

**MINUTES OF REGULAR MEETING  
PIERCE COUNTY PLANNING COMMISSION**  
Tuesday, April 23, 2019, 9:30 A.M.  
Public Meeting Room, 2401 So. 35th St., Tacoma

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

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. No members of the public were in attendance.

**Approval of Minutes**

A motion was made (Brown/Rau) to adopt the minutes of March 26, 2019, as presented. Motion passed unanimously.

**DIRECTORS REPORT-Dennis Hanberg**

- Consolidation efforts between Planning and Public Works are going well.
- Affordable Housing Efforts
  - Trying to fill in the gaps between single family housing and mid-rise apartments. Starting to fill in the missing middle by increasing in density using town houses, duplexes, triplexes, and garden units. These have higher density than single family, but lower density than mid-rise.
  - How can we incorporate some denser subdivisions, but more cottage like? We want to provide more opportunities in our code to allow for that. Rather than a standard house on a 5,000 square foot lot.
- Community Plan Updates
  - 4 areas (South Hill, Mid-County, Parkland-Spanaway-Midland, and Frederickson) represent our Urban Growth Area (UGA). Two key elements we heard at open house were density and traffic issues.
  - The Open House was very successful with over 900 people in attendance. This was the most aggressive community outreach that we've had.
  - We had various stations such as Parks, Traffic Engineering, Pierce Transit, and About My Property.
  - Many people left having information some related to the updates and some not.
  - Public Hearings are scheduled with the Land Use Advisory Commissions (LUACs) to consider the individual Community Plan Updates.
- Mr. Hanberg touched on road design, traffic impact fee update, road signal updates, and transportation growth (Main improvements: Canyon Rd Corridor, Shaw Rd Corridor with military drop down to SR 162)

- Code Enforcement
  - The new online portal has been a success for the customer due to its transparency for the customer and quicker complaint processing time.
  - We are not quite making the 90 days resolve time, but still experiencing huge success.
  - For chronic sites and that have criminal activity as well, Code Enforcement is working closely with the Sheriff's Department and Prosecutor's Office.
  - We had a sheriff embedded into staff here at PALS to help on Code Enforcement cases as needed.
- Best Public Agency (BPA)
  - We continue to provide timely and reliable service, improve efficiencies with technology, remain adaptable and open to change, and provide excellent customer service.
  - Lowering divisional silos
    - Ex: Building Official is working with Airport and Ferries
    - There is a lot of collaboration that is happening
  - Health Department colocation (all permitting should be under one roof)
  - Looking to begin electronic file review for Health Department
  - Single Site Plan
    - One for building, engineering, septic, and probably another. Trying to come up with a way for reviewers to look at the same site plan.
  - Next Business day reviews- focusing on front loader reviews.
  - Continuing to improve on faster permit review and entire review process, permit system options.

## DISCUSSION

- Ms. Hanek: What are the Pros and Cons to Spanaway Incorporation proposal?
  - Answer: The goal is for them to eventually incorporate. We need to provide a road map for future incorporation. We don't know what the economic impact would be just yet. Next steps are that they need to get petitions/signatures. It's in their court and the county is helping where we can.
- Mr. Higley: What is your sense of the crowd overall at the Open House. What was their feeling?
  - Mr. Hanberg: Staff are so skilled and had pre-scripted a couple of things. Booths were set up to get the one on one information which deferred a lot of things. My sense is that they were getting their information and some liked it and some didn't, but more important they got the information on how it affected them.
  - Jeff: Talked about Centers and Corridors informational area and mentioned that people understand the importance of planning. Everyone was listening and understanding. There was a sense of more acceptance than resistance.
- Mr. Brown: Compliments on Sewer and Health Department Integration. Had a comment on affordability. As the main growth focus is on affordable housing. When you take all the different interests such as energy, fire, health, transportation, and all the different interests each year, we have more stringent regulations, it's getting harder from a consumer perspective. How do we keep an eye on costs going up?

