

# **SOUTH HILL NOW AND IN THE FUTURE**

*Summary of Findings*



**W** COLLEGE OF  
BUILT ENVIRONMENTS



# AGENDA

- 1 Introduction and Findings
- 2 Outreach and Open House Results
- 3 Future Alternatives: No Action vs. Incorporation
- 4 Next Steps

# WHO WE ARE

This project is composed of 15 first-year Master of Urban Planning students who are an *independent, neutral, fact-finding* group. We aim to assist the community of South Hill in deciding what direction is best for them through a series of community engagement events.



COLLEGE OF  
BUILT ENVIRONMENTS



# PROJECT TIMELINE

**January - March**

Initial Research

**April 15th**

Focus Group #1

**May 13th**

Community Open House  
South Hill

South Hill  
Community Plan  
Update

JANUARY

MARCH

APRIL

MAY

JUNE

**March 18th**

Initial Conditions Report

**April 29th**

Focus Group #2

**June 1st**

**Final Presentation**  
South Hill Advisory Commission

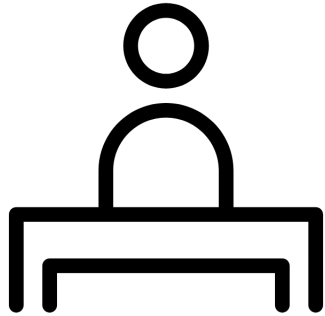


# **PURPOSE OF TODAY'S PRESENTATION**

To provide an overview of the following:

- Outreach efforts conducted with the community
- Government Options: No Action and Incorporation
- Key considerations moving forward

# OVERVIEW OF ENGAGEMENT ACTIVITIES



Public Outreach



Focus Groups and  
Interviews



Community Open  
House

# ENGAGEMENT ACTIVITIES: DETAILS

| Public Outreach   | Focus Groups   | Interview  |
|---|--|--|
| <p>Outreach at 29 Businesses</p> <p>Tabling at South Hill Library</p> <p>Canvassing at South Hill Community Park and Chapman Memorial Trail</p> | <p><b>Departments of Pierce County</b><br/>Utilities, Economic, Development, Parks, Humans Services, Development Services, and Public Works - Roads</p> <p><b>Local organizations and agencies</b><br/>Central Pierce Fire and Rescue, Fruitland Mutual Water Service, Library System, Planning &amp; Public Works, Sheriff, Utilities (sewer), Fruitland Water District, Pierce Transit, and Puyallup School District</p> | <p>Interview with Austin Adkinson, Pastor from Light of the Hill United Methodist Church</p> |

