

**MINUTES OF REGULAR MEETING  
PIERCE COUNTY PLANNING COMMISSION**  
Tuesday, August 27, 2019, 9:30 A.M.  
Public Meeting Room, 2401 So. 35th St., Tacoma

**MEMBERS PRESENT**

Sharon Benson, Chair  
Jeff Brown  
Kevin Rau  
Julie Williams  
Sharon Hanek

**MEMBERS ABSENT**

Kathryn Jerkovich, excused  
Jon Higley, 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.

**Parks Impact Fee Adjustment and Code Modifications**

Tiffany O'Dell gave a presentation regarding the changes to the Parks Impact Fee and the necessary modifications. There are three elements that are being requested to be changed. An annual update to the Parks Impact Fee is proposed for 2020-21 based on construction and building cost increases, as allowed by PCC Title 4A.20.020 B. Modifications to applicability of the parks impact fee to clarify exemptions for nursing homes and assisted living facilities and for the process of adopting annual fee adjustments are also included.

**Discussion**

- How impact fees are determined
  - Collected by the time a building permit is finalized.
- Current formula for Parks Impact Fee
  - The per capita investment was determined to be around \$1200 per person. Parks takes the per capita investment and looks at the average number of people per dwelling unit (Census Average) and gives a set number for every dwelling unit.
- Other funding for Parks
  - Real Estate Excise Tax
  - Sales Tax
  - Parks Impact Fee
- Where impact fees are spent
  - Collected in UGA areas with no restrictions on where they are spent. Funds are typically spent in urban areas and regional facilities.
  - Pierce County Budget Book is online to view expenditures for Parks.
- February increase vs. January
  - February is easier and more practical for staff purposes at the Development Center.
- Discussion on distribution of Real Estate Excise Tax

## **MOTION**

A motion was made (Williams, Rau) to adopt the update for the Parks Impact Fees as presented.

## **Amendments**

Motion made (Brown, Hanek) to propose that the impact fee not increase automatically, but instead continue to have annual review through the Planning Commission with a recommendation to the County Council. Motion passed 3-2.

Motion made (Williams/Rau) to amend the effective date of this ordinance from January 1, 2020 and 2021 to February 1, 2020 and 2021. Motion passed unanimously.

## **Main Motion Vote**

Motion passed 4-0-1(Hanek)

## **Amendments to the Pierce County Countywide Planning Policies**

Dan Cardwell gave a presentation on the proposed amendments to the Pierce County Countywide Planning Policies and the proposed centers and designations.

## **Discussion**

- Members of Growth Management Coordinating Committee (GMCC)
  - Staff representatives from the county, cities, and towns. Usually senior level staff and planning directors.
- Center of Local Importance (CoLI) vs. Countywide Centers
  - The advantage is as they go through a funding competition, the points that are awarded would be a greater number of points than a CoLI.
  - There are certain characteristics that must be met for a Countywide Center. Once designated as a center, no other restrictions are placed on them.
- Questions on the selection process of the different areas selected and why others weren't selected
  - Each jurisdiction had an opportunity to submit an application.
  - There will be other opportunities in the future for jurisdictions to apply.
  - Important to remember that there are also Regional Centers.
  - Countywide Centers do not override Regional Centers.
- Funding Origination
  - Federal funding comes to PSRC as the metropolitan planning organization. And Transportation funding gets distributed as well.

## **MOTION**

A motion was made (Williams/Rau) to approve amendments to Pierce County Countywide Planning policies as presented in Attachment A. Motion passed unanimously.

## **2020-2025 Surface Water Improvement Plan**

Harold Smelt gave a presentation on the 2020-2025 Surface Water Improvement Plan. Staff described this year's and the projects that have been removed and added. The plan gives details and locations of projects that are included in the 6-year Capital Facilities Plan. The projects have a range of benefits from flood reduction and improving water quality in urban stormwater systems to flood protection and habitat restoration along the Puyallup, White, Carbon, and

Nisqually rivers. It provides details for each project identifying the scope, timing, and funding, as well as general project location maps.

### **Discussion**

- Funding source
  - Primary source of funding is the Surface Water Management Utility Fee collected in unincorporated Pierce County. Other land uses based on square footage of impervious surfaces.
- Discussion on work done to rivers and how Surface Water Management is following state regulations.
- Conversation on mitigations measures overall being taken to help prevent flooding.

A motion was made (Brown/Williams) to approve the 2020-2025 Surface Water Improvement Plan as presented. Motion passed unanimously.

### **2020-2025 Transportation Improvement Program (TIP) and 2020-2033 Fourteen-Year Ferry Program:**

Leticia Mc Neil gave a presentation on the 2020-2025 Transportation Improvement Program (TIP) and 2020-2033 Fourteen-Year Ferry Program. The projects in the TIP and Ferry Program have been included as a result of various priority systems as well as input from private individuals, citizen groups, local organizations, and other outside agencies. Projects include new construction, road and bridge maintenance, channelization, signalization, drainage projects, ferry, etc.

### **Discussion**

- Concurrency
  - Once a road is determined to be over capacity, there are 6 years to fix the problem.
- Questions on the TIP in relationship to the Centers and Corridors plan.
- Discussion about how Countywide Centers and Regional Centers will help with funding.
- Solutions to be offered to the public for Meridian and Pacific.
  - Making road repairs around those highways.
  - Incorporation non-motorized transportation.
- Where traffic impact fees are distributed
  - Traffic Impact Fee Program update greatly reduced transportation service areas from 12 to 4. Majority of impact fees will go to designated area, but a small portion gets distributed into the other 3 areas. Additional information can be found on the website at <https://www.co.pierce.wa.us/1740/Traffic-Impact-Fees>.
- Right-away preservation and the ability of the county to have the infrastructure in place now to support the Centers and Corridors plan.
  - The Centers and Corridors plan has changes that are coming up regarding road standards such as the cross section. They are not adopted yet but are going through the process. These changes are in direct relationship to the Center and Corridors plan.
- Concerns regarding areas being consolidated
  - Reminder that funding can come from other places than just the TIF program.

**MOTION**

A motion was made (Brown/Rau) to adopt the findings of fact as identified in Exhibit A and recommend to the county council to adopt the 2020-2025 Transportation Improvement Program (TIP) and 2020-2033 Fourteen-Year Ferry Program as presented in Exhibit B. Motion passed unanimously.

**ADJOURN**

The meeting adjourned at 11:14 am.