

**MID-COUNTY LAND USE ADVISORY COMMISSION
MEETING MINUTES
March 12, 2019**

Minutes of the Mid-County Land Use Advisory Commission (MCAC) are not verbatim; however, audio recordings are available upon request.

MEMBERS PRESENT:

Herb Bickle
Eric Herde
Michael Allen
Gina Bua
Giovanni Vendetti
Caleb Knight

MEMBERS ABSENT:

Dan Haire (excused)

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

NEW BUSINESS

**Preliminary Plat: The Viewpoint
Application 897433**

Applicant: Sixty-Two Avenue
Planner: Robert Jenkins, rob.jenkins@piercecounitywa.gov
Request: Preliminary Plat approval for a six-lot single-family subdivision, with a minimum lot size of 1.14 acres and an average lot size of 2.04 acres. The project is located at 7207 62nd Ave East, Puyallup, in the Rural Separator zone classification within the Mid-County Community Plan area, in Council District #5.

Staff presented the case.

Robert Jenkins, Senior Planner, presented the Initial Project Review and summarized the proposal.

APPLICANT TESTIMONY

Grant Middleton, *Larson & Associates – 9027 Pacific Avenue*, agent, gave a presentation on behalf of the applicant. He stated that the applicant will pursue a license from the County Engineer and possibly vacation of the unopened portion of 62nd Avenue East, north of 72nd Street Court East, for a shared access facility serving proposed Lots 1 and 2. Because no new streets are proposed, no street lights will be required.

COMMISSION QUESTIONS

- Commissioner Vendetti asked about the size of the proposed seedlings for meeting tree unit requirements. Also inquired about the mortality rate.
 - The required seedling size is the same used in commercial forest replanting, approximately 18 inches high and bare-root. There is a higher mortality rate for seedlings than with larger trees, but the increased number required compensates for the anticipated mortality of the seedlings. The applicant will be

required to provide regular water to the new plantings during the first dry season after planting.

PUBLIC TESTIMONY

No members of the public testified.

COMMISSION DISCUSSION

Motion made (Bua/Bickle) to recommend approval of the request as presented.

Motion passed unanimously.

Major Amendment to Final Plat/Environmental Review: Molly's Court Applications 899005, 899006

Applicant: APEX Engineering, PLLC

Planner: Dan Buhl, dan.buhl@piercecountywa.gov

Request: To amend Molly's Court, a formal plat approved in July of 2007, by changing the location of the plat's access and reducing the number of proposed lots to 24 to include single-family homes and duplexes. Located at 11614 62nd Ave East, Puyallup, in the Residential Resource zone classification within the Mid-County Community Plan area, in Council District #5.

Staff presented the case.

Robert Jenkins, Senior Planner, presented the Initial Project Review and summarized the proposal.

APPLICANT TESTIMONY

James "Tres" Kirkebo, APEX Engineering, PLLC – 2601 South 35th Street, agent, gave a presentation on behalf of the applicant. The earlier proposal to construct a road from 62nd Avenue East had been approved by all the appropriate agencies but was prohibitively expensive to construct. There are wetlands on the west end of the site that will be impacted by the extension of 58th Avenue East from the north but a wetland mitigation plan has been approved by the Pierce County Environmental Biologist. The applicant will be using pervious paving materials so there is no need for a structured stormwater facility.

PUBLIC TESTIMONY

Patricia Bartlett, 11522 62nd Avenue East, neighbor to the northeast expressed support of relocating the plat access to the west and away from her southern property line. She also expressed concern about potential turnover in the rental of the new duplexes. She asked about the possibility of gaining access to the western portion of her property from this plat. She cannot access the western portion of her property since it is separate from her home on 62nd Ave E by Rody Creek and the ravine. She cannot access 58th Ave E due to a wetland/wetland buffer tract associated with the plat of Canyon Creek PDD.

COMMISSION QUESTIONS/DISCUSSION

- Commissioner Bickle asked about the topography of the site.
 - The site slopes down from 62nd Ave E 22 feet into Rody Creek, then comes back up a similar amount on the west side of the creek and then is relatively level westward to 58th Ave E.

- Commissioner Herde expressed his support of the amendment. He appreciates there will be less impact on the neighbor to the northeast, minimal impact on the Rody Creek drainage, and that a needed housing type (i.e. duplexes) is being provided to increase housing choice and affordability.

Motion made (Knight/Allen) to recommend approval of the request as presented.

Motion passed 5-0 with one abstention.

OTHER BUSINESS
Election of Officers

Chair Nominations:

- Commissioner Herde – 2 ayes
- *Commissioner Vendetti – 3 ayes*

Vice Chair Nominations:

- *Commissioner Herde – unanimous aye*

Secretary Nominations:

- *Commissioner Bickle – unanimous aye*

A member of the public, John Merriman, addressed the Commission and spoke about an earlier matter that came before them. He stated that he wants their support and would be providing supporting materials in the future.

Meeting adjourned at 7:33 p.m. –

/ta