

**FIRCREST CITY COUNCIL  
REGULAR MEETING AGENDA**

**TUESDAY, APRIL 28, 2020  
7:00 P.M.**

**COUNCIL CHAMBERS  
FIRCREST CITY HALL, 115 RAMSDELL STREET**

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- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. PRESIDING OFFICER'S REPORT**
- 5. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**  
(Please email the City Clerk if you would like to make a public comment. Your comment will be read into the record at the appropriate time. [JWESTMAN@CITYOFFIRCREST.NET](mailto:JWESTMAN@CITYOFFIRCREST.NET))
- 6. COMMITTEE, COMMISSION & LIAISON REPORTS**
  - A. Parks & Recreation**
  - B. Pierce County Regional Council**
  - C. Public Safety, Courts**
  - D. Street, Water, Sewer, and Storm Drain**
  - E. Other Liaison Reports**
- 7. CONSENT CALENDAR**
  - A.** Setting a Public Hearing on May 26<sup>th</sup> to receive comments for the 6-year T.I.P.
  - B.** Approval of [vouchers](#)/payroll checks
  - C.** Approval of minutes: [April 14, 2020 Regular Meeting](#)  
[April 20, 2020 Study Session](#)
- 8. PUBLIC HEARING 7:15 P.M. OR SOON THEREAFTER**
- 9. UNFINISHED BUSINESS**
- 10. NEW BUSINESS**
  - A.** [Contract Award for the Water meter upgrade purchase](#)
  - B.** [Amendments to the Pierce County Countywide Planning Policies](#)
- 11. CITY MANAGER COMMENTS**
  - A.** Remote Attendance Extension
  - B.** Budget Amendment No. 1
- 12. DEPARTMENT HEAD COMMENTS**
- 13. COUNCILMEMBER COMMENTS**
- 14. EXECUTIVE SESSION**
- 15. ADJOURNMENT**

COUNCIL MAY ADD AND TAKE ACTION ON OTHER ITEMS NOT LISTED ON AGENDA

# ACCOUNTS PAYABLE

City Of Fircrest  
MCAG #: 0583

As Of: 06/12/2020

Time: 12:55:47 Date: 04/22/2020  
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Accts Pay #	Received	Date Due	Vendor	Amount	Memo	
<b>21744</b>	<b>04/17/2020</b>	<b>04/28/2020</b>	<b>6904</b>	<b>A   R   C Architects Inc</b>	<b>57,774.70</b>	<b>P#54 Pool / Bathhouse &amp; Community Center Prof. Engineering Services 2/26/20 To 3/25/20</b>
594 76 62 03	Buildings & Structures	301 000 594	Park Bond Capi	57,774.70	P#54 Pool / Bathhouse & Community Center Prof. Engineering Services 2/26/20 To 3/25/20	
<b>21751</b>	<b>04/17/2020</b>	<b>04/28/2020</b>	<b>4298</b>	<b>AWC Employee Benefit</b>	<b>742.50</b>	<b>May 2020 Retired Medical</b>
521 22 20 01	LEOFF I Medical Premium	001 000 521	General Fund	742.50	05/2020 Retired Medical	
<b>21721</b>	<b>04/13/2020</b>	<b>04/28/2020</b>	<b>8107</b>	<b>Anderson, Anna</b>	<b>38.01</b>	<b>07-00055.1 - 1541 EDWARDS AVE</b>
343 10 00 00	Storm Drain Fees & Charge	415 000 340	Storm Drain	-8.47		
343 40 00 00	Sale Of Water	425 000 340	Water Fund (de	-9.07		
343 50 00 00	Sewer Revenues	430 000 340	Sewer Fund (de	-20.47		
<b>21745</b>	<b>04/17/2020</b>	<b>04/28/2020</b>	<b>3994</b>	<b>CenturyLink</b>	<b>1,334.20</b>	<b>Telecommunications April 2020</b>
518 10 42 00	Communication - Non Dep	001 000 518	General Fund	67.11	CH Prim 911 04/2020	
518 10 42 00	Communication - Non Dep	001 000 518	General Fund	67.11	CH Message 04/2020	
518 10 42 00	Communication - Non Dep	001 000 518	General Fund	67.11	CH Alarm 04/2020	
518 10 42 00	Communication - Non Dep	001 000 518	General Fund	448.79	Circuit Line / PRI Line 04/2020	
518 10 42 00	Communication - Non Dep	001 000 518	General Fund	139.77	DID 04/2020	
521 22 42 00	Communication - Police	001 000 521	General Fund	138.99	Police BA Machine / Modem 04/2020	
531 50 42 00	Communication - Storm	415 000 531	Storm Drain	33.56	PW Alarm & Prim 911 04/2020	
531 50 42 00	Communication - Storm	415 000 531	Storm Drain	16.78	PW Fax 04/2020	
534 10 42 00	Communication - Water	425 000 534	Water Fund (de	33.55	PW Alarm & Prim 911 04/2020	
534 10 42 00	Communication - Water	425 000 534	Water Fund (de	32.50	PW DSL / Telemetry 04/2020	
534 10 42 00	Communication - Water	425 000 534	Water Fund (de	16.78	PW Fax 04/2020	
535 10 42 01	Communication - Sewer	430 000 535	Sewer Fund (de	33.55	PW Alarm & Prim 911 04/2020	
535 10 42 01	Communication - Sewer	430 000 535	Sewer Fund (de	32.50	PW DSL / Telemetry 04/2020	
535 10 42 01	Communication - Sewer	430 000 535	Sewer Fund (de	16.78	PW Fax 04/2020	
542 30 42 00	Communication - Street	101 000 542	City Street Fun	33.55	PW Alarm & Prim 911 04/2020	
542 30 42 00	Communication - Street	101 000 542	City Street Fun	16.78	PW Fax 04/2020	
576 80 42 00	Communication - Parks	001 000 576	General Fund	67.11	REC Alarm 04/2020	
576 80 42 00	Communication - Parks	001 000 576	General Fund	71.88	Parks Prim 911 04/2020	
<b>21750</b>	<b>04/17/2020</b>	<b>04/28/2020</b>	<b>4324</b>	<b>City Treasurer-City of Tacoma</b>	<b>56,345.11</b>	<b>Fire / EMS May 2020</b>
522 20 40 00	Tacoma Contract - Fire	001 000 522	General Fund	28,411.43	Fire 05/2020	
522 20 41 00	Tacoma Contract - EMS	001 000 522	General Fund	27,933.68	EMS 05/2020	
<b>21730</b>	<b>04/15/2020</b>	<b>04/28/2020</b>	<b>4318</b>	<b>City of Fircrest Treasurer</b>	<b>2,364.28</b>	<b>April 2020 Interfund</b>
518 30 47 00	Public Utility Services - Ci	001 000 518	General Fund	319.45	04/2020 Interfund	
531 50 47 02	Public Utility Services/Bldg	415 000 531	Storm Drain	154.40	04/2020 Interfund	
531 50 47 02	Public Utility Services/Bldg	415 000 531	Storm Drain	2.94	04/2020 Interfund	

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534 10 47 00	Utility Services/Building -		425 000 534 Water Fund (de	154.40	04/2020 Interfund
534 80 47 01	Utility Services/Pumping		425 000 534 Water Fund (de	103.50	04/2020 Interfund
534 80 47 03	Public Utility Services/Met		425 000 534 Water Fund (de	6.85	04/2020 Interfund
535 10 47 00	Utility Services/Building -		430 000 535 Sewer Fund (de	154.40	04/2020 Interfund
535 80 47 04	Public Utility Services/Met		430 000 535 Sewer Fund (de	6.85	04/2020 Interfund
542 30 47 02	Electricity & Gas/Bldg - St		101 000 542 City Street Fun	154.40	04/2020 Interfund
542 30 47 02	Electricity & Gas/Bldg - St		101 000 542 City Street Fun	2.94	04/2020 Interfund
548 65 47 00	Utilities ShopGarage		501 000 548 Equipment Ren	34.50	04/2020 Interfund
576 20 47 00	Public Utility Services - Po		001 000 576 General Fund	401.46	04/2020 Interfund
576 80 47 00	Public Utility Services - Pa		001 000 576 General Fund	868.19	04/2020 Interfund
<b>21757 04/17/2020 04/28/2020 4322 City of Tacoma Washington</b>				<b>8,768.95</b>	<b>Power - Various Locations March 2020</b>
518 30 47 00	Public Utility Services - Ci		001 000 518 General Fund	557.31	City Hall 03/2020
531 50 47 02	Public Utility Services/Bldg		415 000 531 Storm Drain	119.81	PW 03/2020
534 10 47 00	Utility Services/Building -		425 000 534 Water Fund (de	119.81	PW 03/2020
534 80 47 01	Utility Services/Pumping		425 000 534 Water Fund (de	2,754.32	PW 03/2020
535 10 47 00	Utility Services/Building -		430 000 535 Sewer Fund (de	119.81	PW 03/2020
535 80 47 01	Utility Services/Pumping		430 000 535 Sewer Fund (de	1,486.45	Pump #1, Commons L/S, Princeton L/S 03/2020
542 30 47 02	Electricity & Gas/Bldg - St		101 000 542 City Street Fun	119.80	PW 03/2020
542 30 47 03	Electricity/Traffic Lights		101 000 542 City Street Fun	34.02	400 Alameda 03/2020
542 63 47 00	Electricity/Street Lights		101 000 542 City Street Fun	2,241.03	Street Lights 03/2020
548 65 47 00	Utilities ShopGarage		501 000 548 Equipment Ren	24.67	F&E Garage 03/2020
576 80 47 00	Public Utility Services - Pa		001 000 576 General Fund	1,191.92	Rec Center, Pavilion, Tot Lot, Storage Garage, Whittier Lights And Irrigation 03/2020
<b>21726 04/15/2020 04/28/2020 3555 Code Publishing Co</b>				<b>206.06</b>	<b>Web Update Ordinances 1653 - 1655</b>
511 60 49 03	Codification Costs		001 000 511 General Fund	206.06	Web Update Ordinances 1653 - 1655
<b>21741 04/17/2020 04/28/2020 3555 Code Publishing Co</b>				<b>480.00</b>	<b>Annual FMC Hosting Fees (May 2020 - 2021)</b>
511 60 49 03	Codification Costs		001 000 511 General Fund	480.00	Annual FMC Hosting Fees (May 2020 - 2021)
Total Code Publishing Co				686.06	
<b>21731 04/15/2020 04/28/2020 3565 Comfort Davies &amp; Smith</b>				<b>6,479.20</b>	<b>March 2020</b>
515 41 41 01	City Attorney		001 000 515 General Fund	2,047.00	03/2020
515 41 41 03	City Prosecutor		001 000 515 General Fund	3,097.20	Fircrest 03/2020
515 41 41 03	City Prosecutor		001 000 515 General Fund	1,335.00	Ruston 03/2020
<b>21746 04/17/2020 04/28/2020 3573 Copiers Northwest Inc</b>				<b>309.65</b>	<b>Copier Usage March 2020 - City Hall, Court, Parks / Rec, Public Works</b>
518 10 45 00	Oper Rentals - Copier - No		001 000 518 General Fund	196.25	CH 03/2020

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531 50 45 00	Oper Rentals - Copier - Sto		415 000 531 Storm Drain	17.66	PW 03/2020
534 10 45 02	Oper Rentals - Copier - Wa		425 000 534 Water Fund (de	17.66	PW 03/2020
535 10 45 00	Oper Rentals - Copier - Sev		430 000 535 Sewer Fund (de	17.66	PW 03/2020
542 30 45 00	Oper Rentals - Copier - Str		101 000 542 City Street Fun	17.66	PW 03/2020
571 10 45 01	Oper Rentals - Copier - Rec		001 000 571 General Fund	38.48	Rec 03/2020
576 80 45 00	Oper Rentals - Copier - Par		001 000 576 General Fund	4.28	Parks 03/2020
<b>21738 04/17/2020 04/28/2020 4310 Dept Of Revenue-EXCISE TAX</b>				<b>79.70</b>	<b>March 2020 Excise Taxes</b>
521 22 31 00	Office & Oper Sup - Police		001 000 521 General Fund	1.68	03/2020 Excise Taxes
521 22 35 00	Small Tools & Equip - Poli		001 000 521 General Fund	14.51	03/2020 Excise Taxes
521 22 49 01	Uniforms/Clothing/Laundry		001 000 521 General Fund	1.78	03/2020 Excise Taxes
531 50 44 00	Excise Tax - Storm		415 000 531 Storm Drain	1.92	03/2020 Excise Taxes
534 10 44 00	Excise Tax - Water		425 000 534 Water Fund (de	2.82	03/2020 Excise Taxes
535 10 44 00	Excise Tax - Sewer		430 000 535 Sewer Fund (de	7.01	03/2020 Excise Taxes
573 90 49 01	Community Events		001 000 573 General Fund	35.64	03/2020 Excise Taxes
576 80 31 02	Oper Supplies - Parks		001 000 576 General Fund	14.34	03/2020 Excise Taxes
<b>21748 04/17/2020 04/28/2020 8610 F &amp; L Building Maintenance, LLC</b>				<b>3,254.00</b>	<b>April 2020 Janitorial Services</b>
518 30 41 01	Contract Maintenance		001 000 518 General Fund	3,254.00	04/2020 Janitorial Services
<b>21735 04/15/2020 04/28/2020 7230 Galls, LLC - d.b.a. Blumenthal Uniform</b>				<b>141.73</b>	<b>Uniform Items - J. Johnson</b>
521 22 49 01	Uniforms/Clothing/Laundry		001 000 521 General Fund	141.73	Uniform Items - J. Johnson
<b>21737 04/15/2020 04/28/2020 3690 Holroyd Co Inc</b>				<b>95.64</b>	<b>Concrete Dump Fees March 2020</b>
542 30 47 01	Dumping Fees - Street		101 000 542 City Street Fun	80.33	Concrete Dump Fees 03/2020
542 30 47 01	Dumping Fees - Street		101 000 542 City Street Fun	15.31	Finance Charge On Late Payment
<b>21753 04/17/2020 04/28/2020 3692 Home Depot Credit Services</b>				<b>46.24</b>	<b>Cleaning Supplies - Public Safety Building</b>
518 30 31 02	Oper Sup/PSB Bldg		001 000 518 General Fund	46.24	Cleaning Supplies - PSB
<b>21754 04/17/2020 04/28/2020 3692 Home Depot Credit Services</b>				<b>15.69</b>	<b>Well #9 Supplies</b>
534 50 31 01	Oper Supplies - Water Mai		425 000 534 Water Fund (de	15.69	Well #9 Supplies
Total Home Depot Credit Services				61.93	
<b>21722 04/14/2020 04/28/2020 7577 Kim, Min Kyong</b>				<b>12.69</b>	<b>07-00324.9 - 1439 EDWARDS AVE</b>
343 10 00 00	Storm Drain Fees & Charge		415 000 340 Storm Drain	-2.83	
343 40 00 00	Sale Of Water		425 000 340 Water Fund (de	-3.03	
343 50 00 00	Sewer Revenues		430 000 340 Sewer Fund (de	-6.83	

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<b>21758</b>	<b>04/20/2020</b>	<b>04/28/2020</b>	<b>6883</b>	<b>L.N. Curtis &amp; Sons</b>	<b>211.15</b>	<b>Guidebooks For WA Criminal &amp; Traffic Laws For 2020 (10 Of Each)</b>
	521 22 31 00	Office & Oper Sup - Police	001 000 521	General Fund	211.15	Guidebooks For WA Criminal & Traffic Laws For 2020 (10 Of Each)
<b>21752</b>	<b>04/17/2020</b>	<b>04/28/2020</b>	<b>3791</b>	<b>Lowe's Company-#338954</b>	<b>10.40</b>	<b>Well #9 Supplies</b>
	534 50 31 01	Oper Supplies - Water Mai	425 000 534	Water Fund (de	10.40	Well #9 Supplies
<b>21755</b>	<b>04/17/2020</b>	<b>04/28/2020</b>	<b>8996</b>	<b>Nature By Design</b>	<b>3,600.00</b>	<b>Professional Services - PROS Plan Update 2020</b>
	576 80 41 00	Prof Svcs - Parks	001 000 576	General Fund	3,600.00	Professional Services - PROS Plan Update 2020
<b>21739</b>	<b>04/17/2020</b>	<b>04/28/2020</b>	<b>3923</b>	<b>Orca Pacific Inc</b>	<b>454.99</b>	<b>Chlorine For Wells (120 Gallons)</b>
	534 80 31 03	Oper Supplies - Chlorine	425 000 534	Water Fund (de	454.99	Chlorine For Wells (120 Gallons)
<b>21742</b>	<b>04/17/2020</b>	<b>04/28/2020</b>	<b>3958</b>	<b>PC Budget &amp; Finance - Jail</b>	<b>647.16</b>	<b>March 2020 Jail Services</b>
	523 60 40 01	Jail	001 000 523	General Fund	647.16	03/2020 2 Bookings, 6 Daily
<b>21756</b>	<b>04/17/2020</b>	<b>04/28/2020</b>	<b>3957</b>	<b>PC Budget &amp; Finance</b>	<b>136.87</b>	<b>March 2020 Printing Services</b>
	512 50 31 00	Office & Oper Sup-Court	001 000 512	General Fund	136.87	03/2020 Printing - Order Release Impound Veh.
<b>21732</b>	<b>04/15/2020</b>	<b>04/28/2020</b>	<b>3961</b>	<b>PCRCD, LLC dba LRI-HV</b>	<b>444.21</b>	<b>Dump Fees - Street Sweeping March 2020</b>
	531 50 47 01	Dumping Fees - Storm	415 000 531	Storm Drain	444.21	Dump Fees - Street Sweeping 03/2020
<b>21733</b>	<b>04/15/2020</b>	<b>04/28/2020</b>	<b>3945</b>	<b>Patriot Fire Protection, Inc</b>	<b>797.87</b>	<b>Annual Fire Sprinkler / Backflow Inspections - Rec Center And Public Works</b>
	518 30 31 01	Oper Sup/Rec Bldg	001 000 518	General Fund	439.60	Annual Sprinkler / Backflow Inspection - REC
	518 30 31 03	Oper Sup/PWF	001 000 518	General Fund	358.27	Annual Sprinkler / Backflow Inspection - PW
<b>21727</b>	<b>04/15/2020</b>	<b>04/28/2020</b>	<b>3986</b>	<b>Puget Sound Energy, BOT-01H</b>	<b>236.29</b>	<b>Natural Gas - City Hall March 2020</b>
	518 30 47 00	Public Utility Services - Ci	001 000 518	General Fund	236.29	Natural Gas - CH 03/2020
<b>21728</b>	<b>04/15/2020</b>	<b>04/28/2020</b>	<b>3986</b>	<b>Puget Sound Energy, BOT-01H</b>	<b>207.83</b>	<b>Natural Gas - Public Works March 2020</b>
	531 50 47 02	Public Utility Services/Bldg	415 000 531	Storm Drain	51.96	Gas - PW 03/2020
	534 10 47 00	Utility Services/Building -	425 000 534	Water Fund (de	51.96	Gas - PW 03/2020
	535 10 47 00	Utility Services/Building -	430 000 535	Sewer Fund (de	51.96	Gas - PW 03/2020
	542 30 47 02	Electricity & Gas/Bldg - St	101 000 542	City Street Fun	51.95	Gas - PW 03/2020
<b>21729</b>	<b>04/15/2020</b>	<b>04/28/2020</b>	<b>3986</b>	<b>Puget Sound Energy, BOT-01H</b>	<b>678.08</b>	<b>Natural Gas - Rec Center March 2020</b>
	576 80 47 00	Public Utility Services - Pa	001 000 576	General Fund	678.08	Gas - REC 03/2020

