

MINUTES OF REGULAR MEETING
PIERCE COUNTY PLANNING COMMISSION
Tuesday, May 28, 2019, 9:30 A.M.
Public Meeting Room, 2401 So. 35th St., Tacoma

MEMBERS PRESENT

Jeff Brown, Acting Chair
Katheryn Jerkovich
Kevin Rau
Sharon Hanek

MEMBERS ABSENT

Sharon Benson, excused
Jon Higley, excused
Julie Williams, excused

Clerk: Danica Williams, PPW-PALS

CALL TO ORDER

The meeting was called to order at 9:30 a.m. Roll was called and a quorum was present. Copies of all staff reports and related documents under review were made available.

Approval of Minutes

A motion was made (Hanek/Rau) to adopt the minutes of April 23, 2019, as presented. **Motion passed unanimously.**

Pierce County 2018/19 Comprehensive Plan Amendments – Development Regulations

The Growth Management Act (GMA) requires that comprehensive plans be subject to continuing review and evaluation with consideration of amendments and revisions no more than once per year, and that development regulations be consistent with the comprehensive plan. On April 30, 2019, the Pierce County Council adopted Ordinance 2019-15s incorporating various Comprehensive Plan Amendments into the Comprehensive Plan and community plans. Accordingly, revisions to Pierce County Code Title 18A – Development Regulations implement those approved Comprehensive Plan Amendments.

Eric Jaszewski gave a presentation regarding the various development changes.

- JBLM noise disclosure polices will no longer be a regulation. Instead the county is working with Tacoma Pierce County Association of Realtors to establish something that is workable from all stakeholders' point of view.
- Rural Schools Siting policies
 - There was additional feedback from the schools leading up to the hearing. The Planning Commission will need to make an oral amendment to recommend a change to the staff recommendation.
- Upper Nisqually Community Plan
 - Brief review of policy changes being proposed.
 - Policies support resource base manufacturing and interpretive uses.
 - Worked with the applicant and this implementation is what they are aiming for.
- Technical Amendments
 - ARL Settlement—The properties taken out of Agricultural Resource Lands (ARL) designation because of criteria adopted, had the Rural Farm (RF) zone applied. RF was applied to Community Plan areas that didn't have uses specified for that zone. Technical amendment specifies allowed RF uses. Use allowances are based on merging of Use Tables from other plan areas.
 - A property was designated as MHR. First in Mid-County and staff went through regulations and updated them, but this one was missed. It doesn't specify max

density for MHR in Mid-County. With this Technical amendment we are adding it in based off other MHR density and lot dimensions.

Contact: Erik Jaszewski, Associate Planner, 253-798-3752

DISCUSSION

Ms. Jerkovich-Question regarding ADUs being allowed in a Rural Farm zone. Answer: If the zone allows for a single-family home and there a home there, then you can have an ADU.

PUBLIC TESTIMONY

Thomas Seigel-Superintendent Bethel Schools read a letter to the board in support of the revised proposed rural schools development regulations as amended by the revised language submitted by the planning staff. Brief review of legislation and how this will impact Bethel Schools. Bethels schools request that Planning Commission recommend adoption of the proposed rural school development regulations as amended by planning staff to ensure public facilities can be available to serve classroom capacity needs of students. This is an important component to make sure we can address the needs of the students.

Mary Urback-Bethel School District and the School District Coalition. Explained that she is appreciates that the RCW closely aligns with Pierce County Code that the school district does not need to go through a periodic update before a school district can submit for a conditional use permit process in the rural area and the development regulations can move forward. She wanted to reiterate that it is consistent with state law.

MOTION

A motion was made (Rau/Jerkovich) to approve amendments to Piece County Code Title 18A as presented.

A motion was made (Rau/Jerkovich) to make an oral amendment to Staff Report Attachment A Proposed Development Regulations under Chapter 18A.43 Siting Rural Schools. The oral amendment is necessary to reflect stakeholder feedback received leading up to the Planning Commission hearing. In Staff Report Attachment A Proposed Development Regulations Section 18A.43.020, move the following sentence into a new subsection 18A.43.020 B: “Replacement, expansion, and/or modernization of existing schools or placement of portable classrooms are permitted outright with applicable permits.” In Staff Report Attachment A Proposed Development Regulations Section 18A.43.030 A, revise the proposed regulation to read “In accordance with RCW 36.70A.212, each school district siting new schools in rural areas shall participate in the County’s periodic Comprehensive Plan updates.”

The motion, as amended, passed unanimously.

OTHER BUSINESS

Dan Cardwell-Community Plans Update information. Overview of website navigation and the information that is provided on the website. Dan is looking to coordinate a couple of study sessions to review the Comprehensive Plan Amendments, Development Regulations, and Community Plans. This will help the commission to be informed prior to making a recommendation. The Planning Commission will be asked to make recommendations on

community plans, but to hold off on comprehensive plan, and regulatory development changes until all plans have been reviewed.

Discussion

Ms. Hanek- If there is a hot topic item coming out of the community, will we receive a summary? Answer: The staff reports will cover those items, but traffic congestion has been one of the hot topics. The RR to MSF were proposals that came out of the LUACs. Staff recommended denial and there were a lot of citizens that came out to vocalize their agreement with the staff recommendation.

*Mr. Brown-*How is the County Council being updated as we go along? Answer: We are required to provide monthly updates to the Community Develop Committee regarding the Community Plan Update. We have been providing them with presentations and updates on outreach and the Environmental Impact Statement. The next presentations will be an update on Capital Facility Planning and Infrastructure Improvements as related to Centers and Corridors.

ADJOURN

The meeting adjourned at 10:14 am.