

**Parkland-Spanaway-Midland Advisory Commission (PSMAC)**

**June 12, 2019 Meeting Minutes**

14824 C Street South, Tacoma, WA

*Minutes of the Parkland-Spanaway-Midland Advisory Commission (PSMAC) are not verbatim; however, recorded copies are available upon request.*

**MEMBERS PRESENT:**

Tono Sablan, Chair  
Roger Ansteth  
Paul Lubbesmeyer  
Larry May  
Jillian Zabda

**MEMBERS ABSENT**

The meeting was called to order at 6:31 PM. Roll was called and a quorum was present.

**NEW**

**Community Plan Updates**

Jessica Gwilt, Senior Planner, summarized the Community Plan Update process and timeline, and provided a status update.

She then summarized the content in the materials distributed to the Commission and public, which included the Parkland-Spanaway-Midland (PSM) Community Plan Update staff report (containing the bulk of changes), the Comprehensive Plan Amendments staff report, and the proposed development regulations for zoning code, sign code, and design standards.

Ms. Gwilt informed the public they could sign up online to receive email notices for future meetings. She directed them to the website to participate in the online Open House and to access other resources, including meeting and hearing dates.

Staff will be working on the Final Environmental Impact Statement and will be analyzing the different types of impacts these proposed changes and up-zoning may cause.

She then gave a quick update on the expected timeline and upcoming meetings.

**PUBLIC TESTIMONY**

Chuck Sundsmo, *address not provided*, is a land use consultant who submitted map request #7, which requested a zoning change from Residential Resource (RR) and Single Family (SF) to Moderate Density Single Family (MSF). Staff does not recommend the proposed change. Due to potential impacts and in the interest of saving time, he would like to withdraw this request and remove it from the proposal package. The next proposal includes three parcels being included in the Town Center near Hwy 7 and Fields Rd. This would change from Commercial Employment (CE) and would allow for more residential and commercial opportunities along a major corridor close to Bethel School District.

Richard Rollins, *Rochester, WA*, would like to extend the Urban Corridor zone on Permy Road by 500 feet to allow for future development.

Mary Ann Lincoln, *PO 875*, referred to Spanaway as a bus lane urban utopia and showed a picture of what she believes an urban area looks like. She described the characteristics of an urban area and a rural area. She doesn't believe Spanaway is an urban area. She stated she recently referred to Pierce County Planning as a slut on social media, but when a friend pointed out that was a person who made bad choices for free, she corrected her and said Pierce County is a whore because they do it for money. Spanaway has a real problem with infrastructure. Until more roads, Spanaway cannot take anymore growth.

Zeek Swanson, *Parkland Light and Water – Graham*, expressed concerns that the issue of utilities is overlooked when discussing zoning and proposed changes. Has concerns over allowing utility zones within the buffers and corridors. The zero-lot line/zero setback leaves little room for utility placement. He discussed domestic water

systems and the necessity for potable water in growth and development. Up-zoning requires different infrastructure and there needs to be room to install and maintain these required utilities.

David Artis, *1508 80<sup>th</sup> St E*, the Harvard Elementary meeting had over 100 people there and only one person was in favor of the proposed changes. Staff did not listen to the concerns one bit. Concurrency is required before growth can occur. The community needs roads, police, fire, etc. Have an attorney and will take this to GMHB if this continues.

Karen Emmons, did not provide address, agreed with previous speaker. She does not like the changes and does not want the changes.

Jim Terrile, *21001 Snag Island Drive*, owns property included in the proposed changes. He is very agreeable to the changes. It is the only thing we can do to make our property marketable – there is so much miscellaneous zoning. He thinks it is important that some development start to happen.

Cindy Beckett, *9308 15<sup>th</sup> Ave E*, on page 38 of the staff report, consistency with applicable state law is mentioned. She does not feel this conforms to state law in terms of concurrency. They are so short on police that neighborhoods have begun arming themselves. There is no public transportation. Still no plan to widen Portland Ave. There are not enough roads and no buses. Still no plan to make city level services concurrent with development. Concerns that children have no yards to play in. There are no more trees left. The original Community Plan required a certain number of trees but that has all been taken out. A lot of this needs to be looked at and before moving forward, show the community where you plan to hire more police, provide public transportation, and widen Portland Avenue.

Bill Diamond, *Larson and Associates – 9027 Pacific Ave*, represents two people who own five parcels that are proposed to change from Community Employment to Urban Corridor. However, the property owners would prefer to have it changed to Employment Corridor. That new zone would reflect the uses the owners originally purchased the property for and they hope the Commission will recommend approval.