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			Total Puget Sound Energy, BOT-01H	1,122.20	
<b>21759</b>	<b>04/22/2020</b>	<b>04/28/2020</b>	<b>337 Roberts, Christopher</b>	<b>1,194.00</b>	<b>Tuition Reimbursement CJA / 474</b>
	521 22 49 02	Reg & Tuition - Police	001 000 521 General Fund	1,194.00	Tuition Reimbursement CJA / 474 - C. Roberts
<b>21736</b>	<b>04/15/2020</b>	<b>04/28/2020</b>	<b>4018 Rosen Supply Company Inc</b>	<b>12.67</b>	<b>Well #9 Repair Parts</b>
	534 50 31 01	Oper Supplies - Water Mai	425 000 534 Water Fund (de	12.67	Well #9 Repair Parts
<b>21749</b>	<b>04/17/2020</b>	<b>04/28/2020</b>	<b>5304 South Sound 911</b>	<b>30,480.00</b>	<b>2nd Quarter 2020 Services - LE, RMS, Records, IT</b>
	521 22 41 02	Dispatching - Lesa	001 000 521 General Fund	21,292.50	Les a 2nd Qtr 2020
	521 22 41 04	Records	001 000 521 General Fund	1,760.00	Records 2nd Qtr 2020
	521 22 41 05	IT Charges	001 000 521 General Fund	7,427.50	RMS & IT 2nd Qtr 2020
<b>21740</b>	<b>04/17/2020</b>	<b>04/28/2020</b>	<b>4328 Systems for Public Safety Inc</b>	<b>1,350.52</b>	<b>#52952D Replaced Laptop Dock</b>
	548 65 48 08	O & M - Police	501 000 548 Equipment Ren	1,350.52	#52952D Replaced Laptop Dock
<b>21747</b>	<b>04/17/2020</b>	<b>04/28/2020</b>	<b>4125 The News Tribune</b>	<b>124.80</b>	<b>Annual Subscription - Public Safety Building</b>
	521 22 49 03	Dues,Memberships,Subscri	001 000 521 General Fund	124.80	Annual Subscription - PSB
<b>21724</b>	<b>04/15/2020</b>	<b>04/28/2020</b>	<b>4188 Verizon Wireless LLC</b>	<b>1,067.33</b>	<b>April 2020 Shared Plan (25 Lines)</b>
	513 10 42 00	Communication - Admin	001 000 513 General Fund	47.45	City Manager 04/2020
	518 30 42 00	Communication - Fac/Equi	001 000 518 General Fund	76.03	Maint. Supervisor & Custodian 04/2020
	521 22 42 00	Communication - Police	001 000 521 General Fund	419.63	Chief, 2 Sergeants & 5 Officers 04/2020
	524 20 42 00	Communications- Bldg	001 000 524 General Fund	23.73	B / P Admin 04/2020
	531 50 42 00	Communication - Storm	415 000 531 Storm Drain	93.04	PW Director, Crew & Air Card 04/2020
	534 10 42 00	Communication - Water	425 000 534 Water Fund (de	93.04	PW Director, Crew & Air Card 04/2020
	535 10 42 01	Communication - Sewer	430 000 535 Sewer Fund (de	93.04	PW Director, Crew & Air Card 04/2020
	542 30 42 00	Communication - Street	101 000 542 City Street Fun	93.04	PW Director, Crew & Air Card 04/2020
	558 60 42 00	Communications - Planning	001 000 558 General Fund	23.72	B / P Admin 04/2020
	576 80 42 00	Communication - Parks	001 000 576 General Fund	104.61	Parks Director, Maint. Super & Comm. Events Spec 04/2020
<b>21725</b>	<b>04/15/2020</b>	<b>04/28/2020</b>	<b>4188 Verizon Wireless LLC</b>	<b>967.88</b>	<b>April 2020 Police Air Cards (20 - Old &amp; New) And 1 Officer</b>
	521 22 42 00	Communication - Police	001 000 521 General Fund	967.88	04/2020 Police Air Cards (20 - Old & New) And 1 Officer
Total Verizon Wireless LLC				2,035.21	

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<b>21743</b>	<b>04/17/2020</b>	<b>04/28/2020</b>	<b>4211</b>	<b>75.00</b>	<b>2020 Membership Dues - J. Westman</b>
	513 10 49 02	Dues,Memberships,Subscri	001 000 513	75.00	2020 Membership Dues - J. Westman
			General Fund		
<b>21734</b>	<b>04/15/2020</b>	<b>04/28/2020</b>	<b>4231</b>	<b>287.00</b>	<b>Coliform And Fluoride Testing March 2020</b>
	534 80 41 00	Water Testing	425 000 534	287.00	Coliform And Fluoride 03/2020
			Water Fund (de		
<b>21723</b>	<b>04/14/2020</b>	<b>04/28/2020</b>	<b>8896</b>	<b>30.09</b>	<b>02-01670.3 - 120 BERKELEY AVE</b>
	343 10 00 00	Storm Drain Fees & Charge	415 000 340	-6.70	
	343 40 00 00	Sale Of Water	425 000 340	-7.19	
	343 50 00 00	Sewer Revenues	430 000 340	-16.20	
			Sewer Fund (de		

Report Total: 181,502.49

Fund	
001 General Fund	112,252.27
101 City Street Fund	2,860.81
301 Park Bond Capital Fund	57,774.70
415 Storm Drain	954.28
425 Water Fund (department)	4,187.23
430 Sewer Fund (department)	2,063.51
501 Equipment Rental Fund	1,409.69

This report has been reviewed by:

REMARKS:

\_\_\_\_\_  
Signature & Title

\_\_\_\_\_  
Date

**CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**

Mayor Hunter T. George called the regular meeting to order at 7:00 P.M. and led the Pledge of Allegiance. Councilmembers David M. Viafore, Shannon Reynolds, Brett Wittner, Joe Barrentine, Denny Waltier, and Jamie Nixon were present.

**PRESIDING OFFICER’S REPORT**

There were none.

**PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**

There were none.

**COMMITTEE, COMMISSION, AND LIAISON REPORTS**

**A. Administration**

Viafore encouraged Councilmembers to read the provided packets but had no report at this time.

**B. Environmental, Planning, and Building**

Waltier had no report at this time.

**C. Finance, IT, Facilities**

Barrentine reported that Finance Director Corcoran, City Manager Pingel, and himself plan to meet ahead of the study session.

**D. Other Liaison Reports**

Reynolds reported the PCRC will not be holding meetings; therefore, no report at this time.

**CONSENT CALENDAR**

George requested the City Clerk read the Consent Calendar as follows: approval of Voucher No. 214594 through Voucher Check No. 214693 in the amount of \$111,339.57; approval of Payroll Check No. 13860 through Payroll Check No. 13864 in the amount of \$107,354.49; approval of Payroll Check No. 13865 through Payroll Check No. 13868 in the amount of \$8,108.58; approval of Payroll Check No. 13869 through Payroll Check No. 13874 in the amount of \$85,183.21; approval of Payroll Check No. 13875 through Payroll Check No. 13879 in the amount of \$106,797.03; approval of the March 24, 2020 Regular Meeting Minutes; **Viafore MOVED to approve the Consent Calendar as read; seconded by Nixon. The Motion Carried (7-0).**

**PUBLIC HEARING**

No public hearing was scheduled.

**UNFINISHED BUSINESS**

There was no unfinished business.

**NEW BUSINESS**

**A. Resolution No. 1651 Emergency Declaration**

City Manager Pingel briefed the Council on the proposed resolution that would certify the existence of an emergency due to COVID-19 and explained the impacts of COVID-19 on the City’s operations. **Nixon MOVED to adopt Resolution No. 1651, certifying the existence of an emergency relative to COVID-19.; seconded by Wittner.** George invited councilmember comment; Waltier commented that he would like to see an end date in the resolution. Pingel



reported that the Resolution is in effect until Council rescinds it; Viafore expressed concerns about the Resolution being retroactive. Pingel reported that under Section 2, the Resolution clarifies the Ratification of Actions Taken to date. Viafore also expressed the concern as to the necessity to pass the Resolution. Viafore requested a legal opinion. City Attorney Michael B. Smith addressed the Council and expressed his support of the Resolution and clarified that Council has the option to rescind the Resolution at any point. Pingel also reported that if the Federal Government allows us to recoup the costs of the Families First Coronavirus Response Act, we would need to have the Resolution in place to qualify for the potential aid. Brief discussions were held on Coronavirus cases count in the City of Fircrest. George invited public comment; Brian Rybolt, 1036 Daniels Drive, expressed opposition to the resolution and encouraged Councilmembers to vote against the Emergency Declaration. George invited Council Comment; George commented that he anticipates transparency by staff and hopes that future stimulus packages include relief for local governments. Viafore expressed his opposition for the Resolution. Reynolds expressed hesitation to support the Resolution and feels at this time in the pandemic, it does not seem necessary to move forward with an Emergency Declaration. She also stated concern with maintaining the democratic process. **The Motion Carried (4-3) with Viafore, Reynolds, and Waltier dissenting.**

**B. Resolution No. 1652 EMS Levy on the 2020 Primary Election Ballot**

City Manager Pingel briefed the Council on the EMS Levy renewal that expires every six (6) years. The Resolutions would allow the City to place the EMS Levy renewal on the primary and general election ballots. **Nixon MOVED to adopt Resolution No. 1652, authorizing the placement of an Emergency Medical Care and Services levy for the years 2021 through 2027 on the primary election to be held August 4, 2020; seconded by Reynolds.** George invited councilmember comment; Viafore inquired about the current levy rate and is concerned that the raise in taxes could affect our homeowners, especially senior residents. Finance Director Corcoran reported that the current EMS Levy rate is \$.3404. George invited public comment; none were provided. **The Motion Carried (7-0).**

**C. Resolution No. 1653 EMS Levy on the 2020 General Election Ballot**

**Viafore MOVED to adopt Resolution No. 1652, authorizing the placement of an Emergency Medical Care and Services levy for the years 2021 through 2027 on the general election to be held November 3, 2020; seconded by Reynolds.** George invited councilmember comment; none were provided; George invited public comment; none were provided. **The Motion Carried (7-0).**

**CITY MANAGER COMMENTS**

City Manager Pingel reported that the Stay at Home order extends past the forty (40) days that were approved for remote Council attendance and inquired about interest to extend the date to allow remote Council attendance. Council consensus was to address the topic at the next Council meeting when there may be more information to base a decision upon.

Council was briefed on the Countywide Planning Policy amendments and inquired if Council would like staff to present the amendments at a future meeting or if there was interest in making a motion to support the Policies and take no further action. Consensus was to have staff present at a future meeting.

Pingel reported on the For and Against Committees for the EMS Levy and the process to select those volunteers. Consensus was that if staff receives more than three interested parties, then Council would want to confirm the committee members.

Council was briefed on the Community Center bidding updates and inquired if there was concern with proceeding as planned. No concerns were received. Lastly, Pingel reported that staff would like to discuss potential budget impacts from COVID-19 at the next scheduled Study Session.

**DEPARTMENT HEAD COMMENTS**

Parks and Recreation Director Grover reported that he has a meeting set with Kassel next week and that Ian is back on-site at the Pool and Bathhouse Project.

**COUNCILMEMBER COMMENTS**

- Viafore; expressed thanks to staff for the efforts in setting up the meeting. Viafore expressed concern with the traffic light at the intersection of Alameda Ave and Columbia Ave and the revision of the turn lanes/ turn signals.
- Reynolds commented her concern about the financial impacts of COVID-19 and would like to look at ways to stretch funds to avoid staff changes.
- Wittner; commented that he is also concerned with the traffic intersection of Alameda Ave and Columbia Ave and expressed that the intersection is quite dangerous. Wittner reported that Public Works Director Wakefield was unaware of the City of Tacoma changing the intersection turn lanes or light.
- Barrentine; thanked Staff and especially the Police, Parks, and Public Works departments for their efforts.
- Waltier; thanked Mr. Rybolt for his attendance and participation. He also expressed concern about the audio of the Zoom meeting.
- Nixon: thanked staff for setting up the meeting. He also expressed how cool it was to see Councilmember Reynolds care for her child while partaking in the Council Meeting. Lastly, Nixon gave tribute to his Grandfather, Walter Hyatt, who recently passed away. Mr. Hyatt played an influential role in Councilmember Nixon’s life and he will be missed.
- George thanked Mr. Rybolt for his patience with setting up the remote meeting. George thanked staff for their efforts and for maintaining a positive environment during these times.

**EXECUTIVE SESSION**

No executive session was scheduled.

**ADJOURNMENT**

**Viafore MOVED to adjourn the meeting at 7:56 P.M., seconded by Nixon. The Motion Carried (7-0).**

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Hunter T. George, Mayor

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Jayne Westman, City Clerk

**CALL TO ORDER, PLEDGE OF ALLEGIANCE AND ROLL CALL**

Mayor Hunter T. George called the study session to order at 6:03 P.M. and led the pledge of allegiance. Councilmembers David M. Viafore, Shannon Reynolds, Brett Wittner, Joe Barrentine, Denny Waltier, and Jaime Nixon were present

**AGENDA MODIFICATIONS**

There were none.

**COVID-19 BUDGET IMPACTS DISCUSSION**

Pingel provided an overview of the agenda summary and provided insight into potential budget shortfalls and budget savings. Pingel expressed that there will be a delay in knowing the full impact of sales tax until July or August when the reports are available. Pingel reiterated that these figures are preliminary, and staff will continue to monitor and forecast throughout the year.

Councilmember Viafore commented that he liked the proposal; however, believes that unless the economy takes a nosedive, the presented numbers are worst case scenario. Viafore inquired about the court amnesty program and Court Administrator Perry confirmed that the program is currently on hold. Lastly, Viafore commented that he believed that cutting the emphasis patrol could be a mistake and it is worth the cost of \$15,000 to protect the City.

Mayor George commented that he too believes that the proposal is a worst-case scenario and asked about cash-flow issues with regard to delayed property taxes. Pingel reported that if they delay the second-half property taxes, then that would have a significant impact. George inquired about Police overtime budget impacts with reduced officer staffing. Pingel reported that he anticipates there will be overtime paid but no more than usual. George also commented that he is thrilled that staff left the possibility of a pool season in the budget and appreciates that staff is still pushing to make a swim season happen.

Councilmember Waltier commented about the delay in property taxes and although taxes may be delayed, we will be getting the money eventually. Waltier also commented that he appreciates the proposal staff has laid out but believes that the economy will be picking back up within the next thirty (30) days.

Councilmember Viafore commented that as a procedural item, at the next regular Council meeting the Council will need to have consensus to direct staff to stop the process of transferring the Undesignated Ending Fund Balance to Cumulative reserves for the first reading of the budget amendment. Staff reported that the anticipated first reading of the budget amendment is scheduled for May 12<sup>th</sup>.

Councilmember Barrentine commented that he appreciates the work put in by staff and appreciates the patience staff has shown to make sound decisions.

**ADJOURNMENT**

**Viafore MOVED to adjourn the meeting at 6:30 P.M., seconded by Wittner. The Motion Carried (7-0).**

APRIL 20, 2020

FIRCREST CITY COUNCIL MEETING MINUTES – STUDY SESSION 2

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Jayne Westman, City Clerk

**FIRCREST CITY COUNCIL AGENDA SUMMARY**

**COUNCIL MEETING DATE:** April 28, 2020

**SUBJECT: 10A** Contract Award for the Water meter upgrade purchase

**FROM:** Jerry Wakefield, Public Works Director

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**RECOMMENDED MOTION:**

**I move the City Council authorize the City Manager to award the contract for the Water meter upgrade purchase to Correct Equipment in the amount of \$296,730.00 to purchase water meters for the 2020 upgrades.**

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**PROPOSAL:**

It is proposed that the City of Fircrest award the contract for the Water meter upgrade purchase to Correct Equipment in the amount of \$296,730.00. By this action, the Council gives authorization to execute the purchase of the 2020 water meter upgrades.

**FISCAL IMPACT:**

One bid was received. The bid was for 1000 each of 25 gpm 5/8" x 3/4" meter, AMI at \$270.00/each. This is a total cost of \$296,730.00 including tax. The 2020 capital budget for this item was \$150,000 and an additional \$200,000 was allocated from the state budget for this purchase, for a total of \$350,000 total budget. This falls within the 2020 budget.

**ADVANTAGES:**

This bid is within the budget and is also the original amount of cost projected for the water meter upgrade program.

**DISADVANTAGES:**

None.

**ALTERNATIVES:**

Not to proceed with the program and reevaluate how and what we do with our need to upgrade the water meters.

## **HISTORY:**

On March 23, 2020, Public Works advertised for the 2020 Water Meter replacement purchase. This advertisement was published in the City's legal paper on March 23, 2020. We received an Affidavit of Publication from the Tacoma Daily Index. The bid opening was set for April 7, 2020 at 10:00 AM.

One bid was received. Bids were opened at 10:00 AM. The only bid was Correct Equipment. The bid was responsive. The bid was also consistent with prior estimated costs for this item. It is Public Works recommendation that we purchase the 2020 water meter replacement per the bid documents for 25 gpm 5/8" x 3/4" meter, AMI at \$270.00/each based on the bid we received. We had bid 1000 meters which would be a total cost of \$270,000 plus tax. The budget amount was \$150,000 from our water capital budget and additional \$200,000 from the state capital budget for a total budget amount of \$350,000.

Ordering and purchasing of the meters will be done over the rest of this year. It is anticipated that we will be ordering the meters in blocks of 100 to allow us to install the meters by our staff. Delivery time is estimated to be 4-6 weeks from the time of ordering. We will also only order meters that we have the revenue to cover. Timing of our orders will make sure the state funding is available to cover our costs for reimbursement of those funds.

