

# Appendix A

## Adopted 2044 Population/Housing/Employment for Pierce County and its Cities and Towns

*Note: The Pierce County Council shall be the responsible body for adopting population, housing, and employment targets for Pierce County jurisdictions, subject to appeal to the Growth Management Hearings Board. The adopted targets shall be attached to the CPP publications as Appendix A for ease of reference. Appendix A shall be updated to reflect future County Council action. Appendix A shall not be considered a component of the CPPs and, accordingly, an update to Appendix A shall not constitute an amendment to the CPPs requiring ratification by Pierce County jurisdictions.*

1 Sponsored by: Councilmembers Ryan Mello and Derek Young  
2 Requested by: County Executive/Planning and Public Works Dept.

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8 **ORDINANCE NO. 2022-46s**

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13 **An Ordinance of the Pierce County Council Adopting the Growth**  
14 **Management Act Population, Housing Unit, and Employment**  
15 **Targets for Cities, Towns, and Unincorporated Areas of**  
16 **Pierce County for the Year 2044; Acknowledging and**  
17 **Responding to Recommended Conditions of Approval from**  
18 **the Pierce County Regional Council; and Adopting Findings**  
19 **of Fact.**

20  
21 **Whereas**, on July 1, 1990, the Growth Management Act (GMA) became effective  
22 (Chapter 36.70A Revised Code of Washington); and

23  
24 **Whereas**, GMA requires Pierce County Government (the County), and cities and  
25 towns within Pierce County, to plan for projected needs, based upon projected  
26 population growth, in the Land Use, Housing, Capital Facilities, and Transportation  
27 elements of a jurisdiction's Comprehensive Land Use Plan (RCW 36.70A.070); and

28  
29 **Whereas**, GMA requires the County to designate urban growth areas based  
30 upon population projection made for the County by the Office of Financial Management  
31 (OFM) (RCW 36.70A.110); and

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33 **Whereas**, GMA cites countywide planning policies as the method to allocate  
34 20-year housing and employment growth targets (RCW 36.70A.115(1)); and

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36 **Whereas**, the Pierce County Countywide Planning Policies (CPPs) are written  
37 policy statements which are used solely for establishing a countywide framework from  
38 which the County and municipal comprehensive plans are developed and adopted; and

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40 **Whereas**, the CPPs were originally adopted on June 30, 1992, and amended on  
41 April 9, 1996, December 17, 1996, November 18, 2004, November 17, 2008, June 26,  
42 2012, August 27, 2012, July 11, 2014, July 27, 2014, November 13, 2018, and May 10,  
43 2020; and



1           **Whereas**, CPPs – Amendments & Transition (AT) policy 3.11 identifies the  
2 Pierce County Council as the responsible body for adopting housing and employment  
3 targets for Pierce County jurisdictions, subject to appeal to the Growth Management  
4 Hearings Board; and

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6           **Whereas**, the Pierce County Council has previously allocated population,  
7 housing unit, and employment targets to the cities, towns, and unincorporated areas of  
8 Pierce County, with the most recent targets adopted in Ordinance No. 2017-24s for the  
9 year 2030; and

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11           **Whereas**, the County and its cities and towns are required to include an analysis  
12 of the population allocated to a city or county from the most recent 20-year population  
13 forecast by OFM in their periodic update to their comprehensive plans; and

14  
15           **Whereas**, OFM published the 2017 series of GMA population projections in  
16 August 2018, which provides for population projections through 2040; and

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18           **Whereas**, OFM's next published series of GMA population projections will be  
19 released in fall 2022; and

20  
21           **Whereas**, OFM published a 2017 supplemental county projections that extend  
22 the OFM GMA projections from 2040 to 2050; and

23  
24           **Whereas**, the OFM 2017 supplemental projections are meant to provide some  
25 informational data for counties that need to establish their population growth targets  
26 beyond 2040; and

27  
28           **Whereas**, the OFM 2017 supplemental projections are not the official OFM GMA  
29 population projections mandated by state statutes and only provide a scenario of what  
30 the population for each county would look like if the GMA 2040 demographic  
31 assumptions are extended ten years; and

32  
33           **Whereas**, the OFM 2017 supplemental population projection for Pierce County in  
34 2044 ranges from a low of 944,339 to a high of 1,263,409, with midrange of 1,116,236;  
35 and

