

SOUTH HILL ADVISORY COMMISSION (SHAC)

November 4, 2019 Meeting Minutes

Central Pierce Fire and Rescue Station 69, 17210 – 110th Avenue East, Puyallup

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

MEMBERS PRESENT:

Jim Downs
Robert Johnson
Nichole Weber
Dave McMullan

MEMBERS ABSENT:

Beki Shoemaker (excused)

Nichole Weber called the meeting to order at 7:00 PM. A quorum was present.

Staff presented the case.

NEW BUSINESS

Preliminary Plat/Environmental Review: Emerald Hollow

Applications 917826, 919337

Applicant: Emerald Hollow 1 LLC
Planner: Adonais Clark, adonais.clark@piercecountywa.gov
Request: Formal subdivision of a 7.5-acre parcel into 25 single-family lots to be served by Pierce County sewer and Firgrove Mutual Water. Located at 12712 168th St E in the Moderate-Density Single-Family zone classification, the South Hill Community Plan area, and Council District #1.

Adonais Clark, Senior Planner, gave a PowerPoint presentation and summarized the proposal.

APPLICANT TESTIMONY

Craig Deaver, CES Northwest, stated they are filling wetlands on site because of where they are required to put the roadway. Some wetland areas aren't being touched. They must maintain a 50-foot buffer around the wetland. They will be maintaining a significant number of trees. They are not opposed to infill compatibility for lots 6-11. They have no objections to making the rear setback 30 feet. Sewer will be available. Storm drainage will filter through the porous roadway system. They're required to maintain the road as private. Firgrove Water will run a water line through and install two hydrants.

COMMISSION QUESTIONS

- Inquired if there will be a runoff pond.
- Inquired about who will maintain the porous roadway.

PUBLIC COMMENT

Stan Gustin, 12610 168th St E, neighbor who is concerned about the wetland buffer being mitigated. When Emerald Point was built the road on 168th was flooded. He understands studies have been done but will there be a guarantee that the road won't flood, and the water won't leach onto other properties? He also asked if there will be a fence put up around the development.

Kim Burgardt, 16909 126th Ave E, asked how the water will be kept from running down the hill to her home and neighbors' homes. Inquired about when the test holes were dug. Inquired about the blue heron and other wildlife. Every school bus comes down her road, adding to the traffic.

Tim Burgardt, 16909 126th Ave E, lots 6-12 need to be addressed in way of the setback. There are a lot of trees on lots 8-12, as well as his drain field. If the trees are removed, it will destroy his drain field. It will also weaken the trees.

Sheri Kofoid, 16907 126th Ave E, has wildlife that comes into her yard and she is concerned about their protection. Inquired if anyone went out to the site – she will follow up with Resource Management staff. The school buses that go up and down her street don't go down the other road due to all the speedbumps. If her neighbor's septic is damaged, he may have to connect to sewer and then she wonders if other neighbors will be forced to as well.

Sandy Babcock, 16927 126th Ave E, read a prepared letter onto the record. She owns 1.3 acres adjacent to the proposal and has lived there for 24 years. Her property has had flooding issues in the past. Underground aquifers exist and her property has year-round saturation and at times standing water. She has spent thousands of dollars trying to channel her storm water to the south end of her property. She is concerned about the depletion of existing wetlands and natural habitat.

Chuck Sundsmo, *no address provided*, visited the site twice to witness digging of the test pits and the sand and gravel soils are good and drain well. There will be a huge trench with drain rock.

Public comment closed.

COMMISSION DISCUSSION

- Inquired if there are guidelines for when perc holes should be dug

Motion made (Downs/McMullan) to recommend approval of the proposal as presented by the County. Motion passed unanimously.

-meeting adjourned at 8:10 p.m.