- Mr. Hanberg-Those products types (single family housing) are not being forgotten. We are trying to find a balance not thirty pages of restrictions, but not only two pages with not enough direction. We are looking at 18J and trying to figure out how to provide that flexibility.
- Ms. Benson-Questions/Comments on Canyon Road corridors and transportation. Ms. Benson commented on the “look” of density. With better design standards, the new construction could improve the look of density. Clarification on if code violations are more tenant occupied properties verse owner. Ms. Benson also commented on that the aging population still needs face to face with our Seniors. What’s happening in Gig Harbor in the Peninsula.
  - Mr. Hanberg explained that the Canyon Corridor is mainly for connecting to the port, majority of the complaints are on owner occupied properties, and we continue to remain available to the senior population through the development center as needed. Regarding the Peninsula in Gig Harbor, the County is currently focusing on it’s UGA. The focus there is to support the R10 zone.

## **PUBLIC TESTIMONY**

none

## **Current Use Assessment**

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

### **Case No: OS9-18 (Farm & Ag Transfer), Christopher and Jennifer Johnston**

The applicant’s property is being re-rated by utilizing the Public Benefit Rating System (PBRS) table of resources due to the fact the land entered the Current Use Assessment Program under the old flat rate Open Space formula and the ownership has since changed hands. By law it must be reviewed using the adopted PBRS table. The applicant is proposing to leave all 5.75 acres of a vacant parcel in Current Use Open Space. The site is located at 4215 Horsehead Bay Drive Northwest, Arletta vicinity in Council District 7. The site qualifies with one High Priority Resource.

Staff recommends approval of 10 points on all 5.75-acre site

### **Case No: OS13-18 (Designated Forest Land Transfer), Ashcreek Land Development LLC**

The applicant is proposing to transfer 31.56 acres of a 32.56-acre parcel from Designated Forest Land to Current Use Open Space. This property has been platted since application was made in January 2018. The site is located at 8330 244<sup>th</sup> Street East, Graham vicinity in Council District 3. The site qualifies with five High Priority Resources.

Staff recommends approval of 20 points on 31.56 acres. There is a one acre different with 1 acre excluded for residential use. There is a 1 acre difference due to a county right away that runs right through the property and is not a part of the Plat.

### **Case No: OS14-18 (Designated Forest Land Transfer), Waterside Lane Development LLC**

The applicant is proposing to transfer 112.65 acres of twelve parcel, 127.65-acre site from Designated Forest Land to Current Use Open Space. This property has been short platted since

application was made in March 2018. A total of 12 parcels are under consideration. Each property has paid to have acreage removed for residential uses. The sites are in the 16400-16500 block of 270<sup>th</sup> Avenue East, the 27000 block of 166<sup>th</sup> Street, and the 27000 block of 173<sup>rd</sup> Street East, Burnett vicinity in Council District 1. The sites qualify with High Priority Resources. We will be doing 12 individual contracts instead of one.

Staff recommends approval:

- 4 parcels with 20 points
- 6 parcels with 16 points
- 2 parcels with 11 points

**Case No: OS15-18 (Farm & Ag Transfer), Darin & Margaret Huggler:**

The applicants are proposing to transfer 9.42 acres of a 10.77-acre parcel from Current Use Farm & Agriculture to Current Use Open Space. The site is located at 13002 18<sup>th</sup> Avenue East, Brookdale vicinity in Council District 5. The site qualifies with four High Priority Resources.

Staff recommends approval of 20 points on 9.42 acres with 1.35 excluded for residential use which includes cell tower pad.

**Case No: OS17-18 (New), John & Holly Trujillo**

**Summary:** The applicants are proposing to add an additional 10.60-acres to the existing 3.5-acres presently in the Current Use Open Space Program on a two-parcel, 20.10-acre site. In 2007 the owners applied to place 19.10 acres of their 20.10- acre parcel into Current Use Open Space. This application was approved, and an Open Space Taxation Agreement was signed. In 2012, it was determined by the Assessor's Office that the owners violated their Open Space Taxation Agreement by clear cutting an area determined to be 15.60 acres. An area of 3.5 acres was allowed to remain in the Open Space Classification out of the original 19.10-acre area added. The remaining acres are now being taxed as highest and best use.

