

South Hill Advisory Commission (SHAC)
Regular Meeting Minutes | March 1, 2021, 7:00 PM
Remote via Zoom.us
Meeting ID: 936 2788 7611 | Meeting Passcode: 593889

MEMBERS PRESENT:

Nichole Weber, Chair
Jim Downs, Vice Chair
Laura Hodgson

MEMBERS ABSENT:

Dave McMullan, unexcused
Robert Johnson, unexcused

Chair Weber called the meeting to order at 7:00 p.m. A quorum was present.

Staff presented the case.

NEW BUSINESS

**Preliminary Plat/Environmental Review: Liberty Ridge at Sunrise
Applications 951263/951264**

Applicant: Area 17 at Sunrise LLC
Planner: Cory Ragan, cory.ragan@piercecountywa.gov
Request: Within the Sunrise Master Planned Community, subdivide two parcels totaling 50.21 +/- acres into 173 single-family detached lots in two phases. The average lot size will be 7,897 sq. ft. with a minimum lot size of 5,500 sq. ft. The proposed subdivision includes 29 tracts. The site will be served by Tacoma Water, Puget Sound Energy, and Pierce County sanitary sewer. Located on Sunrise Boulevard East, Puyallup, in the Moderate Density Single Family zone classification, the South Hill Community Plan area, and Council District 1.

Rob Jenkins, Current Planning Supervisor, presented the case for Cory Ragan, which included a PowerPoint presentation.

APPLICANT/AGENT COMMENT

Cheryl Ebsworth, agent, addressed the commission, presented a PowerPoint presentation, and answered questions.

COMMISSION QUESTIONS/DISCUSSION

- Inquired about the location of steep slopes
- Inquired about the status of building 160th Street East
- Inquired about school district jurisdiction (Orting vs. Puyallup)
- Inquired about school bus stops
- Concerns over lack of interconnectivity to the Uplands property

PUBLIC COMMENT

The following members of the public were present and provided comment:

- Terry Danysh (tdanysh@prklaw.com), representing the Orting School District, expressed concern over lack of a current connection to 200th Street East from Sunrise. There is no reference in the 2014 Sunrise Development Agreement to reserving land for future school campuses.
- Charles Hare (chare@tarragon.com), represents the Uplands PDD. He stated that Sunrise is vested to a version of code that does not require them to provide interconnectivity to adjacent property that is part of Uplands. Tarragon hopes to work with Sunrise on providing a connection.

- Clifford Foster (cliff@pfrwa.com) represents the Orting School District along with Mr. Danysh. He submitted a comment February 10, 2021 to Mr. Regan. He had no additional comment.

Public comment closed.

Motion made (Hodgson/Downs) to recommend approval as presented except with the addition of a pedestrian connection to the Uplands property. ***Motion passed unanimously.***

-motion to adjourn at 8:30 p.m.