

**MID-COUNTY LAND USE ADVISORY COMMISSION
MEETING MINUTES
August 13, 2019**

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

MEMBERS PRESENT:

Mick Allen
Herb Bickle
Gina Bua
Dan Haire
Eric Herde

MEMBERS ABSENT:

Giovanni Vendetti (excused)

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

Staff presented the case.

NEW BUSINESS

**Conditional Use Permit/Site Plan Review: Central Ave Elementary
Applications 909324, 909325**

Applicant: Franklin Pierce School District
Planner: Dan Buhl, dan.buhl@piercecountywa.gov
Request: Construct a new 54,000 square-foot, two-story elementary school to replace the existing Central Avenue Elementary School on the same 10.66-acre site. This includes constructing a hard and soft surface kids' play area, redeveloping the multi-use playfield, replacing the existing septic system, constructing a bioretention pond, and removing 104th St E on-street parking. The Site Plan Review request is to reduce the width of a landscape buffer in and around the existing parking lot. The existing Youth Center will be demolished. Located at 4505 104th St E, Tacoma, in the Rural Separator zone classification, Mid-County Community Plan area, and Council District #5.

Dan Buhl, Associate Planner, presented the Initial Project Review and summarized the proposal.

APPLICANT TESTIMONY

Lisa Klein, *AHBL*, there are three driveways along 104th – this proposal combines them into one. The playfield would receive new turf. There will be a slight widening of 44th. The County has changed their standard so, for this rural area, there is no sidewalk required. There will be some parking reduction for the senior center.

PUBLIC TESTIMONY

Isaac Beetle, *did not provide address*, suggested permeable pavement to reduce the land needed for stormwater drainage.

Public testimony closed.

COMMISSION DISCUSSION/QUESTIONS

- Doesn't Safe Routes to School require sidewalks, even if the County doesn't?
 - A: Even if sidewalks are installed in front of school, they won't go anywhere.

- Is there any way to construct the project without reducing the senior center parking?
 - A: The site has too many constraints.
- The parking spaces for the senior center should be reserved for them only.

Motion made (Haire/Bickle) to recommend approval of the proposal with the condition that all parking spaces for the senior/community center are retained. *Motion passed 3-0-2 (Herde, Bua).*

**Preliminary Plat Major Amendment: Canyon Rim Estates
Application 908878**

Applicant: Northwest Cascade, Inc.
 Planner: Ty Booth, ty.booth@piercecountywa.gov
 Request: Major Amendment to a previously-approved preliminary plat to relocate the 16 single-family lots from the bottom of the former mine to the top (along 62nd Ave E). Each lot would be 27,180-sq. ft. in size, while most of the site would consist of 3 tracts of land for set-aside/open space, wetlands/creek, and septic drain fields. The former mine would continue to be reclaimed in accordance with State Department of Natural Resources (DNR) requirements. Water service would be provided by Summit Water. Located on parcel 0420307025, in the Rural Separator and Mineral Resource Overlay zone classification, the Mid-County Community Plan area, and Council District #5.

Staff presented the case.

Dan Buhl, Associate Planner, presented the Initial Project Review and summarized the proposal on behalf of Ty Booth.

APPLICANT TESTIMONY

Grant Middleton, *Larson & Associates*, the application is valid. The fill material is structural and compacted. The new location works better for the placement of the lots because less fill would be needed. The County and other jurisdictions always prefer that shared driveway approaches be used, when possible. There has been some internal discussion with the Parks Department regarding the large tract in the center possibly being turned into a park facility.

PUBLIC TESTIMONY

Isaac Beetle, *no address provided*, why would you have a septic field at the top of the hill?

Bob Koreis, *no address provided*, RSep says minimum one-acre lots are required, and they are clustering 16 even though the code says the max is 15. Concerned about how much fill must be brought in.

Louella Martin, *5723 72nd St*, project right now to beautify around Rhody Creek. Fence around property has one access. There has been dumping occurring, so security seems to be an issue. Would support a Park facility in the area.

Public testimony closed.

COMMISSION QUESTIONS/DISCUSSION

- The Plat application is expired so amending it seems illegal.
- These appear to be urban-style row houses without their own driveways.
- In the rural area, the lots are supposed to be at least one acre.
- If building along 62nd, eight houses seem more appropriate.
- Are there any plans for planting to help with soil stabilization?
- Why not sell the property to the County for a Park?

Motion made (Haire/Bickle) to approve the project with the condition that the development along 62nd be limited to eight lots that are at least one-acre in size. *Motion withdrawn.*

Motion made (Haire/Bickle) to recommend denial of the proposal as currently presented. *Motion passed 4-0-1.*

Motion made (Haire/Bickle) to recommend the lots be limited to eight to comply with County policy with regard to the Rural Separator. *Motion passed 3-0-2.*

OLD BUSINESS

Minutes

(July 9, 2019)

Motion made to approve the July 9, 2019 minutes as presented. *Motion passed unanimously.*

Meeting adjourned at 7:56 p.m. –

/ta