Ryan Christianson, *15114 91<sup>st</sup> Ave Ct E*, here representing a property just blocks away. It was originally bunched into the proposal containing the property Chuck Sundsmo just requested to be withdrawn from the proposal due to staff's recommended denial. The property he is here to discuss is 12 acres and the owners would like to still be considered in the proposal. Staff recommended denial due to wetlands present on the other property, but this property does not contain wetlands. The family does not have any intention of development at this time, but may consider it in the future.

Dan Olson, Fire Chief, *Central Pierce Fire & Rescue – 17520 22<sup>nd</sup> Ave*, stated that Central Pierce covers the vast majority of the area contained in the proposed changes. The Fire District agrees with the vision statement of the planning process, which states that adequate infrastructure and services will be available and concurrent with development. They believe the basis for zoning is the public's health and welfare. This community needs timely and effective medical and fire services and emergency personnel require the necessary equipment and facilities to meet those needs. There is no meaningful analysis of how the plan will affect the citizens living here and he believes the proposal fails to ensure protection of the lives and health of citizens and will place them at greater safety risk. Chapter six recognizes the high rate of growth and its effects on certain aspects, but there is no mention of impacts to fire and emergency services. There is need for concurrency with up-zoning and public service. He believes further analysis is needed to look at future growth and how the fire district will be supported and maintained at the required level of service.

Reuben Schutz, *Gordon-Thomas-Honeywell – 4327 Fawcett Ave*, is here representing an asset liquidation business (Copart) that operates online, auctioning off primarily vehicles. The vehicles are stored short-term and are generally used and sometimes damaged. The company currently owns the property that formerly served as the Spanaway airport. They are currently developing the property and is in the site development phase. They expect to start operations this fall. The business is currently under contract to purchase the adjoining properties. Under the proposal, some of the parcels are in Employment Corridor and some smaller portions are in Urban Corridor. This is problematic because neither reflects the use of the business. They could rely on non-conforming use provisions, but would prefer consistent zoning. First step would be to put all parcels in EC

designation since most already is in this zone. That would allow the bulk of the operation. Second would be minor revisions to the use types.

Landon Beyler, *engineer with Beyler Consulting*, here representing a client who owns property in the PLU district. The parcel is an island among PLU and is located between Yakima and Park Avenue and borders the Town Center zone. The property is located just east across from the PLU ballfields. For the past thirty years or so, the property has been used by PLU as a parking lot. His client is requesting to rezone the property to TCTR to better meet the needs of the area and PLU. They have discussed the property with PLU's Director of Facilities and the school believes the property would work well for a new dormitory with a mixed-use component. They would appreciate a recommendation of approval.

#### **COMMISSION DISCUSSION**

- Clarification on Richard Rollins proposal:
  - Commission would like analysis of what the gain/loss would be. Some people have asked to reduce it and others to be added in. *Staff will provide clarifying information at a later date.*
- Clarification on Bill Diamond proposal:
  - Currently zoned Residential Office. The zone requested by the property owner (Employment Corridor) would not result in a significant change; however, the zone proposed by staff (Urban Corridor) would.
- Ryan Christianson proposal:
  - Military and Spanaway Loop Road property. Does not seem appropriate to be under RR. There are no environmental issues or constraints. Pierce County has denied all conversions from RR to MSF as a blanket decision. Commission would need to look at each individual proposal if wanting to allow up-zoning.
- Clarification on Copart proposal:
  - Residential Office/Civic to Urban Corridor, but applicant would prefer Employment Corridor.
- Landon Beyler proposal:
  - Not a viable option for single-family homes. PLU has a Master Plan overlay that allows up to 100 ft in height and a density that is much different than single-family. It's an island within a Master Plan.
- Staff is against Neighborhood Mixed Use, which would be a down-zone. Would like another option that is not Neighborhood Corridor because the height limit is too high. Could amend the PSM Neighborhood Center. It's already been eliminated in the use tables. The height limits are countywide.
- To clarify, Pierce County does not have money set aside to build needed infrastructure. The funds come from the developers who invest and build. More clarification would be appreciated.
  - Impact fees have been increased, which is a start. County wants to focus improvements on major corridors.
- What tangible thing can this commission do to help citizens feel heard?
  - Look at the implementing action steps in the Plan. Come back next meeting with some proposed language.
- Staff has in their work plan to complete a Planned Action Environmental Impact Statement for Sprinker Town Center. Staff would do all the upfront environmental analysis to make it easier and more attractive for developers.
- Capital Improvement Plan work to help use policy direction to help decide where improvements would be made.
- Council has also questioned staff regarding infrastructure. Planning and Public Works Director, Dennis Hanberg, will be presenting to the Community Development Committee next Wednesday at 1:00 to discuss how staff plans to address the issue.

*-Motion to adjourn at 8:46 PM.*