

SOUTH HILL ADVISORY COMMISSION
Minutes/Notes
October 2, 2017 – 7:00 p.m.
Central Pierce Fire & Rescue, Station 69,

South Hill Advisory Commission minutes/notes are not verbatim. Recorded copies are available upon request.

Members Present

Deryl McCarty, Chair
Jim Downs
Michele Haugen
Bob Johnson

Beki Shoemaker
Nichole Weber
Debra Wells

Member Absent

Patrick Clark (excused)

Chair McCarty called the meeting to order 7:00 p.m.

**Major Amendment to the Preliminary Plat/Planned Development District:
Oakpointe at Sunrise PDD, Phase 1 (aka Emerald Ridge PDD)
Application 865995**

Applicant: Emerald Ridge LLC

Request: Major Amendment approval to the previously approved Preliminary Plat/Planned Development District (PDD) for Emerald Ridge, within the Sunrise Master Plan, to construct commercial uses on Lot 556, a 3.3-acre parcel, in lieu of the approved 80-unit complex and reduce the overall residential density by 60 units. The site is located at the northwest corner of 122nd Ave. E. and Sunrise Blvd. within the Sunrise Master Plan. Emerald Ridge PDD was approved on March 18, 2005 under two zoning classifications, High-Density Residential (HRD) and Mixed Use District (MUD). The project is within the South Hill Community Plan area and Council District #1.

Cory Ragan, Associate Planner, gave a case overview and a PowerPoint presentation to the Commission.

AGENT TESTIMONY

Matthew Sweeney, attorney, representing the developer, stated that Emerald Ridge is about 80% complete with a park under construction. The Oakpointe parcel is almost isolated by wetlands with an improved intersection. Applicants propose converting the site from residential to commercial. Sunrise should have about 100 acres of commercial, which is non-existent at this time. This may bring additional commercial development to Sunrise. Sunrise opposes this project.

Responding to commission question, Mr. Sweeney stated:

- He is not sure the distance between the gas station/tanks and the wetland buffer.
- The applicants have been working on a commercial proposal for almost two years.

Mr. Ragan commented:

- The proposed project is vested under 2001 regulations. If approved, on-site drainage will flow into an existing system.
- Underground fuel tanks governed by state code, and will be addressed through SEPA.
- Lighting will meet the 2001 Code. Noise is reviewed by the Health Department.
- The proposed project must meet airport overlay height and lighting requirements.
- Concerned about a convenience store located so close to Emerald Ridge High School.
- The Puyallup School District has not expressed any concerns about the proposal. There is no restriction to sell alcohol near a school.
- If Engineering comments about crosswalks and lighting times, it could trigger a traffic review.
- Fencing is not required around the proposed project. There is a native retention buffer for the townhouses.
- No public comments have been received on this project.
- The proposed project must meet current building codes.

PUBLIC TESTIMONY

Dave Morell, 11421-164th St E, northwest of the project, is excited to see commercial near his location. He did not know that restaurants were allowed off Meridian. He would like staff to verify. Chair McCarty noted that Neighborhood Centers allowed restaurants. That would not affect this proposal. Mr. Morell continued that there should more than fast food restaurants allowed in this area.

Kathryn Sheldon, 12602 147th St. E. (Alderwood Manor north of the proposal) does not like the idea of a gas station/convenience store at this location and is concerned about signage if 2001 codes are applied. Appreciate small retail, restaurants, coffee shops, etc. However, a gas station that is within a walkable community seems ironic. This is a transient community amenity that could create more traffic from the business park at 160th/110th. Buffers, etc. Best available technology should apply adjacent to a wetland area.

COMMISSION DISCUSSION

The commission expressed concern about:

- Potential signage if 2001 codes are applicable.
- Location of gas tanks/station relative to a wetland.
- The proposal must meet the best/current methodology; SEPA requirements are not superseded.

Mr. Sweeney added that it could take up to two years before anything begins on this site. At this time, they plan to anchor the site with a gas station. The MUD zone allows commercial uses.

Motion made (McCarty) to recommend approval of the land use on the 3.3 acres as proposed. Motion fails for lack of second.

Motion made (Haugen/Downs) to recommend approval of the proposal as presented. Also, recommend that anything they build be in accordance with the new Pierce County/South Hill design standards.

VOTE:

| | | | |
|----------------|------------|----------------|------------|
| Jim Downs | Yes | Beki Shoemaker | Yes |
| Michele Haugen | Yes | Nichole Weber | Yes |
| Bob Johnson | Yes | Debra Wells | Yes |
| Deryl McCarty | Yes | | |

Motion unanimously approved as presented (7-0) Case concluded at 7:45 p.m.

