



Pierce County Planning Commission
Special Meeting Agenda
Tuesday, January 10, 2023, 9:30 AM
Pierce County Public Services Building (Annex)
Public Hearing Room, 2401 S. 35th St., Tacoma, WA

To attend the meeting remotely:

Visit Zoom.us and click 'Join A Meeting' or call 253-215-8782

Meeting ID: 915 5301 1842 | **Meeting Passcode:** 7156

or click the meeting link below:

<https://piercecountywa.zoom.us/j/91553011842?pwd=dXVWVHdHQTVDaDhJVkNJSE5SODNmZz09>

I. Call to Order

II. Approval of Minutes

Action Item

January 3, 2023

III. Deliberations

Shared Housing Village Code Amendments - Pierce County Code Titles 18A: The Planning Commission will deliberate on the proposed Shared Housing Village Code Amendment. The proposal would amend the zoning code to allow for shared housing villages in the Residential Resource (RR) zone with a conditional use permit in the Parkland-Spanaway-Midland communities plan area of unincorporated Pierce County.

Contact: Angie Silva, Long Range Planning Manager, Angela.Silva@piercecountywa.gov

IV. Study Session

2023 Comprehensive Plan Amendments: The Growth Management Act requires that comprehensive plans be subject to continuing review and evaluation with consideration of amendments and revisions no more than once per year. PCC Chapter 19C.10, Pierce County's amendment procedures, directs the Planning Commission to review initiated Plan amendments and make recommendations to the County Council. County Council Resolution No. R2022-135 directs the Planning Commission to submit its recommendations to the Council by February 15, 2023. Proposed comprehensive plan amendment applications include:

South Hill Community Plan Area:

- **Application No. 994728/994599, Applicant: Tacoma Water:** Community Plan Amendment to establish the Public Institution designation within the plan area.
- **Application No. 994729/994600, Applicant: Tacoma Water:** Area-wide Amendment to redesignate three parcels totaling 95.09 acres from Moderate Density Single-Family to Public Institution.
- **Application No. 994726/994554, Applicant: Pierce County Planning & Public Works:** Area-wide Amendment to redesignate three parcels totaling 2.25 acres from the High Density Single-Family designation to the High Density Residential designation with a Moderate-High Density Residential zone classification.

Graham Community Plan Area:

- **Application No. 993730/993438, Applicant: 9421 Graham LLC:** Area-wide Amendment to redesignate one parcel totaling 1.5 acres from Moderate Density Single-Family to Mixed Use District implemented with the Moderate-High Density Residential zoning.

- **Application No. 994731/994698, Applicant: Momentum Civil LLC:** Community Plan Amendment would authorize the permitted size of agricultural supply sale structures in the Rural Neighborhood Center and R-10 zones based on the parcel size and compatibility with neighboring uses.

Mid-County Community Plan Area:

- **Application No. 994137/993798, Applicant: Cross Point Partners, Collins Park LLC & Scott Edwards:** Community Plan Amendment to eliminate the High-Density Residential Designation.
- **Application No. 994135/993797, Applicant: Cross Point Partners, Collins Park LLC & Scott Edwards:** Area-wide Amendment to redesignate 14 parcels totaling 38.5 acres from High Density Residential to Corridor to be implemented with Employment Corridor zoning.

Contact: Erika Rhett Hunt, Long Range Planning Supervisor, Erika.Rhett@piercecountywa.gov

V. Other Business

VI. Adjourn

NOTE: The Planning Commission is principally an advisory board to the Pierce County Council. Actions taken by the Planning Commission on almost all agenda items will be forwarded to the County Council as a recommendation for its consideration and final action.

Questions should be directed to the Planning staff by calling 253-798-3736.

How to get information on what is being proposed. A brief staff presentation on the issue precedes most public hearings. Additionally, staff reports, and proposed ordinances or resolutions are available in advance of the hearing. If you have questions, use part of your speaking time to ask the question and the Chair will ask staff to respond.

Written comment. To submit written comments to the Planning Commission, please email ppwlongrangeadmin@piercecountywa.gov. If you wish your comments to be distributed to the Commission in advance of a hearing, comments must be received via email by the Clerk of the Commission 48 hours before the hearing.

County Council information. For details about testifying before the County Council, please contact that office at 253-798-7777.