**Attachment:** [Bid document](#)

**PROJECT MANUAL FOR THE  
WATER METER REPLACEMENT PURCHASE  
FOR THE  
CITY OF FIRCREST, WASHINGTON**



**PREPARED BY:  
CITY OF FIRCREST  
115 RAMSDALL  
TACOMA, WA 98466  
PH: (253) 564-8900  
FAX: (253) 564-3640  
March 23, 2020**



**THE CITY OF FIRCREST**

**PUBLIC WORKS**

March 23, 2020

To: All Planholders

Subject: City of Fircrest, 2020 Water Meter replacement purchase

This letter and its attachments shall serve as the plans and specifications for the above referenced project.

Access to the project bid documents will be provided by contacting City of Fircrest Public Works Department, Attn: Jerry Wakefield, Public Works Director, [jwakefield@cityoffircrest.net](mailto:jwakefield@cityoffircrest.net), 253-564-8900, 120 Ramsdell, City of Fircrest, WA. 98466

All bids must be submitted by **10:00 a.m. on Tuesday, April 7, 2020** to the following address, at which time the bids will be opened publicly in the City of Fircrest Department Building:

115 RAMSDELL STREET · FIRCREST, WASHINGTON 98466-6912 · (253) 564-8900 • FAX (253) 564-3640  
MAILING: 115 RAMSDELL STREET · FIRCREST, WASHINGTON 98466-6999

All bids must be in an appropriate sealed envelope with the required documentation from the Bidder's Checklist. The name of the project must appear on the front of the envelope, as well as the name of the supplier.

If you have any questions regarding these plans, please feel free to call (253) 564-8900, fax (253) 564-3640, e-mail [jwakefield@cityoffircrest.net](mailto:jwakefield@cityoffircrest.net).

Jerry Wakefield P.E.  
Public Works Director



**PROPOSAL**

Dean Brown  
Correct Equipment

14576 NE 95th Street  
Redmond WA 98052

425-466-6888

**Bidder**

**Address**

**Phone No.**

Dean Brown

April 1, 2020

**Authorized Official**

**Date**

**NOTE:**

1. If the bidder is a co-partnership, so state giving firm name under which business is transacted.
2. If the bidder is a corporation, this proposal must be executed by its duly authorized officials.
3. If no bid is submitted, kindly mark "NO BIDS" and return to the City Clerk, 115 Ramsdell Street, Fircrest, Washington 98466-6999.

Receipt of the following Addenda to the Plans and/or Specifications is hereby acknowledged:

Addendum Number	Date of Receipt	Signed Acknowledgment
1. N/A		
2. N/A		
3. N/A		

**NOTE: Failure to acknowledge receipt of Addenda may be considered as an irregularity in the Proposal.**

**Bid Items**

Meter Replacement Bid					
Item No.	Description	Quantity	Units	Unit Price	Total
1	25 GPM 5/8" x 3/4" meter, AMI	1000	EA	\$270	\$270,000

## **TECHNICAL SPECIFICATIONS**

## **Specifications for new water meters, AMI compatible**

### **GENERAL**

All cold-water meters furnished shall be produced from an ISO 9001C manufacturing facility and shall meet or exceed the accuracy requirements specified in the "Standard Specifications for Cold Water Meters" C700 latest revision issued by AWWA. Meter manufacture shall have minimum of 25 years of experience in manufacturing ultrasonic transit time meters.

### **LEAD FREE LEGISLATION**

All water meters shall be compliant with NSF/ANSI 61, which exceeds the requirements of NSF/ANSI 372 that became effective January 2014. Meters shall be made of "lead free" Fiberglass-Reinforced Polymer or 316 lead-free stainless steel.

### **MEASUREMENT TECHNOLOGY**

The measurement technology shall use ultrasonic sensors featuring no moving parts. Mechanical and electromagnetic meters are not allowed. The meters should be designed in such a way that the sensor and electronics makes no contact with the fluid.

### **SIZE, CAPACITY, LENGTH**

Meter sizes shall be

5/8" X 3/4", with a maximum capacity of 25 and a lay length of 7 1/2".

1" with maximum capacity of 55 GPM and a lay length of 10.75"

1 1/2" with maximum capacity of 120 GPM and a lay length of 13"

2" with maximum capacity of 160 GPM and a lay length of 17"

### **METER CASE**

The meter main case shall be certified a lead-free fiberglass reinforced polymer or 316 lead-free stainless steel. The threads on the unit shall not be susceptible to cross threading, and shall be able to withstand a maximum torque of eighty-foot pounds. The case shall have a burst rating of no less than one thousand psi and have a standard operating pressure of 250 psi. The case shall also have a minimum specification of side torque end to end of thirty-foot pounds. The serial number should be displayed in a permanent location on the register. Meter markings shall indicate size, model, direction of flow, and NSF 61 certification. All lead free main cases shall be guaranteed free from manufacturing defects in workmanship and material for the life of the meter (20 years). All lead free main cases shall be guaranteed free from manufacturing defects in workmanship and material for the life of the meter (20 years). There shall be no corrosive materials used that comes in contact with any mounting hardware or atmosphere. The case shall with the following choices of threads 5/8"x1/2", and 5/8"x3/4", and available case that has adaptable threads for any combination of sizes of 1/2", 3/4" and 1 inch. Water meters between 1" and 2" shall be manufactured from 316 stainless steel.

Water meter shall be equipped with an integral AMI radio with no exposed wires. Meters that require an external endpoint, has exposed wires or screwed/bolted on radios will not be accepted.

## **METER ASSEMBLY**

To ensure long term stability and performance all meters shall be assembled in a humidity-controlled atmosphere, and shall be assembled by machine without the influence of human intervention, contaminants, or pollutants. To ensure no moisture penetration in the register for the life of the meter, all meter components shall be vacuum-sealed within the case and shall have a desiccant added in the case to ensure zero percent humidity within the case over the life of the meter. After manufacture the measurement chamber must be sealed with an impenetrable seal to ensure a contaminate-free measuring chamber until installation.

## **MEASURING CHAMBER ASSEMBLY**

The measuring chamber shall have no moving parts. All sensors shall be completely separate of the fluid, and coatings and water quality shall not affect measurement accuracy. The pressure drop at maximum flow shall be no greater than 7 1/2 psi. The measurement shall operate over a range of 32-140 degrees F and shall provide the maximum and minimum ambient temperature around the meter and provide the maximum and minimum temperature of the fluid.

Meters with ultrasonic transducers that extend into the flow housing sealed by potting or O-rings shall not be accepted or considered. To ensure that no moisture can penetrate in the register for the life of the meter, all meter components shall be vacuum-sealed within the case and shall have a desiccant added inside to ensure zero percent humidity within the case over the life of the meter.

## **ELECTRONIC REGISTER**

The solid-state meter electronic enclosure shall be constructed of a durable engineered composite designed to last the life of the meter. The register shall provide at least a 9-digit visual registration at the meter and shall be programmable to display the units from non-fractional units to a minimum of three decimal place resolution. The register shall have a validation mode where the register is updated in no less than one second increment. The meter shall be programmable to read in cubic feet, gallons, or other metric units. The register shall have an integral data logger that logs 100 days of hourly flows, 450 daily flows, 36 monthly flows and the last fifty alerts. The system shall visually alert the following on the LCD screen: for leak and burst alerts on the customer side, tampering with the meter, dry measurement chamber, and reverse flow. The meter shall also have the ability to transmit by RF ambient and water temperature. The system shall easily allow for field changes of units, volume resolution, and time.

## **ENVIRONMENTAL**

The solid-state meter must feature fully-potted electronics and battery as well as carry an IP68 rating for submersion in flooded meter pits. The meter shall contain an integral radio with no exposed wires.

## **STRAINERS**

Though not required for meter operation strainers shall be integral within the meter and shall be easily removable by the user.

## PERFORMANCE

Meter manufacturer's solid-state meters shall exceed AWWA C715 accuracy standards and warrant their published accuracy levels for the life of their meters. Each meter shipment must be accompanied by factory test data showing the accuracy of the meter as tested at their factory. All meters shall have a minimum certified 99% accuracy at a minimum flow rate of .2 GPM to 25 GPM. This accuracy shall be guaranteed for 20 years regardless of volume of flow passing through meter and there shall be no exclusions in this warranty for water quality. The meter shall have a starting flow reading of .015 GPM. The demonstrable mean failure rate of the meters over ten years must be less than one percent.

At minimum, the meter shall provide the following features:

- **Battery Life:** The meter shall have a permanently installed non-field replaceable battery with twenty (20) year life cycle expectancy.
- **Maintenance:** The meter shall be maintenance free. After initial installation, meter will continue to operate at optimal levels for the entire life of the product.
- **Leak Detection:** The meter shall monitor water consumption through the meter and indicate when there is continuous flow for the past 24 hours based upon configurable limit of greater than 0.1%, 0.25%, 0.5%, 1.0% or 2.0% of maximum flow for the meter size.
- **Reverse Flow Detection:** The meter shall indicate when there is a period of reverse flow. Reverse flow shall be logged in a separate register and shall indicate total of reverse flow through the meter.
- **High Flow Detection:** The meter shall provide an alarm of accounts with continuous flow for 30 minutes, configurable to 5%, 10% or 20% of max flow.
- **Dry Pipe Detection:** The meter shall provide a dry pipe alarm indicating air in the pipe and no water through the meter.
- **Temperature monitoring:** The meter shall monitor the installation temperature and give an indication of the temperature of the water when the water reaches the end user. Both temperatures must be logged in the daily and monthly records. Minimum, mean and maximum values must be logged daily. The register must contain the last 460 days. On the first day of each month the minimum, maximum and average temperatures, recorded in the past month, are stored in the register. The register is required to store values from the last 36 months.
- **Data Logger:** The register shall have an integral data logger that logs 460 daily flows, 36 monthly flows and the last fifty alerts.
- **Encryption:** All metering devices have individual encryption keys to protect data from meter to collection unit and from collection unit to server. These must not be transferred via plain text in emails, USB keys or the like. Meter manufacturer must have secure methods for exchanging encryption keys with the customer in a safe way, so that encryption keys will not fall into the wrong hands. Storage and decryption of data are required to take place solely behind firewalls and in the data management system to ensure the data security. System without encryption will not be accepted.

**WARRANTY**

All meters provided shall have a one-year warranty for workmanship and operations, a twenty-year battery warranty that is a full warranty for ten years as well as a prorated warranty for the next ten years as well as a new meter accuracy warranty of twenty years with ten years a full warranty and the next ten years prorated. All warranties shall not have any water quality conditions attached to them.

**BILLING SOFTWARE INTERFACE**

Monthly reads including customer name, address and meter serial number must be easily exported into an Excel or CSV file.

A billing interface must be available that uses an Import/Export fixed width (single record) or CSV files format compatible with billing software.

NOTE: Meter quantities above are estimated. Actual meter quantities will be determined when an order is submitted.

## **FIRCREST CITY COUNCIL AGENDA SUMMARY**

**NEW BUSINESS: ITEM 10B.** Amendments to the Pierce County Countywide Planning Policies

**FROM:** Angelie Stahlnecker, Planning and Building Administrator

**RECOMMENDED MOTION:** I move to support the amendments to the Pierce County Countywide Planning Policies.

**PROPOSAL:** The amendments to the Pierce County Countywide Planning Policies (CPPs) relate to regional, countywide, and local centers. The amendments primarily focus on organization, clarification, and procedures for qualifying. The amendments include:

- Consolidating policies on centers to a new section titled, “Countywide Planning Policies on Regional, Countywide and Centers of Local Importance.”
- Update and clarifying goals, policies, and application process
- Removed criteria for Regional Centers since that is set by PSRC
- Change criteria metric from minimum housing and jobs to minimum activity units
- Limit centers of local importance to Cities without other centers

**FISCAL IMPACT:** None.

**ADVANTAGE:** The amendments clarify and better define the various centers allowed in Pierce County and what requirements qualify an area for center designation. The amendments also ratify the 19<sup>th</sup> and Mildred area as part of a Countywide Center.

**DISADVANTAGES:** None.

**ALTERNATIVE:** Make no motion on the item.

**HISTORY:** The amendments were developed and recommended by the Growth Management Coordinating Committee to the Pierce County Regional Council. On January 17, 2019 and July 18, 2019, PCRC recommended the amendments. The Pierce County Council adopted Ordinance No. 2019-70s on November 12, 2019. For the proposal to be ratified and amended into the CPPs, it must be approved by at least 60% of the jurisdictions in Pierce County representing 75% of the total population. Approval of the proposed amendments is either by execution of an interlocal agreement or the absence of legislative action to disapprove the proposed amendment.

**ATTACHMENTS:** [Pierce County Ordinance No. 2019-70s](#)  
[Exhibit A – Amendments to the Countywide Planning Policies](#)



1 Sponsored by: Councilmember Derek Young  
2 Requested by: County Executive/Planning and Public Works Dept.  
3  
4  
5  
6

## 7 **ORDINANCE NO. 2019-70s**

8  
9

10 **An Ordinance of the Pierce County Council Acknowledging its Approval of**  
11 **Proposed Policies and Fourteen New Countywide Centers in**  
12 **the Pierce County Countywide Planning Policies as**  
13 **Recommended by the Pierce County Regional Council;**  
14 **Authorizing the Pierce County Executive to Execute**  
15 **Interlocal Agreements with the Cities and Towns of Pierce**  
16 **County to Ratify the Proposed Amendments; Amending**  
17 **Chapter 19D.240 of the Pierce County Code, "Pierce County**  
18 **Countywide Planning Policies," Upon Ratification; and**  
19 **Adopting Findings of Fact.**  
20  
21  
22

23 **Whereas**, the Pierce County Regional Council (PCRC) was created in 1992 by  
24 interlocal agreement among the cities and towns of Pierce County and Pierce County,  
25 and charged with responsibilities, including: serving as a local link to the Puget Sound  
26 Regional Council, promoting intergovernmental cooperation, facilitating compliance with  
27 the coordination and consistency requirements of the Growth Management Act (GMA)  
28 and the Regional Transportation Planning Organization (Chapter 47.80 Revised Code  
29 of Washington [RCW]), and developing a consensus among jurisdictions regarding the  
30 development and modification of the Countywide Planning Policies; and  
31

32 **Whereas**, on January 31, 1995, the PCRC passed Resolution No. R95-17  
33 affirming the commitment of the County to continue discussions with other local  
34 jurisdictions to resolve implementation of the Growth Management Act; and  
35

36 **Whereas**, the Pierce County Countywide Planning Policies (CPPs) are written  
37 policy statements which are to be used solely for establishing a countywide framework  
38 from which the County and municipal comprehensive plans are developed and adopted;  
39 and  
40

41 **Whereas**, the CPPs were originally adopted on June 30, 1992, and amended on  
42 April 9, 1996, December 17, 1996, November 18, 2004, November 17, 2008, June 26,  
43 2012, August 27, 2012, July 11, 2014, July 27, 2014, and November 13, 2018; and  
44

45 **Whereas**, the GMA requires the adoption of multi-county planning policies for the  
46 Puget Sound Region; and  
47



1           **Whereas**, the Puget Sound Regional Council (PSRC) membership is comprised  
2 of central Puget Sound counties (King, Pierce, Snohomish, and Kitsap), cities and  
3 towns, ports, tribes, and transit agencies; and  
4

5           **Whereas**, the PSRC is the regional authority to adopt multi-county planning  
6 policies; and  
7

8           **Whereas**, the PSRC adopted Vision 2040 at its May 2008 General Assembly  
9 meeting; and  
10

11           **Whereas**, Vision 2040 is the central Puget Sound region's multi-county planning  
12 policies; and  
13

14           **Whereas**, Vision 2040 directs the PSRC to provide a regional framework for  
15 designating and evaluating Regional Growth Centers and Manufacturing Industrial  
16 Centers; and  
17

18           **Whereas**, the first set of designation procedures for Regional Growth Centers  
19 and Manufacturing Industrial Centers were adopted in 2003; and  
20

21           **Whereas**, the PSRC updated the designation procedures in 2008 to reflect  
22 Vision 2008 through the adoption of the Regional Centers Framework; and  
23

24           **Whereas**, the PSRC updated the Regional Centers Framework on March 22,  
25 2018; and  
26

27           **Whereas**, the Regional Centers Framework updated in 2018 represents a  
28 revised structure and criteria for regional and countywide centers; and  
29

30           **Whereas**, the Pierce County Countywide Planning Policies are required to be  
31 consistent with Vision 2040; and  
32

33           **Whereas**, the Pierce County Growth Management Coordinating Committee  
34 (GMCC) is a technical subcommittee to the PCRC, and the GMCC includes staff  
35 representatives from the County and the cities and towns within Pierce County; and  
36

37           **Whereas**, the GMCC reviewed the update Regional Centers Framework and  
38 forwarded its proposed recommendation to amend the CPPs for consistency to the  
39 PCRC for consideration at its November 8, 2018 meeting; and  
40

41           **Whereas**, the PCRC, based upon the recommendation from the GMCC and its  
42 own discussions, recommended approval of the proposed amendments to the  
43 designation criteria at its January 17, 2019, meeting; and  
44

45           **Whereas**, the PCRC authorized a call for applications for new Countywide  
46 Centers at its January 17, 2019 meeting; and  
47



1           **Whereas**, the GMCC received 14 applications for the designation of new  
2 Countywide Centers; and

3  
4           **Whereas**, the GMCC reviewed the submitted applications for completeness and  
5 consistency with the proposed Countywide Center designation criteria; and

6  
7           **Whereas**, the GMCC recommended approval of the submitted applications to the  
8 PCRC at its April 10, 2019, meeting; and

9  
10          **Whereas**, it is appropriate to allow jurisdictions to consider approval of the  
11 proposed Countywide Centers independently; and

12  
13          **Whereas**, the PCRC, based upon the recommendation from the GMCC and its  
14 own discussions, recommended approval of the proposed designation of 14 Countywide  
15 Centers at its July 18, 2019, meeting; and

16  
17          **Whereas**, amendments to the Pierce County Countywide Planning Policies must  
18 be adopted through amendment of the original interlocal agreement or by a new  
19 interlocal agreement ratified by 60 percent of member jurisdictions in Pierce County  
20 representing 75 percent of the total population; and

21  
22          **Whereas**, demonstration of ratification shall be by execution of an interlocal  
23 agreement or the absence of a legislative action to disapprove a proposed amendment;  
24 and

25  
26          **Whereas**, a jurisdiction shall be deemed as casting an affirmative vote if it has  
27 not taken legislative action to disapprove a proposed amendment within 180 days from  
28 the date the Pierce County Council formally authorizes the Pierce County Executive to  
29 enter into an interlocal agreement; and

30  
31          **Whereas**, when ratified by the necessary number of cities and towns, Section  
32 19D.240 of the Pierce County Code (PCC), "Pierce County Countywide Planning  
33 Policies," shall be amended, without a subsequent Ordinance of the County Council, to  
34 incorporate the recommended proposal; and

35  
36          **Whereas**, the Pierce County Planning Commission, at its August 27, 2019,  
37 regular public hearing, reviewed the proposed amendments to the Countywide Planning  
38 Policies; and

39  
40          **Whereas**, the Pierce County Environmental official has determined the proposal  
41 is exempt from SEPA per WAC 197-11-800(19) procedural actions; and

42  
43          **Whereas**, the Community Development Committee of the Pierce County Council  
44 held a public hearing on September 16, 2019, where it considered oral and written  
45 testimony and forwarded its recommendation to the full County Council; and



1 **Whereas**, the County Council held a public hearing on October 8, 2019 and  
2 November 12, 2019, where oral and written testimony was considered; and  
3

4 **Whereas**, the County Council finds that it is in the public interest to authorize the  
5 Pierce County Executive to execute the interlocal agreement; **Now Therefore**,

6  
7 **BE IT ORDAINED by the Council of Pierce County:**  
8

9 Section 1. The Pierce County Council acknowledges its approval of the  
10 amendments to the CPPs, including the designation of 14 new Countywide Centers, as  
11 recommended by the Pierce County Regional Council as set forth in Exhibit A, which is  
12 attached hereto and incorporated herein by reference.  
13

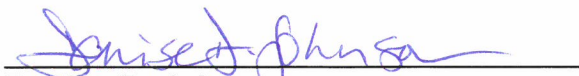
14 Section 2. The Pierce County Council authorizes the Pierce County Executive to  
15 execute Interlocal Agreements as set forth in Exhibits B and C, which are attached  
16 hereto and incorporated herein by reference, thereby ratifying the attached  
17 amendments to the CPPs and amending Chapter 19D.240 of the Pierce County Code  
18 as recommended by the Pierce County Regional Council.  
19

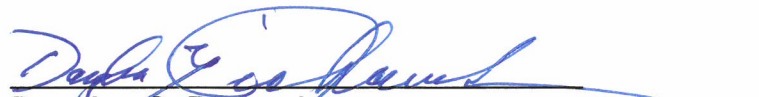
20 Section 3. Findings of Fact are hereby adopted as shown in Exhibit D, which is  
21 attached hereto and incorporated herein by reference.  
22

23  
24 **PASSED this** 12<sup>th</sup> **day of** November, **2019.**

25  
26 ATTEST:

27 **PIERCE COUNTY COUNCIL**  
28 Pierce County, Washington

29   
30  
31 **Denise D. Johnson**  
32 Clerk of the Council

33   
34  
35 **Douglas G. Richardson**  
36 Council Chair

37   
38  
39 **Bruce F. Dammeier**  
40 Pierce County Executive

41  
42 Approved  Vetoed \_\_\_\_\_, this  
43 2019 12<sup>th</sup> day of November,  
44 2019.

