

1. 7:00 P.M. South Hill Advisory Commission-Agenda

Documents:

[5 7 18 SHAC Agenda.pdf](#)

South Hill LUAC-Map Change Request American Concrete

Documents:

[5 7 18 SHAC American Concrete Map Change Request CC.pdf](#)

South Hill LUAC-Map Change Request Moulton

Documents:

[5 7 18 SHAC Moulton Map Change Request Towne Center.pdf](#)

South Hill Advisory Commission-Proposed Draft Title 18B

Documents:

[4 9 18 Title 18B_to SHAC.pdf](#)

**SOUTH HILL ADVISORY COMMISSION
MEETING AGENDA**

May 7, 2018 at 7:00 p.m.

**Central Pierce Fire and Rescue Station 69
17210 – 110th Avenue East, Puyallup, WA**

Public comment is limited to 3 minutes per speaker. If possible, please have a spokesperson for people with similar views.

NEW BUSINESS

**Sunrise Master Planned Community Major Amendment and
Preliminary Plat: [The Madronas at Sunrise](#)
Applications 871041, 871877, 871047**

Applicant: Area 15 at Sunrise LLC
Planner: Cory Ragan, cory.ragan@co.pierce.wa.us
Request: A Major Amendment to the Sunrise Master Planned Community (SMPC) to subdivide approximately 49 acres (Areas 14 and 15) into 162 single-family detached lots and a future commercial development tract. Lot 15 is proposed to change from Mixed Use District (MUD) to Moderate Density Single-Family (MSF) zoning, with approximately 3 acres of the 15.5-acre Lot 14 proposed to change from Community Center (CC) to MSF zoning, with the rest remaining in the CC zone. The site is in the South Hill Community Plan area at 17621-122nd Avenue East, Puyallup, in Council District #1.

OLD BUSINESS

Minutes (April 2, 2018)

STUDY SESSION

The South Hill Advisory Commission will conduct a study session to review draft development regulations, [Title 18B - Signs](#). Land Use designation change requests may be considered if requested by property owners. No action will be taken.

