

**PIERCE COUNTY REGIONAL COUNCIL**  
**January 17, 2019 | Meeting Minutes**

**MEMBERS PRESENT**

Tom Swanson, Chair	City of Puyallup	Chris Beale	City of Tacoma
Justin Evans, Vice-Chair	City of Bonney Lake	John Simpson	City of Lakewood
Caroline Belleci	City of University Place	Pat Johnson	Buckley
Milt Tremblay	City of Buckley	Paul Inghram	PSRC
Mike Courts	City of DuPont	Roger Neal	Town of Steilacoom
Patrick Reed	City of Sumner	Catherine Ushka	City of Tacoma
Denise McCluskey	City of University Place	Doug Richardson	Pierce County Council
Eric Corp	City of DuPont	Cynthia Jacobsen	City of Puyallup
Derek Young	Pierce County Council	James Schrimpsheer	Town of Eatonville
Nate Lowry	City of Edgewood	Dennis Engel	WSDOT
Daryl Eidinger	City of Edgewood	Ryan Wheaton	Pierce Transit
Dave Morell	Pierce County Council	Joe Pestinger	City of Orting

**MEMBERS ABSENT**

Cindi Hochstatter	City of Sumner	Kit Kuhn	City of Gig Harbor
Wally Snover	Town of Carbonado	John McCarthy	Port of Tacoma
Tim Curtis	City of Fife	Paul Bocchi	City of Lakewood
Steve Worthington	City of University Place	Joseph Mills	Town of South Prairie
Jason Whalen	City of Lakewood	Yvonne Starks	City of Roy
Susan Johnson	City of Milton	Mark Zumba	Town of Wilkeson
Terry Carter	City of Bonney Lake	Shanna Styron-Sherrell	City of Milton
Bruce Dammeier	Pierce County Executive	Josh Penner	City of Orting
Shannon Reynolds	City of Fircrest	Ron Lucas	Town of Steilacoom
Anders Ibsen	City of Tacoma	Alexandra Mather	Pierce Transit

**Others Present**

Ian Munce, City of Tacoma	Chris Larson, City of Fife
Russ Blount, City of Fife	Ike Nwanko, Dept. of Commerce
Jason Sullivan, City of Bonney Lake	

*Chair Swanson called the meeting to order at 6:02 p.m.*

**Citizen Testimony**

Marianne Lincoln, 24204 119<sup>th</sup> Ave Ct E, Graham, discussed a very large “city” that is forming south of Tacoma in unincorporated Pierce County. The area is inadequately served by sewer, roads, sidewalks, etc. Developers are clearing and grading wetlands. The pastures are gone, and travel times have increased. The new Community Plan is nearly unrecognizable from the original version. This area has had explosive growth rates. It has no council or city government but is worthy of urban-level growth. Crime rates have risen. Schools are crowded. They would like a voice on the Pierce County Regional Council.

Terry Hurd, *Frederickson*, our area has schools that look like crowded mobile home parks and roads that are breaking down. We are supposed to be associated with some incorporated area, as an urban growth area. Would like to eliminate Frederickson from the urban growth area. Years of neglect and no infrastructure. What city are we supposed to be associated with? Would love an answer but doesn't expect to get one.

Cindy Beckett, *Spanaway*, was involved in writing the original Community Plan for her area. The quality of life in her area is shot. Traffic is horrible. Their police are understaffed. Would like bus service and a new park. Our community feels shafted because we are not getting any city-level services.

Carol Hoosier, *138<sup>th</sup> & Vickery*, sees tons of traffic backed up for blocks. There are car accidents all the time due to lack of lights, excessive speeding, etc. Large trucks tear up the roads. Cannot walk down Vickery because it is too dangerous. Wonders why developers are not being made to pay impact fees. Without them, there are not enough services. She lives on the aquifer and there is too much paving. Would hate to lose all the green space in the community.

### **Minutes**

(November 15, 2018)

**Motion made and seconded to approve the November 15, 2018 minutes as presented. *Unanimous aye.***

### **New 'Center' Chapter – Countywide Planning Policies**

Chris Larson, City of Fife, explained that the Growth Management Coordinating Committee (GMCC) has been working on the new Centers chapter of the Countywide Planning Policies (CPPs). They looked at how best to format and organize the Chapter. They also looked at how Centers are scored for transportation improvement funds.

Jason Sullivan, City of Bonney Lake, was tasked with serving as Chair of the subcommittee that looked at the Centers policies. This grew from the work that PSRC had done updating the Centers framework. To be consistent with the GMA, the County's CPPs must be consistent with the Multicounty Planning Policies. The overall goal is to move larger and midsized jurisdictions into Countywide Centers, which come before PSRC to be ratified. The initial list of Countywide Centers will be brought to PCRC later. For now, the GMCC is looking for a consensus that the framework and policy language is correct. They also requested authorization to put out a call for Countywide Centers. In March or April, the GMCC will bring the package back to PCRC to meet the ratification timeline.

