

SOUTH HILL ADVISORY COMMISSION
Minutes / Notes– May 7, 2018, 7:00 p.m.
Central Pierce Fire & Rescue, Station 69

South Hill Advisory Commission minutes are not verbatim. Recorded copies are available upon request.

Members Present

Nichole Weber, Chair Bob Johnson
Jim Downs Beki Shoemaker
Michele Haugen Debra Wells

Member Absent

Patrick Clark (excused)
Dave McMullan (unexcused)

Chair Weber called the meeting to order 7: 00 p.m.

Staff presented the case at 7:01 p.m.

Sunrise Master Planned Community Major Amendment and The Madronas at Sunrise

Applications 871041, 871877, 871047

Applicant: Area 15 at Sunrise LLC

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.

Cory Ragan, Senior Planner, gave a case overview and presentation to the Commission. Responding to Commission question, Mr. Ragan commented:

- The Sunrise Master Plan includes areas for commercial development. He is unsure of the commercial square footage cap.
- A regional park is planned next to this proposed project site.
- The Puyallup School District provided comments that were generic in nature; not specific to this proposal.
- Major Amendment approval would allow for detached single-family residences outright, instead of requiring application for an Administrative Use Permit.

AGENT TESTIMONY

Cheryl Ebsworth, Apex Engineering, gave a PowerPoint presentation to the Commission noting:

- About one-half of the Master Planned Community is built out
- Preliminary Park site plans were submitted to the County and the development process will soon begin
- The average lot size will be 7,243 sq. ft. with a minimum of 5,000 sq. ft.
- As plats along 180th are developed, the road will be extended for eventual connection
- There is a slight traffic increase since the last traffic study. There will be two entrances, one on Sunrise Blvd. and one on 180th. The Sunrise Blvd. access will require more work
- The smaller on-site wetlands will be filled and the larger wetland increased in size

Responding to Commission question Cheryl Ebsworth and Colleen Harris commented:

- At this time, the only light on Sunrise Blvd. is at 122nd
- They are meeting with Traffic to discuss coordinating Sunrise projects and the TIF credits. The TIF credits will be used for Lipoma and the Uplands
- They have met with the Puyallup School District. The School District doesn't want bus pads. The pads need to be fluid, and they have received complaints if there are no children living at the pad location. The School District yearly looks at the bus stops and focuses on homes that may be more accommodating
- The MUD zone allows up to 12 dwelling units per acre; MSF allows 6
- The Sunrise development agreement is specific about road construction. The roads are extended with each development
- 180th is not a TIF-creditable improvement

PUBLIC COMMENT

No members of the public wished to comment.

COMMISSION DISCUSSION

Responding to a Commission question, a preliminary plat can take up to five years to complete. This proposed project may be complete within two years.

Motion made (McCarty/Downs) to recommend approval of the project as presented by staff.

In response to question, Sloan Clack stated that the sale of the 300th home will trigger park development. They are actively moving forward with the park plans in anticipation of the sale.

VOTE:	Jim Downs	Yes	Beki Shoemaker	Yes
	Michele Haugen	Yes	Nichole Weber	Yes
	Robert Johnson	Yes	Debra Wells	Yes
	Deryl McCarty	Yes		

Motion unanimously passed as presented (7-0) The case concluded at 7:35 p.m.

MINUTES

Motion made (Haugen/Shoemaker) to approve the April 2, 2018 minutes as presented. Unanimously passed as presented

The public meeting closed at 7:40 p.m.

Chair Weber opened the study session at 7:45 p.m.

STUDY SESSION

Map Change Request

122nd/Sunrise Blvd. (American Concrete)

Jeff Mann explained that as part of the Centers and Corridors proposal, these properties would change from EC to CC. The applicants would like to place monuments at the entrance and a commercial use. Staff supports the proposed change to Community Center (CC). Applicants also request a modification to allow an increased building size from 80,000 sq. ft. to 100,000 sq. ft. This would allow a use such as a building center.

Responding to Commission question, Mr. Mann said that no other plan areas now allow an increased building size in the CC zone. The request would include a Level 5 use in the CC zone with a building size up to 100,000 sq. ft. There are mineral and airport overlays on these parcels. Outdoor storage is another potential use.

Jim-are there any other CC zones outside the community allowing this increase? Jeff-no, but it can be done. Not increasing square footage, but includes Level 5.

Cheryl Ebsworth, representing the applicant stated that they want to include 2 parcels for monuments and a Level 5 business, such as outdoor landscaping materials. The CC zoning designation provides the most similar opportunities for development to the existing EC zone.

The Commission members felt staff should move this request forward.

160th/Meridian (Moulton)

Mr. Mann explained that the four parcels are proposed for a designation change from Urban Village to Neighborhood Corridor. The applicants would like to be included in the Towne Center designation to all redevelopment of the parcels into multi-family products. Staff supports the Towne Center designation

Jonathan Moulton, property manager and applicant, explained they would like add town homes with an increased density similar to the proposed Towne Center. Across the street are existing 8/6/4-plexes.

The Commission members felt this fits the proposed planning goals.

Mr. Mann added that staff will also look at including the other UV lots in this area into the Towne Center.

Mr. Moulton suggested that the lots north of 158th should remain in NC designation as they are newer single-family homes.

Title 18B – Sign Code

Mr. Mann stated Title 18 B, page 12 shows the additions of Centers and Corridors. Staff will propose increased height of 4 feet for a total of 8-sq. ft. for multi-tenant signs. He will also discuss with staff the signage approved for the two Artviki and Stubbs' proposals (Indigo and Starbucks).

The Commission wants to make sure that the proposed code addresses sign lighting and light pollution.

Mr. Mann concluded that the next step is open houses and the legislative, public comment process.

Public Comment

Pat Donovan, Central Pierce Fire Chief, commented that the map change requests were not available online. Staff will make them available tomorrow. He expressed concern about the potential height of the proposed four-plexes in the Towne Center that could reach a height of 85 ft. if they include affordable housing units. Anything higher than 75 ft. is considered a high rise and would require more fire protection. Mr. Mann explained that the height may reach a maximum of 75 feet. He will further discuss this issue during the legislative process.

Meeting adjourned at 8:15 p.m.

Four members of the public were present

/cla

DRAFT