

MINUTES OF SPECIAL MEETING
PIERCE COUNTY PLANNING COMMISSION
Wednesday, January 30, 2019, 6:30 PM
Public Meeting Room, 2401 So. 35th St., Tacoma

MEMBERS PRESENT

Sharon Benson, Chair
Jon Higley
Sharon Hanek
Kevin Rau
Kathryn Jerkovich

MEMBERS ABSENT

Julie Williams, excused
Jeff Brown, unexcused

Clerk: Danica Williams, PPW-PALS

Other Staff: Jeff Mann and Dan Cardwell, Long Range Planning

CALL TO ORDER

The meeting was called to order at 6:33 p.m. Roll was called and a quorum was present. Copies of all staff reports and related documents under review were made available. Members of the public were in attendance.

Amendments to Pierce County Comprehensive Plan

The Pierce County Planning Commission will take action on proposed amendments to the Pierce County Comprehensive Plan.

Motion made (Rau/Jerkovich) to recommend approval of the 2019 Comprehensive Plan Amendments as recommended by staff.

DISCUSSION

Application 891681

- The Gig Harbor Urban Growth Area has been in the UGA forever and may be difficult to get it back if taken out.
- Commissioner Jerkovich sympathizes with City of Buckley's needs but does not want to give up the area.
- Seems as though some residents are not in favor of it.
- Concerns over setting a precedent
- There needs to be guidelines for future adjustments

Motion made (Jerkovich/Higley) to recommend denial of Comprehensive Plan Amendment Application 891681.

Vote: 3 yes, 1 no, 1 abstention. *Motion passed.*

Application 891623

Motion made (Hanek/Higley) to recommend denial of Comprehensive Plan Amendment Application 891623.

Vote: 3 yes, 1 no, 1 abstention. *Motion passed.*

Application 891624

No discussion

Application 895958

- Commissioner Jerkovich stated that if becomes a regulation it would have significant impacts on property owners.

Motion made (Jerkovich/Higley) to recommend denial of Comprehensive Plan Amendment Application 895958.

Vote: 4 yes, 0 no, 1 abstention. *Motion passed.*

Application 891875

No discussion

Application 891418

No discussion

Application 890881

No discussion

Applications 891686, 891709

No discussion

Applications 891941, 891909, 891940

No discussion

Applications 891914, 891942

- Questioned if the zoning needs to change since the business is already existing.
- Due to location and high levels of traffic, the parcel is better for commercial uses.
- Commissioner Hanek happened to see the site and stated the area seemed more residential.
- Concerns over what kind of businesses could go in there.
- The allowed commercial uses are to allow for rural services.

Doug Barron, 12404 133rd St Ct E, Puyallup, this property has been in wife's family for three generations. They operate a retail floral shop and used to have a bakery. They are not looking to put anything big on the property and want to keep it in the feel of the community. They would consider a coffee stand.

Reuben Schutz, represents the Barrons, as part of Alderton-McMillin plan, they do have design standards. Uses would be those allowed under RNC and would have to meet design standards of chapter 18J.

Application 891322

No discussion

Application 891586

No discussion

Application 891585

- Questioned how potential buyers would get notified
- Questioned who would be responsible for providing that information
- Staff is in talks with the Association of Realtors and MLS to model how it would work.

Application 891627

No discussion

Application 891589

No discussion

Application 891683

- Commission received a supplemental staff report with alternate language. Superintendent of Bethel SD supports alternate language.
- Commissioner Jerkovich wanted to change “shall” to “should” or “may” to soften language. Also add “school” in front of “...district representatives”

Motion made (Jerkovich/Higley) to change any “shall” to “should” and change “representatives” to “school district representatives”.

Vote: 5 yes. Motion passed unanimously.

Motion made (Rau/Jerkovich) to recommend approval of the 2019 amendments to the Comprehensive Plan as recommended by staff and as amended.

Vote – 5 yes, 0 no. Motion passed unanimously.

Meeting adjourned at 7:34 p.m.