

South Hill Advisory Commission (SHAC)
Regular Meeting Minutes | December 5, 2022, at 7:00 PM
Pierce County Skills Center
16117 Canyon Road E, Puyallup

MEMBERS PRESENT:

Robert Johnson, Chair
Dan DeYoung, Vice Chair
Laura Hodgson, Secretary
David Brock
Beki Shoemaker
Zach Shoemaker

MEMBERS ABSENT:

Eric Ott, *excused*
Jacob Ray, *excused*
Wendy Wright, *excused*

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

APPROVAL OF MINUTES

Motion made (B. Shoemaker/DeYoung) to approve the November 7, 2022, minutes as amended.
Motion passed unanimously.

NEW BUSINESS

**2023 Comprehensive Plan Amendment - Area-wide Map Amendment
Application #994726**

Applicant: Pierce County, Planning and Public Works

Request: Redesignate three parcels totaling 2.25 acres from the High Density Single-Family designation to the High-Density Residential designation with a Moderate-High Density Residential zone classification.

Erika Rhett Hunt, Long Range Planning Supervisor, presented the proposal and the staff report to the Commission and answered questions.

Applicant Comment

Erika Rhett Hunt, Long Range Planning Supervisor, was in attendance to answer questions.

Public Testimony

No public comment.

Commission Questions/Discussions

No questions/comments.

Motion made (Hodgson/Z. Shoemaker) to recommended approval as presented. ***Motion passed unanimously.***

**2023 Comprehensive Plan Amendment – Community Plan Amendment
Application #994728**

Applicant: Tacoma Water

Request: Amendment to policies to establish the Public Institution designation within the Plan area.

Erika Rhett Hunt, Long Range Planning Supervisor, presented the proposal and the staff report to the Commission and answered questions.

Applicant Comment

John Zwosta and Bill North, representatives of the Applicant, were in attendance to answer questions.

Public Testimony

- Brian Devereux

Public comment closed.

Commission Questions/Discussion

- Inquired why the Public Institution designation wasn't included in the South Hill Community Plan
- Discussion on other Public Institution areas
- Discussion on when the Public Institution designation can be added to the community plan

Motion made (Brock/B. Shoemaker) to recommended approval as presented. ***Motion passed unanimously.***

**2023 Comprehensive Plan Amendment - Area-wide Map Amendment
Application #994729**

Applicant: Tacoma Water

Request: Redesignate three parcels totaling 95.09 acres from Moderate Density Single Family to Public Institution.

Erika Rhett Hunt, Long Range Planning Supervisor, presented the proposal and the staff report to the Commission and answered questions.

Applicant Comment

John Zwosta and Bill North, representatives of the Applicant, were in attendance to answer questions.

Public Testimony

No public comment.

Commission Questions/Discussion

- Clarification on why zoning change is needed
- Clarification on the map used in the presentation and the designation of the three parcels specified on the application and the surrounding parcels
- Discussion on why Tacoma Water requires a communication tower
- Discussion on the Comprehensive Plan application and the land use application timeline(s)/process(es)

Motion made (B. Shoemaker/Brock) to recommended approval as presented. ***Motion passed unanimously.***

OTHER BUSINESS

The South Hill Advisory Commission was tasked with preparing and adopting by-laws per Pierce County Code 2.45.116.E(3). The commission reviewed and discussed draft by-laws and made revisions/recommendations to the draft version. No further action was taken at this meeting.

As determined by the commission, modifications to the by-laws will be incorporated into the draft version for consideration and approval at a Special meeting on Monday, January 9, 2023.

-motion to adjourn at 9:52 p.m.