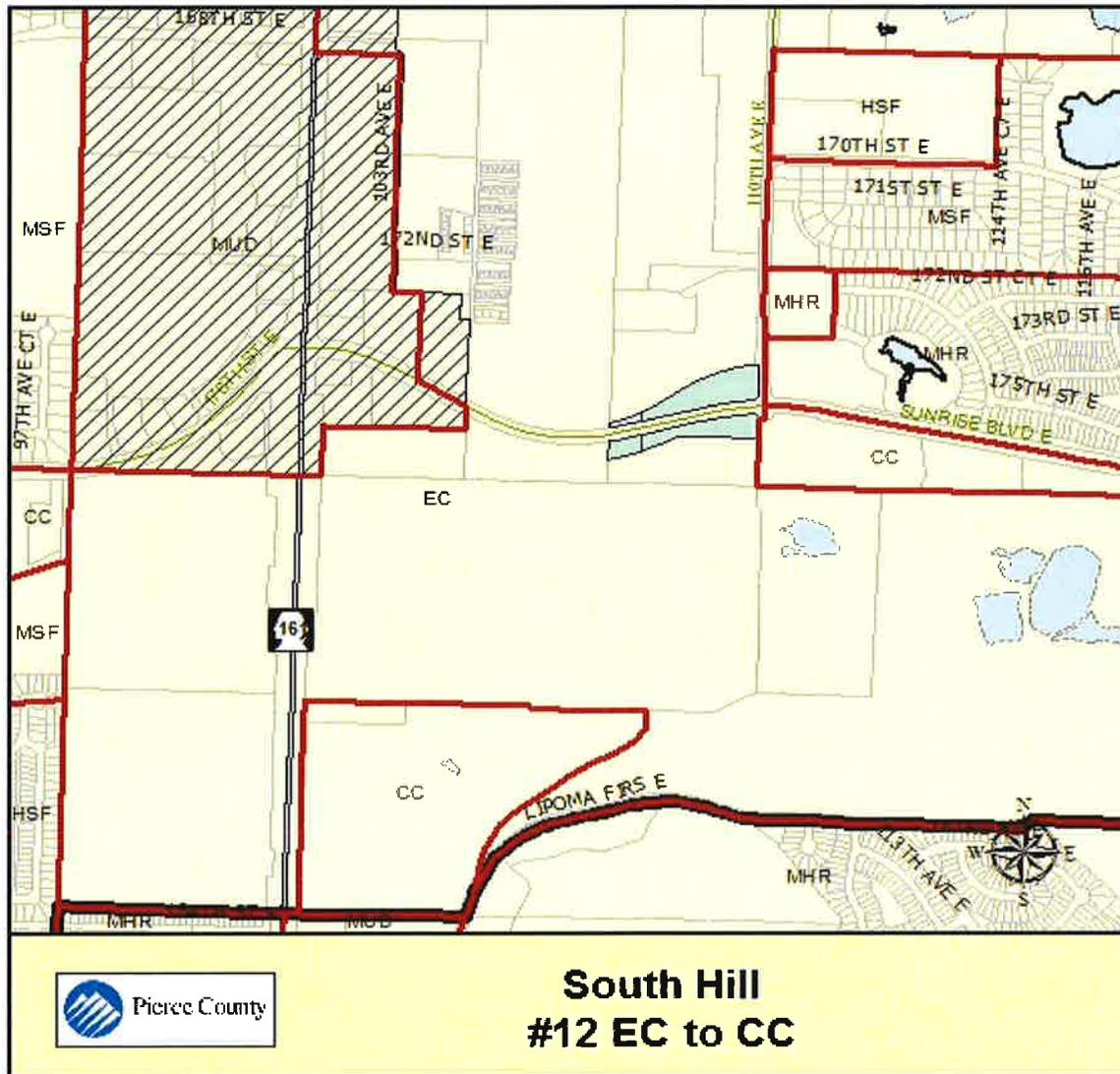
PUBLIC COMMENT

May 7, 2018

**South Hill Community Plan Update
Map Change Requests review by LUAC**

12	Apex Engineering	Sunrise Blvd, 4 parcels: 0419273035, -3036, -3037, -3038	Employment Center (EC) to Community Center (CC)
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Map:



Description of surrounding area: The requested area consists of 4 parcels totaling approximately 5.4 acres in size located at the entrance to the Sunrise Master Planned Community along Sunrise Boulevard East just east of the intersection of Meridian Avenue East and Sunrise Boulevard East. The parcels are currently undeveloped. Surrounding properties are a mix of uses with Thun Field, a flight school, and fire station to the north and west, former landfill and waste transfer facility to the south and west, and a large master planned community including a medical campus and a mix of housing types to the east.

Staff recommendation: Staff recommends approval of this request, as it is consistent with the Comprehensive Plan amendment approved for this site which would have allowed rezone to Employment Services (ES), a zone similar in allowed uses to the Community Center (CC) zone. This request came about, because with the community plan update, the ES zone option will be eliminated.

From: Cheryl Ebsworth [mailto:ebsworth@apexengineering.net]
Sent: Monday, May 7, 2018 10:39 AM
To: Jeff Mann <jmann@co.pierce.wa.us>
Cc: Colleen Harris <Harris@apexengineering.net>; Sloan Clack <sloanc@canyoncompany.com>
Subject: ACI parcels in South Hill Comm. Plan Request

Good Morning Jeff

American Concrete Inc (ACI) owns 4 parcels which are located along Sunrise Blvd, 041927-3035,-3036,-3037,-3038. These parcels successfully processed a comprehensive plan amendment to allow for a rezone to ES, Employment Services, which is a zone the County is removing from the South Hill Community Plan in this update. We are therefore requesting, on behalf of the owner, that the County zone these parcels to CC, Community Center, as part of the current South Hill Community Plan updates. Further, we request that table 18A.29.010 be modified to permit all levels of the Building Materials and Garden Supplies use under the commercial use category, in the CC zone.

Thank you for your consideration of this request and let us know if we can provide more information as you process this with the balance of updates to the Community Plan.

