

**MINUTES OF REGULAR MEETING
PIERCE COUNTY PLANNING COMMISSION**
Tuesday, February 26, 2019, 9:30 A.M.
Public Meeting Room, 2401 So. 35th St., Tacoma

MEMBERS PRESENT

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

MEMBERS ABSENT

Jon Higley, unexcused

Clerk: Danica Williams, PPW-PALS

CALL TO ORDER

The meeting was called to order at 9:38 a.m. Roll was called and a quorum was present. Copies of all staff reports and related documents under review were made available. No members of the public were in attendance. Two staff from the Assessor Treasurer were present for questions.

Approval of Minutes

A motion was made (Brown/Williams) to adopt the minutes of August 28, 2018, as presented. Motion passed unanimously.

A motion was made (Brown/Williams) to adopt the minutes of January 9, 2019, as presented. Motion passed unanimously.

A motion was made (Brown/Williams) to adopt the minutes of January 16, 2019, as presented. Motion passed unanimously.

A motion was made (Brown/Williams) to adopt the minutes of January 23, 2019, as presented. Motion passed unanimously.

A motion was made (Brown/Williams) to adopt the minutes of January 30, 2019, as presented. Motion passed unanimously.

Current Use Assessment

Chad Williams, Senior Planner, presented staff reports on the following cases.

Case No: OS1-18 (Farm & Ag Transfer), Scott & Sonja Nall

Proposal is to transfer 16.03 acres of a two parcel 17.03-acre site from Current Use Farm & Ag to Current Use Open Space. The site is located at 4305 227th Avenue Court East, Buckley vicinity in Council District 1. The site qualifies with four High Priority Resources. Property qualifies for bonus points as two properties, one to the west and one to the east are in the current use farm and ag program. In addition, the property to the south is in current use open space. Staff recommends a total of 20 points on 17.03-acre site with 1 acre set aside for existing residential uses.

Case No: OS2-18 (Farm & Ag Transfer), Peter & Laura Karlin

Proposal is to transfer 9.14 acres of a 10.14-acre parcel from Current Use Farm & Ag to Current Use Open Space. The site is located at 31919 Webster Road East, Eatonville vicinity in Council District 3. The site qualifies with three High Priority Resources. Qualifies for bonus points with one property to the west in the farm and ag program and one property to the east that is in the current use and open space program. Properties have required resources for continuation of open space corridor. Staff recommends approval of 20 points of the 10.14-acre site with 1 acre set aside for existing residential uses.

Case No: OS4-18 (Farm & Ag Transfer), Austin Summers LLC

The applicant is proposing to transfer 19 acres of a 20-acre parcel from Current Use Farm & Agriculture to Current Use Open Space. The site is located at 26116 126th Avenue East, Graham vicinity in Council District 3. The site qualifies with three High Priority Resources. Open space parcels to the north and south are both enrolled in the farm and ag program. Properties have required resources for continuation of open space corridor. Staff recommends approval with a total of 20 points on the 20-acre site with one acre set aside for existing residential uses.

Case No: OS5-18 (Farm & Ag Transfer), Eatonville 10212 LLC

The applicant is proposing to transfer 5.51 acres of a 9.51-acre parcel from Current Use Farm & Agriculture to Current Use Open Space. The site is located at 10212 Eatonville Highway East, Eatonville vicinity in Council District 3. The site qualifies with three High Priority Resources. Wooded buffer will help allow for separation from increasing density to the east as the city of Eatonville increases. The site is eligible for 15 points on 5.51-acre site with 4 acres set aside for existing residential uses.

Case No: OS3-18 (DFL Transfer), Robert & Patricia Wittner

The applicants are proposing to transfer 4.74 acres of an 8.03-acre site from Designated Forest Land to Current Use Open Space. The site is located at 27713 Lower Burnett Road East, Buckley vicinity in Council District 1. The site qualifies with four High Priority Resources. Bonus category parcel to the north, west, and east are in the designated forest land program. They contain required resources for continuation of open space corridor. Staff recommends approval of 20 points on the 4.74-acre site with 3.29 acres excluded for non-open space uses.

DISCUSSION

- Clarification: Concerns about maintaining ag lands. Is this for tax purposes only? Does it remove them from being ag land? Answer: There is an option to maintain farm conservation land and makes it easier to get back into the program.
- Amend OS5-18 and remove South Creek from the staff report. The qualifier there is the habitat around the wetland and wetland is noted which will get fish and wildlife points. Planner, Chad Williams, will make sure everything is clarified before it goes to council.
- Discussion regarding how taxes and tax breaks work and how to return to farming if necessary or desired.

PUBLIC TESTIMONY

None

MOTION

A motion was made (Brown/Williams) to recommend approval of applications OS1-18, OS2-18, OS3-18, OS4-18, and OS5-18 as presented. Motion passed unanimously.

ELECTION OF OFFICERS

A motion was made (Brown/Williams) to nominate Sharon Benson as Chair. No other nominations. Motion passed unanimously.

A motion was made (Williams/Jerkovich) to nominate Jeffrey Brown as Vice Chair. No other nominations. Motion passed unanimously.

A motion was made (Brown/Hanek) to nominate Julie Williams as Secretary. No other nominations. Motion passed unanimously.

ADJOURN

The meeting adjourned at 10:21.