

**MINUTES OF REGULAR MEETING  
PIERCE COUNTY PLANNING COMMISSION**  
Tuesday, January 28, 2020, 9:30 A.M.  
Public Meeting Room, 2401 So. 35th St., Tacoma

MEMBERS PRESENT

Sharon Hanek  
Jon Higley  
Julie Williams  
Kevin Rau  
Kathryn Jerkovich, arrived late

MEMBERS ABSENT

Sharon Benson, excused  
Jeff Brown, excused

Clerk: Danica Williams, PPW-PALS

**CALL TO ORDER**

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

**Approval of Minutes**

A motion was made (Higley/Rau) to adopt the minutes of July 9, 2019, July 17, 2019, July 23, 2019, July 30, 2019, December 10, 2019 as presented. **Motion passed unanimously.**

**Development Regulation Amendments - Solar Energy**

Staff presented on amendments to Pierce County Code Title 18A and Title 18J to clarify solar energy uses in the Development Regulations. Staff explained how the proposal will expand the areas in which solar energy facilities are allowed, and apply size, height, landscaping buffer, and location restrictions.

**Contact:** Erik Jaszewski, Associate Planner, 253-798-3752

**DISCUSSION**

- Land clearing for solar panels
- Discussion on maximum height restrictions
- Question on tree vegetation and the right of the landowner, question on restrictions
  - Mechanical equipment needs to be hidden from view. Have somewhat of a covering to disguise presence
- County has list to follow when you are picking a screen material.
- Clarification on clearing with a conditional use or administrative permit you may have to go through a SEPA process to make sure it follows environmental regulations
- Staff clarification on height projections on any of the areas in single family.

**PUBLIC COMMENT**

Members of the public were present and commented on the proposed changes.

**MOTION**

A motion was made (Jerkovich/Rau) to approve the proposed amendments to Title 18A “Development Regulations – Zoning” and Chapter 18J.15 “Countywide Design Standards and Guidelines” as presented.

**Amendments**

- A motion was made (Jerkovich/Rau) to strike from Attachment A page 3, item (7) “not associated with a single-family or duplex residence” so that it reads “Solar equipment may project 10 ft above the height limit of the zone.” **Motion passed.**
- A motion (Rau/Jerkovich) was made to amend the table 18A.60.090-1 in Attachment A of the staff report. Changing the Permit process column for Electrical Generation Facilities from “C” to “C4”. **Motion passed.**

#### **Main Motion Vote**

A motion was made (Jerkovich/Rau) to approve the proposed amendments to Title 18A “Development Regulations – Zoning” and Chapter 18J.15 “Countywide Design Standards and Guidelines”, as amended. **Motion Passed unanimously.**

#### **OTHER BUSINESS**

Introduction of upcoming staff changes

#### **ADJOURN**

The meeting adjourned at 10:15 am.