Initial Project Review

Sunrise Master Planned Community 5-Year Review

Application Number: 970316

South Hill Advisory Commission (SHAC) Public Meeting: December 6, 2021, at 7:00 p.m. Due to COVID-19 restrictions, this meeting will be held virtually. To participate, visit www.Zoom.com and click “Join a Meeting” or call 253-215-8782, then enter the Meeting ID: 983 6969 3055 / Passcode: 415088, or follow this link: https://piercecountywa.zoom.us/j/98369693055?pwd=WmR3cElSaFJSUXpxR3FHSjhwQVFCZz09. For additional questions regarding the virtual meeting process, contact Tiffany Aliment at 253-798-3226 or tiffany.aliment@piercecountywa.gov.

Proposal: Review of the Sunrise Master Planned Community (MPC) 5-Year Update Report to comply with conditions of approval for the Major Amendment to the Sunrise Master Plan, Case No. Z22-83, and requirements of the Amended 2014 Sunrise Development Agreement. The report provides a brief history of Sunrise MPC entitlements, location and density of residential and non-residential development, open space and recreational facilities, location and type of on-site and off-site roads, utilities, and infrastructure.

Project Location: The Master Planned Community is located in the South Hill area south of the City of Puyallup in unincorporated Pierce County Washington, Sections 23, 24, 25, 26, 27, 35 and 36, Township 19 North, Range 4 East, W.M., in Council District #3.

State Environmental Policy Act (SEPA): Pursuant to the State Environmental Policy Act (SEPA) and the Pierce County Environmental Regulations (Pierce County Code, Title 18D), this Update review is exempt from environmental review.

Review Summary: As of October 2021, approximately 76% (3601 units) are built or approved to be built of the overall 4,728. Currently, other subdivision proposals are either under review, or scheduled for submittals.

While within proximity of many commercial and civic activities along Meridian, Sunrise lacks any commercial uses within its boundaries at this time. The Sunrise medical campus provides the only non-residential uses within the MPC. There is a mix of multi-family development and two schools within the development.

There are also several small neighborhood parks throughout the community, with the largest being a 7.7-acre community center/park along Sunrise Boulevard in the northern part of the master plan and the newly completed 9-acre regional park at the south-west corner of 122nd and Sunrise Boulevard.

Sunrise is an attractive and well planned community with outstanding views of Mt. Rainier and its surroundings.
County Contact: Cory Ragan, Senior Planner, 253-798-2590, cory.ragan@piercecountywa.gov

Pierce County Online Permit Information:
https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentStatus?applPermitId=970316

Project Data

Application Complete Date: September 7, 2021
Initial Project Review Sent: December 1, 2021

Owner: Sunrise Development Corporation of Washington
Attn: Eric Corliss
3106 Sumner Tapps Hwy East, Suite A
Lake Tapps, WA 98391
ericc@corlissco.com

Applicant/Agent: Apex Engineering
Attn: Colleen Harris
2601 South 35th Street #200
Tacoma, WA 98409
harris@apexengineering.net

Public and Legal Notice

- October 13, 2021: Notice of Application (NOA), including the South Hill Advisory Commission (SHAC) public meeting date, was sent to property owners within the Sunrise MPC and a radius of 300 feet, but not less than two parcels deep, around the exterior boundaries of the MPC.
- November 22, 2021: Legal notice was published in the official County newspaper (Tacoma News Tribune), advertising the SHAC public meeting.

Introduction

The Sunrise Master Planned Community occupies approximately 1,467 acres in the South Hill area of Pierce County, Washington. The site is located approximately 4 miles south of SR 512 and one mile east of SR 161. In 1983 application was made for Rainier Terrace Master Planned Community with a proposal to develop an approximate 1,500-acre tract of land located between 152nd Street East and 198th Street East, east of Meridian and Thun Field area, into a planned community consisting of housing, manufacturing, commercial and office uses. Employment opportunities would be created for the residents of the community who would also do their shopping in the proposed commercial areas. The students within Sunrise are served by Edgerton Elementary (outside of Sunrise master plan), Glacier View Junior High, and Emerald Ridge High School. School bus transportation is currently available in the immediate vicinity for students attending Edgerton Elementary School only.
In accordance with Section 8.13 of the Amended and Restated Development Agreement dated July 01, 2014, and extended by mutual agreement May 19, 2021, between Sunrise Development Corporation of Washington (SDC) and Pierce County, the Sunrise Master Planned Community (MPC) shall be reviewed by Pierce County at least every five years, consistent “…with LU-MPC Objective 42.4 of the County Comprehensive Plan.”

