

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

MEMBERS PRESENT

Mike Lonergan, Chair
Gene Cerino
James Rackley
Pat Johnson
Larry Wilcox
Bobbi Allison
Pad Finnigan
Leonard Sanderson
Joe Pestinger
Pat McCarthy
Roger Bush
Leanne Guier
John Knutsen
Ron Lucas
Matthew Richardson, Vice Chair
Bill Baarsma
Marilyn Strickland
Linda Bird

City of Tacoma
City of Auburn
City of Bonney Lake
City of Buckley
City of DuPont
Town of Eatonville
City of Lakewood
City of Milton
City of Orting
Pierce County Executive
Pierce County Council
City of Pacific
City of Puyallup
Town of Steilacoom
City of Sumner
City of Tacoma
City of Tacoma
City of University Place

MEMBERS ABSENT

Richie Morgan
Donna O’Ravez
Butch Brooks
Kathy McVay
Derek Young
Helen McGovern
Claudia Thomas
Joyce McDonald
Tim Farrell
Connie Bacon
Rick Hansen
Ray Bourne
Peggy Levesque
Vacant
Jean Brooks
Janet Kepka

Town of Carbonado
City of Edgewood
City of Fife
City of Fircrest
City of Gig Harbor
City of Lakewood
City of Lakewood
Pierce County Council
Pierce County Council
Port of Tacoma
City of Puyallup
City of Roy
Town of South Prairie
Town of Ruston
City of University Place
Town of Wilkeson

Non-members present:

Ian Munce, GMCC Vice Chair
Norman Abbott, PSRC
Sean Eagan, Port of Tacoma
Tim Parham, City of Puyallup

Pat O’Neill, TCC Chair
Ike Nwankwo, CTED
John Doan, City of Sumner
John Walls, City of Puyallup

Nick Bond, Town of Eatonville
Chris Pasinetti, City of Fife
Bud Rehberg, Citizen

Deborah Johnson, City of Lakewood
Marilyn Sanders, Citizen
Jim Halmo, Citizen

Mike Lonergan, Chair of the PCRC, called the meeting/hearing to order at 6:40 p.m. A quorum was present.

Approval of Minutes

Motion: (Bill Baarsma, Bobbi Allison, second) - To approve the meeting minutes from 06/18/09. The motion passed unanimously.

TCC - STP/CMAQ Contingency List

The TCC provided a contingency list for PCRC approval. The basis for the list will be to first complete the funding for those projects that scored high but did not receive all requested funds. The TCC is also requesting authorization to add those projects that fell below the funding level, but scored well in the grant process. It is in the best interest of all agencies within Pierce County to keep a lengthy contingency so we always have more projects than available funds. The list was distributed to the group.

Motion: (Roger Bush, Matthew Richardson, second) To adopt the Sumner project on the approved list and place the approved project on the contingency list. The motion passed unanimously.

Motion: (Bill Baarsma, Matthew Richardson, second) To adopt the TCC recommended contingency list of projects. The motion passed with one nay (Bobbi Allison).

Other Business/Technical Change

The Countywide Planning Policies, Affordable Housing section, requires an additional motion in order to provide consistency in the policies. The following language change was requested:

5. Jurisdictions should plan to meet their affordable and moderate-income housing needs ~~allocation~~ **goal** by utilizing a range of strategies that will result in the preservation of existing, and production of new, affordable and moderate-income housing.

Motion: (Roger Bush, Joe Pestinger, second) To adopt the proposed Affordable Housing language change in the Countywide Planning Policies. The motion passed unanimously.

Public Hearing

2009 Comprehensive Plan Amendments

Dan Cardwell, Planning and Land Services Senior Planner, reviewed the plan amendments with a brief description of each amendment. Ian Munce provided the GMCC recommendations. Comments to the Planning Commission are due by tomorrow at noon.

Pat McCarthy distributed a letter from Jim Halmo on behalf of the Graham Land Use Advisory Commission regarding T-1.

U-1, Technical Amendments

Public Comment: none.

GMCC Recommendation: Unanimous decision to endorse staff recommendation.

PCRC Discussion: none.

Motion: (Linda Bird, Bobbi Allison, second) To approve GMCC recommendation on U-1. Motion passed unanimously.

U-2, Sumner UGA Reduction

Public Comment: none.

GMCC Recommendation: Unanimous decision to endorse staff recommendation (1 abstention).

PCRC Discussion:

Matthew Richardson commented on the reduction credit and questioned if the city could get credit for giving up some land in the UGA.

