

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

December 4, 2019 at 6:30 PM
Central Pierce Fire Station 61, 100 - 114th Street South, Tacoma

Minutes of the PSMAC meetings are not verbatim. Recorded copies are available online or upon request.

MEMBERS PRESENT:

Jillian Zabda
Dave Wright
Roger Ansteth
Merrick Dupea
Larry May

MEMBERS ABSENT:

Liviert Gasca (unexcused)

Acting Chair Ansteth called the meeting to order at 6:37 p.m. Roll was called, and a quorum was present.

Staff presented the case.

NEW BUSINESS

**Conditional Use Permit/Environmental Review: Tacoma Gateway II
Applications 917924, 917929**

Applicant: Ilahie Tacoma, LLC

Request: Reconfigure the lots through a Boundary Line Adjustment to accommodate the addition of trailer parking for the existing use by a major distribution company and remove trailer parking on the easterly portion of the site to make room for the construction of two new warehouses and associated parking. Building A warehouse will be 271,750-square feet and Building B warehouse will be 105,450-square feet. Located at 11727 Steele St. S., Tacoma, in the Community Employment zone classification, the Parkland-Spanaway-Midland Communities Plan area, and Council District #6.

Dan Buhl, Senior Planner, summarized the project review, project design, site history, site characteristics, and gave a PowerPoint presentation. Mr. Buhl explained the review process, existing conditions of the site, surrounding area of the project, review statuses of each of the County departments, and displayed different aspects of the project design. Mr. Buhl also explained why the project is requiring a conditional use permit.

APPLICANT TESTIMONY

David Toyer, Applicant Agent, made a PowerPoint presentation. Mr. Toyer presented slides of the proposed design, introduced the project team that is working on the project, and explained the history of the company that would be developing the project. Edward Koltonowski, Project Traffic Engineer, spoke regarding ingress/egress of the site and what the Traffic Impact Analysis entails.

COMMISSION QUESTIONS

- Inquired about the difference between the use of a warehouse and a transfer station
- Expressed concern over light impacts
- Inquired if off-site traffic impacts were being considered
- Inquired about hours of operation.

- Concerns over noise impacts
- Inquired if any public comments had been received to date

Responding to Commission questions, Mr. Buhl informed the Commission that the County traffic engineer will be reviewing the proposal for all traffic impacts, the use would be required to comply with the WAC regarding the noise levels, and on-site lighting would need to comply with the on-site lighting requirements of Chapter 18J.15.

PUBLIC COMMENT

The Commission opened public comment period. Several members of the public spoke.

COMMISSION DISCUSSION

- The Commission further discussed the possibility that the proposed application does not include enough information. The commission further discussed the potential impacts to traffic, lighting, and noise impacts.

Motion made (Wright/Dupea) to recommend approval of the request with the condition that the proposal must comply with all applicable codes and WAC's as they relate to noise, traffic, and light. Motion passed unanimously.

Staff presented the case.

Preliminary Plat/Environmental Review: The Landing at Spanaway Lake, Phase II Applications 918450, 918451

Applicant: Ruth L. Powell Living Trust

Request: Formally subdivide 9.84 acres into 50 single-family residential lots with a density of 6 dwelling units per acre and dedicate 1.07 acres to Open Space. Located at 913 & 917 168th St. E., Spanaway, in the Moderate-Density Single-Family zone classification, the Parkland-Spanaway-Midland Communities Plan area, and Council District #3.

Tony Kantas, Senior Planner, presented the proposal and addressed questions from the Commission.

COMMISSION QUESTIONS

- Inquired about the use and width of the tracts
- Inquired about a safe walking path to the school
- Inquired about streetlights

APPLICANT/AGENT TESTIMONY

The applicants, Evan Mann and Craig Deaver, addressed the Commission. The plat is designed to meet current county standards. It will include provisions for stormwater, sidewalks, sewer, water, hydrants, with lots that are larger than your standard MSF lots to offer more home design options. 11 of the 15 protected oaks on site will be retained because they are the healthier of the trees. This is an aquifer recharge area, but they want to infiltrate to exceed impervious surface limits. The proper reports have been prepared. Traffic has been addressed for both phases of the plat. They've submitted the TIA as requested by the county.

PUBLIC COMMENT

The Commission opened public comment period. Several members of the public spoke.

Motion made (Wright/Dupea) to recommend approval as presented. *Motion passed unanimously.*

OLD BUSINESS

Minutes

(April 3, 2019)

Motion made (Wright/Zabda) to approve the April 3, 2019 minutes as presented. *Motion passed.*

(November 6, 2019)

Motion made (Wright/Zabda) to approve the November 6, 2019 minutes as presented. *Motion passed.*

Election of Officers

(Chair)

Motion made to appoint Jillian Zabda as Chair. *Motion passed.*

(Vice Chair)

Motion made to appoint Larry May as Vice Chair. *Motion passed.*

(Secretary)

Motion made to appoint Dave Wright as Secretary. *Motion passed.*

-motion to adjourn