45 Date of Publication of  
46 Notice of Public Hearing: September 18, 2019

Effective Date of Ordinance: November 30, 2019



1  
2  
3  
4 *Only those portions of the Countywide Planning Policies that are proposed to be*  
5 *amended are shown. Remainder of text, maps, tables, and/or figures is unchanged.*  
6  
7

8 **COUNTYWIDE PLANNING POLICY ON RURAL AREAS**

9  
10 **Background - Growth Management Act**

11  
12 The Washington State Growth Management Act requires that county comprehensive plans  
13 include a rural element that includes lands that are not designated for urban growth, agriculture,  
14 forest, or mineral resources. This element is guided by multiple sections in the GMA related to  
15 rural areas, including RCW 36.70A.030 (Definitions), RCW 36.70A.011 (Findings - Rural  
16 lands), RCW 36.70A.070 (5) (Comprehensive plans - Mandatory elements - Rural Element); and  
17 others.

18  
19 Rural elements are intended to recognize the importance of rural lands and rural character to  
20 Washington's economy, its people, and its environment, while respecting regional differences. In  
21 the rural element, counties are to foster land use patterns and develop a local vision of rural  
22 character that will: help preserve rural-based economies and traditional rural lifestyles;  
23 encourage the economic prosperity of rural residents; foster opportunities for small-scale, rural-  
24 based employment and self-employment; permit the operation of rural-based agricultural,  
25 commercial, recreational, and tourist businesses that are consistent with existing and planned  
26 land use patterns; be compatible with the use of the land by wildlife and for fish and wildlife  
27 habitat; foster the private stewardship of the land and preservation of open space; and enhance  
28 the rural sense of community and quality of life.

29  
30 While the GMA assigns responsibility for adopting a rural element to counties, all jurisdictions  
31 in a county, particularly those surrounded by or adjacent to rural lands, have an interest in what  
32 occurs on rural lands. Hence, rural lands are included in the Countywide Planning Policies in  
33 order to achieve consistency between and among the plans of cities and the county.

34  
35 **VISION 2040 Multicounty Planning Policies (MPPs)**

36  
37 VISION 2040 identifies rural lands as permanent and vital parts of the region. It recognizes that  
38 rural lands accommodate many activities associated with natural resources, as well as small-scale  
39 farming and cottage industries. VISION 2040 emphasizes the preservation of these lands and  
40 acknowledges that managing rural growth by directing urban-type development into designated  
41 urban lands helps to preserve vital ecosystems and economically productive lands.

42  
43 VISION 2040 also acknowledges recent successes in directing growth away from rural lands.  
44 However, it acknowledges that conversion pressures from urban development continue today,  
45 particularly through vesting, and calls for continued use of rural lands for farming, forestry,  
46 recreation, and low-density development supported by rural services. The Multicounty Planning  
47 Policies reinforce this and call for minimizing environmental impacts to rural lands, while



1 providing long-term solutions for the environmental and economic sustainability of rural-based  
2 industries.

3  
4 Centers of Local Importance (CoLI)

5  
6 CoLIs are designated for the purpose of identifying local centers and activity nodes that are  
7 consistent with VISION 2040's Multi-county Planning Policies. Such areas promote compact,  
8 pedestrian-oriented development with a mix of uses, proximity to diverse services, and a variety  
9 of appropriate housing options, or be in an established industrial area.

10  
11 Countywide Planning Policies

12  
13 *Overarching Goal*

14  
15 Rur-1. The County will sustain the ecological functions, resource value, lifestyle, and  
16 character of rural lands for future generations by limiting the types and intensities of  
17 development in rural areas.

18  
19 *Development Patterns*

20  
21 Rur-2. Ensure that development in rural areas is consistent with the countywide and regional  
22 vision.

23  
24 Rur-3. Prohibit urban net densities in rural areas.

25  
26 Rur-4. Review and revise criteria and regulations to avoid new fully contained communities  
27 outside of the designated urban growth area because of their potential to create sprawl  
28 and undermine local, countywide, state, and regional growth management goals.

29  
30 Rur-5. In the event that a proposal is made for creating a new fully contained community, the  
31 county shall make the proposal available to the Growth Management Coordinating  
32 Committee, Pierce County Regional Council, other counties, and to the Regional  
33 Council for advance review and comment on countywide and regional impacts.

34  
35 Rur-6. Use existing and new tools and strategies to address vested development to ensure that  
36 future growth meets existing permitting and development standards and encourage  
37 consolidation where appropriate.

38  
39 Rur-7. Ensure that development occurring in rural areas is rural in character and is focused  
40 into communities and activity areas.

41  
42 Rur-8. Accommodate the county's growth first and foremost in the urban area. Ensure that  
43 development in rural areas is consistent with the rural vision.

44  
45 Rur-9. Direct commercial, retail, and community services that serve rural residents into  
46 neighboring cities and existing activity areas to prevent the conversion of rural land into  
47 commercial uses.



1 *Economic Development*

2  
3 Rur-10. Support economic activity in rural and natural resource areas at a size and scale that is  
4 compatible with the long-term integrity and productivity of these lands.

5  
6 Rur-11. Direct commercial, retail, and community services that serve rural residents into  
7 neighboring cities and existing activity areas to prevent the conversion of rural land into  
8 commercial uses.

9  
10 *Environment*

11  
12 Rur-12. Contribute to improved ecological functions and more appropriate use of rural lands by  
13 minimizing impacts through innovative and environmentally sensitive land use  
14 management and development practices.

15  
16 Rur-13. Support long-term solutions for the environmental and economic sustainability of  
17 agriculture and forestry within rural areas.

18  
19 *Transportation*

20  
21 Rur-14. Avoid construction of major roads and capacity expansion on existing roads in rural  
22 and resource areas. Where increased roadway capacity is warranted to support safe and  
23 efficient travel through rural areas, appropriate rural development regulations and  
24 strong commitments to access management should be in place prior to authorizing such  
25 capacity expansion in order to prevent unplanned growth in rural areas.

26  
27 Rur-15. Maintain the long-term viability of permanent rural land by avoiding the construction  
28 of new highways and major roads in rural areas.

29  
30 Rur-16. Promote transit service to and from existing cities in rural areas.

31  
32 *Public Services*

33  
34 Rur-17. Do not provide urban services in rural areas. Design services for limited access when  
35 they are needed to solve isolated health and sanitation problems, so as not to increase the  
36 development potential of the surrounding rural area.

37  
38 Rur-18. Encourage the design of public facilities and utilities in rural areas to be at a size and  
39 scale appropriate to rural locations, so as not to increase development pressure.

40  
41 Rur-19. Work with schools, institutions, and other community facilities serving rural residents  
42 in neighboring cities and towns and design these facilities in keeping with the size and  
43 scale of the local community.

44  
45 Rur-20. Apply development regulations in rural areas that would mitigate the impact of roadway  
46 projects that may lead to unplanned growth in the rural area.



1 ~~Rur 21. A CoLI may be located in a rural designated area.~~

2

3 ~~21.1 A CoLI within a rural area shall encompass similar design features as identified in~~  
4 ~~UGA 51 through UGA 55.~~

5 ~~21.2 To be officially recognized, a CoLI within a rural area shall meet the same~~  
6 ~~implementation strategy/process as set forth in UGA 56 through UGA 58.~~





1 **COUNTYWIDE PLANNING POLICY ON URBAN GROWTH AREAS, PROMOTION**  
2 **OF CONTIGUOUS AND ORDERLY DEVELOPMENT AND PROVISION OF URBAN**  
3 **SERVICES TO SUCH DEVELOPMENT**  
4

5 **Background - Requirements of Growth Management Act**  
6

7 The Washington State Growth Management Act has as planning goals the encouragement of  
8 development in urban areas where adequate public facilities and services exist or can be provided in  
9 an efficient manner [RCW 36.70A.020(1)], the reduction of sprawl (*i.e.*, the inappropriate or  
10 premature conversion of undeveloped land into low-density development) [RCW 36.70A.020(2)],  
11 and the provision of adequate public facilities and services necessary to support urban development  
12 at the time the development is available for occupancy and use (without decreasing current service  
13 levels below locally established minimum standards) [RCW 36.70A.020(12)] as planning goals.  
14

15 The Growth Management Act further requires (1) that the County designate an "urban growth area"  
16 (UGA) or areas within which urban growth shall be encouraged and outside of which growth shall  
17 occur only if it is not "urban" in character; (2) that each municipality in the County be included  
18 within an UGA; (3) that an UGA include territory outside of existing municipal boundaries only if  
19 such territory is characterized by urban growth or is adjacent to territory that is already characterized  
20 by urban growth. [RCW 36.70A.110(1); for definition of "urban growth" see RCW  
21 36.70A.030(17).]  
22

23 The designated UGAs shall be of adequate size and appropriate permissible densities so as to  
24 accommodate the urban growth that is projected by the State Office of Financial Management to  
25 occur in the County for the succeeding 20-year period. While each UGA shall permit urban  
26 densities, it shall also include greenbelt and open space areas [RCW 36.70A.110(2)].  
27

28 As to the timing and sequencing of urban growth and development over the 20-year planning  
29 period, urban growth shall occur *first* in areas already characterized by urban growth that have  
30 existing public facility and service capacities to service such development, *second* in areas already  
31 characterized by urban growth that will be served by a combination of both existing public facilities  
32 and services and any additional needed public facilities and services that are provided by either  
33 public or private sources [RCW 36.70A.110(3)]. Urban government services shall be provided  
34 primarily by cities, and it is not appropriate that urban governmental services be extended to or  
35 expanded in rural areas except in those limited circumstances shown to be necessary to protect basic  
36 public health and safety and environment and when such services are financially supportable at rural  
37 densities and do not permit urban development [RCW 36.70A.110(4)].  
38

39 The Growth Management Act Amendments expressly require that countywide planning policies  
40 address the implementation of UGA designations [RCW 36.70A.210(3)(a)], the promotion of  
41 contiguous and orderly development, the provision of urban services to such development [RCW  
42 36.70A.210(3)(b)], and the coordination of joint county and municipal planning within UGAs  
43 [RCW 36.70A.210(3)(f)].  
44

45 **VISION 2040 Multicounty Planning Policies (MPPs)**  
46

47 VISION 2040 calls for a more efficient, sustainable, and strategic use of the region's land. It  
48 identifies urban lands as a critical component to accommodate population and employment growth



1 in a sustainable way. VISION 2040 calls for directing development to the region's existing urban  
2 lands, especially in centers and compact communities, and limiting growth on rural lands. The  
3 Regional Growth Strategy found in VISION 2040 allocates 93 percent of the region's future  
4 population growth and 97 percent of its employment growth into the existing urban growth area.  
5 Cities are divided into four distinct groups: Metropolitan Cities, Core Cities, Large Cities, and Small  
6 Cities. An additional geography is Unincorporated Urban Growth Areas. VISION 2040 recognizes  
7 that unincorporated urban lands are often similar in character to cities they are adjacent to, calling  
8 for them to be affiliated with adjacent cities for joint planning purposes and future annexation.

9  
10 VISION 2040 recognizes that compact development creates vibrant, livable, and healthy urban  
11 communities that offer economic opportunities for all, provide housing and transportation choices,  
12 and use our resources wisely. The Multicounty Planning Policies support the effective use of urban  
13 land and include provisions that address brownfield and contaminated site clean-up, the  
14 development of compact communities and centers with pedestrian-friendly, transit-oriented  
15 locations and a mix of residences, jobs, retail, and other amenities, and the siting of facilities and  
16 major public amenities in compact urban communities and centers.

17  
18 VISION 2040 recognizes that centers provide easy access to jobs, services, shopping, and  
19 entertainment. With their mix of uses and pedestrian-friendly design, they can rely less on forms  
20 of transportation that contribute to air pollution and greenhouse gas emissions. VISION 2040  
21 identifies 27 regional growth centers. These places play an important role as locations of the  
22 region's most significant business, governmental, and cultural facilities. The 18 cities that have  
23 one or more regional growth centers are expected to accommodate a significant portion of the  
24 region's residential growth (53 percent) and employment growth (71 percent).

25  
26 VISION 2040 calls for local jurisdictions with regional growth centers to adopt housing and  
27 employment targets for each center. Eight regional manufacturing/industrial centers have also  
28 been designated. These are locations for more intensive commercial and industrial activity.  
29 Both regional growth centers and regional manufacturing/industrial centers are focal points for  
30 economic development and transportation infrastructure investments. Subregional centers,  
31 including downtowns in suburban cities and other neighborhood centers, also play an important  
32 role in VISION 2040's *Regional Growth Strategy*. These, too, are strategic locations for  
33 concentrating jobs, housing, shopping, and recreational opportunities. VISION 2040 calls for  
34 each of the region's cities to develop one or more central places as compact mixed-use hubs for  
35 concentrating residences, jobs, shops, and community facilities.

36  
37 Urban services addressed in VISION 2040 include wastewater and stormwater systems, solid waste,  
38 energy, telecommunications, emergency services, and water supply. An overarching goal of  
39 VISION 2040 is to provide sufficient and efficient public services and facilities in a manner that is  
40 healthy, safe, and economically viable. Conservation is a major theme throughout VISION 2040.  
41 The Multicounty Planning Policies address increasing recycling and reducing waste and  
42 encouraging more efficient use of water, low-impact development techniques, and renewable and  
43 alternative energy. The Multicounty Planning Policies also address siting of public facilities and the  
44 appropriateness and scale of particular public services.

45  
46 VISION 2040 calls for jurisdictions to invest in facilities and amenities that serve centers and restrict  
47 urban facilities in rural and resource areas. The Multicounty Planning Policies also discourage  
48 schools and other institutions serving urban residents from locating outside the urban growth area.



1  
2 **Principles of Understanding Between Pierce County and the Municipalities in Pierce**  
3 **County**

4  
5 While following the goals and regulations of the Growth Management Act, Pierce County and the  
6 municipalities in Pierce County will strive to protect the individual identities and spirit of each of  
7 our cities and of the rural areas and unincorporated communities.

8  
9 Further agreements will be necessary to carry out the framework of joint planning adopted herein.  
10 These agreements will be between the County and each city and between the various cities.

11  
12 The services provided within our communities by special purpose districts are of vital importance to  
13 our citizens. Consistent with the adopted regional strategy, these districts will be part of future  
14 individual and group negotiations under the framework adopted by the County and municipal  
15 governments.

16  
17 While the Growth Management Act defines sewer service as an urban service, Pierce County  
18 currently is a major provider of both sewer transmission and treatment services. The County and  
19 municipalities recognize that it is appropriate for the County and municipalities to continue to  
20 provide sewer transmission and treatment services.

21  
22 The County recognizes that unincorporated lands within UGAs are often Potential Annexation  
23 Areas for cities. Although annexation is preferred, these are also areas where incorporation of new  
24 cities could occur. The County will work with existing municipalities and emerging communities to  
25 make such transitions efficiently. The identification of "Potential Annexation Areas" (PAAs) is  
26 intended to serve as the foundation for future strategies to annex areas within the urban growth area.  
27 A Potential Annexation Area refers to an unincorporated area within the designated urban growth  
28 area which a city or town has identified as being appropriate for annexation at some point in the  
29 future. A Potential Annexation Area designation does not obligate a jurisdiction to annex an area  
30 within a defined timeline. It is the County's authority, in consultation with cities and towns, to adopt  
31 the urban growth area(s), and identify individual Potential Annexation Areas.

32  
33 In order to promote logical, orderly, and systematic annexations of the urban growth area(s), the  
34 County in partnership with cities and towns, should establish joint planning agreements and  
35 annexation plans prior to expanding or adding to existing PAAs. Creation of new PAAs prior to the  
36 annexation of existing PAAs may directly impact Pierce County government and its service  
37 obligations and may undermine the transition of existing unincorporated lands into cities and towns.

38  
39 The County encourages cities and towns to annex land within its respective PAAs. The County  
40 recognizes cities and towns may not have a financial incentive to annex areas that will require more  
41 expenditures than the revenue produced through property or sales tax. Jurisdictions need to be  
42 creative in identifying potential financial incentives, in addition to establishing partnerships to  
43 overcome the financial obstacles. As a means to allocate resources, the County should prioritize the  
44 PAAs, with the highest being unincorporated "islands" between cities and towns. Pierce County  
45 shall support future annexations for areas in which a joint planning agreement exists between the  
46 County and appropriate city or town.



