

MINUTES OF SPECIAL MEETING
PIERCE COUNTY PLANNING COMMISSION
Tuesday, June 18, 2019, 6:30 P.M.
Pierce County Skills Center, 16117 Canyon Rd. E, Puyallup

MEMBERS PRESENT

Sharon Benson
Jeff Brown
Jon Higley
Katheryn Jerkovich
Kevin Rau
Sharon Hanek

MEMBERS ABSENT

Julie Williams, excused

Clerk: Danica Williams, PPW-PALS

CALL TO ORDER

The meeting was called to order at 6:39 a.m. Roll was called and a quorum was present. Copies of all staff reports and related documents under review were made available.

Pierce County Community Plan Updates – Mid-County

Jessica Gwilt, Senior Planner, introduced herself and summarized the overall Community Plan Update process and timeline, and provided a status update. Staff gave a summary of materials distributed to the commission and the public to include the Mid-County Community Plan Staff Report (bulk of changes are found here), Comprehensive Plan Amendments Staff report, and Development Regulations Staff Report for the zoning code, sign code, and design standards.

Gave description of the proposed updates and terms including Community Plan, Comprehensive Plan, Development Regulations, Center and Corridors (focusing growth on 5 major roadways), Towne Center, Urban Corridor, connecting the Towne Centers, Neighborhood Corridor, signs and design, policies, significant changes (not related to Centers and Corridors proposal).-Went over future Commercial Zoning, Transit and Park & Rides, Road Prioritization, and Map Change Requests recommended by the Mid-County Advisory Commission (MCAC).

Overview of Development Regulations proposals: doggie day cares, bicycle parking, park access, tried to make it more readable to be more consistent with the comprehensive plan. Description of some of the layout changes within the Development Regulations. Finally, an overview and timeline for upcoming meetings was provided.

DISCUSSION

Mr. Brown-Question on parking, is 1.5/unit the maximum or minimum. Answer: Minimum requirement, you can do more.

Mr. Brown-Regarding the Urban Corridor zone at the end of Canyon and 112th, why does it stay at 112th and not go over 512? Answer: MCAC put the policy in their plan to not cross over 512. The other side of 512 doesn't have sewer and will probably not have sewer any time soon.

Mr. Rau-Regarding the traffic studies, it said there were no adverse impacts. Are those studies available? Answer: It can be mitigated. The analysis is in Draft EIS and you can connect with the Transportation Team and the other planners that worked on it for more information.

Ms. Jerkovich-In the UCOR Zone why would you not want to have a provision for affordable housing. ANSWER: If you do incentivize affordable housing, it would be suggested to lowering the bar to get it up. Access to transit and services is important.

-In neighborhood Corridor, why you wouldn't consider small grocery stores because they can range in size. ANSWER: We would need to change the use descriptions to be able to get a smaller style.

-On the little island why would that not be rezoned to UCOR? Answer: The barrier is the right away of 512 that parcel is adjacent and accessible to mixed-use district area. It made for sense to include it with the mixed-use district.

Ms. Benson-questions on bicycling and requiring complexes to provide bicycle storage. Answer: This would be a recommendation within the Development Regulations.

Mr. Rau-What is the definition of what makes housing "affordable?" Answer: 80% of the area medium income.

PUBLIC TESTIMONY

Tom Heinecke, 6323 132nd St E-Clarification on May 14th staff recommendations to the Mid-County Advisory Commission. To clarify staff recommended not approving changing Residential Resource (RR) to Moderate Density Single Family (MSF). Staff clarified this is correct and it is reflected in the Mid-County Staff Report. Tom and his wife agree with the staff recommendation to not have zoning change from RR to MSF.

Dee Ferko, 12716 Aqueduct Dr E-She and the community are thankful that 121st Street property has returned to Rural Separator. If the commission decides to switch the property to Urban, It was recommended to limit the zone designation to single-family residential and not multi-family. Since it is understood that the Comprehensive Plan requires a "transition" between Rural and intensive Urban uses, single family would appear to provide the necessary transition. The Rhine request to extend the Employment Corridor zone far south of the 112th Street Corridor is unreasonable and damaging to their rural community. Only the Rhine properties within the 112th Street Corridor are appropriate for the "Employment Corridor" zone. Mr. Lynn's proposals would extend high intensity uses into the rural community far beyond the 112t Street corridor. In summary, the Apogee and Rhine properties should remain single family residential. She and the community strongly oppose multi-family and non-residential zoning on 121st Street within the community.

