

PARKLAND-SPANAWAY-MIDLAND LAND USE ADVISORY COMMISSION
MEETING MINUTES
February 5, 2020

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

MEMBERS PRESENT:

Jillian Zabda
Dave Wright
Merrick Dupea
Larry May
Liviert Gasca

MEMBERS ABSENT:

Roger Ansteth (unexcused)

Chair Zabda called the meeting to order at 6:37 p.m.

Preliminary Plat, Planned Development District, Rezone and environmental Review:

Hollow Pointe Park

Applications 921345, 921352, 921354, 921356

Applicant: Sager Family Homes

Request: Preliminary Plat, Planned Development District, Rezone, and Environmental approval to subdivide 14.14 acres into 63 single-family residential lots and dedicate 39,657 square feet to recreation area and 78,250 square feet to open space. The zone classification would change from Single-Family (SF) to Moderate Density Single-Family (MSF), which requires a minimum density of 4 dwelling units per acre and a maximum density of 6 dwelling units per acre when connected to public sewer. The proposed density is 5.27 dwelling units per acre. Public water and sewer are to be extended to serve all lots. Located at 1308 - 85th Street East, Tacoma WA, within the NW 1/4 of Section 34, T20N, R3E, W.M., in Council District #5.

Tony Kantas, Senior Planner, summarized the project review, project design, site history, site characteristics, and gave a PowerPoint presentation. Mr. Kantas explained the review process, existing conditions of the site, surrounding area of the project, review status of each of the County departments, and explained all the findings the Hearing Examiner will need to make to approve the proposed plat, rezone, and planned development district.

APPLICANT TESTIMONY

Sager Homes, applicant, briefly explained the project and the history of the company and their goals of building affordable housing within Pierce County. The applicant also stated that they just completed soil testing of the site for contamination in accordance with Washington State Department of Ecology requirements. Grant Middleton, applicant's engineer, explained the soils found on-site, proposed means of dealing with the storm water, and that the groundwater is currently being monitored through monitoring wells.

PSMAC QUESTIONS/COMMENTS

- Board expressed concern with the storm water and the location of the ground water.
- Concern of impacts to wetlands.
- Inquired where the trees will be retained on-site.

- Inquired if there will be a fence around the storm water pond.
- Discussed traffic impacts.

Responding to Commission questions, Mr. Middleton informed the Commission that the County Traffic Engineer reviewed and approved the traffic impact analysis that was performed by the applicant's Traffic Engineer. Mr. Middleton also explained that the storm water plan for the project will be required to be designed in compliance with the Pierce County Storm Water Manual, which is regulated by the Washington State Department of Ecology.

PUBLIC COMMENT

Neighbors within the vicinity expressed the following concerns and responses to the applicant's proposal:

- Storm water impacts.
- Existing flooding of the area.
- The site has been historically filled and is within a flood plain.
- Traffic impacts within the surrounding area.
- Off-site traffic impacts.
- Concern with the recreational trail being along side the south side of the storm water pond, which is adjacent to existing single-family residences.
- Inquired who will maintain the on-site open space.
- Concerns with the name of the plat.

COMMISSION DISCUSSION

- The Commission discussed different options on how they could vote.

Motion made (Wright/Dupea) to recommend approval of the request as proposed. *Motion passed 4-1.*

Minutes

(June 12, 2019)

Motion made (May/Dupea) to accept the June 12, 2019 minutes as presented. *Motion passed.*

(June 19, 2019)

Motion made (May/Dupea) to accept the June 19, 2019 minutes as presented. *Motion passed.*

(December 4, 2019)

Motion made (May/Dupea) to accept the December 4, 2019 minutes as presented. *Motion passed.*