# COMMUNITY OPEN HOUSE

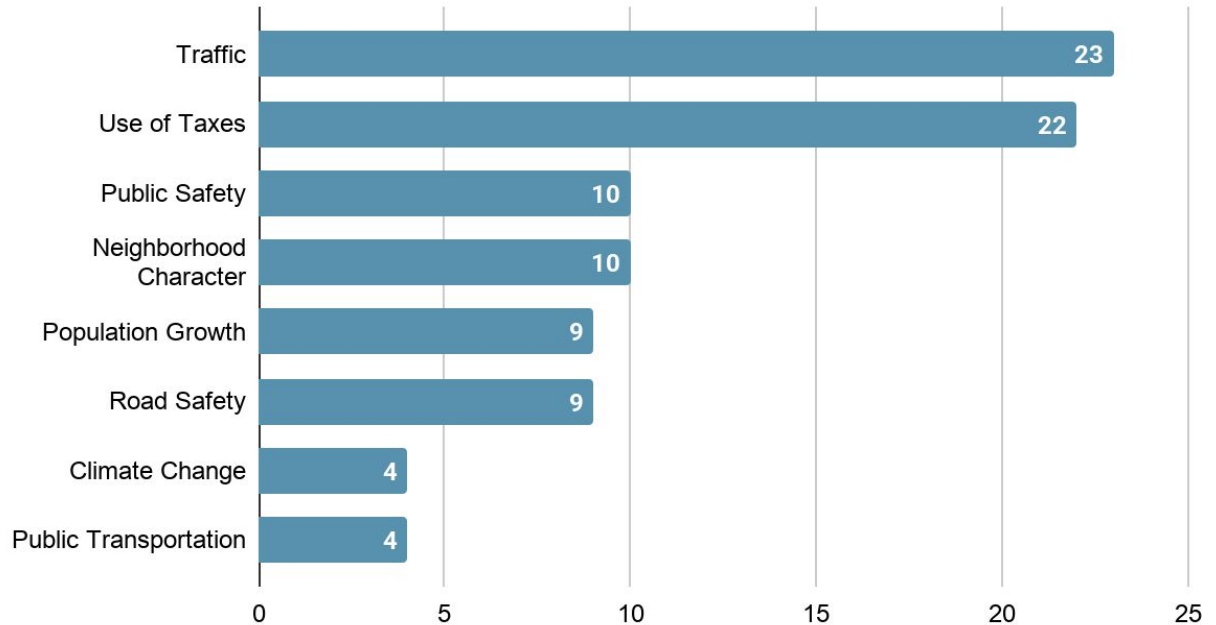
## Community Open House

- Concerns
- Vision and Priorities
- Incorporation: Pro and Con



# COMMUNITY ENGAGEMENT OUTCOMES

## Concerns





# TWO ALTERNATIVES

*No Action vs. Incorporation*



## WHY TWO ALTERNATIVES?

As a designated Potential Incorporation Area, incorporation will continue to be discussed. During the Community Plan update, residents will **develop their vision for this area**. The two narratives we developed offer the community to consider how **each path aligns** with their vision for South Hill.

# GROWTH WILL CONTINUE IN BOTH ALTERNATIVES

We can assume increased:

- Population (+2.4% per year)
- Traffic
- Need for Services

Information collected was based on the boundaries of South Hill from the Community Plan

# TWO ALTERNATIVES FOR SOUTH HILL

## No Action Alternative



South Hill remains under the jurisdiction of Pierce County.

## Incorporation Alternative



South Hill creates its own jurisdictional organization through incorporating into a city.

# A DEEPER DIVE INTO ALTERNATIVES

## No Action Alternative

## Incorporation Alternative

### Land Use

- Led by County
- No local planning department

- More local autonomy
- Local planning department

### Housing

- Permitting led by the County
- Unable to join South Sound Housing Affordability Partnership

- More local autonomy
- Possibility to join South Sound Housing Affordability Partnership

BOTH: Housing density standards are set by GMA

## Transit

### No Action Alternative

- County resolves projects based on priority
- No current capability to expand North - South capacity
- Meridian Ave under WSDOT jurisdiction
- Potential for Bus Rapid Transit along Meridian

### Incorporation Alternative

- Ability for corridor plan along Meridian Ave
- Opportunities to expand North - South capacity
- Could create public transit opportunities - city's financial responsibility

BOTH: Traffic increases through population increase

## Capital Facilities and Utilities

### No Action Alternative

- County determines funding and timelines for projects based on county-wide priority
- Inadequate facilities improved only when failing to meet adopted level-of-service standard

### Incorporation Alternative

- City would still be part of county utility systems but could opt to control utilities
- Concentrate funding on capital projects

BOTH: Water and sewer regulation continued under Tacoma Pierce County and WA Dept. of Health

## No Action Alternative

## Incorporation Alternative

### Economic Development

- Generated tax revenue spread out through the County
- No potential for a city Business & Occupation Tax

- City could write Economic Development Plan focused on South Hill
- City could implement a Business & Occupation Tax

### Parks and Recreation

- Pierce County Parks & Recreation levy funds park development throughout county
- Private developers likely develop additional private parks

- City could create local parks and recreation plan to improve park facilities and create new parks.
- City could create city-specific impact fees on developers and/or additional taxes to fund local South Hill facilities

## No Action Alternative

## Incorporation Alternative

### Schools

BOTH: Schools are governed on a state level, thus county and local decisions limited

### Taxation/ Fiscal Policy

- Taxation rates set by County
- More Service, More Taxes
- Same Service, Same Taxes
- Can choose to implement fees for developments
- More opportunities to apply for state and federal grants
- Money Stays in South Hill

## No Action Alternative

## Incorporation Alternative

### Climate Change and Resiliency

- County Comprehensive Plan accounts for wider management needs

- Municipal representation in East Pierce Interlocal Coalition for Emergency Management
- Could advocate for more policies specific to SH

### Public Safety

- Service continued as-is
- Single sheriff's deputy

- No change
- Contract with Pierce County Sheriff for additional deputies
- Create municipal police department



## **CRITERIA FOR FUTURE DECISIONS**

- **Community characteristics and quality of life**
- **Services, facilities, and resources**
- **Government Structure**
- **Financial outcomes: Costs and Benefits**

# QUESTIONS FOR US?

*Thank you!*



**W** COLLEGE OF  
BUILT ENVIRONMENTS