

South Hill Advisory Commission (SHAC)

May 13, 2019 Meeting Minutes

Emerald Ridge High School, Auditorium, 12405 – 184th Street East, Puyallup, WA

Minutes of the SHAC are not verbatim; however, recorded copies are available online or upon request.

MEMBERS PRESENT:

Nichole Weber, Chair
James Downs
Michele Haugen
Robert Johnson
Dave McMullan
Rebecca Shoemaker

MEMBERS ABSENT

Patrick Clark (excused)
Deryl McCarty, Vice Chair (excused)

The meeting was called to order at 7:02 p.m. Roll was called, and a quorum was present.

NEW BUSINESS

Community Plan Updates

South Hill Community Plan Update

Jessica Gwilt, Senior Planner, summarized the overall Community Plan Update process and timeline and provided a status update. Staff gave a summary of the meeting material distributed to the Commission and the public, which included the South Hill Community Plan Update Staff Report (bulk of changes are found here), Comprehensive Plan Amendments Staff Report, and Development Regulations Staff Report.

COMMISSION QUESTIONS/COMMENTS

- Discussed upcoming Planning Commission meetings and effective dates

PUBLIC COMMENT

Laura Ross, 11422 175th St E, here to ask about the South Hill Community Plan Goal SH ENV-6 which addresses noise. She lives in Emerald Point next to the airport and doesn't notice the airport noise at all. However, she does notice the heavy equipment from the trucking company across the street. It began last summer and is running 6 days a week and is exceeding the EPA decibel allowance. Company is operating out of parcel 0419341014. As the noise level of Thun field is addressed, she would like to see the trucking company noise level addressed as well in the Plan.

Roxy Giddings, 12211 C Street South, stated many homes will become legal non-conforming and would like commissioners to look at how many properties are being rezoned and listed as zero lot line. If there is no lot line designation of a certain number of feet, it means they can build on the lot line. She expressed concerns to the commissioners regarding the impact that the zero-lot line could have on wetlands and creeks. Out in this area they plan to put 377 housing units on top of what is essentially underground water at the Brookdale Golf Course.

David Gessner, 16201 131st Ave Ct E, is a sixth-grade teacher and this is his first meeting. He is focusing on the zone change near 164th (southeast of Sunrise) from RR to MSF. There is a high volume of kids walking along the street and with all the traffic, safety concerns increase. It's poorly lit. With additional build up, people's safety is at hand.

Sheryl Ebsworth, 2601 S 35th St, here representing several applicants. She wanted to go over a few of their submitted comments. The draft 18A zoning table for the CC zone removed Building Material and Garden Supplies, which is an associated use for the gravel mine. Please verify this was intentional by staff or the Commission. Next to Uplands and Sunrise, there is an 80-acre parcel with a critical area that is well known and well-studied. This location has already had some zone changes from RR to MSF.

When utilities come through it is going to make sense for it to be zoned MSF. Next to Thun Field, looking for zoning to work better together.

Mark Jasinski, *10809 150th St Ct E*, population projects for all this growth you're planning what do 5, 10, 15 years look like? I notice that the narrative text was going to be improved. Requests the transportation plan be put in plain English so people can read and understand it. The maps are not high definition. You cannot see what the roads are. There are two elephants in the room: one is traffic and one is schools. He has watched the change in community over the past 40 years. Travel times have gotten much worse. There is no way to navigate South Hill efficiently. This has a horrible impact on quality of life. To get from my house to the freeway is 30 min. Schools are packed full. County and schools must talk.

Sandy Jacobson, *15506 89th Ave*, been here 24 years and has concerns about traffic and storm water. Where I live you are zoning it for 6 houses/acres. Housing projects have been put in and we are getting the run off from that. This is not the way it was. When we went to the county meetings, we were told by the county that this was not going to be a problem. We were told there would be a place for the water to go, but turns out our road is the place for the water. I don't care about how many houses you build or regulation but think about what is happening. Plan instead of putting a band-aid on it. Please think of the people that are being affected by the growth.

Synnove Turner, *11305 133rd Ave E*, has concerns about the traffic. Has called people in the past regarding impact fees. Learned that the impact fees can be spent anywhere in the County. Yea they pay the fee, but it could be going all the way down to Lacey. I am stuck trying to get out of my road for 5-10 minutes. I know progress and population growth is inevitable. Why can't we get the road improvements done first before adding in the infrastructure. Frustration is because traffic is so bad.

Steve Alldridge, *9222 116th St E*, I am really disappointed in the Community Plan. Its all fluff and puff. The only thing from original plan being implemented are the design regulations. The only North-South road that's been completed is 94th. The county council has not paid attention to our road traffic. Interested in what the population was when writing the original Plan and what the population is now. All the zones with higher densities going into effect will result in more traffic. Each household generates 10 trips a day. Why are we red from Puyallup to Auburn? Only 12.5% of taxes are set aside to run the county. That's why we don't get our roads developed.

Roger Jacobson, *15506 89th Ave E*, the manufactured home he owns was put in in 1976 and the County did a great job. Ended up having to move it because it was six inches over the property line. With all the development around, had to raise the existing road 4 feet just to not have to swim out. Nobody is doing anything about the runoff. Water from the homes up above his runs down the hill onto his property. What residents pay in property taxes is a crying shame. Property is now designated as a floodplain. Own 3 acres in the winter time we can't do a lot with it because it is wet. Would like to see somebody do something about the water.

Marianne Lincoln, *24204 119th Ave Ct E*, my family is in aviation sport and flew over these two properties a couple of years ago. Hydrology is an area in which Pierce County hasn't always done the best work. Has pictures of those properties from March 2017 when those properties were highly flooded.

Charlotte Trevino, *20312 53rd Ave E*, managed an HOA for a neighborhood that, 20 years ago, GMA designated has having wetlands in the park. What has happened in the last 20 years is significant flooding. These communities have forced water out and now we are in a 100-year floodplain. We have highway cement barriers in our Park that we pay to insure. It's considered a greenbelt, but we have been completely forgotten. We've spent over \$15,000 in the last 20 years to avoid the flooding. She

urges the Commission to be careful when being told wetlands aren't being covered. It's a crying shame that we have destroyed what we have and can't get it back.

Kathryn Sheldon, 12602 147th St E, is encouraged this evening to see staff has recommended denial for the proposed rezone that includes her parcel. Lives in an established neighborhood. Bought into that neighborhood for the quality of life. Encourages the County to maintain density as it currently exists. Has concerns about how the lots next door will impact the drainage. Because of extreme weather changes, she is watching the soil begin to crack due to the heavy clay content.

Public comment closed.

-Motion to adjourn at 8:33 PM.