

South Hill Advisory Commission (SHAC)
Regular Meeting Minutes | December 6, 2021
Meeting ID: 983 6969 3055 | Meeting Passcode: 415088

Members Present:

Nichole Weber, Chair
Jim Downs, Vice Chair
Robert Johnson, Secretary
Laura Hodgson
Dan DeYoung
David Brock, Ph.D.
Beki Shoemaker
Randy Cherland

Members Absent:

Chair Weber called the meeting to order at 7:07 p.m. A quorum was present.

Staff presented the case.

NEW BUSINESS

**5-Year Update: Sunrise Master Planned Community
Application Number: 970316**

Applicant: Colleen Harris, Apex Engineering
Owner: Sunrise Development Corporation of Washington
Staff Contact: Cory Ragan, Planner 3, cory.ragan@piercecountywa.gov
Request: 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 Sunrise Master Planned Community is located in the Master Planned Community zone classification, the South Hill Community Plan area, and Council District 1.

Applicant/Agent Comment

Colleen Harris gave a presentation and addressed the commission. Ms. Harris then answered questions.

Commission Questions/Discussion

- Commissioner Hodgson asked questions regarding the Fire Districts Appeal of South Sunrise West.
- Commissioner Johnson asked questions about traffic fees and how they are applied in the Master Plan.

Public Comment

No public comment was made.

Public comment closed.

Motion made (Downs/Brock) to recommend the Sunrise 5-year review be approved as presented.

Motion passed unanimously.

Land Use Variance: Jennings
Application Number: 972076

Applicant/Owner: Judith Jennings
Staff Contact: Adonais Clark, Planner 3, adonais.clark@piercecountywa.gov
Request: To allow the construction of an Accessory Dwelling Unit (ADU) within 100 feet and in front of the principal dwelling. Located at 9106 118th Street East, Puyallup, within the High Density Single Family zone classification, the South Hill Community Plan area, and Council District 2.

Applicant/Agent Comment

Judith Jennings, applicant, addressed the commission and answered questions.

Commission Questions/Discussion

- Commissioner Johnson asked about the location of the primary septic system
- Commissioner DeYoung asked about the ADU code and why separation between home and ADU is significant
- Commissioner Hodgson asked about the possibility of constructing an attached ADU
- Commissioner Johnson asked if the primary drain field is a special circumstance
- Commissioner Downs asked if the existing septic system is adequate for the ADU

Public Comment

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

- Dan Besaw – 9105 118th Street East
- Christina Tirrell – 11725 91st Avenue East

Public comment closed.

Motion made (Johnson/Shoemaker) to recommend approval based on the need for further review for septic drain field improvements and architectural design review of a single story “stick built” home.

Motion passed.

OLD BUSINESS

Minutes

(August 2, 2021)

Motion made (Downs) and seconded to approve the minutes as presented.

Motion passed.

OTHER BUSINESS

Election of 2022 Officers

Motion made (Downs/Shoemaker) to appoint Robert Johnson as Chair. ***Motion passed.***

Motion made (Shoemaker/Downs) to appoint Dan DeYoung as Vice Chair. ***Motion passed.***

Motion made (Shoemaker/Downs) to appoint Laura Hodgson as Secretary. ***Motion passed.***

-motion to adjourn at 9:23 p.m.