1 At the same time, annexations and incorporations have direct and significant impacts on the revenue  
2 of county government, and therefore, may affect the ability of the County to fulfill its role as a  
3 provider of certain regional services. The municipalities will work closely with the County to  
4 develop appropriate revenue sharing and contractual services arrangements that facilitate the goals  
5 of GMA.

6  
7 The Countywide Planning Policies are intended to be the consistent "theme" of growth management  
8 planning among the County and municipalities. The policies also spell out processes and  
9 mechanisms designed to foster open communication and feedback among the jurisdictions. The  
10 County and the cities and towns will adhere to the processes and mechanisms provided in the  
11 policies.

### 12 13 **Growth Targets**

14 The Regional Growth Strategy set forth in VISION 2040 provides guidance for the distribution of  
15 future population and employment growth through the year 2040 within the Central Puget Sound  
16 Region. This strategy in combination with the Office of Financial Management's population  
17 forecasts provide a framework for establishing growth targets consistent with the requirements of  
18 the Growth Management Act. Consistent with VISION 2040, these growth targets are the *minimum*  
19 number of residents, housing units, or jobs a given jurisdiction is planning to accommodate within  
20 the appropriate planning horizon and are informational tools integrated into local land use plans to  
21 assist in formulating future residential and employment land needs. These targets are to be  
22 developed through a collaborative countywide process that ensures all jurisdictions are  
23 accommodating a fair share of growth.

24  
25 Achievement of the future envisioned by VISION 2040 will be challenging. Jurisdictions in some  
26 regional geographies will likely be planning for growth targets that are above or below the policy  
27 direction set by the Regional Growth Strategy because they are on a front- or back-loaded  
28 growth trajectory toward 2040. In other regional geographies, recent growth has been at such  
29 significant odds with the policy direction set by the Regional Growth Strategy (such as recent  
30 growth in unincorporated urban Pierce County from 2000 to 2007 has already accounted for  
31 more than half of the 40-year growth allocation), that the 2040 goal will likely be exceeded. In  
32 such cases, jurisdictions are asked to set growth targets as close to VISION 2040 as reasonably  
33 possible in an effort to "bend the trend" of future growth to more closely conform to the  
34 Regional Growth Strategy. If a jurisdiction's adopted target is lower or higher than expected from  
35 a straight-line application of the Regional Growth Strategy, certification by the Puget Sound  
36 Regional Council (PSRC) will be based on the actions and measures taken or proposed to be put  
37 in place to bend the trend, not just on an assessment of the adopted targets.

38  
39 It is recognized that some of the urban growth areas in existence prior to the adoption of VISION  
40 2040 may contain more potential housing and employment capacity based upon zoning, allowed  
41 density, land division patterns, and other factors than is needed to accommodate the growth  
42 target of the associated geography. In many cases, these urban growth areas have been in  
43 existence for a decade or more, contain existing development patterns which are urban in  
44 character, and are served by sanitary sewer and other urban infrastructure. These areas are  
45 largely expected to remain within the urban growth area consistent with their urban character.  
46 Expansion of these urban growth area boundaries that do not comply with provisions in the  
47 Amendments and Transition section of these policies is acknowledged to be inconsistent with  
48 CPPs and is strongly discouraged.



1  
2 **Centers**  
3

4 ~~Centers are to be areas of concentrated employment and/or housing within UGAs which serve as~~  
5 ~~the hubs of transit and transportation systems. Centers and connecting corridors are integral to~~  
6 ~~creating compact urban development that conserves resources and creates additional transportation,~~  
7 ~~housing, and shopping choices. Centers are an important part of the regional strategy (VISION~~  
8 ~~2040) for urban growth and are required to be addressed in the Countywide Planning Policies.~~  
9 ~~Centers will become focal points for growth within the county's UGA and will be areas where~~  
10 ~~public investment is directed.~~

11  
12 Centers are to:

- 13  
14 ● ~~be priority locations for accommodating growth;~~  
15 ● ~~strengthen existing development patterns;~~  
16 ● ~~promote housing opportunities close to employment;~~  
17 ● ~~support development of an extensive multimodal transportation system which reduces~~  
18 ~~dependency on automobiles;~~  
19 ● ~~reduce congestion and improve air quality; and~~  
20 ● ~~maximize the benefit of public investment in infrastructure and services.~~

21  
22 ~~VISION 2040, the adopted regional growth strategy, identifies several centers as an integral feature~~  
23 ~~for accommodating residential and employment growth. The strategy describes Regional Growth~~  
24 ~~Centers, and other centers that may be designated through countywide processes or locally.~~  
25 ~~Regional Growth Centers once regionally designated are located either in Metropolitan Cities, or in~~  
26 ~~Core Cities. VISION 2040 also identifies Manufacturing/Industrial Centers, which consist primarily~~  
27 ~~of manufacturing and industrial uses. Pierce County has five Regional Growth Centers and two~~  
28 ~~Manufacturing/Industrial Centers that have been adopted into the regional growth strategy. Pierce~~  
29 ~~County Regional Growth Centers are located in Tacoma, which is a Metropolitan City, and in~~  
30 ~~Lakewood and Puyallup, which are Core Cities.~~

31  
32 ~~Regional Growth Centers in the Metropolitan City Tacoma Central Business District~~  
33 ~~Tacoma Mall~~

34  
35 ~~Regional Growth Centers in Core Cities Lakewood~~  
36 ~~Puyallup Downtown Puyallup South Hill~~

37  
38 ~~Currently there are no designated Countywide Centers.~~

39  
40 ~~Manufacturing/Industrial Centers are areas where employee or land intensive uses will be located.~~  
41 ~~These centers differ from Regional Growth Centers in that they consist of an extensive land base~~  
42 ~~and the exclusion of non-manufacturing or manufacturing supportive uses is an essential feature of~~  
43 ~~their character. These areas are characterized by a significant amount of manufacturing, industrial,~~  
44 ~~and advanced technology employment uses. Large retail and non-related office uses are discouraged.~~  
45 ~~Other than caretakers' residences, housing is prohibited within Manufacturing/Industrial Centers.~~  
46 ~~However, these centers should be linked to high density housing areas by an efficient multimodal~~



1 transportation system. The efficiency of rail and overland freight to markets is the critical element  
2 for manufacturers and industries located in these centers.

3  
4 The designated Manufacturing/Industrial Centers, within Pierce County are as follows:

5  
6 Manufacturing/Industrial Centers

7 Frederickson Port of Tacoma  
8

9 Within Pierce County, a limited number of additional centers may be designated through  
10 amendment of the Countywide Planning Policies consistent with the process below.

11  
12 Designated centers may vary substantially in the number of households and jobs they contain  
13 today. The intent of the Countywide Planning Policies is that Regional Growth Centers become  
14 attractive places to live and work, while supporting efficient public services such as transit and  
15 being responsive to the local market for jobs and housing.

16  
17 The Countywide Planning Policies establish target levels for housing and employment needed to  
18 achieve the benefit of a center. Some centers will reach these levels over the next twenty years,  
19 while for others the criteria set a path for growth over a longer term, providing capacity to  
20 accommodate growth beyond the twenty year horizon.

21  
22 County Level Centers Designation Process

23 The County and any municipality in the County that is planning to include a Metropolitan City  
24 Center, Regional Growth Center, Countywide Center or Manufacturing / Industrial Center within its  
25 boundaries shall specifically define the area of such center within its comprehensive plan. The  
26 comprehensive plan shall include policies aimed at focusing growth within the center and along  
27 corridors consistent with the applicable criteria contained within the Countywide Planning Policies.  
28 The County or municipality shall adopt regulations that reinforce the center's designation.

29  
30 No more often than once every two years, the Pierce County Regional Council (PCRC) shall invite  
31 jurisdictions with centers already adopted in their comprehensive plan that seek to be designated as  
32 centers in the Countywide Planning Policies to submit a request for such designation. Said request  
33 shall be processed in accordance with established procedures for amending the Countywide  
34 Planning Policies.

35  
36 Each jurisdiction seeking to have a center designated in the Countywide Planning Policies shall  
37 provide the PCRC with a report demonstrating that the proposed center meets the minimum criteria  
38 for designation together with a statement and map describing the center, its consistency with the  
39 applicable Countywide Planning Policies, and how adopted regulations will serve the center.

40  
41 Transit services shall be defined in the broadest sense and shall include local and regional bus  
42 service, rail where appropriate, vanpool, carpool, and other transportation demand measures  
43 designed to reduce vehicle trips.

44 The minimum designation criteria to establish a candidate center by type are as follows:

45  
46 Metropolitan City Center

47 Area: up to 1-1/2 square miles in size;

48 Capital Facilities: served by sanitary sewers;



1 Employment: a minimum of 25 employees per gross acre of non-residential lands with a minimum  
2 of 15,000 employees;  
3 Population: a minimum of ten households per gross acre; and Transit: serve as a focal point for  
4 regional and local transit services.

5  
6 Regional Growth Center

7 Area: up to 1-1/2 square miles in size; Capital Facilities: served by sanitary sewers;  
8 Employment: a minimum of 2,000 employees;  
9 Population: a minimum of seven households per gross acre; and Transit: serve as a focal point for  
10 regional and local transit services.

11  
12 Countywide Center

13 Area: up to one square mile in size;  
14 Capital Facilities: served by sanitary sewers; Employment: a minimum of 1,000 employees;  
15 Population: a minimum of 6 households per gross acre; and Transit: serve as a focal point for local  
16 transit services.

17  
18 Manufacturing / Industrial Center

19 Capital Facilities: served by sanitary sewers;  
20 Employment: a minimum of 7,500 jobs and/or 2,000 truck trips per day; and Transportation: within  
21 one mile of a state or federal highway or national rail line.

22  
23 The minimum criteria report and statement shall be reviewed by the Growth Management  
24 Coordinating Committee (GMCC) for consistency with Countywide Planning Policies, the  
25 Transportation Coordination Committee (TCC) for consistency with transportation improvements  
26 plans of WSDOT, and with Pierce Transit's comprehensive plan. The coordinating committees shall  
27 provide joint recommendation to the PCRC.

28  
29 Once included in the Countywide Planning Policies, the jurisdiction where a center is located may  
30 go on to seek regional designation of the center from the Puget Sound Regional Council (PSRC) in  
31 accordance with its established criteria and process.

32  
33 In order to be designated a Regional Growth Center the center should meet the regional criteria and  
34 requirements including those in VISION 2040, the regional growth, economic and transportation  
35 strategy as may be amended and designated by the Puget Sound Regional Council.

36  
37 After county level designation occurs within the Countywide Planning Policies and until regional-  
38 level designation by the PSRC occurs the center shall be considered a "candidate" Regional Growth  
39 Center.

40  
41 Each jurisdiction which designates a Regional Growth Center shall establish 20 year household and  
42 employment growth targets for that Center. The expected range of targets will reflect the diversity of  
43 the various centers and allow communities to effectively plan for needed services. The target ranges  
44 not only set a policy for the level of growth envisioned for each center, but also for the timing and  
45 funding of infrastructure improvements. Reaching the target ranges will require careful planning of  
46 public investment and providing incentives for private investments. Three candidate regional centers  
47 have been included into the Countywide Planning Policies. One of the candidate centers is a  
48 Regional Growth Center and two candidate centers are Manufacturing/Industrial Centers.



1  
2 **Candidate Regional Centers**

3 ~~University Place—Candidate Regional Growth Center Sumner/Pacific—Candidate~~  
4 ~~Industrial/Manufacturing Center South Tacoma—Candidate Industrial/Manufacturing Center~~

5  
6 **Urban Growth Outside of Centers**

7  
8 A variety of urban land uses and areas of growth will occur outside of designated centers but within  
9 the UGA. Local land use plans will guide the location, scale, timing and design of development  
10 within UGAs. The UGA will be where the majority of future growth and development will be  
11 targeted. Development should be encouraged which complements the desired focus of growth into  
12 centers and supports a multimodal transportation system. For example, policies which encourage  
13 infill and revitalization of communities would help to achieve the regional and statewide objectives  
14 of a compact and concentrated development pattern within urban areas. The Countywide Planning  
15 Policies provide guidance for development and the provision of urban services to support  
16 development within the UGA.

17  
18 **Satellite Cities and Towns**

19  
20 The cities and towns in the rural areas are a significant part of Pierce County's diversity and  
21 heritage. They have an important role as local trade and community centers. These cities and towns  
22 are the appropriate providers of local rural services for the community. They also contribute to the  
23 variety of development patterns and housing choices within the county. As municipalities, these  
24 cities and towns provide urban services and are located within the County's designated UGA. The  
25 urban services, residential densities and mix of land uses may differ from those of the large,  
26 contiguous portion of the UGA in Pierce County.

27  
28 **Centers of Local Importance**

29  
30 ~~CoLIs are designated for the purpose of identifying local centers and activity nodes that are~~  
31 ~~consistent with VISION 2040's Multi-county Planning Policies. Such areas promote compact,~~  
32 ~~pedestrian-oriented development with a mix of uses, proximity to diverse services, and a variety of~~  
33 ~~appropriate housing options, or be in an established industrial area.~~

34  
35 **Countywide Planning Policy**

36  
37 UGA-1. The County shall designate the countywide urban growth area and Potential Annexation  
38 Areas within it, in consultations between the County and each municipality.

39  
40 1.1 County referral of proposed urban growth area and Potential Annexation Area  
41 designations to the Pierce County Regional Council (PCRC).

42  
43 1.1.1 The PCRC may refer the proposed designations to the Growth  
44 Management Coordinating Committee (GMCC), or its successor entity for  
45 technical advice and for a report.

46 1.1.2 The PCRC may conduct public meetings to review the proposed  
47 designation and, at such meetings, may accept oral or written comments  
48 and communications from the public.





1.1.3 At the conclusion of its review and analysis, the PCRC shall make a recommendation to the County and to the municipalities in the County.

1.2 Once adopted by the County, the urban growth area and Potential Annexation Area designations shall not be changed except in accordance with the Countywide Policy on "Amendments and Transition."

1.2.1 A jurisdiction shall not be required to modify existing urban growth area boundaries or Potential Annexation Areas in order to reduce the residential or employment capacity to conform to adopted growth targets reflecting VISION 2040's Regional Growth Strategy. Jurisdictions shall, however, consider the adopted growth targets when updating their local comprehensive plans.

1.2.2 Growth targets are the minimum number of residents, housing units, or jobs a given jurisdiction is planning to accommodate within the appropriate planning horizon and are to be developed through a collaborative countywide process that ensures all jurisdictions are accommodating a fair share of growth. These targets are informational tools integrated into local land use plans to assist in formulating future residential and employment land needs.

UGA-2. The following specific factors and criteria shall dictate the size and boundaries of urban growth areas:

2.1 Size

2.1.1 Urban growth areas must be of sufficient size to accommodate the urban growth projected to occur over the succeeding 20-year planning period taking into account the following:

- a. land with natural constraints, such as critical areas (environmentally-sensitive land);
- b. agricultural land to be preserved;
- c. greenbelts and open space;
- d. New Fully Contained Communities pursuant to RCW § 36.70A.350;
- e. maintaining a supply of developable land sufficient to allow market forces to operate and precluding the possibility of a land monopoly but no more than is absolutely essential to achieve the above purpose;
- f. existing projects with development potential at various stages of the approval or permitting process (i.e., the "pipeline");
- g. land use patterns created by subdivisions, short plats or large lot divisions;
- h. build-out of existing development and areas which are currently only partially built out;
- i. follow existing parcel boundary lines.

2.1.2 The County, and each municipality in the County, shall cooperatively develop and propose objective standards and criteria to disaggregate the State Office of Financial Management's Countywide growth forecasts and



1 VISION 2040 Regional Growth Strategy forecasts for the allocation of  
2 projected population to the County and municipalities, taking into account  
3 the availability and concurrency of public facilities and services with the  
4 impact of development, as well as the VISION 2040 Regional Growth  
5 Strategy.  
6

- 7 2.1.3 The County shall use a consistent countywide targeting process for allocating  
8 population and employment growth consistent with the regional vision, including  
9 establishing:  
10 a. local employment targets,  
11 b. local housing targets based on population projections, and  
12 c. local housing and employment targets for each designated regional growth  
13 center.  
14

15 2.2 Boundaries  
16

- 17 2.2.1 Any of the following shall be considered in determining the location of  
18 urban growth area boundaries:  
19 a. geographic, topographic, and manmade features;  
20 b. public facility and service availability, limits and extensions;  
21 c. jurisdictional boundaries including special improvement districts;  
22 d. location of designated natural resource lands and critical areas;  
23 e. avoidance of unserviceable islands of County land surrounded by other  
24 jurisdictional entities;  
25 f. Destination 2030 urban/rural line and PSCAA burn ban line.  
26

27 *Phasing of Development within the Urban Growth Area*  
28

- 29 2.3 The County and each municipality in the County shall seek to direct growth as  
30 follows:  
31 a. first to cities and towns, centers and urbanized areas with existing infrastructure  
32 capacity;  
33 b. second to areas that are already urbanized such that infrastructure improvements  
34 can be easily extended; and  
35 c. last to areas requiring major infrastructure improvements.  
36

37 2.3.1 Capital facilities plans shall identify existing, planned, and future  
38 infrastructure needs within Urban Growth Areas.

39 2.3.2 The County and each municipality in the County should identify  
40 appropriate levels of service and concurrency standards that address  
41 schools, sewer, water, and parks.

42 2.3.3 The County and each municipality in the County shall identify appropriate  
43 levels of service and multimodal concurrency standards that address roads.  
44

- 45 2.4 The urban growth area in unincorporated portions of the County shall be limited to  
46 the following:  
47

48 2.4.1 build-out of existing partially developed areas with urban services;



- 2.4.2 new fully contained communities;
- 2.4.3 redevelopment corridors.

2.5 The County's urban growth area may be extended to allow for build-out of newly developed areas only if development capacity within Potential Annexation Areas and growth in the areas identified in Policy 2.5 is determined to be inadequate to meet total population and employment projections consistent with the other policies set forth herein.

2.6 Encourage efficient use of urban land by maximizing the development potential of existing urban lands, such as advancing development that achieves zoned density.

2.7 The urban growth areas in existence prior to the adoption of VISION 2040 may contain capacity beyond that needed to accommodate the growth target per regional geography for the succeeding 20-year planning period based upon existing zoning designations, allowed density, existing land division patterns, and similar factors. It is permissible for such areas to continue to be designated as urban growth areas. Expansion of these urban growth areas boundaries is acknowledged to be inconsistent with the CPPs and strongly discouraged if the urban growth area expansion is not in accordance with policy AT-2.3.

UGA-3. Potential Annexation Areas shall be designated through the Pierce county Comprehensive Plan in consultation with cities and towns.