Larry Volland, President of the Summit-Waller Community Association-Mr. Volland was a part of creating Mid-County (MC) Community Plan and creation of rural separator and strongly supports the no net loss clause. His concerns are about urban encroachment on various sides of MC plan. He acknowledged that Canyon is an important north/south arterial, but wanted to see high density and commercial uses contained at the major intersections and not up and down the corridor. Larry is also concerned about development more south due to traffic that uses Frederickson to pass through. Woodland, Canyon, Vickery, and Waller are jammed with traffic. It is important to build the infrastructure first and then build second. Infrastructure is at a maximum right now throughout the community.

Dan Haire, member of Summit-Waller Community Association-Provided Tom Ballard report to the commission. He described how the report applies to entire community plan update area. 121st St is the UGA boundary between rural and urban. They are requesting as a compromise a

transitional zone or a lower density residential. They are asking the commission to scale back employment corridor and MHR and add a transitional zone there. These were not considered by the Land Use Advisory Commission (LUAC). The policies are presented in the letter provided tonight. Out of the entire area that is one of the major concerns and conflicts that they are having.

Paul Lubbesmeyer, 1615 141st St Ct S- He strongly supports the community plan as approved by Mid-County LUAC. The plan accomplished its intent to plan for growth. Infrastructure is a critical factor to the planning. Centers and Corridors concepts takes into consideration the need that we have to accommodate higher density housing in small percentages of our county. By planning for growth, it accomplishes several items. It limits commuting north and by increasing with the Center and Corridors, we have the ability to increase our Employment Centers. By increasing Employment Centers, we can keep jobs local reducing commutes times and provides locals jobs, higher family time and less environmental impacts. Increasing family time and results in less impact to the environment. This will help protect open space areas. It takes pressure off the rural separator for future growth. It is in an area where growth could take place.

*Cindy Beckett, Midland-*This plan will impact all the surrounding communities. There is no public transportation. The community is desperately short of police services and increase population will make it worse. The plan does not address hiring more police. There is a need for more police and public transportation. Water availability needs to be addressed. The aquifer is running low already. All the development will create 100% impervious surfaces. Water companies have stated that they are running low. The County is planning to bring water in from Lakewood, but Lakewood is drawing from same aquifer. Nothing has been addressed for additional fire protection. The Fire Chief has issued statements. The EIS did not address these issues. The water is a big issue. It is mandatory that they provide water availability letters.

Ken Moberg, 121st Street- If you aren't growing you are stagnating or dying. Ken would like to see Pierce County to grow. He gave a description of where the Rhine property is in proximity to his property. He has had a contractor's yard there since 1979. He explained about the process of the zoning changes over time. 2006 it was zoned Community Employment (CE) and he was conforming and in 2015 it was zoned multi-family so now her is non-conforming as 34 acres around his property are developing multi-family. He is questioning why that region was left out of centers and corridors. He would like it to be included in the ECOR properties. If you go with NCOR I am non-conforming. If you go with ECOR I am conforming, but surrounding property is not conforming. I think it should be included in ECOR properties.

*Greg Garner-1501 Tule Lake Dr S-*Speaking in support of Rhine rezone project. Rhine demolition is family owned business 2 generation local and regional work. They have been involved in the area for a long time. He suggested that they be allowed to grow their business and remain here in the area. They employ over 80 people. Local jobs, local employment, and long-term commitment. There is an opportunity and he encouraged the commission to take advantage.

*Carol Hoosier, 138th Street off Vickery-*There is no such thing as no impact for the traffic. The infrastructure is not there for more housing developments. Nobody addresses the aquifer. If it is paved, they will not have water. The rural separator needs to remain rural. Roads need to be fixed and open spaced maintained. There are concerns regarding cul-de-sacs. Two or three will burn because there is no room for fire to go down narrow streets. Without planning for any new

roads, where is the traffic going to go. Roads are packed now. There are no buses, it rains a lot and people don't want to walk a half mile to the bus stop. We need to look at the infrastructure and protecting our people with police and fire.

Doug Rhine, Military Road and 32nd-His business is on 112th and Aqueduct. He has had a successful demo business. They employ 80-200 employees. They do local and regional work such as Husky Stadium, Alaskan Way Viaduct, Key Arena, building two ices rinks on 80th street in Tacoma. They have a letter from the county giving them non-conforming rights for a contractor's yard, saw mill, and sheet rock. The use would be using the properties as a buffer. There is no sewer available. There is little or no housing along aqueduct. I believe in protecting my employees. The issues raised about traffic certainly apply. It is close to many transportation corridors. I think its consistent with what should happen there. There is no wetland here. Drainage will be taken care of.