**Motion made (Evans/Beale) to authorize staff to go forward with a request for Countywide Centers applications and to authorize staff to make technical changes in the document. *Motion passed unanimously.***

### **Comprehensive Plan Amendments**

Jeff Mann, Long Range Senior Planner, gave a short overview of the 2019 Comprehensive Plan Amendment timeline and process. The Pierce County Planning Commission will consider the amendments every Wednesday evening in January with action on the 30<sup>th</sup>. Staff must have it to Pierce County Council by February 15. It will then go to the Community Development Committee and Full Council around March or April.

### **Application 891589**

Applicant: Pierce County Planning & Public Works  
Request: Direct Pierce County to take the next steps in adopting Centers of Local Importance (CoLI).

This would add language to the Comprehensive Plan to designate certain centers as Centers of Local Importance. Currently, staff is developing Centers and Corridors program. There are up to six Centers to be considered as a CoLI. Staff recommends approval.

### **Application 891681**

Applicant: Pierce County Planning & Public Works  
Request: Reduce the City of Gig Harbor's Urban Growth Area (UGA)/Potential Annexation Area (PAA) by 287 parcels (230 acres)

This area was established in 1995 and was to be sized for 20 years of growth. That timeframe has been extended. Areas in the UGA should eventually be annexed into the city and receive urban services (sewer, etc.). The County's UGA is sufficient for the next twenty years - there should be no net gain. If you add to the UGA, you must reduce it elsewhere by the same or more. The purpose of the UGA bank is for the transfer of capacity within the County. It has been ratified and is now in place and ready to use. Started two years ago and came out of certification of the Comprehensive Plan process. Gig Harbor was not prepared to reduce at that time, but they are now. The City cannot serve the area with urban services because the cost is prohibitive. They are not interested in annexing it in the foreseeable future. This would change the area from urban to rural and rezone from single-family to Rural 5 and Rural Sensitive Resource. Staff supports the proposal. Staff does not support the amendment proposed by the Gig Harbor Peninsula Advisory Commission. Their proposed amendment would defeat the purpose of the change.

### **Application 891623**

Applicant: City of Buckley  
Request: Expand City of Buckley's Urban Growth Area (UGA) by 156 parcels (720.32 acres)

The City has never had a UGA. They have applied three times (the latest being in 2014), but no reduction was proposed to balance the application/proposal. This would change the area from rural (R10) to urban (MSF and RR – the lowest density urban zone). Staff does not support the proposal. There is no reduction that offsets the expansion. They have created an illogical boundary. There is no countywide deficiency to warrant this. The proposal would also create some rural islands. Staff modified the proposal, so the housing capacity would match that of the Gig Harbor UGA reduction and nearly keep the current City boundary. The City is working on their Capital Facilities Plan and Utility Element as part of the amendment.

### **Public Hearing**

#### **PUBLIC TESTIMONY**

James Helmo, *Graham*, Gig Harbor cannot provide urban services to this area. When looking at rural areas in the County, should have five acres or more for transfer of development. Should not approve this.

## **APPLICANT TESTIMONY**

Derek Young, Pierce County Council, this is a County application. If the County were drawing the UGA boundaries now, this area would never be included. They added it originally in order to have control of the bay. However, after annexing the water, there was no need anymore. The area consists of steep slopes, is very wet, and has streams that run downhill. Real estate prices have risen in this area (views, etc.). Can't provide sewer service on that side of the bay. There is a sense of urgency. He hopes PCRC follows the staff recommendation and not the recommendation of the Gig Harbor Peninsula Advisory Commission (PAC). Property owners have been aware of the proposal for months and nobody has applied for any land use applications. Once it was realized the area would not eventually get annexed, the City Council and Mayor agreed to the change.

Pat Johnson, City of Buckley Mayor, was on the Citizens Advisory Group for the Countywide GMA and helped write the Comprehensive Plan. Buckley has applied several times to have a UGA but are always denied. The City is close to going over 5,000 and losing their "small city" status. Homes are selling fast because their city is affordable, and they are the end of the line in Pierce County. The School District wants the annexation. There are three schools along Mundy Loss Road that want to be included in the city. The city has sewer capacity (they already provide sewer to schools) and has water rights locked up for next fifty years for well over 6,000 people. The only major thing missing is transit. According to GMA, development is supposed to pay their way, so the city would expect developers to fund infrastructure. If the Council accepts staff recommendation, then we go to the end of the line when it comes to annexation. We would rather wait than go to the end of the line. Citizens have asked for the annexation, but every time we ask, the rules change. We are a small city and the lack of staff has caused the city to be behind on two elements of the comprehensive plan. Staff is too busy with development coming in. They would need approximately 2-3 years to finish elements of the comprehensive plan before annexing. We have the capacity to provide urban services. Almost 30,000 cars move through Buckley every day. The new ARL parcels haven't been farmed in years. To say we can't have a UGA or to accept the smaller deal and go to the end of the line is unacceptable.