3.1 A city or town shall first identify a Potential Annexation Area(s) within its respective Comprehensive Plan;

3.2 Potential Annexation Area boundaries shall be determined with consideration for the following additional factors;

- 3.2.1 the VISION 2040 document, including Multicounty Planning Policies;
- 3.2.2 the carrying capacity of the land considering natural resources, agricultural land and environmentally-sensitive lands;
- 3.2.3 population, housing, and employment projections;
- 3.2.4 financial capabilities and urban services capacities;
- 3.2.5 consistency and compatibility with neighborhood, local and regional plans;
- 3.2.6 the existing land use and subdivision pattern;
- 3.2.7 property access and ownership.

3.3 Potential Annexation Areas should not overlap or leave unincorporated urban islands between cities and towns.

3.3.1 Future requests to establish a new Potential Annexation Area shall not result in an overlap with an existing Potential Annexation Area or create islands between cities and towns.

3.3.2 Cities and towns with existing Potential Annexation Area overlaps should work toward resolving the existing overlaps.



1 3.4 The urban service areas and satellite urban growth areas as designated through the  
2 Pierce County Comprehensive Plan as of June 30, 2013 shall be recognized as  
3 designated Potential Annexation Areas.  
4

5 3.4.1 Urban service area designations approved by the Pierce County Council  
6 through its 2013 Comprehensive Plan Amendment Cycle shall be  
7 recognized as a Potential Annexation Area.

8 3.4.2 Boundaries of the Potential Annexation Areas should not split parcels.  
9 Efforts should be put forth to resolve split parcels prior to the initial  
10 designation of Potential Annexation Areas.  
11

### 12 *Annexation within the Urban Growth Area*

13

14 UGA-4. Pierce County, in conjunction with its cities and towns, shall establish a strategy for  
15 future annexations within the urban growth area.  
16

17 4.1 Annexation is preferred over incorporation within the urban growth area.  
18

19 4.2 The Potential Annexation Areas as identified in the Pierce County Comprehensive  
20 Plan shall be the foundation to an annexation strategy.  
21

22 4.2.1 Cities and towns are allowed to annex territory only within their adopted  
23 Potential Annexation Area as identified in the Pierce County  
24 Comprehensive Plan.

25 4.2.2 Annexation of an area should be phased to coincide with a city or town's  
26 ability to coordinate the provision of a full range of urban services to the  
27 areas proposed for annexation.  
28

29 4.3 The County and its cities and towns should proactively coordinate the annexation  
30 of unincorporated areas within the urban growth area that are within each  
31 respective city or town's Potential Annexation Area.  
32

33 4.3.1 The County and each city and town should work towards the establishment  
34 of annexation plans and joint planning agreements, with an exception for  
35 lands associated with Joint Base Lewis McChord and Camp Murray.  
36

37 4.3.1.1 A joint planning agreement is to serve as a mechanism where the  
38 County or a city can, prior to notice of annexation, identify  
39 potential objections and resolutions.

40 4.3.1.2 An annexation plan should identify a potential schedule for  
41 annexation of areas with a city or town.  
42

43 4.3.2 The County should explore and implement financial incentives for a city or  
44 town to annex areas associated with its respective Potential Annexation  
45 Area.  
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- 4.3.2.1 Financial incentives may include the establishment of a County level grant fund to assist in financial challenges a city or town may have in annexing an area.
- 4.3.2.2 Financial incentives may include the elimination or reduction in a fee associated with a County service to a city or town in exchange for annexing an area.
- 4.3.3 The County, and cities and towns, should explore potential partnerships in grant funding opportunities to overcome obstacles associated with annexing specific areas.
- 4.3.4 Cities and towns should recognize the financial impacts experienced by the County when annexation only encompasses commercial or greenfield areas and avoids existing residential development.
  - 4.3.4.1 Cities and towns are encouraged to include a mix of existing commercial, residential, and greenfield areas, where appropriate, in future annexation proposals.

4.4 The County should prioritize the adopted Potential Annexation Areas for annexation.

- 4.4.1 The County's highest priority should be Potential Annexation Areas representing unincorporated "islands" between cities and towns; and,
- 4.4.2 The County shall support annexation for areas in which a joint planning agreement exists between the County and appropriate city or town.

*Urban Public Services*

UGA-5. Within the delineated urban growth areas, the County, and each municipality in the County, shall adopt measures to ensure that growth and development are timed and phased consistent with the provision of adequate public facilities and services.

5.1 "Adequacy" shall be defined by locally established service level standards for local facilities and services both on the site and off-site. For facilities and services provided by other agencies, adequacy shall be defined by level of service standards mutually agreed upon by the service provider and the jurisdiction served. The definition of levels of service standards may allow for the phasing-in of such standards as may be provided in the capital facilities element of County or municipal comprehensive plans.

5.2 "Public facilities" include:

- 5.2.1 Streets, roads, highways, sidewalks, street and road lighting systems, and traffic signals;
- 5.2.2 Domestic water systems;
- 5.2.3 Sanitary sewer systems;
- 5.2.4 Storm sewer systems;



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- 5.2.5 Park and recreational facilities;
- 5.2.6 Schools.

5.3 "Public services" include:

- 5.3.1 Fire protection and suppression;
- 5.3.2 Law enforcement;
- 5.3.3 Public health;
- 5.3.4 Education;
- 5.3.5 Recreation;
- 5.3.6 Environmental protection;
- 5.3.7 Other governmental services, including power, transit and libraries.

5.4 Public Sanitary Sewer Service. The following policies shall be applicable to the provision of public sanitary sewer service in the County and its municipalities:

5.4.1 Relationship of Sewer Interceptors to Comprehensive Plans. The timing, phasing and location of sewer interceptor expansions shall be included in the capital facilities element of the applicable municipal or County comprehensive plans and shall be consistent with Countywide Planning Policies, the Urban Growth Area boundaries and the local comprehensive land use plan. The phased expansions shall be coordinated among the County and the municipalities therein and shall give priority to existing unserved urbanized areas within the Urban Growth Area except as provided in 3.4.2 a. and b. below.

5.4.2 Public Sewer Interceptor and Service Extensions/Expansions:

- a. Public sewer interceptors shall only extend or expand outside of Urban Growth Areas where:
  - (i) sewer service will remedy ground water contamination and other health problems by replacing septic systems, or
  - (ii) a formal binding agreement to service an approved planned development was made prior to the establishment of the Urban Growth Area, or
  - (iii) an interceptor will convey wastewater originating within a designated Urban Growth Area to sewerage facilities in another designated Urban Growth Area, or
- b. New sanitary sewer service inside Urban Growth Areas must follow phasing of capital facilities as provided in the municipality's adopted comprehensive plan or any adopted Sewer Master Plan unless:
  - (i) sewer service will remedy ground water contamination and other health problems by replacing septic systems and community on-site sewage systems, or
  - (ii) a new municipality incorporates, or
  - (iii) a formal binding agreement to service an approved planned development was made prior to the establishment of the Urban Growth Area;

- (iv) an interceptor will convey wastewater originating within a designated Urban Growth Area to sewerage facilities in another designated Urban Growth Area.
- c. New sanitary sewer service connections from interceptors shall not be made available to properties outside the Urban Growth Area except as provided in (a) above.
- d. Sanitary Sewer service shall not be provided in areas designated "rural," except as provided in 3.4.2(a)(i)(ii)
- e. A sewer interceptor or trunk line constructed or planned for construction through a rural area to convey wastewater from a designated Urban Growth Area to sewerage facilities in a designated Urban Growth Area shall not constitute a change of conditions that can be used as the basis for a change in land use designation or urban/rural designation, either for adjacent or nearby properties.

5.4.3 On-Site and Community Sewage Systems

- a. In order to protect the public health and safety of the citizens of Pierce County and of the municipalities in the County, to preserve and protect environmental quality including, but not limited to, water quality and to protect aquifer recharge areas, to work toward the goal of eliminating the development of new residential and commercial uses on on-site and community sewage systems within the urban areas in the unincorporated County or within municipal boundaries consistent with the Countywide Planning Policies, the County and each municipality shall adopt policies on the use of on-site and community sewage including:
  - (i) the most current Tacoma-Pierce County Board of Health Land Use Regulations for On-Site and Community Sewerage Systems
  - (ii) policies which require connection to sanitary sewers when they are available in the following circumstances:
    - (a) if a septic system fails,
    - (b) for all new development except existing single-family lots,
    - (c) for development with dry sewer systems.
  - (iii) if sewer service is not available, dry sewer facilities shall be required unless the local jurisdiction has adopted criteria that otherwise must be met.
- b. New industrial development on community or on-site sewage systems shall not be allowed in urban areas in the unincorporated County or within municipal boundaries. Sanitary facilities necessary for recreation sites may be exempt from this policy.
- c. It is not the intent of these policies to require any individual property owner on an existing, properly permitted and functioning septic system to connect to a public sewer unless:
  - (i) the septic system fails;
  - (ii) or the system is not in compliance with the most current version of the Tacoma-Pierce County Board of Health Land Use Regulations or the current use of the property changes;
  - (iii) or the density of development on the property increases;



- (iv) or the existing septic system was originally permitted as an interim system to be abandoned when sewers became available;
- (v) or a municipality had a mandatory policy.

5.4.4 Achieving an adopted Level of Sewer Service

- a. The County, each municipality, and sewer providers shall work together to achieve adopted levels of service for sewers. All sewer service providers shall work with municipalities to process sewer permits in a manner that allows municipalities to comply with timelines imposed under RCW 36.70B.080(1).
- b. The County, each municipality, and their sewer providers shall work to secure funding sources to achieve the adopted levels of sewer service such as:
  - (i) Grants
  - (ii) Public Works Trust Fund
  - (iii) State Revolving Fund
  - (iv) Centennial Clean Water Fund
  - (v) Municipally imposed surcharges to fund sewer improvements in the jurisdictions where the surcharges are collected.

5.4.5 The availability or potential for availability of sewer treatment plant capacity shall not be used to justify expansion of the sewer system or development in a manner inconsistent with the Countywide Planning Policy, Urban Growth Area boundaries and the applicable municipal or County comprehensive land use plans.

5.5 Non-Municipal Service-Provision Entities

5.5.1 Special purpose districts shall conform their capital facility and service plans so as to be consistent with the capital facility element of the County or municipal comprehensive plans.

5.5.2 Where facilities and services will be provided by special purpose, improvement or facility service provision entities, such entities shall coordinate the provision of facilities and services with the County, and each affected municipality in the County, so that new growth and development is, in fact, served by adequate public facilities and services at the time of development.

5.6 The County, and each municipality in the County, shall adopt plans and implementation measures to ensure that sprawl and leapfrog development are discouraged in accordance with the following:

5.6.1 Urban growth within UGA boundaries is located first in areas already characterized by urban growth that have existing public facility and service capacities to serve such development;

5.6.2 Urban growth is located next in areas already characterized by urban growth that will be served by a combination of both existing public





1 facilities and services and any additional needed public facilities and  
2 services that are provided by either public or private sources;

- 3  
4 5.6.3 "Urban growth" refers to a predominance of areas or uses within the Urban  
5 Growth Area which exhibit one or a combination of the following:  
6 a. intensive use of land for buildings and structures;  
7 b. high percentage of impermeable surfaces;  
8 c. incompatibility with the primary use of land for the production of  
9 food, other agricultural products or fiber, or the extraction of mineral  
10 resources;  
11 d. need for urban governmental services.

- 12  
13 5.6.4 "Characterized by urban growth" refers to:  
14 a. land having urban growth on it;  
15 b. land located in relationship to an area with urban growth on it as to be  
16 appropriate for urban growth.

- 17  
18 5.6.5 Urban government services shall be provided primarily by cities and urban  
19 government services shall not be provided in rural areas.

20  
21 5.7 Public facilities and services will be considered available "*at the time of*  
22 *development*" as follows:

- 23  
24 5.7.1 As to all public facilities and services other than transportation, if the  
25 facility or service is in place at the time demand is created, or if the  
26 County or municipality has made appropriate provision to meet the  
27 demand for the public facility or service through one or more of the  
28 following techniques:  
29 a. inclusion of the public facility or service in the applicable County or  
30 municipal capital facilities plan element and specification of the full  
31 source of the funding for such project;  
32 b. impact fees;  
33 c. required land dedication;  
34 d. assessment districts;  
35 e. users fees and charges;  
36 f. utility fees;  
37 g. other.

- 38  
39 5.7.2 As to transportation facilities, if needed transportation improvements are  
40 within the then existing 6-year capital facilities plan element and program,  
41 but only if a specific financial commitment to the transportation  
42 improvement project has been made.

- 43  
44 5.7.3 Public facilities and services will not be considered available at the time of  
45 development unless they are provided consistently with the applicable level  
46 of service standards adopted in the capital facilities element of the  
47 Comprehensive Plan.  
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5.8 Public facility and service *adequacy* shall be determined by the County, and each municipality in the County, based upon:

- 5.8.1 The specific public facility or service;
- 5.8.2 The adopted or established level of service standard
  - a. established by each municipality for local facilities and services;
  - b. by mutual agreement between provider and municipality served for other facilities and services;
  - c. established through interlocal agreements for cross-jurisdictional facilities and services.
- 5.8.3 The current usage of the existing public facilities and services, existing development commitments and obligations, the vested or non-vested status of pipeline approvals or existing lots of record, and new development applications.
- 5.8.4 Where development projects partially meet adequacy of public facilities and services standards, development approval may be authorized for that portion of the project that meets the adequacy standards or the project may be phased to coincide with the phasing of future availability of adequate public facilities and services.

5.9 Facility and service provision/extension to new development areas shall be subject to the following:

- 5.9.1 Imposition of requirement for payment of the full, but fair, share of costs of needed facilities and services on the new development through:
  - a. impact fees;
  - b. assessment districts;
  - c. user fees and charges;
  - d. surcharges;
  - e. dedication;
  - f. utility fees;
  - g. other, as appropriate.
- 5.9.2 Consideration of the total impact of the facility or service extension on the achievement of other policies, goals and objectives, in addition to the impact on the area being served.
- 5.9.3 If necessary to minimize off-site impacts, specify that such service extensions (e.g., sewer, water) are *not* subject to connection by intervening landowners.

1 *Joint Planning*

- 2
- 3 UGA-6. Joint planning. Joint planning between local governments can provide numerous  
4 possible benefits, including but not limited to:
- 5 a. More efficient delivery of services;
  - 6 b. Shared use of public facilities;
  - 7 c. Coordinated permitting processes;
  - 8 d. Cost-sharing for planning and construction of public facilities (e.g., water, sewer  
9 infrastructure, parks, etc.);
  - 10 e. Consistent development standards;
  - 11 f. Shared regional data, including GIS data;
  - 12 g. Proactive identification of potential issues.

13

14 6.1 Joint planning may be municipal-municipal as well as municipal-County. The  
15 County and each municipality shall jointly plan for the designated urban growth  
16 area of that municipality (outside of municipal corporate limits) and may include  
17 municipal utility service areas. Joint municipal-municipal planning may occur in  
18 those other areas where the respective jurisdictions agree such planning would be  
19 beneficial.

20

21 6.2 Any jurisdiction initiating joint planning with one or more other jurisdictions shall  
22 do so by submitting a written proposal from its legislative authority to the  
23 legislative authority of the other jurisdiction(s). In forming its proposal, the  
24 initiating jurisdiction should consider the Joint Planning Framework recommended  
25 by the Pierce County Regional Council, April 15, 1993, and adopted by  
26 Resolution No. R93-127 of the Pierce County Council, July 13, 1993. The  
27 proposal shall include, but not be limited to, the following:

- 28 6.2.1 Size of the proposed joint planning study area;
- 29 6.2.2 Location of the proposed study area in relation to urban growth boundaries;
- 30 6.2.3 Description of the issues proposed to be addressed in the joint planning  
31 process;
- 32 6.2.4 Proposed end-product of the joint planning process (e.g., amendments to  
33 comprehensive plans or implementing ordinances of each jurisdiction,  
34 interlocal agreement, etc.);
- 35 6.2.5 Proposed resources (e.g., staff, funding, technology, etc.) to be provided by  
36 the initiating jurisdiction toward completing the joint planning process;
- 37 6.2.6 Evidence that notification of the joint planning process will be provided to  
38 residents, property owners, businesses, service providers, special districts, or  
39 other parties affected by the proposed joint planning process.

40

41

42 6.3 A jurisdiction receiving a proposal for joint municipal-County planning shall  
43 respond by either:

- 44 6.3.1 issuing a resolution of its legislative authority indicating an intent to  
45 enter into a joint planning process as proposed; or
  - 46 6.3.2 entering into discussions with the proposing jurisdiction regarding  
47 alternatives to joint planning proposal; or
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6.3.3 proposing to Pierce County that the proposal be included as part of an appropriate community planning process, if mutually agreeable to all jurisdictions involved.

6.4 If at any time Pierce County receives more proposals for participation in joint planning than its resources will provide, the County shall forward the proposals to the Pierce County Regional Council (PCRC) for consideration and a recommendation on prioritization based on planning needs. The PCRC shall consider proposals for joint planning that have been forwarded to them, and prioritize the proposals according to the probable benefit to the County as a whole. Prioritization shall be based on the information included in the proposal, plus other criteria agreed upon by the PCRC. These criteria could include, but are not limited to:

- 6.4.1 Rate of growth in the proposed study area;
- 6.4.2 Scope of existing municipal utility provision in the proposed study area;
- 6.4.3 Existence of special districts serving both the proposed study area and the municipality;
- 6.4.4 Degree to which development standards or comprehensive plan policies may differ between jurisdictions within the proposed study area;
- 6.4.5 Criteria 4.5.1 through 4.5.3 below.

6.5 When joint planning is required, the joint planning effort shall determine and resolve issues including, but not limited to, the following:

- 6.5.1 How zoning, subdivision and other land use approvals in designated urban growth areas of municipalities will be coordinated;
- 6.5.2 How appropriate service level standards for determining adequacy and availability of public facilities and services will be coordinated;
- 6.5.3 How the rate, timing, and sequencing of boundary changes will be coordinated;
- 6.5.4 How the provision of capital improvements to an area will be coordinated;
- 6.5.5 To what extent a jurisdiction(s) may exercise extra jurisdictional responsibility.

6.6 Joint planning may be based upon factors including, but not limited to, the following:

- 6.6.1 Contemplated changes in municipal and special purpose district boundaries;
- 6.6.2 The likelihood that development, capital improvements, or regulations will have significant impacts across a jurisdictional boundary;
- 6.6.3 The consideration of how public facilities and services are and should be provided and by which jurisdiction(s).

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UGA-7. Urban Development Standards.

7.1 The provisions of this section shall apply to all municipalities and urban growth areas located in the County.

7.2 The following development standards shall be the minimum required for urban development and shall apply to all new development in urban growth areas, except as provided in Section 5.6 below.

7.2.1 Streets, Roads and Arterials. All public streets, roads, and arterials shall be constructed to the minimum requirements outlined in the City and County Design Standards adopted pursuant to RCW 35.78.030 and RCW 43.32.020. Curbs, gutters, and sidewalks will be required on both sides. Private streets and roads may be approved, but shall be required to meet these requirements.

