

South Hill Advisory Commission (SHAC)

July 8, 2019, Meeting Minutes

Minutes of the SHAC are not verbatim. Recorded copies are available upon request.

MEMBERS PRESENT:

Patrick Clark
Jim Downs
Robert Johnson
Nichole Weber

MEMBERS ABSENT:

Dave McMullan (unexcused)
Beki Shoemaker (excused)

Nichole Weber, Chair, called the meeting to order at 7:02 PM. A quorum was present.

NEW BUSINESS

Preliminary Plat: Huber South Hill Plat Application 907668

Applicant: Huber Hill Development LLC
Planner: Donna Rhea, donna.rhea@piercecountywa.gov
Request: Subdivide a 4.97-acre parcel into 18 lots and 4 tracts, to be served by Puget Sound Energy, Tacoma Water, and Pierce County sanitary sewers. Located at 13124 154th St. E., Puyallup, in the Moderate Density Single-Family zone classification, South Hill Community Plan area, and Council District #1.

Staff presented the case.

Donna Rhea, Associate Planner, gave a PowerPoint presentation and summarized the proposal.

APPLICANT TESTIMONY

Matt Weber, *civil engineer with AHBL*, five-acre parcel north of retreat at sunrise and is zone MSF. Generally, the lots measure 50 ft x 100 ft. The existing home will remain. The property is located in an Open Space corridor, requiring more open space to be set aside. Tract C and D satisfy that. Will have vertical curb and gutter with sidewalks on both sides. They are required to retain 30% of the significant trees (which they are) and they're exceeding the other tree requirements. They are being required to build a dry sewer and are working to secure an easement from Sunrise Development for the sewer service. The site is tributary to the wetlands on the Sunrise plat.

COMMISSION QUESTIONS/DISCUSSION

- Is there a traffic study required?
 - A: No, it is not required for this proposal.

PUBLIC COMMENT

Steven Koransky, 15514 133rd Ave E, property abuts the wetlands. A lot of the trees are located in wetlands, so the applicant wouldn't be able to cut them even if he wanted to. Since Sunrise cut a bunch of trees, there has been significant damage due to wind exposure. 154th is a private road so he will have to do eminent domain to widen certain areas. There is barely enough room for 1 ½ cars. This will completely destroy the street.

Glenn Iams, 15314 130th Ave Ct E, he is about 25 yards from the lot. Has lived here for 25 years. He and the rest of the community paved the road. He is concerned with putting that many homes on this small of acreage. He does not want cookie-cutter homes. They have a lot of wildlife in the area. Children are welcome in everyone's homes and they help each other out.

Dan Harris, 13114 152nd St E, lives a lot or two away. The trees are a buffer for all of us. When Sunrise took a lot down, it affected everyone. If these last trees go, it will be terrible. From what he understands, Sunrise does not want to grant the easement, so these comments may be moot. We get a lot of rain and taking all the permeable soil away and adding asphalt will not be good. Are you going to do something with 134th?

Sloan Clack, *Sunrise Development Corporation*, they have some concerns over the plat and they are working with AHBL on the temporary easement but there is no conclusion yet. From what they understand, the connection through Sunrise would be temporary and the cost would lie with the County. If the easement is granted, it

cannot affect the ability of Sunrise Development to build out. Sunrise would like the County to state they have made the determination about the large lot action on the site and exempting it from SEPA review. They also want to be sure that whatever drainage the Huber plat were to send downstream to the Sunrise wetland does not negatively affect it.

Ariam Teclerian, 13019 154th St E, lives two houses down from the proposal. Two major concerns are the trees and open space. The area that is not developable should not be considered when calculating density. Having large tanks on lots doesn't seem like "open space". Even the minimum density is a lot for this community. It will be fifty years before sewer will make it down to them so packing people in now is risky and negligent. A lot of the easements are ditches/drains so will that be taken into account? All utilities run underground so when new roads are being built, how will that impact their service?

Shauna Teclerian, 13019 154th St E, the elementary school is not within walking distance. It is a mile away as a crow flies, but to walk is 1.5 miles. The road is 17 feet wide with 1.5 inches of asphalt. According to the County, it needs to be 3 inches thick. If widened, the road would have to be reconed to allow for drainage and have another 1.5 inches of depths added. The community will require they meet WSDOT specifications.

