

**MINUTES OF SPECIAL MEETING**  
**PIERCE COUNTY PLANNING COMMISSION**  
Wednesday, February 3, 2021, 6:30 P.M.  
Virtual Meeting via Zoom

MEMBERS PRESENT

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

MEMBERS ABSENT

Clerk: Danica Williams, PPW-PALS

**CALL TO ORDER**

The meeting was called to order at 6:35 pm. Roll was called and a quorum was present. Copies of all staff reports and related documents under review were made available.

**HEARING**

**Area-Wide Map Amendment Application #939329, Applicant: Puyallup School District**

**Presenter: Jessica Nappi, Pierce County Long Range Planning**

Staff presented on area-wide map amendment to redesignate one parcel (Walker High School) in the City of Puyallup's Potential Annexation Area from Employment Center to Public Institution to correct a technical error (parcel number 7705000171).

**DISCUSSION**

None

**PUBLIC COMMENT**

The following members of the public were present and provided comment on Area-Wide Map Amendment Application No. 939329.

- Brian Devereux, Applicant, Facilities Planning for the Puyallup School District

**Area-Wide Map Amendment Application #939690, Applicant: Youth with a Mission**

**Presenter: Erik Jaszewski, Pierce County Long Range Planning**

Staff presented on area-wide map amendment to redesignate four parcels in the City of Puyallup's Potential Annexation Area from Moderate Density Single-Family to Mixed Used District (parcel numbers 0420206004, 0420202030, 0420202029, and 0420202056).

**DISCUSSION**

- Inquired about expressed intent on how the owner wishes to develop the property
- Clarification on location and the surrounding of properties of the proposed area to be rezoned
- Discussion on density needed for applicant's proposed uses.
- Discussion ensued on why the staff recommendation is to not support the proposal. Staff provided an explanation and factors taken into account when making this recommendation.
- Recommendation that the Council have the opportunity to reexamine if the County Policy is in conflict.
- Inquired about the possibility of proposal being a candidate for a Master Plan.

- Explained the potential outcomes if the Planning Commission would recommend approval.

#### **PUBLIC COMMENT**

The following members of the public were present and provided comment on Area-Wide Map Amendment Application No. 939690.

- Miles Musik, Applicant, Youth With a Mission
- Andrea Holland

#### **Area-Wide Map Amendment Application #939790, Applicant: PenMet Parks**

**Presenter: Jennifer Lambrick, Pierce County Long Range Planning**

Staff presented on area-wide map amendment to redesignate five parcels in the Gig Harbor Peninsula Community Plan area from Rural 5 / Rural 10 to Park and Recreation (parcel numbers 0221282036, 0221282009, 0221282044, 0122363026, and 6535000020).

#### **DISCUSSION**

None

#### **PUBLIC COMMENT**

The following members of the public were present and provided comment on Area-Wide Map Amendment Application No. 939790.

- Marian Berejikian

#### **Area-Wide Map Amendment Application #940337, Applicant: Paije Properties, LLC**

**Presenter: Jessica Nappi, Pierce County Long Range Planning**

Staff presented on area-wide map amendment to redesignate two parcels in the City of Gig Harbor's Potential Annexation Area from Employment Center to Mixed Use District (parcel numbers 7055000100 and 7055000110).

#### **DISCUSSION**

None

#### **PUBLIC COMMENT**

The following members of the public were present and provided comment on Area-Wide Map Amendment Application No. 940337.

- Marian Berejikian

#### **Text Amendment Application #940316, Applicant: Central Pierce Fire & Rescue**

**Presenter: Jessica Gwilt, Pierce County Long Range Planning**

Adopt policies that support the refinement of fire protection standards.

#### **DISCUSSION**

- Discussion on retrofitting older homes and who bares the cost.
- Discussion on Comprehensive Plan verses regulations. If the Comprehensive Plan says "encourage" could it be a requirement in the regulations?
- Additional discussion ensued regarding encouraging rehabilitation of older homes and it potentially becoming a requirement and if this language is necessary in the policy.

- From public comment Fire Chief Olson explained that the proposed policy regarding retrofitting older homes was not something put forth by Central Pierce Fire.

#### **PUBLIC COMMENT**

The following members of the public were present and provided comment on Area-Wide Map Amendment Application No. 940316.

- Fire Chief Dan Olson, Central Pierce Fire
- Jessie Gamble, MBA

#### **OTHER BUSINESS**

Staff explained the process and procedures for the upcoming February 10, 2021 recommendation meeting.

#### **ADJOURN**

The meeting adjourned at 8:15 pm.