Cheryl Ebsworth
Senior Planner



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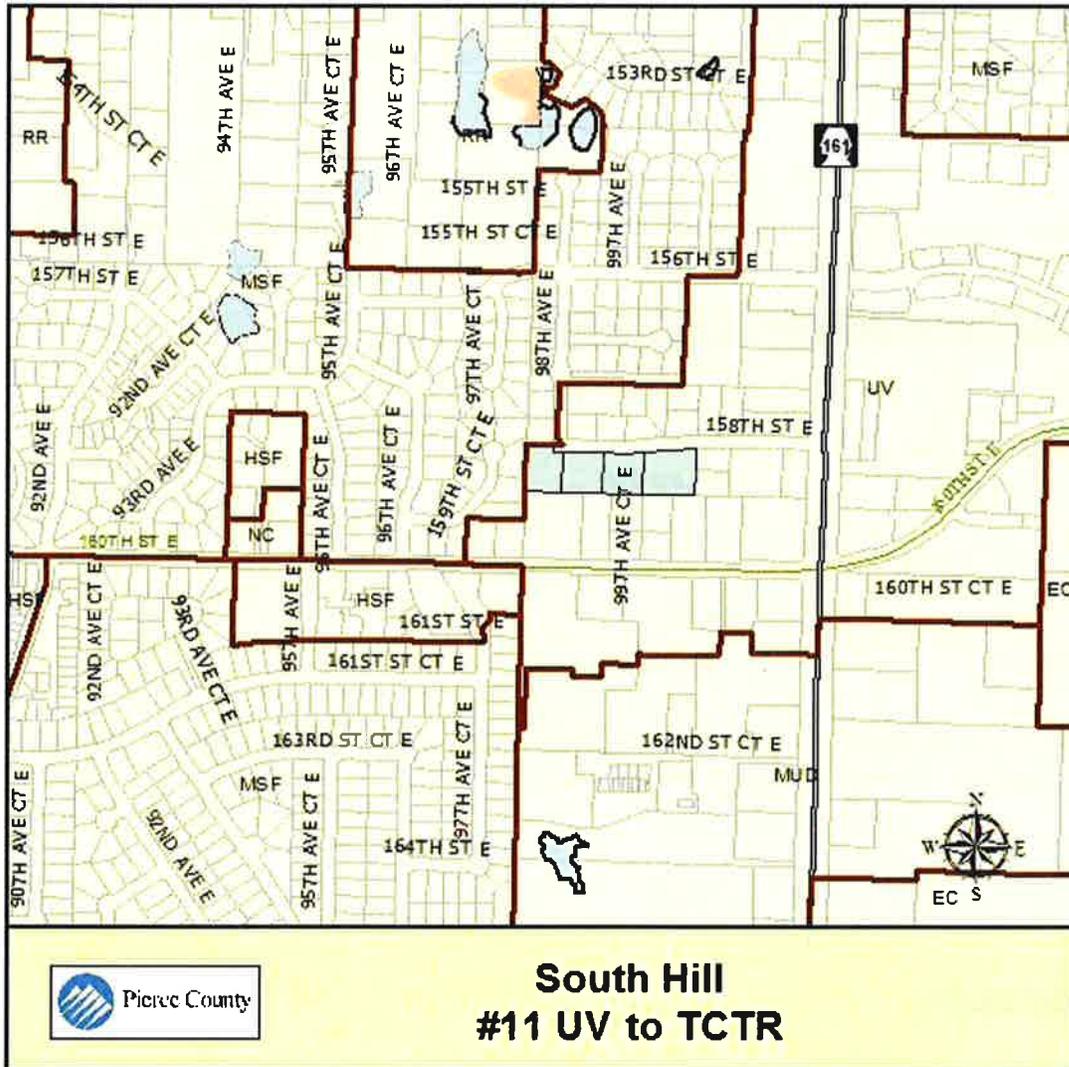
Apex Engineering has retained a copy of this work. In forwarding this data we are authorizing its subsequent use by you. We are not authorizing any changes to any portion of the work. Any modifications made to the data without our consent will result in an immediate invalidation of the work and assumption of full liability by you. If you discover any required changes, please contact the project manager at 253-473-4494. We will then oversee any and all revisions.

May 7, 2018

**South Hill Community Plan Update
Map Change Requests review by LUAC**

11	Jonathon Moulton	158th Street East Parcels: 0419218038, -8039, -8040, -8041	Urban Village (UV) to Towne Center (TCTR)
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Map:



Description of surrounding area: Multi-family to the north, east, and south. Single family to the west. Sunrise Village Shopping Center and other commercial areas to the east on Meridian Avenue.

Staff recommendation: Staff recommends approval. The area is in the current Urban Village designation and is developed as multi-family.

