

**MEETING MINUTES
OF THE
PIERCE COUNTY REGIONAL COUNCIL
MAY 16, 2009 – 6:30 P.M.**

MEMBERS PRESENT

Mike Lonergan, Chair
Gene Cerino
Larry Wilcox
Bobbi Allison
Donna O’Ravez
Butch Brooks
Derek Young
Pad Finnigan
Leonard Sanderson
Joe Pestinger
Leanne Guier
John Knutsen
Rick Hansen
Matthew Richardson, Vice Chair
Peggy Levesque
Marilyn Strickland
Jean Brooks
Linda Bird
Janet Kepka

City of Tacoma
City of Auburn
City of DuPont
Town of Eatonville
City of Edgewood
City of Fife
City of Gig Harbor
City of Lakewood
City of Milton
City of Orting
City of Pacific
City of Puyallup
City of Puyallup
City of Sumner
Town of South Prairie
City of Tacoma
City of University Place
City of University Place
Town of Wilkeson

MEMBERS ABSENT

Pat Johnson
James Rackley
Richie Morgan
Kathy McVay
Helen McGovern
Pat McCarthy
Joyce McDonald
Roger Bush
Tim Farrell
Don Johnson
Ray Bourne
Vacant
Ron Lucas
Bill Baarsma

City of Buckley
City of Bonney Lake
Town of Carbonado
City of Fircrest
City of Lakewood
Pierce County Executive
Pierce County Council
Pierce County Council
Pierce County Council
Port of Tacoma
City of Roy
Town of Ruston
Town of Steilacoom
City of Tacoma

Non-members present:

Ryan Windish, GMCC Chair
Ian Munce, GMCC Vice Chair
Mart Kask, Consultant

Norman Abbott, PSRC
Ike Nwankwo, CTED
George Walk, Pierce County

Mike Lonergan, Chair of the PCRC, called the meeting to order at 6:35 p.m. A quorum was present.

Approval of Minutes

Motion: (Bobbi Allison, Gene Cerino, second) - To approve the meeting minutes from 04/16/09. The motion passed unanimously.

GMCC Report

Ryan Windish, GMCC Chair, provided a brief report. The April meeting was a joint meeting with the TCC. Robin Mayhew from PSRC provided a presentation on Transportation 2040 Update.

Countywide Planning Policies (CPP) - Affordable Housing

Mike Lonergan provided a brief background on the process to date. He discussed the importance of acting on the amendments.

Ryan Windish, GMCC Chair, summarized how the GMCC produced the recommendations for the affordable housing policies. He reviewed the 5/11/09 Memorandum provided to the group which identified the major policy changes proposed in the amendments. He defined affordable housing as being able to live in the community where you work which includes, teachers, police, firefighters, city employees, etc. The goal of the GMA is to encourage the availability of affordable housing. The CPP are the overall structure among the jurisdictions in the County. Collectively and individually jurisdictions are required to plan for affordable housing. The GMCC recommended adopting the amendments and the vote was nearly unanimous. Tonight's options were to: approve the GMCC's recommended amendments; amend and approve; remand to the GMCC; deny; or table and continue to another meeting.

Discussion:

Linda Bird asked what the reporting requirements are for cities. Ryan Windish referred to Page 8 of the proposed policies – 7., 7.1, 7.2, 7.3, 7.4, 7.5 and referenced page three of the memorandum he distributed.

Rick Hansen questioned the reporting/collecting data required. He agreed affordable housing is needed in each community.

John Knutsen stated the current market has provided affordable housing and agreed that affordable housing is needed in all communities.

Bobbi Allison felt her council wouldn't pass the policies; however, she is supportive of the policies and the mayor is supportive as well.

Matt Richardson stated he was able to assist his council in understanding the numbers in the table (3.3.2) by using the appendix handed out in the past. He stated there isn't a penalty for not meeting the goals set in the policies; this is a planning tool.

Ryan Windish briefly reviewed the following GMCC recommended document:

Group Discussion:

Linda Bird questioned how specific the state requirement was on 3.3.2 in the housing unit allocation.

Ike Nwankwo stated it is up to each county if they want to include the specific numbers/table; however, each county is required to plan for fair share housing. He stated you are not required to build the housing but you are required to plan for affordable housing. Jurisdictions are already required to provide reports to the State which should include the statistics of affordable housing. A good faith effort is required.

