

**MINUTES OF SPECIAL MEETING**  
**PIERCE COUNTY PLANNING COMMISSION**  
Wednesday, January 6, 2021, 6:30 P.M.  
Virtual Meeting via Zoom

MEMBERS PRESENT

Sharon Benson  
Sharon Hanek  
Julie Williams  
Katheryn Jerkovich  
Shawn Manley'  
Jeff Brown

MEMBERS ABSENT

Kevin Rau, excused

Clerk: Danica Williams, PPW-PALS

**CALL TO ORDER**

The meeting was called to order at 6:40 pm. Roll was called and a quorum was present. Copies of all staff reports and related documents under review were made available.

**HEARING**

**Text Amendment Application #939497, Applicant: Pierce County**

Staff gave presentation on amendments to meet the requirements of the NPDES Municipal Stormwater Permit to coordinate and integrate stormwater planning with land use planning.

**DISCUSSION**

- Question on stormwater changes for the Comprehensive Plan and impact to single lot development. The language is broad and not intended to target single family development in particular.
- Discussion about overall purpose of this proposed amendment.
- Question about terminology “including, but not limited to” and this leading to additional items that could fall into the list. The GMA is constantly adding and there are different factors in different jurisdictions that allow the county to mimic as necessary.
- Response to public comment: Current practice should not be changing, but rather promoting coordination between Stormwater Management and Land Use Planning. Any changes to current practice would need to come through the Planning Commission.

**PUBLIC COMMENT**

The following members of the public were present and provided comment on Application No. 939497:

- Kathryn Sheldon

**Text Amendment Application #939884, Applicant: Cascade Water Alliance**

Amendments to protect the water quality in the Lake Tapps Reservoir.

**DISCUSSION**

- Question on if there was input from local community groups regarding this amendment. Staff will need to consult the IPL, but there have been no comments received to date.

Applicant mentioned discussion with the Lake Tapps Community Association which included representatives from various HOAs around the Lake. Proposed text amendments were not distributed to the Lake Tapps Community Association.

#### **PUBLIC COMMENT**

The following members of the public were present and provided comment on Application No. 939884:

- Ray Hoffman CEO Cascade water

#### **Text Amendment Application #939943, Applicant: Pierce County**

Staff gave presentation on the text amendment to Design Element policies related to Planning Commission's recommendation that the County provide more flexibility in Countywide design standards.

#### **DISCUSSION**

- Inquired if this will allow county to look at all design standards not just housing.

#### **PUBLIC COMMENT**

none

#### **Text Amendment Application #939944, Applicant: Pierce County**

Staff presented on text amendments to policies that would improve delivery and access to transit service per Ordinance No. 2019-67s.

#### **DISCUSSION**

- Discussion about ridership of transit last year with COVID and how future ridership will be affected with new work policies such as telecommuting.
- Discussion about the additional rephrasing of the policies under Goal T-16. Curious about "broader transit system" or "implementing cost effective strategies." Would like to see more clarity and tighter language.
- Further discussion ensued regarding the reasoning for the redundancy and why you may see redundancy.
- I think there is a struggle with 16.2 I don't mind redundancy. I don't think we should make any changes.
- Question about if proposed changes are being driven by changes made to the four community plans. Much of the discussions as staff were to work towards modernizing policies to bring them more up t to date with the planning landscape that the County has.
- Discussion on the intent of T-16.14. Cost effective for transit services or users that use the services or interchangeable.

#### **PUBLIC COMMENT**

none

**Text Amendment Application #940164, Applicant: Pierce County**

Staff presented on text amendments that include acknowledging language and policies under the Housing and Land Use elements that provide direction to identify strategies to expand opportunities for meeting the needs of farm worker housing.

**DISCUSSION**

- Great solution to assist with the challenges with community farms and labor shortage.
- Inquired about general information regarding what is a farmworker, where are they coming from, how long do they stay there.
- Additional discussion about this policy and getting started on the process of allowing the county to create some standards for farmworker housing and the benefits standards will provide.

**PUBLIC COMMENT**

The following members of the public were present and provided comment on Application No. 940164:

- Kathryn Sheldon

**OTHER BUSINESS**

none

**ADJOURN**

The meeting adjourned at 8:15 pm