From: Jonathon Moulton [mailto:jonathon.moulton@gmail.com]

Sent: Friday, May 4, 2018 12:52 PM

To: Jeff Mann <jmann@co.pierce.wa.us>

Cc: João Santiago <001@js-architecture.com>; Mr. Awesome Christo Rugh <chris@rugly.com>

Subject: Please rezone to Towne Center

Dear Mr. Mann,

Per our conversation on Wednesday I am formally requesting that the following properties be zoned as "Towne Center" for the upcoming South Hill Community Plan.

Tax parcels	Land Acres	
0419218038	0,78	permit #17976
0419218039	0,75	permit #17975
0419218040	0,7699	permit #17974
0419218041	1,0899	permit #17973
Total Acres	3,3898	
SF	147 659,688	

Thank you for a great conversation and the detailed information, you guys were very well prepared. We look forward to working with you to improve the livability of the South Hill area.

Regards,

Jonathon

Jonathon F Moulton
jonathon.moulton@gmail.com
206.601.8339

Only those portions of Title 18B that are proposed to be amended are shown. Remainder of text, maps, tables and/or figures is unchanged.

**Title 18B
Development Regulations – Signs**

Chapters:

- 18B.10 GENERAL PROVISIONS.**
- 18B.20 COUNTYWIDE SIGN DESIGN REGULATIONS.**
- 18B.30 SIGN TABLES AND COMMUNITY DESIGN REGULATIONS.**
- 18B.50 NONCONFORMING SIGN REGULATIONS.**
- 18B.70 SIGN DEFINITIONS.**

**Chapter 18B.30
SIGN TABLES AND COMMUNITY DESIGN REGULATIONS**

Sections:

- 18B.30.010 Sign Tables.**
- 18B.30.020 Countywide.**
- 18B.30.030 Alderton-McMillin Community Plan Area.**
- 18B.30.040 Browns Point/Dash Point Community Plan Area.**
- 18B.30.050 Frederickson Community Plan Area.**
- 18B.30.060 Gig Harbor Peninsula Community Plan Area.**
- 18B.30.070 Graham Community Plan Area.**
- 18B.30.080 Key Peninsula Community Plan Area.**
- 18B.30.090 Mid-County Community Plan Area.**
- 18B.30.100 Parkland-Spanaway-Midland Communities Plan Area.**
- 18B.30.110 South Hill Community Plan Area.**
- 18B.30.120 Upper Nisqually Valley Community Plan Area.**
- 18B.30.130 Centers and Corridors Plan Areas.**

18B.30.050 Frederickson Community Plan Area.

The purpose of this Section is to establish sign regulations that provide for the identification of businesses in an attractive and functional manner and to help customers find specific business locations within the Frederickson community.

The following regulations apply to signs within the Frederickson Community Plan area, in addition to the Countywide Sign Design Regulations of Chapter [18B.20](#) PCC.

3. **Relation to Other On-Site Signage.** Central Place signage is for the purpose of promoting the Frederickson Central Place only, not the individual businesses that may be located therein. Accordingly, no business names or other business information shall be stated on the signage. Central Place signage shall be excluded for purposes of calculating maximum sign area and quantity for individual establishments pursuant to Table 18B.30.050-1.

Table 18B.30.050-1. Frederickson Sign Table							
Zoning Classifications							
	EC	CE	ES	MUD	ROC	MHR	MSF, SF, RR
Freestanding Signs Allowed Sign Area							
Maximum square footage of all signs per street front on single-tenant sites	40	40 for industrial uses; 80 for all other uses types	1.5 for each lineal foot of public street front up to a maximum of 100	1.5 for each lineal foot of public street front up to a maximum of 100	1.5 for each lineal foot of public street front up to a maximum of 80	80 for commercial uses; 40 for all other use types	32 per site entrance
Maximum square footage of all signs per street front on multi-tenant /bldg sites	80	80 for industrial use; 120 for all other uses	1.5 for each lineal foot of public street front up to a maximum of 280	1.5 for each lineal foot of public street front up to a maximum of 280	1.5 for each lineal foot of public street front up to a maximum of 180	80 for commercial uses; 40 for all other uses	32 per site entrance
Maximum sign square feet for each sign	40	120	180	180	80	80	32
Maximum Height (1)	20 feet						
Building Allowed Sign Area							
Maximum square footage of building signs on the primary facade (1)	1.5 per lineal foot of building frontage up to a maximum of 150	1.5 per lineal foot of building frontage up to a maximum of 150	1.5 per lineal foot of building frontage up to a maximum of 300 for buildings in excess of 25,000 sq. ft. and 150 for	1.5 per lineal foot of building frontage up to a maximum of 300 for buildings in excess of 25,000 sq. ft. and 150 for	1.5 per lineal foot of building frontage up to a maximum of 150	1.5 per lineal foot of building frontage up to a maximum of 100	1.5 per lineal foot of building frontage up to a maximum of 100