7.2.2 Street Lighting. Street lighting shall be required at signalized intersections. Street lighting in new subdivisions shall be provided at all intersections controlled by a traffic signal or sign, and at certain road corners, elbows, and cul-de-sacs. Installation and maintenance of street lighting in subdivisions shall be the responsibility of the developer or homeowner's association unless the local jurisdiction assumes responsibility. When ownership of the street lighting has not been assumed by the local jurisdiction, the light standards shall be located on private property.

7.2.3 Domestic Water. A domestic water system must meet requirements under RCW 70.119 and WAC 246-290 for group "A" systems, or the functional equivalent.

7.2.4 Storm Water Facilities. A storm water drainage system shall be designed and constructed in accordance with the Department of Ecology Storm Drainage Technical Manual or a locally adopted storm water manual approved by DOE.

7.2.5 Sanitary Sewer. (Refer to policy 3.4)

7.2.6 The County and each municipality shall develop policies that require developers to extend sewers to their developments to design the facilities to allow further extension to adjacent unsewered areas.

7.2.7 Fire Protection. Fire protection and flow requirements shall be in accordance with Pierce County Code Chapter 15.12.

7.2.8 Solid Waste and Recycling. Garbage pick-up shall be provided weekly, and recycling and yard waste pick-up biweekly, consistent with federal and state laws and regulations.

7.3 It is desired by the signatories to these policies that the following Urban Development Standards be the minimum goals for urban developments in Urban Growth Areas.

7.3.1 Street Cleaning. Standards for street cleaning shall be discussed and should be developed, consistent with requirements of federal and state water quality standards.

7.3.2 Transit. Urban transit service plans adopted by the Pierce County Public Transit Benefit Authority.



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7.3.3 Library. Appropriate jurisdictions should provide 450 square feet of library space per 1,000 persons.

7.3.4 Parks and Recreation. Provisions for parks at a level of 3.0 acres of neighborhood/community parks per 1,000 population should be made for all plats and short plats as required by RCW 58.17. Such provision can be made either through dedication to the public of land, or through provision of funds, as mitigation, for park land purposes.

7.4 All development within an urban growth area shall be provided services pursuant to the provision of this agreement and the joint planning agreements adopted pursuant to it. It is recognized that the County may provide certain urban services within an Urban Growth Area, and that cities may provide certain urban services within the same area, but outside their current municipal boundaries.

7.5 The County and each municipality shall enter into an interlocal cooperation agreement providing for the approval and delivery of public facilities and services in the Urban Growth Area. Such further agreements shall include, where appropriate, provisions relating to services such as law enforcement and schools and the services of special purpose districts and other service providers.

7.6 Ordinances allowing low impact development standards and create environmentally-sensitive development shall be allowed as alternative development standards. Any other ordinances allowing variances and deviations to the urban development standards may be adopted by each responsible jurisdiction for those limited circumstances necessary to allow for recognition of community plans and goals, recognized historic character, or special physical or engineering circumstances, as long as such variances and deviations are otherwise consistent with these policies. A legislative authority adopting a variance or deviation to the minimum urban development standards under this section must inform the Pierce County Regional Council (PCRC) of such adoption.

UGA-8. The County and each municipality shall adopt within their respective comprehensive plans, policies to ensure that development within the urban growth area uses land efficiently, provides for a wide variety of uses, conserves natural resources, and allows for the connection of communities to an efficient, transit-oriented, multimodal transportation system. Policies shall:

- 8.1 provide for more choices in housing types and moderate increases in density to achieve at least an average net density of four units per acre;
- 8.2 support infill and compact development; and
- 8.3 provide for land uses that encourage travel by foot, bike and transit.

UGA-9. The County and each municipality shall provide for conveniently located, appropriately scaled commercial development to serve the immediate local needs of the surrounding community by encouraging revitalization of underused commercial areas before establishing new areas.

1 UGA-10. The County and each municipality shall adopt plans to encourage concentrated  
2 development within the urban growth area which will accommodate the twenty year  
3 projected population and employment growth.

4  
5 UGA-11. The County and each municipality neighboring Joint Base Lewis-McChord should  
6 develop planning provisions, including development regulations that encourage adjacent  
7 land uses that are compatible with military uses.

8  
9 UGA-12. Satellite Cities and Towns are local focal points where people come together for a  
10 variety of activities, including business, shopping, living and recreation. These cities and  
11 towns may include the core of small to medium sized cities and towns and may also be  
12 located in unincorporated areas. Often Satellite Cities and Towns include a strong public  
13 presence because they are the location of city hall, main street and other public spaces.

14  
15 UGA-13. Satellite Cities and Towns will be characterized by a compact urban form that includes a  
16 moderately dense mix of locally-oriented retail, jobs and housing that promotes walking,  
17 transit usage and community activity.

18  
19 13.1 Satellite Cities and Towns will be developed at a higher density than surrounding  
20 urban and rural areas;

21 13.2 Small scale forms of intensification such as accessory housing units and  
22 development of vacant lots and parking lots help achieve the qualities of centers  
23 while preserving the neighborhood character.

24  
25 UGA-14. At a minimum, Satellite Cities and Towns will be served by State Routes which connect  
26 them to other centers and to the regional high capacity transit system. In some instances,  
27 Satellite Cities and Towns may have direct connections to the local public transportation  
28 system.

29  
30 **OVERALL POLICIES FOR NON-INDUSTRIAL CENTERS**

31  
32 *Concepts and Principles*

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34 ~~UGA 15. Centers shall be designated based upon the following:~~

35  
36 ~~15.1 Consistency with specific criteria for centers adopted in the Countywide~~  
37 ~~Planning Policies;~~

38  
39 ~~15.2 The center's location in the County and its potential for fostering a logical and~~  
40 ~~desirable countywide transportation system and distribution of centers;~~

41  
42 ~~15.3 The total number of centers in the County that can be reasonably developed based~~  
43 ~~on projected growth over the next twenty years;~~

44  
45 ~~15.4 Environmental analysis which shall include demonstration that urban services~~  
46 ~~including an adequate supply of drinking water are available to serve projected~~  
47 ~~growth within the center and that the jurisdiction is capable of ensuring concurrent~~  
48 ~~urban services to new development;~~



1  
2 15.5 ~~If a jurisdiction designates a center, it must also adopt the center's designation and~~  
3 ~~provisions in its comprehensive plans and development regulations to ensure that~~  
4 ~~growth targeted to centers is achieved and urban services will be provided;~~  
5

6 15.6 ~~Centers shall be characterized by all of the following:~~  
7

8 15.6.1 ~~Clearly defined geographic boundaries;~~

9 15.6.2 ~~Intensity/density of land uses sufficient to support high capacity transit;~~

10 15.6.3 ~~Pedestrian-oriented land uses and amenities;~~

11 15.6.4 ~~Pedestrian connections shall be provided throughout;~~

12 15.6.5 ~~Urban design standards which reflect the local community;~~

13 15.6.6 ~~Provisions to reduce single occupancy vehicle use especially during peak~~  
14 ~~hours and commute times;~~

15 15.6.7 ~~Provisions for bicycle use;~~

16 15.6.8 ~~Sufficient public open spaces and recreational opportunities;~~

17 15.6.9 ~~Uses which provide both daytime and nighttime activities; and~~

18 15.6.10 ~~Centers shall be located in urban growth areas.~~  
19

20 UGA 16. ~~Each jurisdiction which designates a center within its comprehensive plan shall define~~  
21 ~~the type of center and specify the exact geographic boundaries of the center. Centers~~  
22 ~~shall not exceed one and one-half square miles of land and Countywide centers shall not~~  
23 ~~exceed one square mile of land. Infrastructure and services shall be either present and~~  
24 ~~available or planned and financed consistent with the expected rate of growth.~~  
25

26 16.1 ~~Infrastructure and services shall be either present and available or planned and~~  
27 ~~financed consistent with the expected rate of growth.~~

28 16.2 ~~Priority for transportation and infrastructure funds shall be given to designated~~  
29 ~~centers.~~  
30

### 31 *Design Features of Centers* 32

33 UGA 17. ~~The County and each jurisdiction that designates a center within its comprehensive plan~~  
34 ~~shall encourage density and development to achieve targeted growth.~~  
35

36 17.1 ~~Any of the following approaches could be used to implement center development:~~  
37

38 17.1.1 ~~Encouraging higher residential densities within centers;~~

39 17.1.2 ~~Avoiding creation of large blocks of single use zones;~~

40 17.1.3 ~~Allowing for greater intensity of use within centers;~~

41 17.1.4 ~~Increasing building heights, greater floor/area ratios within centers;~~

42 17.1.5 ~~Minimizing setbacks within centers;~~

43 17.1.6 ~~Allowing buildings to locate close to street to enhance pedestrian~~  
44 ~~accessibility; and~~

45 17.1.7 ~~Encouraging placement of parking to rear of structures.~~  
46

47 17.2 ~~Designated centers are expected to receive a significant share of projected growth~~  
48 ~~in conjunction with periodic disaggregation of countywide population allocations.~~





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~~UGA 18. Centers shall provide necessary capital facilities needed to accommodate the projected growth in population and employment. Facilities include, but are not limited to, roads, sewers and other utilities, schools, parks, and open space. In order to provide balance between higher intensity of use within centers, public and/or private open space shall be provided.~~

~~UGA 19. Streetscape amenities (landscaping, furniture, etc.) shall be provided within centers to create a pedestrian friendly environment.~~

~~UGA 20. The following regulatory mechanisms shall be used within centers.~~

- ~~20.1 Adopt development standards that encourage pedestrian scaled development such as those that address:
  - ~~20.1.1 interconnections between buildings and sidewalks;~~
  - ~~20.1.2 pedestrian links between residential and non-residential areas;~~
  - ~~20.1.3 street trees/furniture; and~~
  - ~~20.1.4 minimizing separations between uses.~~~~

~~*Transportation, Parking and Circulation*~~

~~UGA 21. To encourage transit use within centers, jurisdictions shall establish mechanisms to limit the use of single occupancy vehicles. Such mechanisms should include:~~

- ~~21.1 charges for parking;~~
- ~~21.2 limiting the number of off-street parking spaces;~~
- ~~21.3 establishing minimum and maximum parking requirements;~~
- ~~21.4 commute trip reduction (CTR) measures and other transportation demand management measures;~~
- ~~21.5 development of commuter programs for multiple employers not otherwise affected by the CTR law; and~~
- ~~21.6 providing nonmotorized transportation facilities.~~

~~UGA 22. Centers should receive a high priority for the location of high capacity transit stations and/or transit centers.~~

~~UGA 23. Locate higher densities/intensities of use close to transit stops within centers and seek opportunities to:~~

- ~~23.1 create a core area to support transit and high occupancy vehicle use;~~
- ~~23.2 allow/encourage all types of transit facilities (transit centers, bus pullouts, etc.) within centers; and~~
- ~~23.3 establish incentives for developers to provide transit and transportation demand management supportive amenities.~~

1 ~~UGA 24. Allow on-street parking within centers in order to narrow the streetscape, provide a~~  
2 ~~buffer between moving traffic and pedestrians, and provide common parking areas.~~

3  
4 ~~UGA 25. Provisions for non-motorized transportation shall be provided, including but not limited~~  
5 ~~to:~~

- 6  
7 ~~25.1 bicycle-friendly roadway design;~~  
8 ~~25.2 wider outside lane or shared parking/bike lanes;~~  
9 ~~25.3 bike-activated signals;~~  
10 ~~25.4 covered, secure bicycle parking at all places of employment;~~  
11 ~~25.5 bicycle racks; and~~  
12 ~~25.6 pedestrian pathways.~~

13  
14 *Implementation Strategies*

15  
16 ~~UGA 26. Jurisdictions should consider incentives for development within centers such as:~~

- 17  
18 ~~26.1 streamlined permitting;~~  
19 ~~26.2 financial incentives;~~  
20 ~~26.3 density bonuses or transfer of development rights;~~  
21 ~~26.4 using SEPA Planned Action provisions to streamline environmental review by~~  
22 ~~conducting environmental analysis during planning and providing permit~~  
23 ~~applicants and public with more certainty of how impacts will be addressed; and~~  
24 ~~26.5 shared mitigation such as stormwater detention and joint parking.~~

25  
26 ~~UGA 27. Improve transit service efficiency through the development of transportation~~  
27 ~~infrastructure within and between countywide and regional centers.~~

28  
29 ~~UGA 28. Design roadway and nonmotorized networks to promote more and better utilize~~  
30 ~~transit services.~~

31  
32 **METROPOLITAN CITY CENTER**

33  
34 *Concepts and Principles*

35  
36 ~~UGA 29. Metropolitan City Centers function as anchors within the region for a high density mix~~  
37 ~~of business, residential, public, cultural and recreational uses, and day and night activity.~~  
38 ~~They are characterized by their historic role as the central business districts and regional~~  
39 ~~centers of commerce. Metropolitan City Centers may also serve national or international~~  
40 ~~roles.~~

41  
42 *Design*

43  
44 ~~UGA 30. Metropolitan City Centers shall plan for a development pattern that will provide a~~  
45 ~~successful mix of uses and densities that will efficiently support high capacity transit and~~  
46 ~~shall plan to meet the following criteria:~~



- ~~30.1 a minimum of 50 employees per gross acre of non-residential lands;~~
- ~~30.2 a minimum of 15 households per gross acre;~~
- ~~30.3 a minimum of 30,000 employees; and~~
- ~~30.4 not exceed a maximum of 1 1/2 square miles in size.~~

*Transportation, Parking and Circulation*

~~UGA 31. Metropolitan City Centers shall be planned to have fast and frequent high capacity transit and other forms of transit.~~

~~UGA 32. A Metropolitan City Center shall meet at minimum the following criteria for consideration as a candidate for countywide center:~~

- ~~32.1 Area: up to 1 1/2 square miles in size;~~
- ~~32.2 Capital Facilities: served by sanitary sewers;~~
- ~~32.3 Employment: a minimum of 25 employees per gross acre of non-residential lands with a minimum of 15,000 employees;~~
- ~~32.4 Population: a minimum of ten households per gross acre; and~~
- ~~32.5 Transit: serve as a focal point for regional and local transit services.~~

**REGIONAL GROWTH CENTER**

*Concepts and Principles*

~~UGA 33. Regional Growth Centers are locations that include a dense mix of business, commercial, residential and cultural activity within a compact area. Regional Growth Centers are targeted for employment and residential growth, and provide excellent transportation service, including fast, convenient high capacity transit service, as well as investment in major public amenities.~~

*Design Features of Centers*

~~UGA 34. Regional Growth Centers shall plan to meet the following criteria:~~

- ~~34.1 A minimum of 25 employees per gross acre of non-residential lands; and~~
- ~~34.2 A minimum of 10 households per gross acre; and/or~~
- ~~34.3 A minimum of 15,000 employees; and~~
- ~~34.4 Not to exceed a maximum of 1 1/2 square miles in size; and~~
- ~~34.5 Planning policies recognizing the need to receive a significant share of the regional growth.~~

*Transportation, Parking and Circulation*

~~UGA 35. Regional Growth Centers shall plan to have fast and frequent high capacity transit, as well as other forms of transit.~~



1 UGA 36. ~~A Regional Growth Center shall meet at a minimum the following criteria for~~  
2 ~~consideration as a candidate for countywide center:~~

- 3
- 4 ~~36.1 Area: up to 1 1/2 square miles in size;~~
- 5 ~~36.2 Capital Facilities: served by sanitary sewers;~~
- 6 ~~36.3 Employment: a minimum of 2,000 employees;~~
- 7 ~~36.4 Population: a minimum of seven households per gross acre; and~~
- 8 ~~36.5 Transit: serve as a focal point for regional and local transit services.~~
- 9

10

11 **COUNTYWIDE CENTER**

12

13 *Concepts and Principles*

14

15 UGA 37. ~~Countywide Centers are local focal points where people come together for a variety of~~  
16 ~~activities, including business, shopping, living and recreation. These centers may include~~  
17 ~~the core of small to medium sized cities and may also be located in unincorporated~~  
18 ~~areas. Often Countywide Centers include a strong public presence because they are the~~  
19 ~~location of city hall, main street, and other public spaces.~~

20 ~~Countywide Centers are also potentially candidates for designation as regional centers.~~

21

22 *Design Features of Centers*

23

24 UGA 38. ~~Countywide Centers shall be characterized by a compact urban form that includes a~~  
25 ~~moderately dense mix of locally oriented retail, jobs and housing that promotes walking,~~  
26 ~~transit usage and community activity.~~

27

28 ~~38.1 Countywide Centers shall be developed at a higher density than surrounding urban~~  
29 ~~areas to take advantage of connecting centers.~~

30 ~~38.2 Small scale forms of intensification such as accessory housing units and~~  
31 ~~development of vacant lots and parking lots help achieve the qualities of centers~~  
32 ~~while preserving neighborhood character.~~

33

34 UGA 39. ~~Countywide Centers shall plan for a development pattern that will provide a successful~~  
35 ~~mix of uses and densities that will efficiently support transit. Each Countywide Center~~  
36 ~~shall plan to meet the following criteria:~~

37

38 ~~39.1 A minimum of 15 employees per gross acre of non-residential lands;~~

39 ~~39.2 A minimum of 7 households per gross acre;~~

40 ~~39.3 A minimum of 2,000 employees; and~~

41 ~~39.4 Not to exceed a maximum of 1 square mile in size.~~

42

43 *Transportation, Parking and Circulation*

44

45 UGA 40. ~~At a minimum, Countywide Centers shall plan to be served by public transit and/or~~  
46 ~~ferries which connect them to other centers, to surrounding residential communities, and~~  
47 ~~to the regional high capacity transit system. Countywide Centers should have direct~~  
48 ~~connections to high capacity local and regional transit hubs.~~



1  
2 UGA 41. ~~Minimum criteria for designation as Countywide Center:~~

- 3  
4 41.1 ~~Area: up to one square mile in size;~~  
5 41.2 ~~Capital Facilities: served by sanitary sewers;~~  
6 41.3 ~~Employment: a minimum of 1,000 employees;~~  
7 41.4 ~~Population: a minimum of six households per gross acre; and~~  
8 41.5 ~~Transit: serve as a focal point for local transit services.~~

9  
10 **MANUFACTURING/INDUSTRIAL CENTER**

11  
12 *Concepts and Principles*

13  
14 UGA 42. ~~Manufacturing/Industrial Centers shall be locally determined and designated based on~~  
15 ~~the following steps:~~

