

South Hill Advisory Commission (SHAC)

Regular Meeting Minutes | May 3, 2021

Remote via Zoom.us

Meeting ID: 995 2435 0690 | Meeting Passcode: 766135

Members Present:

Nichole Weber, Chair
Jim Downs, Vice Chair
Robert Johnson, Secretary
Dan DeYoung
Laura Hodgson

Members Absent:

Dave McMullan (unexcused)

Chair Weber called the meeting to order. A quorum was present.

NEW BUSINESS

Buildable Lands

Staff presentation went over Buildable Lands requirements, process, and methodology, the growth targets process, and the estimated timeframe for the Buildable Lands inventory and capacity results. Results will be posted on the [website](#) with a comment form to submit any comments or edits to consider. Development trend data is currently available to see how jurisdictions have developed between 2013-2020.

Commission Questions

- Are growth targets required to be met?
- Comment: Would like to see less growth in certain areas.
- Which jurisdictions are getting higher shares of growth? How is Puyallup's transit taken into account?
 - A: Tacoma, core cities, and high-capacity transit communities per Vision 2050. Negotiations are still happening in each regional geography.
- Does the infrastructure gap data take planned sewer into account?
 - Yes, we use the sewer plan to inform the report as well as existing sewer.
- How did we get the market factor deduction and how much is it?
 - Based on historic percent deductions that were established by surveying property owners and the market. Have looked at other jurisdiction's recent surveys which confirmed existing. Vacant land has less of a deduction (15-20%), and underutilized is much higher (40-50%).
- How are critical area regulations affecting development, seems the regulations have relaxed?
 - The regulations are the same for buffers, but some wetlands may have been updated on their categorization by changes to the definitions of the categories, so the buffers would reflect the category. Wetlands are taken into account in the capacity report.

Commission Discussions

Discussion on growth targets being minimum for planning purposes to make sure we can accommodate using the land we have, not held to having to meet the number, just plan for it.

Discussion on where growth is directed, zones can only accommodate/build so much units so the long range vision shows where that growth would go—focused on the areas with high capacity transit and infrastructure, protecting single family and rural areas.

LUAC Training

Sean Gaffney, Planning Manager, conducted a training session to provide an overview of LUAC functions and discussed strategies to run an efficient and effective LUAC meeting. Mr. Gaffney focused on the role of planning staff and the Chair's coordination of the meeting and following the agenda, among other topics.

Questions and concerns raised by Commissioners during the training were as follows:

- Ensure planning staff are well equipped and trained to share documents with LUAC members in the remote Zoom setting
- Request that staff ensure that all graphics and illustrations are at a legible scale and have street names and north arrows to assist members in orienting themselves as they conduct their review.
- Maxine Herbert-Hill, a member of the public, inquired about meeting with sitting LUAC members to learn more about the LUAC function in an effort to establish a LUAC in the Alderton McMillin area of the county.
- Councilmember Hans Zeiger engaged the LUAC and expressed his willingness to assist them in the future and also inquired about establishing LUACs in other portions of the county where community plans exist.

-motion to adjourn at 8:40 p.m.