Table 18B.30.050-1. Frederickson Sign Table							
Zoning Classifications							
	EC	CE	ES	MUD	ROC	MHR	MSF, SF, RR
			buildings less than 25,000 sq. ft.	buildings less than 25,000 sq. ft.			
Maximum square footage of building sign and logo on additional street facades	70% of allowed primary facade signage						
(1) Sign width shall not exceed sign height.							
EC=Employment Center, CE=Community Employment, ES=Employment Service, MUD=Mixed Use District, ROC=Residential Office-Civic, MHR=Moderate Density Single Family, MSF=Moderate Density Single Family, RR=Residential Resource							

18B.30.090 Mid-County Community Plan Area.

The purpose of this Section is to create a sign program for the Mid-County community that allows businesses and civic organizations to convey the availability of goods, services, and business locations in a manner that depicts an aesthetically pleasing streetscape along transportation corridors.

The following regulations apply to signs within the Mid-County Community Plan area, in addition to the Countywide Sign Design Regulations of Chapter [18B.20](#) PCC.

Table 18B.30.090-1. Mid-County Sign Table						
Maximum Number, Dimensions, and Location of Signs						
Zoning Classifications						
	CE	CC	NC	RNC	RSep, RR and SF	
MONUMENT SIGNS						
Sign Area (square feet)						
Single Tenant Building	64	64	48	32	24	
Multi-Tenant/Multi-Building Complex	84, plus 2 for each business unit, not to exceed 100	84, plus 2 for each business unit, not to exceed 100	56, plus 2 for each business unit, not to exceed 64	38, plus 2 for each business unit not to exceed 48	24	
Residential Development	N/A	20	20	20 (1)	20 (1)	
Sign Height (feet)						
Single Tenant Building	6	6	5	4	3	
Multi-Tenant/Multi-Building Complex	8	8	6	4	3	
Residential Development	N/A	4 ft	4	4	4	
BUILDING SIGNS (Wall and Window Signs)						
Maximum square footage of all signs for each tenant, by size of tenant's interior square footage:	0-5,000 sf (2) 5,001-20,000 sf (2) 20,001-80,000 sf 80,001-200,000 sf greater than 200,000 sf	20 sf sign 30 sf sign 40 sf sign 50 sf sign 60 sf sign	0-5,000 sf (2) 5,001-20,000 sf 20,001-80,000 sf greater than 80,000 sf	10 sf sign 20 sf sign 30 sf sign 40 sf sign	0-5,000 sf 5,001-15,000 sf over 15,000 sf	4 sf sign 6 sf sign 8 sf sign
(1) See Table 18B.30.020-1 for subdivision monument sign regulations.						

Table 18B.30.090-1. Mid-County Sign Table Maximum Number, Dimensions, and Location of Signs					
Zoning Classifications					
	CE	CC	NC	RNC	RSep, RR and SF
(2) For a single tenant building of 20,000 square feet or less, the building sign may be increased up to 10 additional square feet provided the maximum allowed size of the monument sign shall be decreased accordingly.					
CE=Community Employment, CC=Community Center, NC=Neighborhood Center Commercial, RNC=Rural Neighborhood Center, RSep=Rural Separator, RR=Rural Residential, SF=Single Family					

18B.30.100 Parkland-Spanaway-Midland Communities Plan Area.

The purpose of this Section is to establish sign regulations that support and implement policies and objectives set forth in the Pierce County Comprehensive Plan, Community Character and Land Use Elements of the Parkland-Spanaway-Midland Communities Plan, and those established by the Highway Advertising Control Act (Scenic Vistas Act). These regulations will achieve aesthetic improvement throughout the community plan area while balancing the advertising needs of the retail and business sectors.

The following regulations apply to signs within the Parkland-Spanaway-Midland Communities Plan area, in addition to the Countywide Sign Design Regulations of Chapter [18B.20](#) PCC.