Dan Cardwell stated the Comprehensive Plan policies do not establish credit for removing property from the UGA that may be used in future UGA proposals.

Motion: (Linda Bird, Bobbi Allison, second) To approve GMCC recommendation on U-2. Motion passed unanimously.

U-3, Sumner

Public Comment: none.

GMCC Recommendation: Unanimous decision to endorse staff recommendation.

PCRC Discussion:

Matthew Richardson repeated the same comment he had on U-2.

Motion: (Bobbi Allison, Linda Bird, second) To approve GMCC recommendation on U-3. Motion passed unanimously.

U-4, Puyallup

Public Comment:

City of Puyallup Planner, Tim Parham, commented on the proposal. After further analysis by the city, they agreed with the staff's recommendation and would like to alter their original proposal, although they have an exception on amendment proposal #1. They would like to remove the curve portion of the proposal and would like to stop the UGA expansion at the north of Woodland.

GMCC Recommendation: This proposal includes several different areas. Staff recommends approval of portion of the proposal, denial on other sections (2, 3, 4, 8). The city staff noted that

these are proposed map adjustments correcting issues relating to road right-of-way and maintenance. GMCC unanimously agreed to endorse staff recommendations of approval, then reviewed and discussed those amendments in which staff recommended denial individually.

- #2 No recommendation forwarded
- #3 Endorse staff recommendation of denial
- #4 Endorse staff recommendation of denial
- #4.5 No recommendation forwarded
- #8 No recommendation forwarded

PCRC Discussion: none.

Motion: (Bill Baarsma, Bobbi Allison, second) To recommend denial on 2, 3, 4, 4.5, and 8; approving 1 as modified by the City of Puyallup; and approving the rest 5, 5.5, 6, and 7. Motion passed unanimously.

U-5, Eatonville UGA Expansion

Public Comment: none.

GMCC Recommendation: Unanimous decision to endorse staff recommendation as well as include TDR/PDR issues that need addressed.

PCRC Discussion: Bobbi Allison emphasized the importance of the amendment to the Town of Eatonville.

Motion: (Joe Pestinger, James Rackley, second) To approve GMCC recommendation on U-5. Motion passed unanimously.

U-6, Watters

Public Comment: none.

GMCC Recommendation: Unanimous decision to endorse staff recommendation (1 abstention).

PCRC Discussion: None.

Motion: (Linda Bird, Bill Baarsma, second) To approve GMCC recommendation on U-6. Motion passed unanimously.

U-7a/U-7b, Knox

Public Comment: none.

GMCC Recommendation: Unanimous decision to endorse staff recommendation.

PCRC Discussion: none.

Motion: (Bobbi Allison, Gene Cerino, second) To approve GMCC recommendation on U-7a and U-7b. Motion passed unanimously.

U-8a/U-8b, Merriman

Public Comment: none.

GMCC Recommendation: Unanimous decision to endorse staff recommendation (1 abstention).

PCRC Discussion:

Roger Bush commented this proposal has been submitted in prior years. He stated this was very close to residential areas and felt the applicant has tried very hard to accommodate the requirements. He felt the Council sent it forward due to the applicant's persistence. He asked the PCRC to not go forward with staff and GMCC's recommendation.

Pat McCarthy asked Roger Bush what are the criteria for making exceptions? She felt rules have been established and we should follow them. She felt it may be setting precedence for future applicants to want an exception.

Roger Bush felt the lines are arbitrary and every situation is subjective. He mentioned this proposal is actually adding to the Rural Separator.

Matthew Richardson stated he felt there should be further consideration for those individuals that have consistently reapplied for a zoning change.

Linda Bird stated it appears the owner/family own the land, and one parcel is suitable for development and one is not. It appeared more lots would be created in urban area of Pierce County and felt Pierce County already has more lots than needed. The proposal would create gerrymandered boundaries.

James Rackley felt you shouldn't cookie cutter every proposal.

Joe Pestinger disagreed with staff and the GMCC recommendation.

Motion: (Bill Baarsma, Bobbi Allison, second) To approve GMCC recommendation (denial) on U-8a and U-8b. Motion passed 9-8 in favor.

T-1, Expansion of County UGA - Warehousing For Economic Development

Dan Cardwell provided a brief description of the amendment. The proposal would allow the County to have a Comprehensive Plan amendment cycle a year prior to the seven-year update GMA requirement; allowing the County to have an amendment cycle in 2010, adding an additional cycle. It would also add policies that would allow the County to establish a process that would allow for an industrial development outside the UGA.

