MINUTES OF REGULAR MEETING
PIERCE COUNTY PLANNING COMMISSION
Tuesday, March 23, 2020, 9:30 A.M.
Virtual Meeting via Zoom

MEMBERS PRESENT
Sharon Benson
Sharon Hanek
Katheryn Jerkovich
Shawn Manley
Julie Williams
District 3 - Vacant

MEMBERS ABSENT
Jeff Brown, excused

Clerk: Danica Williams, PPW-PALS

CALL TO ORDER
The meeting was called to order at 9:30 am. Roll was called and a quorum was present. Copies of all staff reports and related documents under review were made available.

APPROVAL OF MINUTES

HEARING
Amendments to the Pierce County Site Development and Stormwater Management Regulations
Staff presented Supplemental Staff Report #1 with amendments to Pierce County Stormwater Management and Site Development Manual and Title 17A “Construction and Infrastructure Regulations- Site Development and Stormwater Drainage”. The purpose of these amendments are to a.) satisfy obligations contained in the Phase 1 Municipal Stormwater Permit (MSP) issued by the Washington State Department of Ecology. The Phase 1 MSP is part of the National Pollutant Discharge Elimination System (NPDES). The Phase 1 MSP requires updates to the County’s current Stormwater Management and Site Development Manual, and Title 17A; and b.) Address underground injection control requirements in accordance with the Safe Drinking Water Act’s Underground Injection Control Program; and c.) clarify and streamline stormwater management requirements for new development and re-development in unincorporated Pierce County.

Contact/Presenter: Mitchell Brells, P.E., Engineering Manager, 253-798-3755.

DISCUSSION
• Question regarding new proposed required verses suggested language for best management practices (BMPs) and who it applies to.
• Staff explained that after coordinating with the Department of Ecology (DOE) that the DOE does not approve changing these BMPs to suggested and that they don’t believe that complies with the terms of their Municipal Stormwater Permit. Therefore, they have indicated that they are not going to grant the County equivalency to meet permit requirements with such language.
• Staff also explained that new proposed language conflicts with the Pierce County Code Title 11, Chapter 11.05 – “Illicit Stormwater Discharges”.
• Inquired about what it means if the County is not in compliance with Municipal Stormwater Permit?
• Commission discussed next steps in moving forwards with a recommendation to council and repercussions if Commission sends a recommendation that puts the County in a liability. There are no negotiations with the DOE.

PUBLIC COMMENT
The following members of the public were present and provided public comment regarding Tahaleh infrastructure, another topic not related to the Stormwater Manual Update:

• Kristy Cohan

MOTION
Motion made (Jerkovich, Williams ) to recommend approval of the Pierce County Stormwater Management and Site Development Manual and Title 17A – “Construction and Infrastructure Regulations- Site Development and Stormwater Drainage” as presented to the Planning Commission on March 11, 2021. Motion Passed 3-1-1.

Pierce County Code Legal Regulatory Update
Contact/Presenter: Jessica Nappi, Senior Planner, 253-798-2389

DISCUSSION
• Clarification on who can develop the property or agents working on behalf of applicant. It would not affect right of agent to act on behalf of an applicant, tenant, or interested buyer. The rights of an agent to submit application are preserved. An applicant needs to provide something to legally show they can develop the property.
• Will owner have to sign and notarize application? Applications do not need to be signed. Would require some sign statement that they have some sort of legal right to develop the property.
• Question on fee for rescheduling. Language is clarifying what is all actually included so it is more accurately reflective of what is being charged.
• Question on customer information that clarifies fee language for rescheduling and something that a person can get their hands on to know what they need to apply for an application.

PUBLIC COMMENT
None

MOTION
Coordinated Waster System Plan (CWSP) Update
Staff presented updates to the Pierce County CWSP including changes to water system utility review procedures, coordination of Group A water systems to meet the needs of future growth, application of minimum fire flow standards already established in Pierce County Code (PCC). The CWSP guides the development and expansion of Group A water systems over the next 30 years to ensure an adequate supply of drinking water. It also includes changes to PCC 19D.130 to update the minimum standards and specification for public water system planning, design, and construction to be consistent with the CWSP. Proposed CWSP updates will be applied countywide as all of Pierce County is within the Critical Water Supply Service Area established by the Washington State Department of Health. Proposed amendments to the PCC will be applied countywide within the unincorporated area.

Contact: Vaughan Cary, Associate Planner, 253-798-7163
Presenter: Dan Cardwell, Long Range Planning Supervisor, 253-798-7039

DISCUSSION
- Question on discouraging new water systems and how that applies to property owners. Staff clarified that this depends on if they are located inside or outside of a designated water service area. Policies don’t prohibit, but if there is a permit exempt well, it should be seen as a temporary solution until water is available.

PUBLIC COMMENT
The following members of the public were present and provided public comment on the Coordinated Water System Plan Update:
- Larry Jones, past Chair of the Water Utility Coordinating Committee (WUCC)
- Jeff Johnson, past manager of Spanaway Water Co, and previous vice Chair of the WUCC
- Al Schmauder

MOTION
Motion made (Jerkovich/Hanek) to approve the update to the Coordinated Water System Plan (CWSP) as presented by staff.

Amendment
Motion made (Jerkovich/Hanek) to amend recommendation to include the language amendment regarding the Kapowsin Water District and receivership to say, “The County conducted a new well drilling project to replace the unreliable surface water source as directed in the receivership supplemental Court Order. Unfortunately, the well drill effort did not produce a viable production well and the well drill borehole was decommissioned. Pierce County is now evaluating options related to this receivership including exploring the potential to install a water transmission intetie pipeline, and other necessary supporting infrastructure, between the Valley Water District and the Kapowsin Water District. The critical factor in securing a new water source for Kapowsin Water District is adequate grant funding.” Motion passed unanimously.

PUBLIC COMMENT
None
Main Motion Vote
The motion as amended passed unanimously.

OTHER BUSINESS
Commission would like to receive presentations if possible, ahead of time, a day or two before would be appreciated.

ADJOURN
The meeting adjourned at 11:32 am