Table 18B.30.100-1. Parkland-Spanaway-Midland Sign Table Maximum Total Sign Area													
	Zoning Classifications												
	CE	RO	CC	AC	NC	MUD	CMUD	OMUD	ROC	MHR	MSF	SF	RR
FREESTANDING POLE SIGNS (maximum square footage of all sign faces on site)													
Single Tenant	64	64	64	64	64	64	64	64	64	32	32	32	32
Multi-Tenant/ Building plus	150	150	250	250	150	250	250	250	80	32	32	32	32
Satellite bldgs			64	64	64	64	64	64	32				
BUILDING SIGNS (WALL, AWNING, MARQUEE, PROJECTING, AND HANGING) Percent of street facade or square feet, whichever is less.													
Maximum Size of Signs	10% or 150	10% or 150	15% or 200	15% or 200	15% or 200	10% or 150	10% or 100	10% or 100	10% or 100				
CE=Community Employment, RO=Residential Office, CC=Community Center, AC=Activity Center, NC=Neighborhood Center Commercial, MUD=Mixed Use District, CMUD=Commercial Mixed Use District, OMUD=Office-Residential Mixed Use District, ROC=Residential-Office-Civic, MHR=Moderate High Density Residential, MSF=Moderate Density Single Family, SF=Single Family, RR=Residential Resource													

Table 18B.30.100-2. Parkland-Spanaway-Midland Sign Table Maximum Number, Dimensions, and Location of Individual Freestanding Signs													
	Zoning Classifications												
	CE	RO	CC	AC	NC	MUD	CMUD	OMUD	ROC	MHR	MSF	SF	RR
POLE													
Sign Area (maximum square footage of each sign face per pole)													
Single Tenant Nonresidential	64	64	64	64	64	64	64	64	64	32	32	32	32
Multi-Tenant/ Multi-Building Nonresidential	80	80	80 (1)	80 (1)	64 (2)	80 (1)	80 (1)	80 (1)	80	32	32	32	32

Table 18B.30.100-2. Parkland-Spanaway-Midland Sign Table Maximum Number, Dimensions, and Location of Individual Freestanding Signs													
	Zoning Classifications												
	CE	RO	CC	AC	NC	MUD	CMUD	OMUD	ROC	MHR	MSF	SF	RR
Sign Height (maximum height in feet)													
Single Tenant Nonresidential	20	20	20	20	20	20	20	20	20	15	15	15	15
Multi-Tenant/ Multi-Building Nonresidential	30	30	30	30	30	30	30	30	20	15	15	15	15
MONUMENT													
Area (maximum square footage of each sign face per structure)													
Single Tenant Building	80	60	60	60	60	80	80	80	50	50	20	20	20
Multi-Tenant/ Multi-Building Nonresidential	80	60	80	80	60	80	80	80	50	50	20	20	20
Residential Development			50		50	50		50	50	50	20 (3)	20 (3)	20 (3)
Height (maximum height in feet)													
Single Tenant Building	4	4	4	4	4	4	4	4	4	4	4	4	4
Multi-Tenant/ Multi-Building Nonresidential	4	4	4	4	4	4	4	4	4	4	4	4	4
Unified Residential Development			4		4	4		4	4	4	4	4	4
(1) Plus 10 square feet for each business unit, not to exceed 150 square feet. (2) Plus 10 square feet for each business unit, not to exceed 100 square feet. (3) See Table 18B.30.020-1 for subdivision identification signs.													
CE=Community Employment, RO=Residential Office, CC=Community Center, AC=Activity Center , NC=Neighborhood Center Commercial, MUD=Mixed Use District, CMUD=Commercial Mixed Use District, OMUD=Office-Residential Mixed Use District, ROC=Residential-Office-Civic, MHR=Moderate High Density Residential, MSF=Moderate Density Single Family, SF=Single Family, RR=Residential Resource													

18B.30.110 South Hill Community Plan Area.

The purpose of this Section is to create a sign program for the South Hill community that allows businesses and civic organizations to convey the availability of goods, services, and business locations in a manner that depicts an aesthetically pleasing streetscape along transportation corridors.

The following regulations apply to signs within the South Hill Community Plan area, in addition to the Countywide Sign Design Regulations of Chapter 18B.20 PCC.

