

**South Hill Advisory Commission (SHAC)**  
**May 20, 2019 Meeting Minutes**

*Minutes of the South Hill Advisory Commission (SHAC) are not verbatim; however, recorded copies are available upon request.*

**MEMBERS PRESENT:**

Nichole Weber  
James Downs  
Robert Johnson  
Dave McMullan  
Michele Haugen  
Deryl McCarty  
Beki Shoemaker

**MEMBERS ABSENT:**

Patrick Clark (excused)

The meeting was called to order at 7:00 p.m. Roll was called, and a quorum was present.

**NEW BUSINESS**  
**Community Plan Updates**

**PUBLIC TESTIMONY**

Doug Payne, 15207 105<sup>th</sup> Ave Ct E, received notice that a piece of property being proposed in the rezone will increase uses but the area (including his property) is pretty much built out. There are 149 homes already there, seven duplexes, and one light commercial building. Why rezone and increase density by up to 4 times when it's already built out?

Laura George, 15209 107<sup>th</sup> Ave Ct E, received a letter from someone (not the County) informing her of the rezone proposal. On 152<sup>nd</sup> near Sunrise Village they are paving a parcel for auto sales. All the paving has caused many animals to relocate to their neighborhood. They could potentially get a large apartment complex next to them. They are concerned the proposal will put a large burden on fire departments, etc.

Kathy Forslund, 15216 107<sup>th</sup> Ave Ct E, the density proposed for the properties at 10608 and 10610 152<sup>nd</sup> St. has them concerned. Single-family houses fit with the neighborhood, but not multifamily. Schools and roads are already failing. They need better infrastructure. She said they were not notified and only knew about this from her renter.

Camille Paulson, 12915 134<sup>th</sup> Ave Ct E, has been here 8 years and the quality of life in the South Hill area has gone down for her. Can't get out of neighborhood due to traffic. Shaw Road to Military and 122<sup>nd</sup> has no infrastructure improvements; no greenbelts or open space, which are important for quality of life. The plan is not done well or in a responsible manner. Nothing else should be added east of Meridian from Shaw Road/Emerald Ridge area. The roads are gridlocked. Infrastructure must be improved first. My land value will probably go down as quality of life in the area gets worse.

Donalee Kessler, 15201 105<sup>th</sup> Ave Ct E, speaking about the properties at 10608 and 10610 152<sup>nd</sup> St, 110<sup>th</sup> is just past these properties and was rezoned commercial a while back. Insurance lot brings cars and trucks, etc. on the weekend. They have a light to go straight onto Meridian, but they take 152<sup>nd</sup> right past our home. The road repaired less than a week ago and there are already large potholes again. It takes more than half an hour to get down Meridian from 152<sup>nd</sup>. Can't keep up with the needed repairs along that road. Traffic goes down past her house making it hard to get out onto the road.

Amanda Murphy, *did not provide address*, has lived here for several years. Attended Emerald Ridge. She has watched the community grow and she knows progress cannot be stopped, but infrastructure is bad. Used to be able to walk and ride bikes down 152<sup>nd</sup> but can't do that anymore because it's too

dangerous. There are no sidewalks. Meridian used to have tons of buses that were filled, but they aren't anymore because people can't walk down to get to the bus stops anymore. This means more cars on the road. If going to rezone, please consider the infrastructure.

Marty Whitman, *did not provide address*, owns property in the area, but spends winters in Arizona. Some day he will do something with the property in terms of development. I don't want to limit what I can do with my property but would oppose apartments. Would hate to build something that would allow others to look down into people's windows, etc.

Ariam Tedemariam, 13019 154<sup>th</sup> St E, came to discuss the Sunrise Master Plan proposal (retreat at Sunrise) and how it directly impacts her and neighbors. She is concerned about urban density in this area. You must think about this community. There are a lot of private roads and many places already have dense traffic. There is not enough room and infrastructure is inadequate. Lots of wildlife and wetland areas. Don't see any proposal for dealing with that. Drainage is a big issue too. She does not see how this will increase the quality of life. Why would people want to invest here now?

Isaiah Lopez, 15216 107<sup>th</sup> Ave Ct E, asked the Commission to take into consideration infrastructure. The new rezone is great but the impact it will have on the neighborhood, traffic, wildlife, etc. will have to be dealt with. He will be personally affected if this goes through and he is opposed to many of the changes.

Ashley Armadus, 15304 107<sup>th</sup> Ave Ct E, has lived in Puyallup all her life. Since she bought her house a few years ago, traffic has gotten much worse. It is hard to leave her driveway now. She can't use many local amenities because it takes too long to get anywhere. She is opposed to the changes. There are too many people and cars already. She hopes the Commission thinks about that.

Vennie Murphy, 15221 107<sup>th</sup> Ave Ct E, bought his house back when it was a residential road. Many use 152<sup>nd</sup> to get off Meridian. Meridian needs to be a six-lane road like Canyon. All these developments put sidewalks along the front and then they end – they go nowhere. Many trucks using the roads to avoid 160<sup>th</sup> and Meridian.

Al Bell, 15402 133<sup>rd</sup> Ave E, lives behind Retreat at Sunrise. Just because the County code says you can, doesn't mean you should. There are many subdivisions with sidewalks that go nowhere. There should be more responsible planning. We don't have to accommodate everyone in Western Washington. He owns several investment properties in the area. Please represent our best interests. We need to all be more involved.

## **COMMISSION DISCUSSION**

### **SOUTH HILL COMMUNITY PLAN**

**Motion made (Downs/McCarty) to recommend approval of the proposal and accept staff recommendations.**

*Amendments:*

- **Motion made (Downs/Shoemaker) to retain the existing MSF zoning on parcels 0419227030 and 0419227031. Motion passed.**
- **Motion made (Downs/Weber) to retain the text for Building Materials and Garden Supply under the CC zone. Vote: Motion passed.**
- **Motion made (Downs/Johnson) to withdraw the last amendment. Motion passed.**

**Motion made (Weber/McCarty) to accept the plan with staff recommendations and the amendments proposed by this Commission. Motion passed 7-0.**

## **DEVELOPMENT REGULATIONS**

**Motion made (Downs/McCarty) to recommend approval of the staff report, including all modifications as presented by the County.**

*Amendments:*

- **Motion made (Weber/Downs) to retain P1-3 and C4 for Building Materials and Garden Supply in the CC zone. *Motion passed.***

**Motion made (Downs/McCarty) to accept staff recommendations with the amendments proposed by this Commission. *Motion passed 7-0.***

## **COMPREHENSIVE PLAN**

**Motion made (Downs/Weber) to accept staff recommendations. *Motion passed 7-0.***

### **OTHER BUSINESS**

- How does someone get restrictions placed on roads for weight?
  - A: Councilmember Morell will look into this issue.
- The Transportation Advisory Commission meets this Tuesday at 9 AM.

*Motion to adjourn at 8:33 PM.*