

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

April 3, 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
Tono Sablan
Larry May

MEMBERS ABSENT:

Jillian Zabda (excused)
Paul Lubbesmeyer (unexcused)

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

Staff presented the case.

**Preliminary Plat: The Landing at Spanaway Lake
Application 902871**

Applicant: Soundbuilt Northwest

Request: Preliminary Plat approval for a 102-lot single-family subdivision with a minimum lot size of 4,500 sq. ft. and an average lot size of 5,986 sq. ft. on a 2-parcel, 21-acre site. The plat will be accessed from 168th St E and 162nd St Ct E. A future public road will be stubbed to the vacant and underdeveloped property to the northeast. The plat will be served by public water and sanitary sewers. The project is located at 802 160th St E and 811 168th St E, Spanaway, in the Moderate Density Single-Family zone classification, the Parkland-Spanaway-Midland Community Plan area, and Council District #3.

Robert Jenkins, Senior Planner, summarized the Initial Project Review and gave a PowerPoint presentation.

APPLICANT TESTIMONY

Craig Deaver, applicant's agent, made a presentation. Mr. Deaver stated that a gravity sanitary sewer force main lies to the west in B Street East. The applicant is proposing to install a temporary pump station to send flow to B Street main. When sanitary sewers are extended east on 168th Street in the future, the pump station would be abandoned, and the plat flows sent by gravity into the new mains on 168th Street East. Mr. Deaver stated that there was adequate water available. He also described the underground storm drainage infiltration system - the soils can accommodate 20 inches per hour. Mr. Deaver stated that the applicant will bring the plat forward to all current standards to utilize the changes in the road standards that became effective in April. Mr. Deaver stated that they were planning on installing a pedestrian walkway through the storm drainage/open space tract on the NW to connect the plat with 160th Street East.

PSMAC QUESTIONS/COMMENTS

- Questions about preserving the significant oak trees
- Asked about requirements for street trees, plat fencing, and on-street parking
- There is never enough parking in plats and if there is no street parking allowed, where will visitors park? 160th is even too narrow.

Responding to Commission questions, Mr. Jenkins informed them that no dedicated pull-outs for on-street parking would be provided. He also stated that the Fire Prevention Bureau had requested 'no parking' signs on the plat roads.

PUBLIC COMMENT

Neighbors in the single-family plat to the northwest expressed concern over cut-through traffic and the speeds of such traffic. They stated that it was a problem in the past with the mobile home park to the south. They requested some degree of traffic calming. Mr. Jenkins recommended that they provide a written description of their traffic observations that he could share with the Traffic Section and Development Engineering.

A community resident to the east asked about whether there would be sufficient lighting within the plat and along 168th Street. Mr. Deaver stated that street lights would be provided at intersections and likely along the long stretch of road in the southern portion of the plat. He was concerned about safety of high school students walking on the north side of 168th to Spanaway Lake High School, since there are no pedestrian walkways on 168th Street East. He requested that the pedestrian walkway to the northwest be provided with lighting for safety of school children and others. Mr. Jenkins stated that staff had yet to hear from the Bethel School District, but he would reach out for comments. Mr. Jenkins stated that the applicant would be providing a pedestrian walkway along their frontage of 168th Street East. He stated that the applicant would need to demonstrate to the Hearing Examiner that safe walking conditions exist to either bus stops or to schools themselves if busing is not an option.

An area resident expressed concern that the homes would be located only 10 feet apart, foundation to foundation. Mr. Jenkins stated that 5-foot side yard setbacks were standard in the MSF zone.

A community resident provided a written comment that the plat should not use 'Spanaway Lake' in its name because it is misleading, given the distance from the plat site to the lake.

COMMISSION DISCUSSION

- The Commission expressed frustration over the lack of input from the Bethel School District.

Motion made (Ansteth/May) to recommend approval of the request, as presented.

Motion passed unanimously.

Meeting adjourned at 7:42 p.m.