The site was short platted in 2012 and two 10.05-acre parcels were created. Each parcel will contain 3.00 acres of residential/non-qualifying areas leaving a total of 14.10 acres total in the Open Space Current Use program. The site is located at 22410 48<sup>th</sup> Street East, Buckley vicinity in Council District 1. The site qualifies with four High Priority Resources.

Staff recommends approval of 20 points on 14.1 acres with 6 acres excluded for residential use.

**DISCUSSION**

Question about case OS17-18. Although they violated their Open Space and had to pay back taxes, they can now reapply to get tax reduction on same land? Chad explained conditions have now changed. He is unsure why they waited to apply. We will just add new acreage back in. They did what they did and now they are getting back what they had. Chad clarified they did not get credit for wooded areas. They can now receive credit for a pasture.

**PUBLIC TESTIMONY**

None

**MOTION**

A motion was made (Brown/Higley) to recommend approval of applications OS9-18, OS13-18, OS14-18, OS15-18, and OS17-18 as presented. Motion passed unanimously.

### **Agricultural Viability**

Jeff Mann, Senior Planner, gave a PowerPoint presentation. Request is from County Council (Resolution 2018-117s). Amendments to allow for crop production, eliminate the maximum number of sleeping units per building for temporary farm worker housing when the housing complies with the requirements, and increase/clarify the replacement period for damaged structures within floodplain outside the floodway. Staff met with Agriculture Advisory Commission on Feb 27, 2019 to review the following three items.

- Crop production: supported the changes
- Farm Worker Housing: supported the changes
- Structure Replacement in Flood Hazard Areas: didn't have much to add for this one

Jeff presented in detail the 3 different items and the purposed changes and gave the following recommendations:

- Staff recommends the creation of a new Crop Production Level 2 to allow production packaging and storage buildings up to 8,000 square feet with an Administrative Use Permit in the applicable Rural and Resource Zones. Staff also recommends to convert Crop Production-Level 2 into a new Level 3 allowing all sizes of Crop Production buildings.
- Staff recommends eliminating the maximum number of sleeping units per building for temporary farmworker housing found in 18A.36.060 A.18.a
- Staff recommends no changes to existing regulations regarding the replacement or timing of replacement of structures in the Floodway or Flood Fringe.

### **DISCUSSION**

- Mr. Higley: Is there any connection to the City of Puyallup and taking over control of large processing structures being built out. Answer: I don't think this would have any effect. That is an industrial zone.
- Mr. Brown: Conditional Use Permit is a public process, but we also have SEPA which is public process. Is there a need for both? Answer: The Conditional Use Permit is a compatibility review and so is SEPA. Both are looking for mitigation such as lighting, noise, setbacks, boundaries with sensitive uses around, access. You are right it is overlapping. It does run concurrently.
- Ms. Jerkovich: Is this applicable also to Marijuana crop production and packaging? Answer: No that is an entirely separate code under industrial land.
- Ms. Benson: A couple meetings ago we had a case with a man who had existing equipment on his property in a residential area. By making some changes this might help solidify response to future argument like that gentleman had. It will allow for some smaller buildings with lesser review.
- Ms. Benson: Was this proposal city driven or council driven? Answer: it was council driven by a member of the council who is in charge of Agricultural Advisory Commission. We didn't see glaring problems in our review.
- Ms. Jerkovich-In getting rid of the maximum number of sleeping units, it seems like there needs to be some sort of control. What about Health Issues? Who monitors that? Answer: The RCW is more relaxed. With ours, they would still need to comply with our building code.

### **MOTION**

A motion was made (Brown/Hanek) to approve recommendations to Title 18A to address Level 2 Crop Production, Farmworker Housing and Structure Replacement in Flood Hazard Areas as presented. Motion passed unanimously.

**OTHER BUSINESS**

Discussion regarding availability for upcoming Planning Commission Meetings for the Community Plan Updates

**ADJOURN**

The meeting adjourned at 11:18 am.