

MINUTES OF REGULAR MEETING
PIERCE COUNTY PLANNING COMMISSION
Tuesday, March 26, 2019, 9:30 A.M.
Public Meeting Room, 2401 So. 35th St., Tacoma

MEMBERS PRESENT

Jeff Brown, Acting Chair
Jon Higley
Katheryn Jerkovich
Sharon Hanek

MEMBERS ABSENT

Sharon Benson, excused
Kevin Rau, excused
Julie Williams, excused

Clerk: Danica Williams, PPW-PALS

CALL TO ORDER

The meeting was called to order at 9:33 a.m. Roll was called and a quorum was present. Copies of all staff reports and related documents under review were made available. No members of the public were in attendance. Two staff from the Assessor Treasurer's (ATR) office were present for questions.

Approval of Minutes

A motion was made (Higley/Hanek) to adopt the minutes of February 26, 2019, as presented. Motion passed unanimously.

Traffic Improvement Program

The presentation of the TIP and the 2019 Annual Road Program Amendment was given by Letticia Neal, P.E., Transportation Improvement Section Manager. She presented the proposed amendment that would add funds to one (1) project in the Annual Construction Program. The Planning Commission raised no major concerns to the amendment. However, there were general project questions raised.

DISCUSSION

- Commission Member Jon Higley asked if this project was part of the extension of the SR-167 project? Letticia Neal responded that the Canyon Rd E corridor is considered a nexus project to SR-167 project. The Canyon Rd E corridor will eventually provide access from the Frederickson Manufacturing Center to the future I-5 connection at 70 Av E and SR-167 in the City of Fife. There are planned roadway capacity improvements to Canyon Rd E already underway to the south and north of this project.
- Commission Member Jon Higley wanted to know if there was a projected completion date? The County has not started work on the project other than high level planning. Preliminary engineering phase will start in 2019 to begin surveying the project site, develop scope, schedule, and budget. The construction schedule for this project still needs to be determined and will be at least four to five years out.
- Commission Member Kathryn Jerkovich asked if the project was fully funded? Letticia Neal responded that the project is not fully funded. This Amendment proposes funding the project with TIF funds to begin preliminary engineering work only. Future project funding beyond 2019 still needs to be determined, but likely will include more TIF funds.
- Commission Member Kathryn Jerkovich asked where the project was located and if the roadway was already widened on both intersecting ends? Letticia Neal responded that the project is located on an existing portion of Canyon Rd E between improvements already underway in design. The roadway will be widened to include two lanes in both directions

to fill in a gap. A Canyon Rd E project already underway to the south may start construction in 2020 dependent upon acquisition of right-of-way and obtaining construction funding. The Canyon Rd E project underway to the north is planned for construction in year 2025.

PUBLIC TESTIMONY

none

MOTION

A motion was made (Jerkovich/Higley) to recommend adoption of the Amendment to the TIP as presented. Motion passed unanimously.

Current Use Assessment

Correction from last meeting: Denise from ATR office answered Sharon's question regarding taxes. Regarding the question asked about taxes, it's a deferral and not an exemption. At some point the taxes will be paid.

Chad Williams, Senior Planner, presented staff reports on the following cases.

Case No: OS6-18 (Farm & Ag Transfer), LaFaye Napora

Proposing is to transfer 40.0 acres of this parcel from Current Use Farm & Agriculture to Current Use Open Space. The site is located at 39220 Meridian East, Eatonville vicinity in Council District 3. The site qualifies with five High Priority Resources. Staff recommends approval of 20 points on 40 acre-site.

Case No: OS7-18 (Farm & Ag Transfer), Arlene Marguerite

The applicant is proposing to transfer 9.0 acres of a two parcel 9.68-acre parcel from Current Use Farm & Agriculture to Current Use Open Space. The site is located at 12105 47th Avenue East, Summit vicinity in Council District 5. The site qualifies with four High Priority Resources. Staff recommends approval of 20 points on 9 acres with 0.68 excluded for residential use.

Case No: OS12-18 (Farm & Ag Transfer), Danny F. & Judy A. Zurfluh

The applicant is proposing to transfer 14.0 acres of a four parcel, 15.0-acre site from Current Use Farm & Agriculture to Current Use Open Space. The site is located at 8416 320th Street East, Eatonville vicinity in Council District 3. The site qualifies with three High Priority Resources. Staff recommends approval of 20 points on 14 acres with 1 acre set aside for residential use.

Case No: OS8-18 (Re-rate), David Koroski

Property is being re-rated by utilizing the Public Benefit Rating System (PBRs) table of resources due to the fact the land entered the Current Use Assessment Program under the old flat rate Open Space formula and the ownership has since changed hands. By law it must be reviewed using the adopted PBRs table. The applicant is proposing to leave 12.98 acres in Open Space and 1.0 acre in residential use. The site is located at 30915 136th Street East, Buckley vicinity in Council District 1. The site qualifies with five High Priority Resources. Staff recommends approval of 20 points on 12.98 acres with 1 acre set aside for residential use.

Case No: OS10-18 (Re-rate), Jerry & Susan Bourlet

The applicant's property is being re-rated by utilizing the Public Benefit Rating System (PBRs) table of resources due to the fact the land entered the Current Use Assessment Program under the old flat rate Open Space formula and the ownership has since changed hands. By law it must be reviewed using the adopted PBRs table. The applicant is proposing to leave .07 acres of a .69-acre parcel in Current Use Open Space with the balance in residential use. The site is located at 1608 141st Street Court South, Spanaway vicinity in Council District 5. The site qualifies with three High Priority Resources. Staff recommends approval of 20 points on .07 with .62 acre excluded for residential uses.

DISCUSSION

Chad Williams stated that Denise with the ATR is working on the financials that go with the staff reports and that information will be transmitted with the ordinance up to Council.

PUBLIC TESTIMONY

None

MOTION

A motion was made (Jerkovich/Higley) to recommend approval of applications OS6-18, OS7-18, OS8-18, OS10-18, and OS12-18 as presented. Motion passed unanimously.

OTHER BUSINESS

There will be a Director's Report at the next meeting 4/23/19.

ADJOURN

The meeting adjourned at 9:57.