The five-year review, in addition to providing a progress report, is intended to summarize the status of the master plan and ensure compliance with the original approved conditions. It is also intended to identify the location and density of residential and non-residential development, provision of open space and recreational opportunities, off-road and infrastructure improvements, and the need for future changes and revisions. The contents of the report shall include, but may not be limited to the following:

1. Location and density of subsequently approved residential development.
2. Location and type of subsequently approved non-residential development.
3. Location and type of open space and recreation facilities.
4. Location and type of on-site and off-site roads, utilities, and infrastructure.
5. Modifications to the Master Plan or the Restated Agreement pursuant to Section 7 of this Restated Agreement, if any.

Activity levels have picked up significantly in the past 5 years with many projects still under way.

**History**

1983

Z22-83, application for Rainier Terrace Master Planned Community. The applicant proposes to develop an approximate 1,500-acre tract of land located between 152nd Street East and 198th Street East, east of the Meridian and Thun Field area into a planned community consisting of housing, manufacturing, commercial and office uses. Employment opportunities will be created for the residents of the community who will also do their shopping in the proposed commercial areas.

August 14, 1985

Concomitant Final Environmental Impact Statement (FEIS) issued.

March 14, 1986

Pierce County Hearing Examiner Report and Decision, recommends the County Council execute a Concomitant Zoning Agreement with Mt. Rainier Ventures to govern land use, zoning, and other specified conditions proposed for the development of Rainier Terrace.

May 21, 1986

Ordinance 85-155s, new County zoning ordinance is adopted.

December 9, 1986

Ordinance 86-92s, County Council adopts the Concomitant Zoning Agreement for the Rainier Terrace Planned Community. Applicant volunteers to comply with new Ordinance 85-155s (PCC 18.10.070). A Master Land Use plan is approved.

March 1, 1987

Ordinance 85-155s, effective date of new zoning regulations.

January 5, 1987

Concomitant Zoning Agreement for the Rainier Terrace Planned Community; includes master plans for land use, zoning, transportation, sanitary sewers, water, storm drainage, and temporary erosion control.

July 21, 1992

Hearing Examiner Decision with recommendations on the proposal by Rainier Ventures for revisions to Rainier Terrace/Sunrise Concomitant Agreement.

October 20, 1992

Ordinance 92-105, amends the Concomitant Agreement for Rainier Terrace (now known as Sunrise).

December 15, 1992

Ordinance 93-124, amends the Concomitant Agreement.

February 1, 1995

Effective date of Comprehensive Plan designation to Employment Based Planned Community (EBPC) for the Sunrise property.