Rueben Schutz, 4327 Fawcett Ave-Speaking on behalf on Doug Rhine. Elaborated on what Mr. Rhine said. Extension of Aqueduct Dr E and 121st. It's an old business going back to the 1940s. Aerial photographs will show the imprint. Current use is consistent with what ECOR would allow. Parcels would be subject to that zoning and wouldn't be operating as non-conforming. Briefly discuss the idea of the rural separator, it acts as the buffer. That is its purpose and goal. The nature is that is going to bump up against urban. The idea that the Rural Separator needs another separator goes against what the purpose of that is in the code.

Eric Herde, Collins area on the Mid-County LUAC-For over 100 years or so the main reason for land use zoning is to separate incompatible uses such as industrial and low residential. Industrial uses have been affecting people who live in the area. There is a cause for buffering there. He made a motion at the LUAC level to revert that ECOR to Rural Separator. The LUAC did not consider compromise that Mr. Haire made and he urged the commission to consider that one tonight. Addressed concerns about biking infrastructure. If biking is going to be a realistic option, a lot more is needed than the county or city has done.

Roxy Giddings, Parkland-Design standards that have 0 lot line are not standard. Unless something is 500 feet away from a single-family home, it will have an effect. The surrounding zone is not considered. Canyon is now an industrial truck zone. There is no limit per acres if you start with the minimum amount. Addressed concerns about meanings of new zones. There have been so many changes that the community has a lot of questions. Those questions have not been answered. Concerns about the sole source aquifer. The area where I live has the highest chance of being contaminated.

Don Massie, Canyon Road between 96th and 104th-Canyon Road North of 112th remains primarily residential. Canyon Road is a significant commercial corridor. There are almost as many semi-trucks, cement, and gravel trucks as single occupant vehicles. You have no means of ingress and egress from what you would determine residential communities to the outside world. Most of transiting is for employment outside of the Canyon Road corridor. That might be a local employment center, but it is not industrial. They do not employ the thousands of people that exit the South Hill area between Meridian and Pacific Avenue. You have no infrastructure to support high density housing.

William Giddings

Would like to have the commission to use the microphone while conducting the meeting for people in the back to be able to hear.

Yolanda Markle, Frederickson area off of 208th, Infrastructure and water are important. On 208th they are destroying an aquifer. Look at the roads and the sewers and it would be lovely if there were bike lanes, but there aren't even any sidewalks. Children must ride the bus to go a quarter of a mile because of drainage ditches. The neighborhood is not walkable and there are barely any street lights on 208th. Yes, we need progress of course, but the infrastructure needs to be taken care of first. Infrastructure is a problem right now. She expressed concerns about having to schedule a time to get out of her neighborhood to Tacoma to avoid traffic. Infrastructure first before putting in an industrial center. Addressed concerns with Best Buy, the aquifer that is still being drained and a new road off of 200th and dealing with more semitrucks.

Dan Imhoff, Golden Given and Waller Road on 128th Street-I realize that more people have to move here. High Density is the way to go because we have to keep the open space. However, 1.5 cars won't cut it for parking. Along Waller Road or Golden Given, cars parking along the road. Traffic has been an issue and people have been hit trying to cross Pacific Avenue because they don't see the people.

DISCUSSION

Mr. Brown-would like more information about parking and Rhine property. Staff provided information on the various zoning both current and proposed. Staff explained that Planning took the entire RR area to avoid spot zoning. There is an adjacent proximity to the Rural Separator for all of Employment Corridor zones. The only buffer being 512.

Ms. Hanek- I am wondering from the perspective of the decision making. What is the controversy? Are they asking to be changed? Staff explained that the request came from a property owner request and staff did further research on the proposal. They have a non-conforming use and this would make them conforming. All contiguous properties do not fall under grandfathering right.

Staff addressing Ms. Hanek's question further explained that they may have legally non-conforming rights, but it limits them on the ability to expand. There will be challenges to sell the property. Lenders don't like to lend on property that is legally non-conforming because once the property burns down, if they do not reconstruct they lose non-conforming right.

Ms. Benson-Are we creating pockets. Staff explained with any rezone or relook at an area there are going to non-conforming uses outright. Single family within employment and urban corridors are going to be non-conforming. Regarding the property earlier, he is sandwiched between a couple of other properties that were recently rezoned. It was zoned Community Employment, but then designated to high density residential.

Staff gave reminder that written testimony/comments can be submitted online at the Community Plan Updates website www.piercecountywa.org/CPUpdate or via email at communityplans@piercecountywa.gov

ADJOURN

The meeting adjourned at 8:43 pm.