

SOUTH HILL ADVISORY COMMISSION (SHAC)

May 6, 2019 Meeting Minutes

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

Members Present

Nichole Weber, Chair
Patrick Clark
Michele Haugen
Robert Johnson
Deryl McCarty
Beki Shoemaker

Member Absent

Dave McMullan (unexcused)
Jim Downs (excused)

Chair Weber called the meeting to order at 7:07 p.m.

NEW BUSINESS

Preliminary Plat: Uplands PDD – Phase I

Application 901234

Applicant: Uplands 320 LLC
Planner: Robert Jenkins, rob.jenkins@piercecounitywa.gov
Request: Approval of a 279.78-acre parcel for a 374-lot subdivision, to be developed in 8 phased final plats, consisting of: 338 single-family detached lots; 36 zero-lot-line single-family lots; a 170.06-acre future development tract for up to 6 additional MSF-zoned preliminary plats and 1 RR-zoned preliminary plat; 2 active recreation tracts; 11 passive recreation tracts; 16 open space tracts; 6 wetland/wetland buffer tracts; 14 linear park tracts; and 2 shared access facility tracts. The minimum lot size is 3,500 sq. ft. and an average lot size of 5,616 sq. ft. The plat will be served by public water, sanitary sewers, and public roads. Located in the 17600 – 19200 blocks and 13500 – 14600 blocks, Puyallup, in the Moderate Density Single-Family zone classification, the South Hill Community Plan area, in Council District #1.

Staff presented the case.

Robert Jenkins, Senior Planner, summarized the Initial Project Review and gave a PowerPoint presentation.

APPLICANT/AGENT TESTIMONY

Lisa Klein and Dennis Rattie made a presentation on behalf of the applicant, which included a PowerPoint presentation. Mr. Rattie stated that Uplands was working with the Sunrise developer on the development of 130th Avenue East to connect Uplands to Sunrise Blvd East. There was a discussion of the various road deviations that the developer is requesting. Developer plans to include some affordable housing units.

COMMISSION QUESTIONS/DISCUSSION

- Concerned over how the linear park idea would work since it involves a public road right-of-way.
- Commission wanted to be sure adequate lighting and other amenities would be provided, subject to a maintenance agreement with Public Works.
- Concerned that Uplands is within the Orting School District when Emerald Ridge High School is nearby.
- There is no direct way to get to Orting schools from the Uplands.

- Discussed whether the Puyallup and Orting School Districts should agree to a swap (or some other agreement) to allow Uplands students to attend Puyallup schools.
- Mr. Jenkins stated he will ask the Orting School District to provide input on the plat.

PUBLIC COMMENT

Sloan Clad, a Sunrise representative, stated that Sunrise supports the development of Uplands and stated they are working with them on infrastructure issues.

Motion made (Clark/McCarty) to recommend approval of both the final Master Development Plan and the Phase I Preliminary Plat, as presented. *Motion passed unanimously.*

Motion made and seconded to adjourn at 8:40 p.m.