Table 18B.30.110-1. South Hill Sign Table					
Maximum Number, Dimensions, and Location of Signs					
Zoning Classifications					
	EC	MUD, CC, AC, UV	NC, ROC (4)	HRD, MHR	MSF, RR, HSF
MONUMENT SIGNS					
Sign Area (square feet)					
Single-Tenant Building	56	56	32	24	24
Multi-Tenant/Multi-Building Complex	72	72 plus 2 for each business unit not to exceed 100	56	24 plus 2 for each business unit not to exceed 32	24
Residential Development	N/A	24	24	24 (1)	20 (1)
Sign Height (maximum height in feet)					
Single-Tenant Building	6	6	3	3	3
Multi-Tenant/Multi-Building Complex	8	8	4	4	3
Residential Development	4	4	4	4	4
BUILDING SIGNS (Wall and Window Signs (3))					
Maximum square footage of all signs for each tenant, by size of tenant's interior square footage:	0-5,000 sf (2) 5,001-20,000 sf (2) 20,001-80,000 sf 80,001-200,000 sf greater than 200,000 sf	20 sf sign 30 sf sign 40 sf sign 50 sf sign 60 sf sign	0-5,000 sf (2) 5,001-20,000 sf (2) 20,001-80,000 sf greater than 80,000 sf	10 sf sign 20 sf sign 30 sf sign 40 sf sign	0-5,000 sf – 4 sf sign 5,001-15,000 sf – 6 sf sign over 15, 000 sf – 8 sf sign
(1) See Table 18B.30.020-1 for subdivision identification signs. (2) For a single tenant building of 20,000 square feet or less, the building sign may be increased up to 10 additional square feet provided the maximum allowed size of the monument sign shall be decreased accordingly. (3) Wall signs and window signs shall be the only Business Identification and Business Signs permitted. (4) Signs shall not be lit during non-business hours.					

Table 18B.30.110-1. South Hill Sign Table					
Maximum Number, Dimensions, and Location of Signs					
Zoning Classifications					
	EC	MUD, CC, AC, UV	NC, ROC (4)	HRD, MHR	MSF, RR, HSF
EC=Employment Center, MUD=Mixed Use District, CC=Community Center, AC=Activity Center , UV=Urban Village, NC=Neighborhood Center, ROC=Residential-Office-Civic, HRD=High Density Residential, MHR=Moderate High Density Residential, MSF-Moderate Density Single Family, RR=Residential Resource, HSF=High Density Single Family					

NEW SECTION

18B.30.130 Centers and Corridors Designations.

The purpose of this Section is to create a sign program for areas within the Centers and Corridors designation that allows businesses and civic organizations to convey the availability of goods, services, and business locations in a manner that depicts an aesthetically pleasing streetscape along transportation corridors.

The following regulations apply to signs within the Centers and Corridors designation, in addition to the Countywide Sign Design Regulations of Chapter 18B.20 PCC.

- A. **Centers and Corridors Prohibited Signs.** The following sign types are prohibited within areas designated Centers and Corridors, in addition to those prohibited in PCC 18B.10.070:
1. Iconic signs;
 2. Inflatable signs; and
 3. Pole signs.

Table 18B.30.130-1. Centers and Corridors Sign Table Maximum Number, Dimensions, and Location of Signs			
Zoning Classifications			
	ECOR	TCTR, UCOR	NCOR
MONUMENT SIGNS			
Sign Area (square feet)			
Single-Tenant Building	60	60	50
Multi-Tenant/ Multi-Building Complex	80	80	50
Residential Development	N/A	50	50
Sign Height (maximum height in feet)			
Single-Tenant Building	6	6	4
Multi-Tenant/ Multi-Building Complex	8	8	4
Residential Development	4	4	4
BUILDING SIGNS (Wall, Awning, Marquee, Projecting, and Hanging)			
Maximum square footage of all signs for each tenant, by size of tenant's interior square footage:	0-20,000 sf (1) 20,001-80,000 sf greater than 80,000 sf	30 sf sign 50 sf sign 80 sf sign	Maximum 30 sf per tenant

Table 18B.30.130-1. Centers and Corridors Sign Table Maximum Number, Dimensions, and Location of Signs			
Zoning Classifications			
	ECOR	TCTR, UCOR	NCOR
(1) For a single tenant building of 20,000 square feet or less, the building sign may be increased up to 10 additional square feet provided the maximum allowed size of the monument sign shall be decreased accordingly.			
ECOR = Employment Corridor, TCTR = Towne Center, UCOR = Urban Corridor, NCOR = Neighborhood Corridor			