

South Hill Advisory Commission (SHAC)
Regular Meeting Minutes | August 7, 2023, at 7:00 p.m.
Pierce County Skills Center – Bethel School District
16117 Canyon Road E, Puyallup

(NOTE: These minutes are not verbatim. Audio recordings are available upon request.)

MEMBERS PRESENT:

Laura Hodgson, Secretary
James Fisk
Jacob Ray
Bill Riley
Beki Shoemaker
Mona Sullivan
Nichole Weber
Wendy Wright

MEMBERS ABSENT:

Dan DeYoung, Chair *(excused)*

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

APPROVAL OF MINUTES

Motion made (B. Shoemaker/Ray) to approve the June 5, 2023, minutes as presented. ***Motion passed and minutes are adopted.***

NEW BUSINESS

Secretary Hodgson introduced and welcomed the commission’s newest members: James Fisk, Mona Sullivan, and Nichole Weber.

Shannon Burch presented on behalf of the South Hill Citizens for Incorporation group. She provided an informational briefing regarding the South Hill incorporation study and responded to questions.

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: Rob Jenkins, Current Planning Supervisor
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.

County Staff Comment:

Rob Jenkins, Current Planning Supervisor, presented the case and responded to questions.

Owner/Applicant/Agent Comment:

Lisa Klein with AHBL, Inc. and Mark Enebrad with Tarragon, LLC were in attendance. They addressed the commission and responded to questions.

Commission Questions/Discussion Topics:

- Inquired if any provisions would be applied to protect Lorenz Creek.
- Discussed the development's designated school district, Orting School District, and potential impacts on the Puyallup school district from Upland parents petitioning to place their children in nearby Puyallup schools, rather than in the Orting Valley.
- Discussed the number of access points into and from the development; increase in traffic and accessibility of fire and rescue vehicles.
- Confirmed the Zone Classification for this application/project. Classification is Moderate Density-Single Family. (Subject to the requirements of November 16, 2017, Rezone/Planned Development District approval of Z1-13 by the Pierce County Hearing Examiner)
- Inquired if the proposed parks in the development would receive a reduction in impact fees.
- Confirmed if the proposed townhouse site was under Phase 2A.
- Confirmed if the 30-foot lot widths were for the plots to be served by the alleys adjacent to the parks.

Public Comment:

The following members of the public were in attendance and provided comment:

- Steve Gray
- Shannon Burch

Public comment closed.

Motion made (Weber/Shoemaker) to recommend approval of applicant's proposal for the 173.29-acre development. ***Motion passed 6-2.***

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
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.

County Staff Comment:

Rob Jenkins, Current Planning Supervisor, presented the case and responded to questions.

Applicant/Agent Comment:

Craig Deaver with CES NW, Inc. was in attendance. He addressed the commission and responded to questions.

Commission Questions/Discussion Topics:

- Inquired about a comment noted in the Initial Project Review (IPR) by the Department of Ecology regarding the site's proximity to a contaminated site.
- Discussion regarding Pierce County Code 18J.17, Urban Infill Design.
- Inquired on a comment regarding sidewalks made by Albert Flint, Development Engineering, located in the Public and Agency Review Comments section of the IPR.
- Inquired about the comment made by the Puyallup Tribe of Indians regarding a cultural resource survey be prepared for the project.
- Inquired about infiltration regarding the proposed project.
- Inquired about the possible need for deviations for proposed roadway and sidewalk designs.

Public Comment:

The following member of the public was in attendance and provided comment:

- Suzie Perkins

Public comment closed.

Motion made (Riley/Hodgson) to recommend approval as presented. ***Motion passed unanimously.***

OTHER BUSINESS

Motion made (Weber/Shoemaker) to continue the discussion and election of a new Vice Chair to the next meeting. ***Motion passed unanimously.***

-motion to adjourn at 9:05 p.m.