Brandon McHugh, 15506 133rd Ave E, grew up here and believes there are more wetlands than what is being represented. He and his neighbors want to live here for a reason and that's because there aren't people stacked on top of each other. He encouraged them to google directions on how to get to the property because it takes people down their gravel road. The current road is not up to standard to support the equipment put on it. Would hate for a developer to come in and tear up the road they put in and not have to repair it.

Al Bell, 15402 133rd Ave E, reside in northeast corner of the proposed development. Most parcels in the area are an acre or more. *He read from the South Hill Community Plan.* Just because you can put that many houses on the property, doesn't mean it's responsible to do so. There are issues with the road and traffic. Everyone south of 145th St E, between 147th Ave E and 132nd Ave E, are all affected by the traffic in this area. The school bus does not come down the private gravel road. He lives in a high-water table and every year he must pump out water due to flooding. There are a lot of wetlands and the water must go somewhere.

Dale Budzinski, 15404 133rd Ave E, lives in the one-acre parcel near the flag lots. Will the homeowners be able to utilize Tract D? Who makes sure the open space/tracts remain untouched? When the gas main was extended, there was a Late-Comer Agreement, but they no longer allow Developer Extension Agreements (which would reimburse costs to the existing property owners). When looking sat south side of Sunrise Blvd., the high density just doesn't fit the Community Plan. Curious when the zone changed from RR to MSF.

Larry Short, 15511 129th Ave Ct E, moved in in 2002 and told they were responsible for helping to keep up the road. If the roads deteriorate, will the owners in the new plat have any financial obligation?

Kathryn Sheldon, 12602 147th St E, lives 3/4-mile from the proposal. Would like to maintain the rural characteristic of the community. This is what we bought into and this is our lifestyle. Would like the plat to use the minimum density. It's short-sided to assume access is off 154th. There is no access off the main residential arterial onto 154th. Access is off 122nd Ave E, which is already over LOC. There are plans to improve it, but by the time the homes go in, it will be back to LOC.

Al Bell, 15402 133rd Ave E, asked how big the homes will be.

Dennis Griffin, 13123 154th St E, asked if it will be in writing that the developer will repair any road damage.

Leilani Wenzel, 13318 154th St E, they are next to the Sunrise greenbelt. Two trees have already fallen on her car due to increased wind and less trees. Believes the drainage is a big problem in this area. Water pools and has nowhere to go. Asked if there's any consideration of the gas lines and if they will get reimbursed for neighbors who tap in.

Deryl McCarty, 15508 130th Ave Ct E, asked if this proposal is under the new Traffic Impact Fee (TIF). Asked if the TIF applies to private roads too. Those fees must be spent on traffic mitigation in this specific area.

Callie Drotz, 15506 133rd Ave E, asked if the wetland area will be fenced and if it will be safe. Will there be any fencing around the buffer?

Rachel Detray, 13309 154th St E, asked if 154th were to be closed for large equipment/construction and local traffic is diverted to 134th, what will happen if there's an emergency?

Public testimony closed.

COMMISSION QUESTIONS/DISCUSSION

- Has an arborist come out to look at the trees yet?
 - A: Not yet.
- Issues seem to be road damage, schools, traffic, use, and matching the existing neighborhood.
- Non-native trees should be removed, as well as trees with shallow roots.
- The County and developer need to remain in contact with the school district. The school district needs to review the impact these proposed homes will have.
- Recommend 4 units per acre.
- Hydrology report should be done to address flooding concerns of the community.

Motion made (Clark/Weber) to recommend approval of the proposal with the following conditions: that the County and developer remain in contact with the school district so they can review the impacts from the proposed homes, that the developer only build the minimum four units per acre, and that a hydrology report be done to address the community's flooding concerns. *Motion passed 4-0.*

OLD BUSINESS

Minutes

(May 20, 2019)

Motion made (Clark/Downs) to approve the May 20, 2019 minutes, as presented. *Motion passed unanimously.*

(June 3, 2019)

Motion made (Clark/Downs) to approve the June 3, 2019 minutes, as presented. *Motion passed unanimously.*

Motion to adjourn at 9:15 p.m.