August 20, 1995

Effective date of Ordinance 94-91S, 176th Street Extension alignment.
<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>August 6, 1996</td>
<td>Resolution 96-125 of the County Council forwards a request for Major Amendments to the master plans and termination of the Concomitant Agreement to the Pierce County Hearing Examiner and the Planning and Land Services Department (PALS) for review and recommendation.</td>
</tr>
<tr>
<td>November 7, 1996</td>
<td>Addendum to Environmental Impact Statement (EIS) for Major Amendment request.</td>
</tr>
<tr>
<td>May 20, 1997</td>
<td>Major Amendment to Sunrise Master Plan Decision. Hereinafter referred to as the “Decision”. Request to terminate the Zoning Agreement of the Concomitant Agreement and return to a Planned Development District (PDD) and convert approximately 218 acres from industrial and office zoning designation to single-family residential. The Pierce County Hearing Examiner makes a recommendation to the County Council to authorize PALS to administratively approve the final site development plan. The Examiner makes 18 other recommendations to the Council in the decision.</td>
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<td>October 5, 1999</td>
<td>Ordinance 99-93s2 project is changed from Employment Based Planned Community (EBPC) to Master Planned Community (MPC).</td>
</tr>
<tr>
<td>April 17, 2001</td>
<td>Ordinance 2000-97s, Terminates the Concomitant Agreement and requests PALS administer the project pursuant to PCC 18A.75.080 in consideration of the Hearing Examiner’s decision dated May 20, 1997, after the proponent submits an application for final approval of a Planned Unit Development (PUD) and Development Agreement for the Sunrise MPC.</td>
</tr>
<tr>
<td>November 15, 2001</td>
<td>Sunrise Master Planned Community (MPC) Final Development Agreement; hereinafter referred to as the “Agreement” is signed by the Director of PALS and Deputy Prosecuting Attorney. Includes a Final Zoning Map, which establishes the zone designation for each area, and a Final Development Plan which identifies the preferred use for each area.</td>
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<tr>
<td>December 21, 2006</td>
<td>Application for 5 year update review; hereinafter referred to as the “Update”. The Update application includes the following proposed master plans: Land Use and Zoning, Parks and Trails, Road Hierarchy, Storm Drainage, Water, and Sanitary Sewer.</td>
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<tr>
<td>February 23, 2007</td>
<td>Application for Minor Amendment to the Sunrise Development Agreement. Six minor modifications to the Final Zoning Map and Final Development Plan are requested.</td>
</tr>
<tr>
<td>February 10, 2010</td>
<td>A Major Amendment to the Sunrise Master Planned Community (MPC) to increase the number of dwelling units from 3,446 to 4,727, per the May 20, 1997, Major Amendment decision by the Pierce County Hearing Examiner is approved.</td>
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</table>
September 15, 2014  The July 1, 2014 Amended and Restated Development Agreement is signed.

March 16, 2016  A 5-year update and Minor Amendment to 1) revise planning areas 3, 17, and 22 from High Density Residential to Moderate Density Single Family 2) revise planning areas 28 and 29 from Mixed Use District to MSF 3) revise planning area 26 from MSF to HRD, and 4) revise the location, size and timing for construction of the 20-acre park is approved.

**Land Use Designation and Zone Classification**

The approved Zoning Master Plan for Sunrise has various zoning classifications covering the entire Master Plan area. During the 5-year update in 2016, an amendment was approved to change several zones within areas of the MPC.

Construction of all projects within Sunrise are governed by the July 1, 2014 Amended and Restated Development Agreement (DA) (superseding the original November 15, 2001 Development Agreement), which established zoning and land use patterns for the community. The SMPC is then vested to Title 18A from June 5, 2000.

The July 1, 2014 Amended and Restated Development Agreement included a Land Use and Zoning Map approved March 24, 2010, as Exhibit C.
The illustration below matches the changes approved above by the Examiner and provides a new picture of what has occurred in this area of Sunrise compared to the diagram above showing the 2001 land use plan.
A progress table below shows the 2021 land use and zoning breakdown for “Areas” within Sunrise:

<table>
<thead>
<tr>
<th>AREA</th>
<th>NAME</th>
<th>MPC LAND USE CLASSIFICATIONS</th>
<th>MPC ZONING CLASSIFICATIONS</th>
<th>APPROVED OR EXISTING SINGLE FAMILY UNITS /PADS</th>
<th>APPROVED OR EXISTING MULTI-FAMILY UNITS /PADS</th>
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Surrounding Land Use Designations
Development Agreement

18A.75.080 (Effective June 5, 2000)

N. A Project Development Agreement that shall at a minimum include:
   a. A plan for the property that includes overall development criteria and standards that establish the development policy for the total project. The criteria and standards will generally address land use types and densities; design features (land use, roads, stormwater, parks and open space); and concepts for affordable housing and phasing and financing of public services and infrastructure.
   b. The detailed land use plan will identify:
      (1) The location and density of residential development;
      (2) The location and type of commercial component;
      (3) The location and type of open space, recreational facilities, stormwater facilities, public facilities such as schools and libraries, and transportation systems including auto, pedestrian, bicycle, equestrian, transit;
      (4) A phasing plan and the expected build-out period for the project and its phases;
      (5) The mechanisms to assure affordable housing is provided for a broad range of income levels;
      (6) The acreage and range of uses authorized for any non-residential development within the PUD; and
      (7) The minimum and maximum number of residential units for the PUD.

