

**SPECIAL MEETING AGENDA**  
**PIERCE COUNTY PLANNING COMMISSION**  
Wednesday, January 13, 2021, 6:30 P.M.  
Virtual Meeting held via Zoom

**Zoom Virtual Meeting Information**

Meeting ID: 990 5365 1092

Passcode: 7156

Call-in Number: 253-215-8782

Link: <https://piercecountywa.zoom.us/j/99053651092?pwd=OVkzQXpqemdhMmhhSlFmNHhGQWVodz09>

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**AGENDA**

**I. CALL TO ORDER**

**II. PUBLIC HEARINGS**

**2021 Pierce County Comprehensive Plan Amendment Process**

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. Chapter 19C.10, PCC Title 19C.10, Pierce County's amendment procedures, directs the Planning Commission to review initiated Plan amendments and make recommendations to the County Council. Council [Resolution No. R2020-89s](#) directs the Planning Commission to submit its recommendations to the Council by February 15, 2021.

Amendments to the Comprehensive Plan include: **Text** Amendments (changes in policies or text); Area-Wide **Map** Amendments (changes in the Land Use Map resulting in changes in zoning); Urban Growth Area (**UGA**) Amendments (changes to designated Urban Growth Areas); and **Community Plan** Amendments (changes to text or policies of a community plan).

Staff reports providing the details of the individual proposed amendments are posted on the website as they become available. Applications and related documents can be viewed at <https://co.pierce.wa.us/4694/Comprehensive-Plan-Amendments>.

Contact: Jessica Nappi, Senior Planner, at [jessica.nappi@piercecountywa.gov](mailto:jessica.nappi@piercecountywa.gov) or 253-798-2389.

The Planning Commission will hear testimony on specific cases as follows. The Commission will not make any recommendations until February 10, 2021.

**A. Text Amendment Application #939858, Applicant: Pierce County**

Amendments to meet PSRC's requirement for jurisdictions to adopt "center" plans for regional growth centers and Manufacturing/Industrial Center.

**B. Text Amendment Application #939860, Applicant: Pierce County**

Amendments to bring land use policies into consistency with the GMA goals and requirements to ensure land use compatibility through coordination with the military base commander (per RCW 36.70A.530).

C. **Text Amendment Application #940158, Applicant: Pierce County**

Amendments to include information on PSRC VISION 2050 and multicounty planning policies related to climate change that need to be addressed in the next GMA comprehensive plan periodic update.

D. **Text Amendment Application #940161, Applicant: Pierce County**

Amendments to provide guidelines and review criteria for the redesignation of property as well as allow for the redesignation of single parcel or single ownership in appropriate circumstances such as public parks, schools, and other public institutions, or when contiguous with an existing land use designation.

E. **Text Amendment Application #940172, Applicant: Master Builders Assoc. of Pierce County**

Amendments to the density calculation from a net formula to a simple gross formula in urban residential areas.

III. **OTHER BUSINESS**

IV. **ADJOURNMENT**

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 253-798-7156.

**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. Staff members are available before and after the hearing to answer questions or you may call them.

**Written comment.** To submit written comments to the Planning Commission, please email [danica.williams@piercecountywa.gov](mailto:danica.williams@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.