

**South Hill Advisory Commission (SHAC)**  
Regular Meeting Minutes | August 2, 2021  
Meeting ID: 990 5575 2619 | Meeting Passcode: 158618

**Members Present:**

Nichole Weber, Chair  
James Downs  
Dave Brock  
Laura Hodgson

**Members Absent:**

Dave McMullen (unexcused)  
Dan DeYoung (excused)  
Robert Johnson (excused)

Chair Weber called the meeting to order at 7:05 p.m. A quorum was present.

**NEW BUSINESS**

**Preliminary Plat: Mountain Glen  
Application Number 963097**

Applicant/Agent: Geoff Sherwin, JK Monarch  
Planner: Tony Kantas, tony.kantas@piercecountywa.gov  
Request: The applicant requests preliminary plat approval to subdivide 4.86 acres (4.21 net developable acres) into 17 single-family residential lots and dedicate 1.44 acres to open space. The plat also includes a shared access tract and Level 3 landscaping along the frontage of 152nd Street East. The subject property is zoned Moderate Density Single-Family (MSF) within the South Hill Community Plan area. The MSF zone requires a minimum density of 4 dwelling units per acre and a maximum density of 6 dwelling units per acre when connected to public sewer. The proposed density is 4 dwelling units per acre. The proposed plat would be served by a public water system and a community on-site septic system. Located at 10610 152<sup>nd</sup> Street East, within Section 22, T19N, R4E, W.M., in Council District #1.

Tony Kantas, Senior Planner, summarized the project review, project design, site history, site characteristics, and gave a PowerPoint presentation. Mr. Kantas explained the review process, existing conditions of the site, surrounding area of the project, review statuses of each of the County departments, and explained all the findings the Hearing Examiner will need to make to approve the proposed plat.

**Applicant/Agent Comment**

Geoff Sherwin explained that the sewer connection is approximately 1300' away at a near-by daycare property. Mr. Sherwin stated that an application has been submitted to the Health Department requesting a waiver to not install a dry sewer line through the subdivision as it was unlikely the sewer will be extended to the property.

**Commission Questions/Discussion**

- Inquired if the plat would be reviewed in accordance with the requirements of the airport overlay, i.e., construction standards for height and sound as it would be applicable within the overlay.
- Inquired why the plat could not connect to the existing sewer system that serves the commercial property to the south and if the housing within the plat would be considered affordable.

- Suggestion it would be beneficial to the neighborhood if there was a public pedestrian pathway through the subdivision to the neighboring south commercial property.

**Public Comment**

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

- Elvin Leveu

*Public comment closed.*

**Motion made** (Hodgson/Downs) to recommend approval of the project with the County and Applicant consideration to a pedestrian connection to the south commercial property.

***Motion passed 4-0.***

**OLD BUSINESS**

**Minutes**

(April 5, 2021)

(May 3, 2021)

**Motion made** to approve the April 5 and May 3 minutes as presented.

***Motion passed unanimously.***

*Meeting adjourned at 8:01 p.m.*