P. Development Agreement Approval Procedures.
   1. Procedures for Approval. A three step process shall be followed in the approval of a PUD project development agreement under this Section.
      a. The review and approval of a proposed project development agreement (and subdivision proposal if submitted) by the Examiner after staff review, public notice, and public hearing. The Examiner shall use the guidelines set forth in this Section and other appropriate sections of the Code in the review and approval of the proposed development agreement.
      b. The final development agreement shall be prepared by the applicant incorporating the changes and/or conditions to the proposed development agreement adopted by the Examiner. The final development agreement may be approved and adopted in stages/ phases.
      c. The final development agreement shall be approved after the Director finds it conforms with the guidelines included in the approved proposed development agreement. Approval of the final development agreement shall be pursuant to all concurrency and adequacy requirements.
18A.75.080 Planned Unit Development.

**Purpose.** A Planned Unit Development (PUD) is intended to be a flexible zoning concept. Depending on the type of PUD, it will provide the Examiner a chance to encourage development of a variety of housing types; allow for non-residential development; create and/or preserve usable open space; provide recreational opportunity and aesthetic enjoyment to residents; preserve, to the maximum extent possible, the natural characteristics of the land; encourage creativity in design; provide predictability for the development of a project; and provide for maximum efficiency in the layout of streets, utility networks, and other public improvements, as appropriate.

B. **Classifications of Planned Unit Development.** PUDs shall be classified as one of seven types: Employment Based Planned Community, Master Planned Community, Master Planned Resort, New Fully Contained Community, Essential Public Facility-Rural Airport, Major Institution, or Essential Public Facility-State Corrections Overlay.

C. **Definitions.**
   2. **Master Planned Community (MPC).** Master Planned Community is a planned unit development within an established Urban Growth Area which integrates a mix of housing types and densities, limited commercial services, and recreation.

G. **Uses Permitted within a PUD.**
   2. **Uses Permitted.**
      b. **MPC.** Only those uses which are allowed under MSF and HRD designations or other uses as provided for by the Examiner if found to be consistent with the approved conceptual plan

*Staff Comment:* Section 3 of the July 1, 2014 Amended and Restated Development Agreement outlines the allowed uses and development regulations within the MPC.

H. **Land Use Standards.**
   1. **Basic Residential Density.**
      a. **NFCC/EBPC/MPC.** Residential densities may vary between 2 and 12 units per acre as long as the overall average residential density is between 4 and 8 units per acre.

**Development Agreement**
Section 5. General Provisions.
5.1 **Applicable Law**
The rules, regulations, official policies, standards and specifications applicable to the Project shall be the provisions of this Restated Agreement, and the Project Approval. The Project shall be vested to the regulations described in subsections A through E below, all of what shall be considered the "Applicable Law". All applications for Subsequent Approvals shall be considered under the Applicable Law. With respect to matters not addressed by this Restated Agreement and subsections A through E, the Subsequent Approvals shall be subject to the rules, regulations, official policies, standards and specifications (including County ordinances and resolutions) in effect on June 5, 2000. Notwithstanding the foregoing, all applications for Subsequent Approvals shall conform to the most current versions of the International Building Code, International Fire Code, and other building construction codes in effect at the time of such applications. The following specific development regulations apply:
A. **Zoning Regulations.** Requests for development permits or approvals that implement and are consistent with the Land Use and Zoning Map (Exhibit C) as described above shall be processed and approved pursuant to Pierce County Development Regulations - Zoning (PCC Title 18A) effective June 5, 2000 (Exhibit B), except as specifically modified by this Restated Agreement.

B. **Road Standards.** All on-site and off-site public road improvements constructed by Sunrise or their successors or assigns shall comply with the 1992 Pierce County Road Standards (Ordinance 91-11 IS) except as modified by this Restated Agreement and/or the Road Hierarchy Plan and Trail Master Plan, (Exhibit E).

