

SPECIAL MEETING AGENDA
PIERCE COUNTY PLANNING COMMISSION
Wednesday, February 10, 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://piercecounitywa.zoom.us/j/99053651092?pwd=OVkzQXpqemdhMmhhSlFmNHhGQWVodz09>

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. Related documents can be viewed at <https://co.pierce.wa.us/4694/Comprehensive-Plan-Amendments>.

Contact: Jessica Nappi, Senior Planner, at jessica.nappi@piercecounitywa.gov or 253-798-2389.

The Planning Commission will deliberate and take final action on its recommendation to the County Council on the following initiated Comprehensive Plan Amendment applications. Public testimony will be taken only on proposed amendments to the staff recommendations provided by the staff reports/supplemental staff reports. If the Planning Commission proposes no amendments to the staff's recommendation on an application, no public testimony will be taken at this meeting.

FINAL CONSIDERATION AND RECOMMENDATIONS

Applications presented at the January 6, 2021 Public Hearing:

- A. **Text Amendment Application #939497, Applicant: Pierce County**
Amendments to meet the requirements of the NPDES Municipal Stormwater Permit to coordinate and integrate stormwater planning with land use planning.
- B. **Text Amendment Application #939884, Applicant: Cascade Water Alliance**
Amendments to protect the water quality in the Lake Tapps Reservoir.

- C. **Text Amendment Application #939943, Applicant: Pierce County**
Amendment to Design Element policies related to Planning Commission's recommendation that the County provide more flexibility in Countywide design standards.
- D. **Text Amendment Application #939944, Applicant: Pierce County**
Amendments to policies that would improve delivery and access to transit service per Ordinance No. 2019-67s.
- E. **Text Amendment Application #940164, Applicant: Pierce County**
Amendments that include acknowledging language and policies under the Housing and Land Use elements that provide direction to identify strategies to expand opportunities for meeting the needs of farm worker housing.

Applications presented at the January 20, 2021 Public Hearing:

- A. **Community Plan Amendment Application #939864, Applicant: Pierce County**
Alderton-McMillin Community Plan: Correcting a technical oversight. Replacing "Reserve 5" with "Rural 5" descriptive text in the Alderton-McMillin adopted community plan per Ordinance No. 2015-40.
- B. **Community Plan Amendment Application #939874, Applicant: Pierce County**
Graham Community Plan: Correcting a technical oversight. Replacing "Reserve 5" with "Rural 5" descriptive text in the Graham adopted community plan per Ordinance No. 2015-40.
- C. **Community Plan Amendment Application #940163, Applicant: Pierce County**
Gig Harbor Peninsula Community Plan: Updating the background information and maps for the Gig Harbor Peninsula Community Plan, coordinating land use and infrastructure planning in the UGA at Purdy with the City of Gig Harbor, and amendments suggested by the Land Use Advisory Commission including and not limited to tree preservation policies. This application is merged with Application #939868 to correct a technical oversight by replacing "Reserve 5" with "Rural 5" descriptive text in the Gig Harbor Peninsula adopted community plan per Ordinance No. 2015-40.
- D. **Community Plan Amendment Application #941881, Applicant: Pierce County**
Browns Point-Dash Point Community Plan: Amendments to bring sign policies into consistency with the 2015 US Supreme Court Reed v. Town of Gilbert ruling that prohibits regulations that categorize non-commercial signs based on the type of information they convey (e.g. temporary, political and ideological) and then apply different standards to each category.
- E. **Community Plan Amendment Application #941882, Applicant: Pierce County**
Key Peninsula Community Plan: Amendments to bring sign policies into consistency with the 2015 US Supreme Court Reed v. Town of Gilbert ruling that prohibits regulations that categorize noncommercial signs based on the type of information they convey (e.g. temporary, political and ideological) and then apply different standards to each category.

Applications presented at the January 27, 2021 Public Hearing:

- A. **Urban Growth Area Amendment Application #940374, Applicant: Town of Wilkeson**
Expand the Urban Growth Area to include six parcels adjacent to the Town of Wilkeson (parcel numbers: 0619213024, 0619213023, 0619282015, 0619284039, 0619284057, and 0619282063).
- B. **Area-Wide Map Amendment Application #938320, Applicant: Allied Enterprises LLC**
Redesignate two parcels in the Graham Community Plan area from Rural 10 to Rural Activity Center (parcel numbers: 0418094041 and 6026050071).
- C. **Area-Wide Map Amendment Application #940347, Applicant: SimonCRE, LLC**
Redesignate three parcels in the Alderton-McMillin Community Plan area from Rural 10 to Rural Neighborhood Center (parcel numbers: 0419131062, 0419131063, and 0419131006).

Applications presented at the February 2, 2021 Public Hearing:

- 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.

Applications presented at the February 3, 2021 Public Hearing:

- A. **Area-Wide Map Amendment Application #[939329](#), Applicant: Puyallup School District**
Redesignate one parcel (Walker High School) in the City of Puyallup’s Potential Annexation Area from Employment Center to Public Institution to correct a technical error (parcel number 7705000171).
- B. **Area-Wide Map Amendment Application #[939690](#), Applicant: Youth with a Mission**
Redesignate four parcels in the City of Puyallup’s Potential Annexation Area from Moderate Density Single-Family to Mixed Used District (parcel numbers 0420206004, 0420202030, 0420202029, and 0420202056).
- C. **Area-Wide Map Amendment Application #[939790](#), Applicant: PenMet Parks**
Redesignate five parcels in the Gig Harbor Peninsula Community Plan area from Rural 5 / Rural 10 to Park and Recreation (parcel numbers 0221282036, 0221282009, 0221282044, 0122363026, and 6535000020).
- D. **Area-Wide Map Amendment Application #[940337](#), Applicant: Paije Properties, LLC**
Redesignate two parcels in the City of Gig Harbor’s Potential Annexation Area from Employment Center to Mixed Use District (parcel numbers 7055000100 and 7055000110).
- E. **Text Amendment Application #[940316](#), Applicant: Central Pierce Fire & Rescue**
Adopt policies that support the refinement of fire protection standards.

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.

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