PUBLIC COMMENT

No one from the public wished to provide comment.

Motion made and seconded to adjourn the SHAC meeting and begin the study session 7:50 p.m. Unanimous aye

**Study Session
South Hill Community Plan**

Jeff Mann gave a brief overview of the Community Plan update process.

Parks

Kimberly Freeman introduced herself, stating she was one of the planners who worked on the original South Hill Community Plan.

Joseph Coppo gave a PowerPoint to the Commission providing a Park overview. Highlights of the Plan include:

- Negotiating for 100 acres near the reservoir.
- Would like to remove the Hopp Farm that was an outright purchase with a residual chicken farm lease.
 - ❖ There is not enough room for safe access to area parks.
- Habitat Park will continue ongoing improvements through 2019-2010 that may include:
 - Dog park, great lawn, amphitheater, sculpture at the corner of Meridian/144th, a reader board, and frontage improvements.
 - Signs will be located on Meridian and the 144th Street entrance.
 - They are currently in Phase 1 of the playground. Next will be a restroom and courtyard improvements.

- No Rotary funds were ever used for the Park.
- Working on a trail network to connect parks and schools. Will work with Roads on proposed routes.
- Propose funding in the 15-year plan with the new impact fees.
- Working with the school district for a shared access to, and parking for, the proposed reservoir area. It is early in the process. Also need to work on road improvements and changes.
- Trails will depend on existing street sidewalks, paths, trails, depending on the amount of room. There will be a combination of various pieces.
- Road improvements will come from traffic, not park fees.
- Recommend removal of Horse Haven Creek & Trails, Hopp Farm, Half-Dollar park, and Hemlock pond/trail
 - ❖ Remove Horse Haven if directly tied to the Orting/176th road project
 - ❖ Remove Hopp Farm.
 - Would like to have a park on that side of Meridian, but ok removing.
 - There is one grandfathered home and one with a Parks designation with wetlands on one side.
 - Selling the Hopp Farm makes more sense and buying the 100-acre area near the reservoir.
 - The neighbors are already frustrated with traffic and activities occurring on the reservoir site.
 - Access from the north isn't an option.
 - Good idea to help a local problem.
- Understood there are problems with the reservoir park, but there are no restrictions.

Chair McCarty stated that Chapman's medal might change to a Medal of Honor, so there may be funds available.

Parks and Recreation Policies

- SH PR-1.2 (NOTE 61) "Address issue: too prescriptive; generalize language based on public input." Tried to update existing terms instead of listing all facilities.
- SH PR-1.3 Parks does not have ability to support aquatics. Rogers has their own pool.
- ❖ **Remove**
- SH PR-2.5...2.7 Changed trail system names
- SH PR-2.9 Added language to address Non-Motorized Trail Plan.
- ❖ Two development requirements 1) a pocket park for every "x" number of units; 2) road connectivity between developments. Did not want roads; wanted bike/walking paths between developments.
- SH PR-3.5 This is a land use requirement. It depends on uses within the tot lots that are only for those residing in the development. Minimum park size is 5 acres. If tot lot is near a trail, it would be feasible to connect and count for development.
- ❖ Should there be a compensatory development aspect, i.e. if build and connect, could reduce size of the tot lot?

The GMA allowed impact fees that have been low for a number of years. The fees are used for repair/maintenance of county parks. The impact fee allow for reduction of tot lots. The fee is for a regional service area that can apply to all Pierce County, not just the area the fees are collected.
- SH PR-4.1.2 – 4.2
- ❖ **Remove existing Hopp Farm/Hemlock Pond Park, Ates Pond Park and Trail, Reservoir Park and Trail; and Half Dollar Park and add 100-acre Reservoir Park.**
- SH PR-4.5.1
- ❖ **Remove** – no longer relevant

Transportation Policies

- SH T-6.1
- ❖ **Add "and to trails that support the South Hill community network."**

SH T-4.4

- ❖ Like the idea of an indoor gym, etc.

Public Comment

Robert Schwindt, Tarragon representing the Uplands, questioned park impact fees and their allocation. Mr. Coppo responded that a majority of projects are located in the unincorporated areas of Pierce County. Need to look at what/where facilities are needed. Money is spent where most needed. Mr. Freeman will send fiscal policy to Mr. Schwindt and the SHAC members.

Kathryn Sheldon is sad to see the Hopp Farm go off the table. Referencing the 100-acre reservoir area, she noted it will be hard to improve 144th with the close house fronts and backs. There is a huge need for sidewalks. The new park may exacerbate problems.

Study session concluded at 9:12 p.m.