C. **Stormwater Standards.** Drainage plans and analysis shall comply with the 1997 Pierce County Stormwater Management and Site Development Manual, Pierce County Title 18C - Development Regulations - Storm Drainage and Site Development, and Title 18E - Critical Areas, except as modified by this Restated Agreement and the Storm Drainage Master Plan. (Exhibit F)

D. **Signage Standards.** Signage shall be regulated pursuant to Pierce County Development Regulations Signs (I 8B) in effect as of June 5, 2000,

E. **Critical Area Standards.** Critical Areas shall be regulated pursuant to Pierce County Development Regulations - Critical Areas (I 8E) in effect as of June 5, 2000.

**Staff Comment:** In the Development Agreement there are references made to “Conditions of Approval”. These references are made to the Hearing Examiner decision dated May 20, 1997, Major Amendment to Sunrise Master Plan: Case No. Z22-83. The vesting date in Section 5.1.1 of the Agreement provides that projects within Sunrise are to be reviewed under regulations, etc. in effect on June 5, 2001. However, Condition 14 of the Examiner’s 1997 decision references the regulations in effect at the time of submittal of each development application.

14. “Development and use of the property within the PDD shall be consistent with Final Development Plan, attached as Exhibit 8, and the Master Zoning Plan attached as Exhibit 10, and the regulations in effect at the time of submittal of each development application; provided however, that the land uses within the MUD and HRD zones shall be limited to those land uses shown on Exhibit 5.”

Furthermore, Ordinance 2000-97s states:

“Section 4. The Council requests that all future development within the Sunrise Development be regulated pursuant to the Pierce County Development Regulations, as amended, including landscaping and buffering.”

**Development Agreement**  
**Section 8.15. Five-Year Review.**

Within thirty days following the five-year anniversary of the effective date of the Agreement Sunrise will prepare a report summarizing the status of the project. The contents of the report shall include, but not be limited to the following:

A. Location and density of subsequently approved residential development.

B. Location and type of subsequently approved non-residential development.
C. Location and type of open space and recreation facilities.
D. Location and type of on-site and off-site roads, utilities and infrastructure.
E. Recommended modifications to the Project or the Restated Development Agreement pursuant to Section 7 of this Development Agreement, if any.

According to the Agreement, the Sunrise MPC shall be reviewed by Pierce County at least every five years until build-out. The review shall address compliance with the conditions of approval. The review may also assess whether the development is well designed, contains a balance of uses, efficiently uses public facilities and services, and provides adequate open space.

**Staff Comment:** On September 15, 2014, the Sunrise Master Planned Community Development Agreement was signed by both County officials and the Sunrise Development Corporation of Washington. The Agreement includes a Final Zoning Map, which establishes the zone designation for each area, and a Final Development Plan stating the planned uses for each area. The Master Plan was previously approved with the Concomitant Zoning Agreement.

On September 7, 2021, Sunrise submitted an application for five-year update to the MPC. The application material included a 5-Year Update Report and master plans for parks, roads, sewers, water, and storm drainage.

**Development Agreement Section 7. Modifications and Revocation**

The Restated Sunrise Development Agreement, or any subsequent approval, including, but not limited to the land use plan elements or conditions of approval, may be amended or modified at the request of the applicant or the applicant’s successor in interest. The Director may administratively approve modifications to the Agreement, or any subsequent approval. Minor modifications are defined as those which do not increase the density by more than 10% of the total number of units allowed for the project or phase, those which do not increase the perimeter boundary of the project or phase by more than 5%, those which do not significantly increase impacts on transportation or the environment, and those which do not reduce buffers or open space. Modifications that do not qualify as minor shall be subject to the same procedures as the original application.

**Staff Comment:** No amendments at this time are being proposed. The following land use entitlement actions have occurred as reflected on the updated Land Use and Zoning Map during the past 5 years:

1) Oak Pointe aka Emerald Ridge PDD (Area 12)
   a) November 3, 2015, Minor Amendment (822750) to revise Lots 335-410 from 76 townhomes to 34 single family detached residences and transfer 42 units to multi-family on lot 557. However, this application was never approved and ultimately expired without further action.
   b) February 22, 2016, Minor Amendment (829577) to change use of Lot 556 from multi-family to commercial. The Minor Amendment was denied August 18, 2016. Two appeals were filed for the Minor Amendment (846122 and 845835), which were subsequently dismissed, but led to further action on July 11, 2017, at which time a Major Amendment (865995) to convert Lot 556 back to MPC vested MUD Zoning was submitted. June 12, 2018 applicant withdrew Major Amendment application (865995).
c) November 10, 2016 Minor Amendment (849705) to transfer 20 of the 80 units from Lot 556 to Lot 557. Hearing Examiner approved November 29, 2016. On December 9, 2016 Applicant relinquished approval.
d) In 2017 Plat Alteration to Phase 1, (850881), was recorded.
e) In 2019 Plat Alteration to Phase 1, (870654), was recorded.
f) In 2019 Plat Alteration to Phase 1, (888418), was recorded.