Milt Tremblay, City of Buckley Councilmember, PCRC is about balancing within the County. Urban services are not just sewer. The reason for the GMA is to drive growth into the city. They should be able to annex the high school property on 70 acres. It's too difficult to expand the school because you can only build schools within the city. We need more than what the County staff is recommending. All the new residences coming in are going to be using their library, community centers, etc., but the city does not benefit from their tax dollars. We need more commercial development so that jobs can get created.

## **COUNCIL DISCUSSION**

Dan Cardwell, Pierce County Planning & Public Works, at the open house back in August there were a few owners at the time with concerns or who were against it. Considering the number of property owners, it was not the majority. Nobody attended the Pierce County Planning Commission meetings expressing opposition. Legally speaking, since the comprehensive plan was adopted, every amendment has been appealed. Staff recommended the change to follow the GMA and CPPs. If Council does pass beyond the capacity reductions, there could be a high likelihood of a successful appeal. If nobody appeals, it moves forward.

Chris Beale, City of Tacoma Councilmember, the issue with sewer is not just capacity, it's also the ability to provide the funding to put in infrastructure. If Council approves and gas prices rise, that could affect people's ability to commute.

Doug Richardson, Pierce County Councilmember, maybe the way to move forward is to leave the credits in the bank and allow it to grow.

Milt Tremblay, City of Buckley Councilmember, would like to keep the application on file and wait for the bank to grow.

**Motion made (Evans/Simpson) to approve comprehensive plan amendment application 891589. Motion carried.**

**Motion made (Evans/Simpson) to approve the staff recommendation for comprehensive plan amendment application 891681 and deposit the credits into the established bank. Motion carried.**

**Motion made (Young/Pestinger) to table comprehensive plan amendment application 891623 for two years and ask the County Council to submit a future application as part of the Council initiated amendments. Motion carried.**

### **Regional Project Evaluation Committee (RPEC) Seat Allocation**

Russ Blount, City of Fife, the Transportation Coordinating Committee is made up of transportation professionals from Pierce County jurisdictions. The Committee develops the funding application process and allocates countywide federal transportation dollars that come down through PSRC. They deal with regional funding and policies, as well as make recommendations. Nominations for representatives must be confirmed by the PSRC.

Historically, there is one voted member from TCC (usually the chair), unless the chair is from Pierce County or Tacoma. The reason for that is Pierce County and Tacoma get their own seats at RPEC. Pierce County gets two and Tacoma gets two.

Populations in the County have shifted. The other cities in the County have a larger population collectively than Tacoma. Only one seat represents 'Other Cities' on the RPEC. TCC voted to change the seat allocation at RPEC by reducing Tacoma from two to one and allow an additional seat for 'Other Cities'. Seat allocation should be population based. This is considered a policy matter and the TCC is only recommending the change of RPEC seat allocation to this body. They would prefer that the PCRC make the recommendation to PSRC.

Tacoma has been very good at representing their neighbors' interests, even though there is no requirement to do so. However, under the rules of seat assignment, Pierce County is charged with representing cities because the Pierce County Council and the Executive are residents of these cities and are appointed by the residents. There will be a kickoff of policy writing this year, so he encouraged deciding tonight.

Paul Inghram, the recommendation would essentially be a request to PSRC for RPEC to change the seat makeup of Pierce County representation. RPEC is not requesting the change and would be the final decision maker.

**Motion made (Evans/Simpson) to accept staff recommendation. *Motion carried.***

#### **Legislative Consultant**

Tom Swanson would like to award the 2019 legislative contract to Brynn Brady, Ceiba Consulting. Hearing no objections, the chair and vice-chair will execute the contract.

#### **OCC**

The 2019 Pierce County Regional Council General Assembly will be held on February 21 at 6:00 pm. It will be held at the Fair View Club Room at the WA State Fair Events Center in Puyallup. The agenda will include a keynote speaker, approval of PCRC/TCC/GMCC work plans, ZTA process change, PCRC budget, and the Healthy Communities Awards.

UW Tacoma has their Urban Studies Forum event that same day.

Headcounts are appreciated.

#### **PSRC Committee Reports**

None

#### **Zoo and Trek Authority**

The ZTA spent three years trying to change the selection process for representatives. 'Small Cities' has one representative on the ZTA and this seat is open. If you have a councilmember from your city that wants to serve, send a letter of interest to PCRC support staff between now and March. PCRC will then vote for one representative.

#### **Announcements**

Roger Neal is the new representative on PCRC.

Paul loveless had a heart attack in December and had open heart surgery. He is home and doing well now.

**Motion made and seconded to adjourn at 8:03 p.m.**

/ta