36  
37           **Whereas**, the GMA directs the Puget Sound region to adopt multicounty planning  
38 policies; and

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40           **Whereas**, the Puget Sound Regional Council (PSRC) membership is comprised  
41 of central Puget Sound counties (King, Pierce, Snohomish, and Kitsap), cities and  
42 towns, ports, tribes, and transit agencies; and

43  
44           **Whereas**, the PSRC is the regional authority to adopt multicounty planning  
45 policies; and



1           **Whereas**, the PSRC adopted VISION 2050 on October 29, 2020; and

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3           **Whereas**, VISION 2050 is the central Puget Sound region’s multicounty planning  
4 policies; and

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6           **Whereas**, the County and its cities and towns comprehensive plans must be  
7 consistent with VISION 2050; and

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9           **Whereas**, VISION 2050 requires Pierce County and its cities and towns to adopt  
10 housing unit and employment targets; and

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12           **Whereas**, VISION 2050’s Regional Growth Strategy (RGS) categorizes  
13 jurisdictions into six regional geographies; and

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15           **Whereas**, VISION 2050’s RGS identifies a 33-year (2017 – 2050) population and  
16 employment growth target per regional geography; and

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18           **Whereas**, VISION 2050’s RGS identifies a growth share target for population  
19 and employment per regional geography; and

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21           **Whereas**, the Pierce County Regional Council (PCRC) is a multi-jurisdictional  
22 group comprised of elected officials who represent the County and its cities and towns;  
23 and

24  
25           **Whereas**, the Pierce County Growth Management Coordinating Committee  
26 (GMCC) is a technical subcommittee to the Pierce County Regional Council (PCRC),  
27 and the GMCC includes staff representatives from the County and its cities and towns;  
28 and

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30           **Whereas**, over a period of several months the GMCC met to review the  
31 proposed population, housing, and employment targets for the year 2044; and

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33           **Whereas**, VISION 2050’s regional geography 33-year growth totals and growth  
34 shares were considered in the formulation of preliminary 2044 targets; and

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36           **Whereas**, the draft targets were forwarded to the PCRC for review and  
37 comment; and

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39           **Whereas**, the GMCC recommended the proposed 2044 population allocation to  
40 the PCRC at its June 8, 2022, meeting; and

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42           **Whereas**, the PCRC, based upon the recommendation from the GMCC and its  
43 own discussions, recommended the proposed 2044 population, housing unit, and  
44 employment targets at its June 16, 2022, meeting; and



1       **Whereas**, an environmental review of the proposed amendments to the Pierce  
2 County Countywide Planning Policies was conducted pursuant to Chapter 43.21C RCW  
3 and an Addendum to the VISION 2050 Environmental Impact Statement was issued on  
4 June 23, 2022; and

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6       **Whereas**, after a properly noticed public hearing, the Community Development  
7 Committee of the County Council considered oral and written testimony at its July 18,  
8 2022, meeting and forwarded its recommendation to the full Council; and

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10       **Whereas**, the County Council held a public hearing on August 16, 2022, where  
11 oral and written testimony was considered; **Now Therefore**,

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13       **BE IT ORDAINED by the Council of Pierce County:**

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15       Section 1. The Pierce County population, housing unit, and employment targets  
16 for comprehensive planning purposes for the year 2044 are hereby adopted as shown  
17 in Exhibit A, which is attached hereto and incorporated herein.

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19       Section 2. Findings of Fact are hereby adopted as shown in Exhibit B, which is  
20 attached hereto and incorporated herein.

21  
22       Section 3. The Pierce County Council hereby acknowledges the conditions of  
23 approval recommended by the Pierce County Regional Council dated June 16, 2022. In  
24 response to these recommended conditions, the Pierce County Council hereby requests  
25 the Planning and Public Works Department to take the following actions:

- 26       1. Conduct a review of Pierce County policies related to annexation and  
27       incorporation for the purpose of verifying these policies are supportive of  
28       future annexation and incorporation of the urban growth area as part of the  
29       2024 Periodic Update of the Pierce County Comprehensive Plan.
  - 30       2. Identify and analyze growth alternatives to further promote alignment of the  
31       unincorporated urban growth area with VISION 2050 as part of the  
32       environmental review conducted for the 2024 Periodic Update of the Pierce  
33       County Comprehensive Plan. These alternatives should vary in urban growth  
34       area sizing and composition.
  - 35       3. Monitor the buildout of the pipeline and vested projects identified within Pierce  
36       County's May 6, 2022, growth targets memorandum and provide an annual  
37       report on the same to the Pierce County Council beginning July 1, 2023.
  - 38       4. Periodically re-evaluate Pierce County's growth trends and development  
39       challenges for consistency with VISION 2050 and document the findings of  
40       this evaluation in the Implementation Progress Report required pursuant to  
41       RCW 36.70A.130(9).
- 42  
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1 Further, in response to the Pierce County Regional Council's recommended  
2 conditions of approval, the Pierce County Council hereby: (1) affirms Pierce County's  
3 continued support of annexations and incorporations, and (2) requests that cities and  
4 towns in Pierce County periodically re-evaluate actual growth trends and development  
5 challenges for consistency with VISION 2050 and document the findings of these  
6 evaluations in the Implementation Progress Report required pursuant to RCW  
7 36.70A.130(9).  
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10 PASSED this 16<sup>th</sup> day of August, 2022.  
11

12 ATTEST:

PIERCE COUNTY COUNCIL

Pierce County, Washington

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14  
15 Denise D. Johnson  
16

17 **Denise D. Johnson**

18 Clerk to the Council

Derek Young  
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21 **Derek Young**  
22 Council Chair

Bruce F. Dammier  
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**Bruce F. Dammier**

Pierce County Executive

24 Approved X Vetoed \_\_\_\_\_, this  
25 24<sup>th</sup> day of August,  
26 2022.  
27

28 Date of Publication of  
29 Notice of Public Hearing: July 20, 2022  
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31 Effective Date of Ordinance: September 3, 2022  
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<b>Pierce County Population Growth Targets 2020 - 2044</b>			
<b>Jurisdiction</b>	<b>2020 Census Population</b>	<b>2020-2044 Population Growth</b>	<b>2044 Total Population</b>
Auburn	10,013	263	10,276
Bonney Lake	22,487	3,591	26,078
Buckley	5,114	3,121	8,235
Carbonado	734	64	798
DuPont	10,151	5,184	15,335
Eatonville	2,845	794	3,639
Edgewood	12,327	5,931	18,258
Fife	10,999	4,402	15,401
Fircrest	7,156	1,910	9,066
Gig Harbor	12,029	2,200	14,229
Lakewood	63,612	23,180	86,792
Milton	7,057	600	7,657
Orting	9,041	549	9,590
Pacific	41	-	41
Puyallup	42,973	18,495	61,468
Roy	816	253	1,069
Ruston	1,055	453	1,508
South Prairie	373	39	412
Steilacoom	6,727	464	7,191
Sumner	10,621	4,904	15,525
Tacoma	219,346	105,977	325,323
<b>Unincorporated PC</b>			
HCT Communities <sup>1</sup>	157,458	39,205	196,663
Urban Unincorporated Areas <sup>2</sup>	79,517	32,066	111,583
Rural	169,250	7,944	177,194
Military Lands	24,023	-	24,023
University Place	34,866	13,892	48,758
Wilkeson	499	187	686
<b>Total</b>	<b>921,130</b>	<b>275,668</b>	<b>1,196,798</b>

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<sup>1</sup>Urban areas within the Mid-County, Parkland-Spanaway-Midland, South Hill community plan boundaries.

<sup>2</sup>All urban areas outside the HCT Communities geography.



**Pierce County Housing Unit (H.U.) Growth Targets  
2020 – 2044**

<b>Jurisdiction</b>	<b>2020 Census H.U.</b>	<b>2020-2044 H.U. Growth</b>	<b>2044 Total H.U.</b>
Auburn	3,898	96	3,994
Bonney Lake	7,605	2,850	10,455
Buckley	1,956	1,374	3,330
Carbonado	244	17	261
DuPont	3,791	1,960	5,751
Eatonville	1,127	277	1,404
Edgewood	5,125	2,432	7,557
Fife	4,326	1,873	6,199
Fircrest	2,926	788	3,714
Gig Harbor	5,642	1,000	6,642
Lakewood	26,999	9,714	36,713
Milton	2,963	259	3,222
Orting	2,999	168	3,167
Pacific	19	-	19
Puyallup	18,106	7,488	25,594
Roy	315	95	410
Ruston	517	169	686
South Prairie	149	13	162
Steilacoom	2,919	176	3,095
Sumner	4,492	2,035	6,527
Tacoma	92,309	42,390	134,699
<b>Unincorporated PC</b>			
HCT Communities <sup>1</sup>	56,309	13,380	69,689
Urban Unincorporated Areas <sup>2</sup>	27,891	10,870	38,761
Rural	66,884	2,605	69,489
Military Lands	5,369	-	5,369
University Place	14,427	5,723	20,150
Wilkeson	182	69	251
<b>Total</b>	<b>359,489</b>	<b>107,821</b>	<b>467,310</b>