2) The Madronas (Area 14 & 15)
a) July 18, 2017, Minor Amendment (866454) to change the Zoning from MUD to MSF in Area 15 and Zoning for approximately 3 acres of the 12.5-acre Area 14 from CC to MSF. August 3, 2017 application was cancelled and processed as a Major Amendment (871041).
b) September 14, 2017, Major Amendment (871041) was submitted to Pierce County and approved by the Hearing Examiner September 6, 2018.

Development Agreement
1.2 Location and Density of Residential Development

A range of residential densities will be provided throughout the Project. The least dense developments will contain two (2) units per gross acre while the most dense development will not exceed 25 units per gross acre. Urban density single family development will be focused in the north and south portions of the Project, while higher densities will be interspersed throughout the middle portions of the Project. The Hearing Examiner's decision dated February 5, 2010, removes the prior caps on residential and commercial development established under the May 20, 1997, Hearing Examiner Decision and, as of the current approvals, the total number of residential units in the Project shall be 4,727. The residential units shall be mainly detached single-family residential, with a maximum of 1,749 multifamily or attached single-family (townhouse) units.

Staff Comment: Since the last 5-year review, the following residential developments have been approved and are in varying stages of completion:

1) The Retreat: Area 3, 49 single-family (SF) lots, density 3.5 dwelling units/acre (du/ac)
2) The Woodlands (aka Community 5): Area 20, 67 SF lots, density 4.23 du/ac
3) Glacier Run: Area 32, 384 multi-family (MF) Units, density 4.9 du/ac
4) The Crossings: Areas 16, 28 and 25, 180 SF lots, density 4.9 du/ac
5) The Madronas: Area 14 and 15, 162 SF lots, density 5.4 du/ac
6) The Pines: Area 17, 162 SF lots, density 5.87du/ac
7) South Sunrise West: Area 20, 22, 23, 24, 405 phased SF lots, density 4 du/ac
8) Oak Pointe at Sunrise Phase 5: Area 12, 72 townhomes, density 4.38 du/ac

Development Agreement
Section 1.3. Location and Type of Commercial Development.
The majority of intense commercial development will be located southeast and southwest of the intersection of Sunrise Boulevard and 122 Avenue in planning areas 14 and 33 as shown on Exhibit C, but the exact location and type of commercial development is not specified at this time. The Hearing Examiner's February 5, 2010 decision removes the prior acreage limitation and approves 350,000 square feet of retail and office uses. Additional square footage can be added in designated commercial areas through a Minor Amendment under PCC 18A.85.040 if traffic and other impacts are mitigated. Any additional commercial locations beyond those shown on Exhibit C may only be established through a Major Amendment under PCC 18A.85.040. Any modification shall be in accordance with Section 7.

Staff Comment: An approximate 9.5 +/- acre portion of area was set aside for future commercial use approved as part of The Madronas on Area 14. This is located at the SE corner of the intersection of Sunrise Blvd. and 122nd Avenue. No further project activity updates have been provided. Area 33 has not changed.

Development Agreement
Section 1.4. Location and Type of Open Space and Recreational Facilities.

A high percentage of the land area within the Project is devoted to either open space or park/recreational land uses. The Land Use and Zoning Map (Exhibit C) designates 154 acres as either open space or park. The actual amount of acreage at project completion will be closer to 350 when all parcels have been developed and necessary open space and park areas have been established.

Other property considered open space is either perimeter buffer area in the north part of the Project, wetland and buffer tracts throughout, or steep slope buffer areas in the eastern portions of the Project. Each of these areas also doubles as a passive recreational area. The other properties considered recreational are the many neighborhood parks scattered throughout the residential portions of the Project. Additional recreational opportunities are provided on the Puyallup School District properties described in Section 1.6 of this Restated Agreement which contain several ball fields and other recreational opportunities. Finally, the school district has additional undeveloped property in the Project, which will most likely be developed with an elementary school that will also contain additional active recreational opportunities.

