

**MEETING MINUTES
OF THE
PIERCE COUNTY REGIONAL COUNCIL
SEPTEMBER 18, 2008 – 6:30 P.M.**

MEMBERS PRESENT

Bobbi Allison, Vice Chair
Gene Cerino
James Rackley
Richie Morgan
Larry Wilcox
Scott Malkuch
Richard Godwin
Kathy McVay
Pad Finnigan
Helen McGovern
Bob Whalen
Joe Pestinger
John Knutsen
Rick Hansen
Peggy Levesque
Milt Davidson
Matthew Richardson
Marilyn Strickland
Linda Bird

Town of Eatonville
City of Auburn
City of Bonney Lake
Town of Carbonado
City of DuPont
City of Edgewood
City of Fife
City of Fircrest
City of Lakewood
City of Lakewood
City of Milton
City of Orting
City of Puyallup
City of Puyallup
Town of South Prairie
Town of Steilacoom
City of Sumner
City of Tacoma
City of University Place

MEMBERS ABSENT

Sandra Ramsey
Derek Young
Gary Van Hee
Roger Bush
Barbara Gelman
John Ladenburg
Tim Farrell
Clare Petrich
Ray Bourne
Vacant
Bill Baarsma
Mike Lonergan, Chair
Jean Brooks
Becky Gilbert

City of Buckley
City of Gig Harbor
City of Pacific
Pierce County Council
Pierce County Council
Pierce County Executive
Pierce County Council
Port of Tacoma
City of Roy
Town of Ruston
City of Tacoma
City of Tacoma
City of University Place
Town of Wilkeson

Non-members present:

Dan Cardwell, GMCC Member
Mart Kask, GMCC Member
John Purbaugh, PC Planning Commission
James Halmo, Citizen

Ike Nwankwo, CTED
Ryan Windish, GMCC Chair
Deborah Johnson, City of Lakewood
Bud Rehberg, Citizen

Bobbi Allison, Vice Chair of the PCRC, called the meeting to order at 6:40 p.m. A quorum was present.

Approval of Minutes

Motion: (Joe Pestinger, Gene Cerino, second) - To approve the meeting minutes from 04/17/08. The motion passed unanimously.

Ft. Lewis/McChord OEA Growth Planning Grant

Mayor Doug Richardson of Lakewood provided a PowerPoint presentation and discussed the grant opportunity associated with the Ft. Lewis and McChord military bases growth impact on the region. The grant requires a lead agency to apply and to initiate stakeholders to meet regularly and take part in the process. Please notify the City of Lakewood if your jurisdiction would like to be involved in the process (if it is not already identified). Ellie Chambers, Dan Penrose, and Deborah Johnson, staff members from the city, are available to answer any questions you may have in the future. The City of DuPont indicated they are interested in being involved in the process. Linda Bird questioned the 10% local match portion of the grant. Mayor Richardson answered that staff time counts in the matching process.

Gene Cerino stated that 75% of the military population lives off base and questioned whether that has been considered in the planning process. The largest percentage (25%) is in Lacey, so the City of Lakewood recognizes it is dispersed throughout the region.

Rick Hansen asked that the information be funneled through this body. Mayor Richardson assured him that the information will be provided to the PCRC in the future because the PCRC is a recognized stakeholder.

GMCC Report / Countywide Planning Policies, Affordable Housing

Ryan Windish provided the GMCC report. Comprehensive plan amendment applications and information will be mailed to the cities and towns in October. Applicants residing within a municipality that wish to initiate an amendment must work directly with that city or town. Amendments initiated by cities or towns must be submitted to the County Council by January 15, 2009. Please contact Mike Erkinen, Pierce County Planning and Land Services, at 253.798.3705 or by e-mail at merkkin@co.pierce.wa.us if you have any questions.

Ryan Windish and Dan Cardwell provided an overview of the GMCC's recommendation on amendments to the Affordable Housing policies. The GMCC made its recommendation at the August meeting. Ryan Windish provided a letter summarizing the changes in the policies. The policies were distributed to the PCRC for review. Policy discussion will begin at the October PCRC meeting. He stated there is nothing in the policies that indicate jurisdictions have to provide affordable housing; the policies are there to encourage affordable housing. The policies make it clear the numbers are allocations only and this is a self-monitoring process.

