available on the Commission's website or upon request.

MEMBERS PRESENT:

Roger Ansteth
Larry May
Jillian Zabda
Merrick Dupea
Dave Wright

MEMBERS ABSENT:

Liviert Gasca (unexcused)

Commissioner Ansteth called the meeting to order at 6:30 p.m.

Staff presented the case.

NEW BUSINESS

**Major Amendment to Approved Preliminary Plat/Planned Development District: Nicolina Meadows
Applications 915704, 915723, 915707**

Applicant: Pacific Northwest Holdings LLC

Request: Reconfigure the street and lot layout; eliminate the eastern access onto 20th Ave Ct E and reorient the access; increase minimum and average lot sizes to 5,952 and 8,902 sq. ft.; add 7 single-family lots north of Clover Creek; increase on-site recreation area to 46,323 sq. ft.; reduce wooded open space area to 104,165 sq. ft.; increase the wetland/wetland buffer area to 398,500 sq. ft.; and replace the storm drainage facility tract with roadside and home infiltration trenches. Located at the 14600 block and approximately 180 ft. south of Brookdale Rd E., in the Residential Resource zone classification, the Parkland-Spanaway-Midland Communities Plan area, and Council District #5.

Robert Jenkins, Senior Planner, summarized the Initial Project Review.

APPLICANT TESTIMONY

Paul Green, *Azure Green Consultants – Puyallup*, stated the applicant has changed from what is listed on the Initial Project Review. The new applicant is the developer of the Brookdale development. The plan is for traffic to run through Brookdale as opposed to the neighborhood to the east. They are not proposing any pavement. Road drainage must go through water quality treatment and will then run to infiltration trenches. The amount of tree retention stays the same. They agree with all proposed conditions in the report.

COMMISSION QUESTIONS/DISCUSSION

- Tract A just north of the creek is part of the property
- A five-foot setback seems inadequate
- Had to conduct a new traffic study because traffic is now being routed differently
- Will probably have a tot lot
- Discussed infiltration trench design
- The project adds several hundred cars per day. Wants to learn more about the traffic study (which is available online)

PUBLIC TESTIMONY

Agnes Watkins, *no address provided*, finds it interesting that the course is left as it is. There is a gentleman who has been wreaking havoc by digging trenches and pulling out wires. They have called the police several times. Came through with a truck one morning at 2:00 to pull out wires.

Marlon White, *no address provided*, when all done and moving in, will recreation property become part of Parks system? Does the Parks Department know about it? Who will maintain it?

Rodney Mclean, *no address provided*, what is average lot size of the homes? As he understands, the side setback will be reduced to five feet.

Name inaudible, Central Pierce Fire and Rescue, will be commenting on the project and asking for sprinkler systems or fire-resistant construction.

Public testimony closed.

Motion made (Zabda/May) to recommend approval as presented. Motion passed unanimously.

Land Use Variance: Cultums 2nd Addition, Lot 2 & 3

Application 916968

Applicant: Jeffrey & Daniela Christensen

Request: Reduce the required front, non-arterial setback along 8th Ave Ct S to 5 feet and reduce the required interior/side setback to 5 feet. Located on tax parcel 3365200082, in the Single-Family zone classification, the Parkland-Spanaway-Midland Communities Plan area, and Council District #6.

Robert Jenkins, Senior Planner, summarized the Initial Project Review.

APPLICANT TESTIMONY

Jeff Christensen, *no address provided*, manages the house next door to the project proposal. They've had issues with homeless breaking in. It's been a tax title property for several years. He's built homes on 25-foot lots before. The house will be 15 feet wide. It's an unusually-shaped lot. Believes the large tree will stay – tree removal is expensive, and the location should still work.

PUBLIC TESTIMONY

Helen Huskins, *no address provided*, hasn't had any issue with homeless. Fears they could decide later to build another residence.

Rodney Mclean, *no address provided*, inquired if the home will be single-story or two-story.

Steven Coates, *no address provided*, stated the project is in an aquifer recharge area, making it subject to GMA policies. On page ten Development Engineering requires the entry solely be from 135th.

Because it's an aquifer recharge lot, a driveway of that magnitude will cause problems for recharging of the aquifer. On page 6, situational lot dimensions it discusses contiguous property. As language is written A, B, C is discussing duplexes, not single-family homes. The way this was set up, there was no tax parcel number prior to this year, which means it was never intended to be built on. The Commission should recommend denial. It does not comply with GMA.

Public testimony closed.

COMMISSION QUESTIONS/DISCUSSION

- Discussed current residential setbacks
- This is a single tax parcel with two legal lots
- Applicant does not own the property next door
- County surplus land does not have tax parcel numbers assigned - it's not until the property was sold, that a tax parcel number was assigned
- Staff received one public comment letter regarding this project
- Discussed the impacts of the variance on the two neighbors and the quality of the neighborhood
- Concerned about the tight setback
- This is out of character for the area

Motion made (Wright/) to recommend approval if it meets criteria of the Comprehensive Plan. *Motion died.*

Motion made (Wright/) to recommend approval as presented. *Motion died.*

Motion made (Zabda/May) to recommend denial based on the project not meeting criteria 3 listed in the report. *Motion passed 4-1.*

OLD BUSINESS

Minutes

(March 6, 2019)

Motion made (Ansteth/Zabda) to recommend approval of the March 6, 2019 minutes, as presented. *Motion passed.*

Meeting adjourned at 9:00 p.m.