Staff Comment: As documented in the previous 5-year update report there is currently a total of 186.23 acres within the MPC designated as either open space or recreational park areas. Since then, 157.58 acres of the following types of open space and recreation facilities have been added:

1) The Retreat: 0.11 +/- acres linear parks, 34.93 +/- acres open space, wetland, and buffer
2) The Woodlands: 0.98 +/- acres linear parks, 35.76 +/- acres open space, wetland, and buffer
3) The Crossings: 0.25 +/- acres linear parks, 33.2 +/- acres open space, wetland, and buffer
4) The Madronas: 5.17 +/- acres open space, wetland, and buffer
5) The Pines: 5.54 +/- acres open space, wetland, and buffer
6) South Sunrise West: 40.4 +/- acres of open space, wetland, and buffer
7) Oak Point at Sunrise Phase 5: 1.24 +/- acres open space

On April 24, 2020, Pierce County approved a Site Development permit for the 9.4 acre Sunrise Regional Park, located at 18002 122nd Avenue East in a portion of Area 33.
To date, upon completion, approximately 343.81 +/- acres of open space and park is scheduled to be provided and maintained through the Sunrise Master Association for the benefit of its residents and guests.

Wetland areas have been previously identified and surveyed as part of initial site planning for the Sunrise Master Plan. A wetland mitigation bank was approved and recorded under AFN9605030166 in 1996 and the wetland areas were created in 1997. A total of two acres of wetland was created for one acre of wetland acreage impacts. The areas are now well functioning wetlands and are to be used for on-site mitigation for unavoidable on-site wetland impacts to ensure that the development of residential communities would meet Pierce County Wetland Management Regulations of “no net loss.” The project Wetland Biologist (Habitat Technologies) has provided a mitigation update regarding the recent mitigation efforts and critical area involvement over the last 5 years throughout the Sunrise Master Plan. See Appendix F for Habitat Technologies Sunrise Master Planned Community Mitigation Update dated June 8, 2021, for review. The mitigation update document can be found in the online documents associated with the 5-year review application materials.

Development Agreement
Section 1.5. Location and Type of Stormwater Facilities.

Stormwater within the Project is collected, transmitted, treated and either retained or detained in accordance with the Storm Drainage Master Plan for the Project (Exhibit F) adopted by the County in Ordinance 92-105 and re-adopted in Ordinance 93-124. The majority of the Project's stormwater is retained or detained in regional facilities such that each individual plat or project does not have to provide such facilities on site.

Staff Comment: As Sunrise continues to build out, storm drainage facilities are being incorporated in general conformance with the Agreement and the Storm Drainage Master Plan.

Development Agreement
Section 1.6. Location and Type of Schools.

The Concomitant Agreement originally required Sunrise to make sites for schools available for purchase by any school district within which the Project lies, with several stipulations. Sunrise's predecessor in interest, Mt. Rainier Ventures, sold 96 acres to the Puyallup School District ("PSD") in the early 1990's. PSD has built Emerald Ridge High School and Glacier Ridge Junior High School on portions of that property and anticipates developing the remaining portion of the property with an elementary school sometime in the future.

The Hearing Examiner's May 20, 1997, decision requires Sunrise to cooperate with adjacent property owners, the County, and the Orting School District to ensure that prior to creating student impacts to the Orting School District, an appropriate and acceptable road access from 200th Street East to Sunrise is completed. Until such time as a road access from 200th is completed and accepted by the County, residential building permits shall not be issued on any property within Sunrise that is also within the Orting School District.
*Staff Comment:* The students within Sunrise are served by Edgerton Elementary (outside of Sunrise master plan), Glacier View Junior High, and Emerald Ridge High School. School bus transportation is currently available in the immediate vicinity for students attending Edgerton Elementary schools only.

Emerald Ridge High School was opened in September 2000. The 204,000 square foot building sits on a 47-acre site. The school has the capacity to house 1400 students. The name Emerald Ridge High School was selected by the Board and is named after Emerald Ridge on Mt. Rainier, which the campus faces.