The vote at the GMCC to forward the recommendation to the PCRC was 14 yes and 3 no (Carbonado, South Prairie, and Wilkeson). Mr. Kask representing Carbonado, South Prairie, and Wilkeson, submitted a minority report, which was forwarded to the PCRC, along with its recommendation. The policies will be subject to SEPA review which is currently underway by the

Pierce County environmental official. Ryan Windish stated there were some members who felt the amendments should not include allocations. He stated his support of the GMCC's proposal.

Richie Morgan questioned what the mandate was for communities to meet the numbers and what it meant for his community. He expressed concern regarding providing lower income housing to individuals in his particular community when a citizen would not be able to afford the commute to their jobs as well as driving to the grocery store.

Ryan Windish explained that cities/towns need to have tools and techniques in their comprehensive plans. He also indicated the GMCC did give credit to certain areas that do not have essential public facilities.

Dan Cardwell explained to Richie Morgan the numbers in the policies are based on the numbers each city/town has provided and indicated that his community may already be providing the affordable housing units suggested based on the price point of the homes in the area. He also stated that housing allocation numbers are not a new issue in front of the PCRC.

Larry Wilcox was concerned that DuPont does not have anymore land to build on and was not sure where to they could accommodate affordable housing.

Dan Cardwell stated the numbers (the allocations) reflect the current need; whether or not you meet the need is entirely different.

Matt Richardson stated credit should be given to jurisdictions that currently have a percentage of lower income housing. He felt including an enacted median income in the policies would be helpful for future planning. He was concerned about the allocation numbers. He felt the City of Sumner does not have the capacity for affordable housing.

Ryan Windish felt the City of Sumner does have the capacity to meet the allocations. The mechanisms for doing it are changing the way the citizen's desire for their community. He stated the more fair this document is the more successful it will become. There are mechanisms and options in the policies that encourage development of affordable housing to be consistent with the character of the community. He stated that the fairer the document is in distributing affordable housing, the more successful it will be.

It was mentioned that annexing areas into cities/towns was possibly a way of meeting the target numbers.

John Knutsen stated Puyallup cannot currently sell affordable housing due to the market. How does this affect the numbers? Would the City be able to get credit?

Linda Bird felt annexing your way out of this problem will not be a solution. When you annex it just adds more density to the numbers. She felt the only solution for the cities/towns was redevelopment with higher densities and felt each jurisdiction that was nearly built-out will have to figure out a way to build up. She stated guaranteeing affordability is a challenge, as well as the design standards.

Mart Kask, representing Carbonado, South Prairie, and Wilkeson, provided a brief explanation of the minority report he provided to the GMCC and PCRC. He voted no on the GMCC's recommendation on affordable housing policies. He felt the numbers will be challenged at a later date and jurisdictions will be held accountable to meet the numbers. He also felt he had to provide an alternative to the recommendation. He would like to see the smaller cities left out of the policies.

Scott Malkuch was in favor of the creative housing options. Edgewood is in support of the document as long section 3.3.2 (Pierce County Affordable Housing Unit Allocation table) is not included.

Norman Abbott acknowledged all the work staff has contributed to the document and stated the work was done because this body had requested them to do the work. He said this is a regional issue that needed to be addressed. He stated every jurisdiction will need to provide affordable housing in the future or at the very least plan for it. Each city/town has a comprehensive plan in place currently and this new piece provides some specificity to those policies.

Helen McGovern felt we needed to address the issue now. Affordable housing doesn't necessarily equate to low income housing.

Rich Hansen stated he was new to the group but recognized the numbers may be difficult to meet and would like to see the numbers taken out.

Matt Richardson questioned how much it would affect the guidelines if the table was removed from the policies. He would like two things: incentive based information and a legal disclaimer included in the document that the numbers/policies are a recommendation only.

Dan Cardwell asked the PCRC to forward all questions to him or to the clerk and he would address the questions at a future meeting.

Tacoma/Pierce County Affordable Housing Consortium

Maureen Fife, Habitat for Humanity, provided a brief PowerPoint presentation to the group. She encouraged everyone to participate in the affordable housing policies and provided an affordable housing guidebook. Matt Richardson asked what the percentage was of the homeowners that move out and questioned the turnover rate. She stated they are 95% occupied for Habitat.

The meeting adjourned at 8:45 p.m.