

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

March 6, 2019

Minutes of the Parkland-Spanaway-Midland Land Use Advisory Commission meetings are not verbatim. Recorded copies are available upon request.

MEMBERS PRESENT:

Roger Ansteth
Larry May
Jillian Zabda
Paul Lubbesmeyer

MEMBERS ABSENT:

Tono Sablan (excused)

Vice Chair May called the meeting to order at 6:30 p.m.

Staff presented the case.

**Preliminary Plat/Environmental Review: Oak Place PP
Applications 899582, 899584**

Applicant: Rush Residential

Request: Subdivide a 3.64-acre parcel into 18 residential lots and three tracts (a private road, stormwater, and oak tree preservation tract). The site will be served by Spanaway Water, Tacoma Power, and Pierce County Sewer. Located at 2117 174th St E, Spanaway, in the Moderate-Density Single-Family (MSF) zone classification, within the Parkland-Spanaway-Midland Communities Plan area, in Council District #3.

Dan Buhl, Associate Planner, summarized the Initial Project Review and gave a PowerPoint presentation.

PSMAC QUESTIONS/COMMENTS

- Q – Will there be consideration for a school bus stop?
 - A – County staff and the applicants have been contacted by the Bethel School District and it is being considered.
- Q – How will the stormwater be dealt with?
 - A – Tract C is to be a stormwater tract.
- Q – How will Lot 17 be accessed?
 - They will use a shared access facility to access that lot. *Staff showed the access facility using the plat map and gave a brief explanation on the use of shared access facilities.*

APPLICANT TESTIMONY

Grant Middleton, Larson & Associates, applicant’s agent, gave a presentation. Mr. Middleton explained the engineering of the stormwater system to be used and the County regulations and standards for shared access facilities in greater detail. He discussed the following:

- There will be walkways installed on the plat’s road frontage for both 174th St E and 22nd Ave E. - not curb, gutter, and sidewalks, just hard pathways/walkways.
- The location for the proposed bus stop is at the intersection of 174th & 22nd. The bus stop will not be covered, as it is within the right-of-way and would not be permitted.
- There will be no lot access from 22nd.

- There is a 5-foot side yard setback. The homes won't be exactly 10 feet apart though, as the layout will allow for further separation.
- For safety reasons, the large fir trees will have to be removed. He noted that a finished landscape plan will be submitted soon.
- Mr. Middleton discussed the layout of the road and the road standards that include sidewalks and required right-of-way for the plat.
- When asked for clarification on the pathways along the frontage, Mr. Middleton noted the County walkway and drainage requirements along 174th and 22nd – it may be constructed of pervious surface. He also discussed the proposed infiltration pond, the downspouts from the homes will need to infiltrate. He stated the soils in this area perked well. He also expressed his own concern about the longevity of a pervious asphalt or concrete for the pathways and his hesitation to use the pervious material.
- When asked why a deviation for the cul-de-sac was needed, Mr. Middleton said the request was twofold:
 - 174th St E is a dead-end road and requires a deviation to add more homes; and
 - The shared access facility also required a deviation to review if the hammerhead in the shared access meets the Fire Department's circulation requirements.
- The roads are all asphalt, even the shared access facilities and hammerhead. The roadway width will not change throughout the development to provide continuity.
- The sewer main runs down 22nd and up into 174th. The sewer line will be an 8-inch main and will run up the center of the new roadway inside the plat.

PUBLIC COMMENT

Ryan Christensen, 15114 91st Ave Ct E, inquired about where the sewer is and where it will go.

COMMISSION DISCUSSION

- The commission requested additional parking to be used by visitors.
- Discussed the list of staff requirements and recommendations listed on the last page of the Initial Project Review.

**Motion made (Ansteth/Lubbesmeyer) to recommend approval as presented, with staff conditions.
*Motion passed unanimously.***

Meeting adjourned at 7:13 p.m.