<sup>1</sup>Urban areas within the Mid-County, Parkland-Spanaway-Midland, South Hill community plan boundaries.

<sup>2</sup>All urban areas outside the HCT Communities geography.

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**Pierce County Employment Growth Targets  
2020 - 2044**

<b>Jurisdiction</b>	<b>Estimated 2020 Employment<sup>1</sup></b>	<b>2020-2044 Employment Growth</b>	<b>2044 Total Employment</b>
Auburn	1,247	-	1,247
Bonney Lake	6,365	1,717	8,082
Buckley	2,241	1,080	3,321
Carbonado	54	6	60
DuPont	5,309	1,177	6,486
Eatonville	969	152	1,121
Edgewood	2,244	1,962	4,206
Fife	17,587	5,077	22,664
Fircrest	1,568	113	1,681
Gig Harbor	12,855	2,747	15,602
Lakewood	29,872	9,863	39,735
Milton	2,203	441	2,644
Orting	1,473	196	1,669
Pacific	2,005	638	2,643
Puyallup	30,559	14,715	45,274
Roy	188	92	280
Ruston	532	71	603
South Prairie	80	10	90
Steilacoom	840	10	850
Sumner	18,106	5,313	23,419
Tacoma	121,183	70,800	191,983
<b>Unincorporated PC</b>			
HCT Communities <sup>2</sup>	31,515	10,445	41,960
Urban Unincorporated Areas <sup>3</sup>	25,877	8,850	34,727
Rural	24,153	2,950	27,103
University Place	7,145	2,943	10,088
Wilkeson	85	11	96
<b>Total</b>	<b>346,255</b>	<b>141,379</b>	<b>487,634</b>

1 <sup>1</sup>Military employment is not included.

2 <sup>2</sup>Urban areas within the Mid-County, Parkland-Spanaway-Midland, South Hill community plan boundaries.

3 <sup>3</sup>All urban areas outside the HCT Communities geography.



FINDINGS OF FACT

The Pierce County Council finds that:

1. The Growth Management Act (GMA) requires the County, and cities and towns within it, to plan for projected needs, based upon projected population growth, in the Land Use, Housing, Capital Facilities, and Transportation elements of a jurisdiction's Comprehensive Land Use Plan (Revised Code of Washington [RCW] 36.70A.070).
2. Pierce County and its cities and towns are required to include an analysis of the population allocated to a city or county from the most recent 10-year population forecast by the Washington State Office of Financial Management (OFM) in their GMA plan compliance update (RCW 36.70A.130(3)).
3. OFM published the 2017 series of GMA population projections in August 2018 which provides for population projections through 2040.
4. OFM's next published series of GMA population projections will be released in fall 2022.
5. OFM published 2017 supplemental county projections to extend the OFM GMA projections from 2040 to 2050. These projections are meant to provide some informational data for counties that need to establish their population growth targets beyond 2040. These projections are not the official OFM GMA population projections mandated by state statutes and only provide a scenario of what the population for each county would look like if the GMA 2040 demographic assumptions are extended ten years.
6. OFM's supplemental population projection for Pierce County in 2044 ranges from a low of 944,339 to a high of 1,263,409, with a midrange of 1,116,236.
7. The 2044 allocations are based on the municipal boundaries as of April 1, 2022.
8. VISION 2050 is the central Puget Sound region's multicounty planning policies.
9. Pierce County and its cities and towns' comprehensive plans are required to be consistent with VISION 2050.
10. The Pierce County Council finds that VISION 2050 requires Pierce County and its cities and towns to adopt housing unit and employment targets.
11. VISION 2050's Regional Growth Strategy (RGS) identifies a 33-year (2017 – 2050) population and employment growth target and growth shares per regional geography.
12. VISION 2050's planning horizon is between 2017 and 2050.

