



South Hill Advisory Commission

Regular Meeting Agenda | Monday, August 7, 2023, at 7:00 PM
Pierce County Skills Center – Bethel School District
16117 Canyon Road E, Puyallup

(Use the 160th Street E entrance to access the parking area.)

*Public comment is limited to 3 minutes per speaker.
If possible, please have one spokesperson for people with similar views.*

APPROVAL OF MINUTES

(June 5, 2023)

NEW BUSINESS

Introduction of new commission members.

South Hill Citizens for Incorporation – Speaker: Shannon Burch

Preliminary Plat: Uplands PDD Phase 2 Application Numbers: 1010115, 1010123

Owner: Uplands 320 LLC; Tarragon LLC, Attn: Charles Hare
Applicant/Agent: AHBL, Inc., Attn: Lisa Klein
Staff: Robert Jenkins, Current Planning Supervisor, Rob.Jenkins@piercecountywa.gov
Request: Applicant requests Preliminary Plat approval of a 173.29-acre future development tract for a subdivision of Phase 2 of the Uplands PDD consisting of: 528 single-family detached lots; a 11.1-acre lot for 134 townhouse dwelling units; a 33.60-acre future development tract zoned Residential Resource; 11 passive recreation tracts; 15 open space tracts; 4 open space/storm tracts; 2 active recreation tracts; a 0.51-acre landscape tract; 2 critical area tracts; 1 sewer lift station tract; 2 alley tracts; and 19 shared access facility tracts. *For more detailed information regarding this proposal, please reference the associated Initial Project Review.* Located at 17701 – 135th Avenue Ct E, Puyallup, in the Moderate Density Single-Family and Residential Resource zone classifications, in the South Hill Community Plan area, and Council District #1.

Preliminary Plat/Site Plan Review: Heritage Park Townhomes Application Numbers: 1012764, 1012766, 1013428

Owners: Orin Parks, Peter Parks, and Dale Parks
Applicant: CES NW, Inc., Attn: Jennifer Caldwell
Staff: Adonais Clark, Senior Planner, Adonais.Clark@piercecountywa.gov
Request: Formal subdivision of a 1.88-acre parcel, with a 1.54 net developable acre, into 25 single-family lots for attached single-family housing, with a net density of 16.23 dwelling units per acre, utilizing the Urban Infill Design standards in Chapter 18J.17, to be served by City of Tacoma water and Pierce County sanitary sewer. Located 9209 – 128th Street E, Puyallup, in the High Density Single-Family zone classification, in the South Hill Community Plan area, and Council District #2.

OTHER BUSINESS

Election of Vice Chair – **Discussion Item**

For questions about this Agenda, please contact Long Range Planning at
ppwlongrangeadmin@piercecountywa.gov or 253-798-3736.