

**MINUTES OF REGULAR MEETING
PIERCE COUNTY PLANNING COMMISSION**
Tuesday, September 24, 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
Jon Higley
Kathryn Jerkovich

MEMBERS ABSENT

Clerk: Danica Williams, PPW-PALS

CALL TO ORDER

The meeting was called to order at 9:42 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 (Brown/Rau) to adopt the minutes of August 27, 2019, as presented. **Motion passed unanimously.**

2020-2040 Sewer Improvement Program (SIP)

Staff presented on the 2020-2040 Sewer Improvement Program and gave an update regarding statistics, the new expanded Chamber's Creek Treatment Plant and Cascadia Treatment Plant. Staff reviewed a few of the projects that are happening regarding maintenance, operation, preservation, and improvement. Staff highlighted the various expenditures that are coming up.

Contact: Stefan Kamieniecki, Senior Planner, Planning & Public Works, 253-798-3094

DISCUSSION

- Impact to land owners in the area regarding connects fees.
- Questions about the Taylor Way force main replacement project between the City of Tacoma and Pierce County regarding time and provisions for detour and impacts to residents.
- Questions regarding Table 6-2 (pg 55). The beginning balance verses target reserve and ending balance. How are estimates interconnected?
- Questions regarding the large drop in connection charge rates increase in 2020 from 7.5% down to 2.5%.

PUBLIC TESTIMONY

Roxy Giddings, Parkland – Would like commission to keep in mind that sewer extensions are really important. It keeps people from flushing their toilets into the aquifer.

MOTION

A motion was made (Brown/Higley) to approve the Sewer Division report Appendix A as proposed, the packet of information as proposed and the Ordinance referenced in pages 59 and 60.

Amendment

A motion was made (Williams/Brown) for an amendment for the changes that were discussed based on the rates and the correct sheet for page 25 that was handed out.

The motion, as amended, passed unanimously.

Development Regulations Amendments - Affordable Housing Incentives

Staff presented on amendments to Pierce County Code Chapter 18A.65 - Affordable Housing Incentives to encourage development of affordable housing in unincorporated Pierce County. The amendments make technical changes and clarifications, improve the usability of the incentives, and broaden the availability of incentives.

Contact: Erik Jaszewski, Associate Planner, Planning & Public Works, 253-798-3752

DISCUSSION

- Discussion regarding the dynamic of the property owner, landowner, renter, and the county and where the other monies are coming from compared to full market value.
- Are affordable housing units subject to the same property tax increases as other market rate houses? Concerns that could move houses out of the affordable market quickly.
- Discussion regarding potential tax abatement for 10 years similar to City of Tacoma. County Council does not have opportunity to opt into the program as it is authorized by the state law.
- Length of title restriction-50 years.
- Conversation about who is eligible for waived customer meeting fees.
- Will affordable housing projects be flagged? How will reviewers know to expedite them?
- How much will affordable housing projects increase with these new amendments?
- Discussion regarding suggestion to have 2 spaces per unit verses 1.5 parking spaces and affordability.
- Responsible party for monitoring the 50-year period is Human Services Department.

PUBLIC TESTIMONY

Roxy Giddings, Parkland – This is another centers and corridor thing. This incentive could lead to possible 85-foot buildings on Pacific Ave in the corridors and in the centers. Ms. Giddings would like to remind the commission that affordable housing has to do with how much money you have and if you don't have any, it's not affordable.

MOTION

A motion was made (Brown/Williams) to approve amendments of chapter 18A.65 Affordable Housing Incentives to the development regulations as presented in Attachment A.

Amendments

A motion made (Hanek/Brown) to amend that parking spaces be a 2 parking spots minimum.

Motion passed 4-3.

Main Motion Vote

Motion passed 6-1.

2020 Amendments to the Capital Facilities Plan Element of the Pierce County Comprehensive Plan.

Staff presented the Capital Facilities Plan for 2020. It is a 6-year plan that outlines the capital expenditures for a various number of departments to give an idea of what the future needs are. Something to note that is different this year is that it will remain an annual document but will conform to the biennial budget format. This presentation focuses on next year's expenditures. Staff gave an overview of population growth statistics, overview of entire expenditures and funding sources, and compared this year to last year. A more descriptive summary of the individual funds was also provided.

Contact: Jim Dickman, Budget Manager, Finance Department, 253-798-7512

Presenter: Cooper Wright, Senior Budget Analyst, Finance Department, 253-798-7501

DISCUSSION

- Clarifications and additional information provided for the Yakima Parking Garage.
- What falls under the misc. category?
- Questions on the status of Cross Park.

PUBLIC TESTIMONY

Dale Budzinski, Water Superintendent at Parkland Light and Water – Spoke about the Fantasy Lights Warehouse that is to be constructed. It will be held up by a moratorium that the county has in place. The water main is out there and we cannot access the water main until the moratorium is up in 2022. The misc. funding is also one of those things that Parkland Light and Water or other water utilities have to enforce cross connection backflow protection. Pierce County Parks was notified of backflow facilities that need to be installed.

MOTION

A motion was made (Brown/Rau) to approve the amendments as provided in attachment A and B to the 6-year CFP financing plan as presented. **Motion passed unanimously.**

ADJOURN

The meeting adjourned at 11:20 am.