GMCC Recommendation: The GMCC declined to review and make a recommendation due to the late notice and lack of information provided to them.

Ian Munce stated the GMCC had no problem with the annual amendment proposal. They did have a problem with not getting the information on the T-1 amendment until the day of the meeting. He stated that there are differences of opinion in the statute and the GMCC was unable to provide a recommendation due to late notice.

Public Comment:

Jim Halmo, citizen, stated his concerns with the amendment. He felt this proposal was a small portion of a larger text amendment and there were conflicts. He suggested adding redevelopable lands to the amendment as well. He identified this body should be included in the role of approval and language should be added with PCRC concurrence. He felt the amendment process should not be changed to an annual cycle.

Bud Rehburg, citizen, stated when the amendment was proposed there was little notice provided. He felt the language was stated to initiate conversation rather than create for economic development. He would like a longer review before moving forward.

Deborah Johnson, speaking as a single member of the GMCC. She referred to a letter dated June 9, 2009 from Sean Gaffney, Principal Planner, PALS and a County Council letter received by PALS dated June 17, 2009, requesting a revision to the amendment. The GMCC held a special meeting on July 9, 2009, to discuss T-6 and T-1 was just placed on the table. It was not on the Agenda or in the information sent out to the group. She was under the assumption that the amendment was dead. She felt the GMCC motion was slightly different than the spin that was in front of the PCRC. She felt the motion should be recommending the PCRC take no action on this amendment. There is not a big hurry to pass this and refinements should be made.

Sean Eagan stated the Port of Tacoma was neutral on this amendment. They did not request the amendment and were unaware of the amendment until they read about it in the paper. He is supportive of participating in dialogue regarding the amendment. He doesn't see a need for the Port to create this policy. They are not pushing forward for a change in the Urban Growth Boundary.

PCRC Discussion:

Mike Lonergan stated the City of Tacoma's opinion differs from the County with regards to WAC interpretation. He thought County staff originally had recommended to the Council withdrawal of the amendment.

Dan Cardwell indicated it was amendment C-1 that was withdrawn which was related to T-1 amendment and stated the ultimate decision falls on the County Council whether or not to initiate the amendment.

Roger Bush stated the intent of the County Council was to create a process to work together. It was not the Council's intention to go forward with this unilaterally. He felt this was a vehicle to allow jurisdictions to have a discussion and dialogue. He questioned why this was late getting to the GMCC and why they didn't receive the information until the day of the GMCC meeting.

Linda Bird asked if there is a need for industrial lands in unincorporated Pierce County.

Dan Cardwell referred to the 2007 Buildable Lands Report, which states the County has sufficient industrial lands in the UGA. He referred to the Economic Development department who may be able to provide more statistical information.

Roger Bush asked what procedure of notification to the GMCC was failed to be followed.

Dan Cardwell stated the GMCC does not have any bylaws in place so there are not any proper procedures to follow. There were several issues that needed to be ironed out and several meetings took place with PALS and the County Council. The scheduled GMCC meeting was literally the first opportunity that PALS was able to provide the information.

Norman Abbott stated he felt if the intent was to establish a process, the amendment does not establish a process and stated the title does not reflect that it is about a process.

Motion: (Joe Pestinger, James Rackley, second) To table/postpone T-1 until the September 17, 2009 PCRC meeting for further discussion. Motion passed with 3 nays, 1 abstention.

T-6, UGA Expansion Criteria

Public Comment:

John Doan, City of Sumner, provided a handout with proposed language changes in red underline to GMCC's recommendation as follows: 19A.30.010 Urban Growth Areas. ~~G H~~. LU-UGA Objective 6. 1. a. Residential land capacity within all urban growth areas is evaluated and the need for additional residential land capacity **within all or any specific urban growth area** is clearly defined...

GMCC Recommendation: The GMCC chose to endorse staff recommendation as amended by the GMCC on July 9, 2009.

PCRC Discussion:

Matthew Richardson stated the UGA Ad Hoc Committee had a unanimous consent rule and the committee's work should not be overlooked. He wanted the PCRC to take that into consideration.

James Rackley was very impressed and supportive of the work done to put this amendment forward.

Motion: (James Rackley, Linda Bird, second) To approve GMCC recommendation with their amendments on T-6.

There was discussion amongst members to postpone action to the next meeting because of the time.

Motion (Joe Pestinger, Roger bush, second) To table T-6 to the September meeting. The motion passed unanimously.

The meeting adjourned at 9:40 p.m.

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