Glacier View Ridge was constructed in 2008. An elementary school is slated to be constructed within Sunrise in the upcoming years.

**Development Agreement**

Section 1.7. Location and Type of Public Facilities

Public Facilities, including transportation facilities, sanitary sewer facilities, water facilities and storm water facilities will be located and designed according to the appropriate adopted master plan as tabulated in Section 1.1 of this Restated Agreement. In the event that right-of-way or other real property is found to be necessary for public use and is required for construction, installation or maintenance of any improvement required by the terms of this Restated Agreement, or an approved master plan, and such right-of-way or other property cannot be obtained by Sunrise through voluntary transfer, the County may exercise its power of eminent domain to acquire such property.

*Staff Comment:* Water services for the community are provided by a series of water mains and existing tanks owned and maintained by Tacoma Water. The majority of the community is in Zone A (elevation 505-600, 39-80 psi static). Zone B (elevation 450-525, 48-80 psi static via prv) encompasses the area adjacent to the Lorenz tributary of Horsehaven Creek, proposed Deer Hollow plat, and the school campus site north of 184th Street East. No comments have been received from Tacoma Water. The applicant states that there are no deficiencies in the existing system to warrant continued evaluation at this time.

The Sanitary Sewer Master Plan has been updated twice since the last 5-year update as summarized below. See Appendix B for Sanitary Sewer Master Plan approved April 14, 2021.

In April 2018, the Sanitary Sewer Master Plan was amended to reflect portions of The Upland development gravity flowing to existing pump station PS88 rather than a force main connection to the proposed pump station PS00 and to update the Residential Equivalent Value (RE) allocations from recently completed Sunrise projects and anticipated future Sunrise projects.

In April 2021, the Sanitary Sewer Master Plan was amended to reflect basin adjustments within the Uplands project area (requested by Uplands and Pierce County) and to update the Residential Equivalent Value (RE) allocations from recently completed Sunrise projects and anticipated future Sunrise projects. The Pierce County Sewer Utility has no further comment for sanitary sewer services within the boundaries of the Sunrise MPC.
Due to the large number of lots being developed in the vicinity of Sunrise, which include developments such as Day Break, Lipoma Communities, and Lipoma Firs North, a traffic study was concluded in November 2008, entitled the Sunrise Regional Transportation Analysis. The study takes into account the existing number of homes and approved unit counts in these developments. All proposals are subject to the conditions and mitigations as found in this analysis.

The project is not in an area currently served by Pierce Transit, but as larger developments such as this are reviewed Pierce Transit asks that consideration be given to the future availability of public transportation services.

Per the 2009 MOU, Sunrise Development Corporation will pay the County’s Transportation Impact Fee (TIF) and a Voluntary Mitigation Fee (VMF) with each building permit application. It is the County’s objective to have the actual road improvements constructed in lieu of the monetary contributions; therefore, at the time of development for each phase a discussion on whether contributions will consist of construction of road improvements or financial contributions shall be decided. See Appendix C for an overview of the VMF Credit. Appendix D provides a status update on the requirement improvements outlined within the 2009MOU; and Appendix E provides a status update on the required improvements outlined within a subsequent 3-party agreement developed in 2019 with Pierce County and the neighboring Uplands Development related to access roads serving Uplands. The agreement document can be found in the online documents associated with the 5-year review application materials.

**Public and Agency Review Comments**

Comments received on this proposal can be found by clicking on the “Documents” tab at the online permits address listed on page 2 of this Report.

**Questions for SHAC Discussion and Consideration**

**Preliminary Plat:**
- Is the Master Plan proposal adequately addressing public health, safety and general welfare issues as discussed above? If no, what changes are recommended?
- Will the public use and interest be served by the proposal? If not, what changes are recommended?

**General:**
- Is the Master Plan consistent with the Pierce County Comprehensive Plan?

**Other Questions or Concerns?**

**Draft Condition of Approval:**

Pursuant to RCW 36.70B.190, the 2014 Restated Development Agreement (without Exhibits) shall be recorded with the Pierce County Auditor and during the term of this Agreement shall be binding on the parties, their successors and assigns.

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