Mike Lonergan recapped the general discussion: “Is it better to plan for a number or plan in general without a number?”

Gene Cerino felt the numbers in the table, Policy 3.3.2, provide ammunition for groups like Futurewise that could challenge your city legally. Ike Nwankwo stated that these numbers are a part of a larger number that already exists and asked Gene Cerino how many times they have been challenged on the subject. (King County already has allocated numbers in its policies.) Gene Cerino did not have an answer.

Linda Bird questioned why in policy 3.3 the “shalls” did not change to “shoulds.”

Derek Young suggested amending 4.4.2 with removing the fee waivers language. Ryan Windish suggested striking the word “impact.”

Bobbi Allison questioned the language regarding transportation in 3.2.1. Matt Richardson suggested adding the language, “depending on demand,” after the word transportation.

Linda Bird questioned the use of the word “may” instead of “should.” John Knutsen agreed the language should change to “may.” Norman Abbott felt the language “may” gave you permission which was something you are already doing. The language needed to be stronger than permissible.

Joe Pestinger was concerned about the language “including tax title sales” in 5.3. He thought the State doesn’t allow jurisdictions to take from one fund and put in another. He also is concerned with Policy 6.1 for the same reason. He referred to the memorandum from Mart Kask and felt it was a good idea to review the policies three years from now when the housing market has bounced back, and the new census data is available. Finally, he expressed he was in favor of adopting the amended the policies without the table.

Norman Abbott stated jurisdictions will be doing the monitoring anyway through their comprehensive plan.

Mike Lonergan stated the policy states “all jurisdictions should you explore...” options.

John Knutsen stated his concern with the word “should,” he would like “may” instead.

Rick Hansen felt staff was supportive of the recommendations but was not sure if his council would be supportive. He would like to adopt the document without the table unless an explanation can support otherwise and questioned if the table was prescriptive.

Matt Richardson asked if it was possible to amend the document in a new section with a retroactive hold harmless clause stating this adoption is invalid if a future legislative action declares that it is mandatory.

Mike Lonergan felt it was not necessary; the policies are what this body adopts.

Derek Young felt it was not necessary to include this language at the end of the document. The state would have to come through this body to amend these policies to change the law.

Bobbi Allison felt the table wasn't necessary.

Marilyn Strickland stated the table was useful as a planning tool and was in favor of the table remaining in the policies.

Butch Brooks stated he would like to see the document move forward without the table in 3.3.2.

Motion: (Butch Brooks, Jean Brooks, second) - To adopt the GMCC recommended Countywide Planning Policies - Affordable Housing with revisions and additional changes as noted in the Ryan Windish Memorandum, deleting section 3.3, and proposed amendments.

Amendments to the motion:

Motion: (Matt Richardson, Donna Oravez, second) to amend 3.2.1 by changing "should" to "may" and adding the language "depending on demand" after the words each jurisdiction. Motion passed with one Nay (Derek Young).

Motion: (John Knutsen) to amend the language in the title to "optional." There was not a second to the motion. The motion failed.

Motion: (Linda Bird, Matt Richardson, second) to amend the policies by striking 4.6. The motion passed unanimously.

Motion: (Linda Bird, Jean Brooks, second) to amend the policies by re-numbering if 3.4 becomes 3.3. The motion passed unanimously.

Motion: (Matt Richardson, Joe Pestinger, second) to amend 4.4.2 striking the word "impact." The motion passed unanimously.

Motion: (Derek Young, Bobbi Allison, second) to amend the policies with a statement "it shall be the goal of each jurisdiction in Pierce County that a minimum of 25% of the growth population allocation is satisfied through affordable housing." The motion passed unanimously. (This statement will replace Policy 3.3.)

The question was called for by Linda Bird. All were in favor.

The motion passed with three Nays, Larry Wilcox, Marilyn Strickland, Mike Lonergan.

Linda Bird suggested the group clarify a policy for the TCC. Her issue is can a city send two or three representatives and all have a vote.

Motion: (Linda Bird, Bobbi Allison, second): To direct the TCC not to have the ranking done by a subcommittee and needs to be considered by the whole body of the TCC with one city only having one vote. The motion passed unanimously.

Committee Reports/Announcements

Bobbi Allison announced the next Zoo/Trek meeting will be held on June 3.

Mike Lonergan mentioned at the PSRC General Assembly, the City of Fife won a VISION award for Fife Valley Road.

The meeting adjourned at 9:15 p.m.

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