- 16  
17 42.1 ~~Consistency with specific criteria for Manufacturing/Industrial Centers adopted~~  
18 ~~within the Countywide Planning Policies;~~  
19 42.2 ~~Consideration of the Center's location in the County and region, especially relative~~  
20 ~~to existing and proposed transportation facilities;~~  
21 42.3 ~~Consideration of the total number of Manufacturing/Industrial Centers in the~~  
22 ~~County that are needed over the next twenty years based on projected need for~~  
23 ~~manufacturing/industrial land to satisfy regional projections of demand for~~  
24 ~~manufacturing/industrial land uses;~~  
25 42.4 ~~Environmental analysis which shall include demonstration that the jurisdiction is~~  
26 ~~capable of concurrent service to new development; and~~  
27 42.5 ~~Adoption within the jurisdiction's comprehensive plan of the center's designation~~  
28 ~~and provisions to ensure that job growth targeted to the Manufacturing/Industrial~~  
29 ~~Center is achieved.~~

30  
31 *Design Features of Centers*

32  
33 UGA 43. ~~Manufacturing/Industrial Centers shall be characterized by the following:~~

- 34  
35 43.1 ~~Clearly defined geographic boundaries;~~  
36 43.2 ~~Intensity of land uses sufficient to support alternatives to single-occupant vehicle~~  
37 ~~use;~~  
38 43.3 ~~Direct access to regional highway, rail, air and/or waterway systems for the~~  
39 ~~movement of goods;~~  
40 43.4 ~~Provisions to prohibit housing; and~~  
41 43.5 ~~Identified transportation linkages to high density housing areas.~~

42  
43 UGA 44. ~~Provisions to achieve targeted employment growth should include:~~

- 44  
45 44.1 ~~Preservation and encouragement of the aggregation of vacant land parcels sized for~~  
46 ~~manufacturing/industrial uses;~~  
47 44.2 ~~Prohibition of land uses which are not compatible with manufacturing/industrial,~~  
48 ~~manufacturing/industrial supportive, and advanced technology uses;~~



- 1           44.3 ~~Limiting the size and number of offices and retail uses and allowing only as an~~  
2                   ~~accessory use to serve the needs of employees within centers; and~~  
3           44.4 ~~Reuse and intensification of the land.~~

4  
5 *Transportation, Parking and Circulation*

6  
7 UGA 45. ~~Transportation network within Manufacturing/Industrial Centers should provide for the~~  
8           ~~needs of freight movement and employees by ensuring a variety of transportation modes~~  
9           ~~such as transit, rail, and trucking facilities.~~

10  
11 UGA 46. ~~The transportation system within Manufacturing/Industrial Centers shall be built to~~  
12           ~~accommodate truck traffic and acceleration. Review of projects should consider~~  
13           ~~infrastructure enhancements such as:~~

- 14  
15           46.1 ~~turn lanes and turn pockets to allow turning vehicles to move out of through traffic~~  
16                   ~~lanes;~~  
17           46.2 ~~designing turn lanes with a width to allow freight vehicles to turn without~~  
18                   ~~interrupting the flow of traffic in other lanes;~~  
19           46.3 ~~designing the far side of intersections with acceleration lanes for trucking vehicles~~  
20                   ~~and heavy loads to facilitate traffic flow;~~  
21           46.4 ~~constructing climbing lanes where necessary to allow for slow moving vehicles;~~  
22           46.5 ~~providing off street truck loading facilities to separate goods loading and~~  
23                   ~~unloading; and~~  
24           46.6 ~~arterial grade separations with rail freight and designation of Heavy Haul corridors~~  
25                   ~~or truck only lanes.~~

26  
27 *Implementation Strategies*

28  
29 UGA 47. ~~All jurisdictions will support transportation capital improvement projects which support~~  
30           ~~access and movement of goods to Manufacturing/Industrial Centers.~~

31  
32 UGA 48. ~~Jurisdictions having a designated Manufacturing/Industrial Center shall:~~

- 33  
34           48.1 ~~Plan for and fund capital facility improvement projects which support the~~  
35                   ~~movement of goods;~~  
36           48.2 ~~Coordinate with utility providers to ensure that utility facilities are available to~~  
37                   ~~serve such centers;~~  
38           48.3 ~~Provide buffers around the center to reduce conflicts with adjacent land uses;~~  
39           48.4 ~~Facilitate land assembly;~~  
40           48.5 ~~Assist in recruiting appropriate businesses; and~~  
41           48.6 ~~Encourage employers to participate in commute trip reduction program.~~

42  
43 UGA 49. ~~A Manufacturing/Industrial Center shall meet at a minimum the following criteria for~~  
44           ~~consideration as a candidate for Countywide Center:~~

- 45  
46           49.1 ~~Capital Facilities: served by sanitary sewers;~~  
47           49.2 ~~Employment: a minimum of 7,500 jobs and/or 2,000 truck trips per day; and~~  
48           49.3 ~~Transportation: within one mile of a state or federal highway or national rail line.~~



1  
2 **Prioritization of Funding for Centers**

3  
4 UGA 50. ~~Regional and countywide transportation and economic development funds should be~~  
5 ~~prioritized for centers and transportation and infrastructure servicing centers in Pierce~~  
6 ~~County that have been designated regionally; it is also appropriate for countywide and~~  
7 ~~local funding to be directed to centers and transportation and infrastructure servicing~~  
8 ~~centers designated exclusively at the countywide level or identified locally by a~~  
9 ~~jurisdiction.~~

10  
11 **Centers of Local Importance (CoLI)**

12  
13 *Concepts and Principles*

14  
15 UGA 51. ~~A CoLI may be located in either an urban or rural area, and shall include activities~~  
16 ~~that provide a focal point or sense of place for a community and its surrounding area.~~

17  
18 *Design Features of CoLIs*

19  
20 UGA 52. ~~A CoLI is characterized by a concentration of land uses or activities that provide a~~  
21 ~~sense of place or gathering place for the community and neighborhood residents. A~~  
22 ~~CoLI should include one or more the following characteristics:~~

- 23  
24 ~~52.1 Civic services~~  
25 ~~52.2 Commercial areas~~  
26 ~~52.3 Recreational areas~~  
27 ~~52.4 Industrial areas~~  
28 ~~52.5 Cultural facilities/activities~~  
29 ~~52.6 Historic buildings or sites~~  
30 ~~52.7 Residential areas~~

31  
32 UGA 53. ~~The size of a CoLI and the mix and density of uses are to be locally determined to~~  
33 ~~meet community goals.~~

34  
35 UGA 54. ~~Each jurisdiction shall define the role that the CoLI plays in supporting planned~~  
36 ~~growth.~~

37  
38 UGA 55. ~~A variety of appropriate transportation options and pedestrian friendly design should~~  
39 ~~be available or planned within a CoLI.~~

40  
41 *Implementation Strategies*

42  
43 UGA 56. ~~A CoLI shall be locally adopted; approval by the PCRC or other regional~~  
44 ~~organization shall not be required.~~

- 45  
46 ~~56.1 A jurisdiction shall document how an area meets the Design Features (UGA 51~~  
47 ~~through UGA 55) of a CoLI in its comprehensive plan.~~



- 1           ~~56.2 The documentation should include examples, plans, or other information that~~  
2           ~~supports the designation of a CoLI.~~  
3           ~~56.3 An area adopted as a CoLI shall be definitively delineated on a map within a~~  
4           ~~jurisdiction's comprehensive plan.~~  
5           ~~56.4 A CoLI shall have appropriate land use designations, zoning regulations, and~~  
6           ~~infrastructure plans for existing and planned development.~~  
7           ~~56.5 A comprehensive plan that utilizes an alternative label to refer to a CoLI shall~~  
8           ~~be accompanied with adopted findings of fact that recognizes the area as a CoLI~~  
9           ~~per the Pierce County CPPs.~~

10  
11 ~~UGA 57. A jurisdiction shall provide the PCRC notice of its intention to locally adopt a CoLI~~  
12 ~~or recognize formally adopted CoLIs that meet the criteria.~~

13  
14           ~~57.1 The notice shall be provided to the PCRC 60 days (minimum) prior to the~~  
15 ~~expected dated of adoption.~~

16           ~~57.2 The notice shall provide information that identifies the location of the proposed~~  
17 ~~CoLI and documents how the location meets the CoLI policies.~~

18  
19 ~~UGA 58. A locally adopted CoLI shall be recognized in Appendix B of the CPPs.~~

20  
21           ~~58.1 Jurisdictions shall forward a map of locally adopted CoLIs together with the~~  
22 ~~comprehensive plan citations to the PCRC for inclusion into Appendix B. The~~  
23 ~~adopted CoLIs shall be attached to the CPP publications as Appendix B for ease~~  
24 ~~of reference. Appendix B shall not be considered a component of the CPPs and,~~  
25 ~~accordingly, an update to Appendix B shall not constitute an amendment to the~~  
26 ~~CPPs requiring ratification by Pierce County jurisdictions.~~

27  
28 **"NEW SECTION"**

29  
30 **COUNTYWIDE PLANNING POLICY ON REGIONAL, COUNTYWIDE AND**  
31 **CENTERS OF LOCAL IMPORTANCE**

32  
33 **Centers**

34  
35 **Centers Overview**

36 The Puget Sound regional growth strategy identifies Centers as an integral feature for  
37 accommodating residential and employment growth. The strategy describes Regional Growth  
38 Centers and other Centers that may be designated. Regional Growth Centers, once regionally  
39 designated, are located either in Metropolitan Cities or in Core Cities. The strategy also  
40 identifies Regional Manufacturing/Industrial Centers, which consist primarily of manufacturing  
41 and industrial uses.

42  
43 Centers are areas of concentrated employment and/or housing within Urban Growth Areas  
44 (UGAs) which serve as the hubs of transit and transportation systems. Centers and connecting  
45 corridors are integral to creating compact urban development that conserves resources and  
46 creates additional transportation, housing, and shopping choices. Centers are an important part of  
47 the regional strategy for urban growth and are required to be addressed in the Countywide





1 Planning Policies. Centers are, or will become, focal points for growth within the county's UGA  
2 and are areas where public investment is directed.

3  
4 C-1. The purpose of Regional Growth Centers and Countywide Centers is to:

- 5 • Be priority locations for accommodating growth;
- 6 • strengthen existing development patterns;
- 7 • promote housing opportunities close to employment;
- 8 • support development of an extensive multimodal transportation system which reduces  
9 dependency on automobiles;
- 10 • reduce congestion and improve air quality; and
- 11 • maximize the benefit of public investment in infrastructure and services.

12  
13 C-2. The purpose of Manufacturing/Industrial Centers is to:

- 14 • Recognize strategically located concentrations of industrial activity as essential  
15 resources for the local economy;
- 16 • protect and leverage critical and difficult to replace freight infrastructure;
- 17 • preserve the industrial land base in the long term;
- 18 • support family/living wage jobs;
- 19 • emphasize the importance of freight movement; and
- 20 • preserve the county's supply of industrial land.

21  
22 C-3. Centers function as anchors within the region for a high density mix of business,  
23 residential, public, cultural and recreational uses, and day and night activity that provide a  
24 sense of place and community. They are characterized by their role as the central  
25 business districts and regional centers of commerce. Centers may also serve national or  
26 international roles.

27  
28 C-4. Manufacturing Industrial Centers (MICs) preserve lands for family-wage jobs in basic  
29 industries and trade, and provide areas where that employment may grow in the future.  
30 MICs form a critical regional resource that provides economic diversity, supports  
31 national and international trade, generates substantial revenue for local governments, and  
32 offers higher than average wages.

33  
34 C-5. Transportation and economic development funds should be prioritized for transportation  
35 and infrastructure supporting Centers in Pierce County. Projects that support Regional  
36 Growth and/or Manufacturing Industrial Centers (and Candidates), support more than one  
37 center, and benefit a variety of user groups will be given higher consideration.

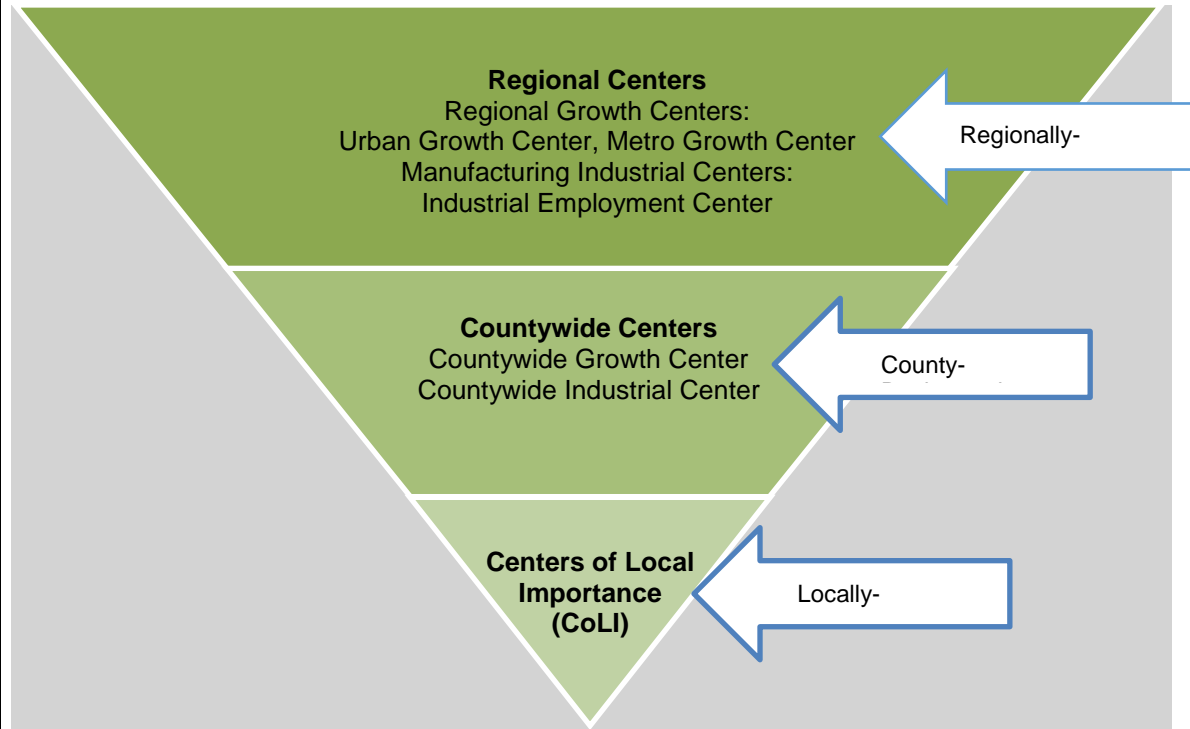
38  
39 C-6. Centers must be identified in a Comprehensive Plan with information about the type of  
40 Center and the specific geographic boundaries. Capital improvements must be present  
41 and available, or be planned and financed, consistent with the expected rate of growth.  
42 Such improvements include, but are not limited to, roads, sewers and other utilities,  
43 schools, parks, and open space. In order to provide balance between higher intensity of  
44 use within Centers, public and/or private open space shall be provided.



1 **Types of Centers**

2 Centers must meet minimum designation criteria, which includes the criteria of the lower category  
3 Center type. For example, a Regional Center must meet the designation criteria for a Regional  
4 Center as well as the criteria for a Countywide Center.

5  
6 In March 2018, the Puget Sound Regional Council (PSRC) adopted the Regional Centers  
7 Framework Update that established new eligibility and criteria for Regional Centers.  
8 Jurisdictions must adhere to the latest eligibility and designation criteria for new Regional  
9 Centers as adopted by PSRC.



11  
12  
13  
14 **Center Designation Authority**

15 Regional Centers must be approved by Puget Sound Regional Council (PSRC), in addition to  
16 Pierce County Regional Council (PCRC) by amending the Countywide Planning Policies  
17 (CPPs).

18  
19 Countywide Centers and Centers of Local Importance (CoLI) are approved by the Pierce County  
20 Regional Council by amending the Countywide Planning Policies.

21  
22 **Center Designation Process**

23 Pierce County and any municipality in the County that is planning to include a county or  
24 regionally designated Center within its boundaries shall specifically define the area of such  
25 Center within its Comprehensive Plan. The Comprehensive Plan shall include policies aimed at  
26 focusing growth within the Center and along corridors consistent with the applicable criteria  
27 contained within the Countywide Planning Policies. The County or municipality shall adopt  
28 regulations that reinforce the Center's designation.



1 Beginning in 2019 and once every two years thereafter, the Pierce County Regional Council  
2 (PCRC) shall invite jurisdictions to submit requests for designation of new Centers. Said request  
3 shall be processed in accordance with established procedures for amending the Countywide  
4 Planning Policies.

5  
6 Each jurisdiction seeking to designate a new Countywide Center shall provide the PCRC with a  
7 report demonstrating that the proposed Center:

- 8
- 9 1. Meets the basic standards for designation;
- 10 2. Is characterized and defined in the local Comprehensive Plan;
- 11 3. Is consistent with the applicable Countywide Planning Policies, and
- 12 4. Is supported and served by adopted local development regulations.

13  
14 The minimum criteria report and statement shall be reviewed by the Growth Management  
15 Coordinating Committee (GMCC) for consistency with Countywide Planning Policies, the  
16 Transportation Coordination Committee (TCC) for consistency with transportation  
17 improvements plans of WSDOT, and with Pierce Transit's Comprehensive Plan. The  
18 coordinating committees shall provide joint recommendation to the PCRC.

19  
20 Once included in the Countywide Planning Policies, the jurisdiction where a Center is located  
21 may go on to seek regional designation of the Center from the Puget Sound Regional Council  
22 (PSRC). Jurisdictions must adhere to the latest eligibility, designation criteria, and process for  
23 new Regional Growth Centers as adopted by PSRC as they prepare applications for new Center  
24 designation. Countywide Centers should be reviewed for consistency and countywide  
25 concurrence prior to submitting for regional designation.

26  
27 After the Center is designated as a Countywide center within the Countywide Planning Policies  
28 and until regional-level designation by the PSRC occurs the Center shall be considered a  
29 "candidate" Regional Growth Center or Manufacturing/Industrial Center.

30  
31 Each jurisdiction which designates a Regional Growth Center shall establish 20-year household  
32 and employment growth targets for that Center. The expected range of targets will reflect the  
33 diversity of the various Centers and allow communities to effectively plan for needed services.  
34 The target ranges not only set a policy for the level of growth envisioned for each Center, but  
35 also for the timing and funding of infrastructure improvements. Reaching the target ranges will  
36 require careful planning of public investment and providing incentives for private investments.

#### 37 **Amending an Existing Countywide Center**

38  
39 Once a Center has been designated in the Countywide Planning Policies, the affiliated  
40 jurisdiction may request an amendment to the Center. The Center amendment process shall be  
41 limited to a vote of the PCRC though submission of a report explaining the requested  
42 amendment and affirming that the amended Center will be consistent with the Countywide  
43 Center basic standards and the Countywide Planning Policies.

#### 44 **Urban Growth Outside of Centers**

45  
46 A variety of urban land uses and areas of growth will occur outside of designated Centers but  
47 within the Urban Growth Area (UGA). Local land use plans will guide the location, scale, timing  
48 and design of development within UGAs. The UGA will be where the majority of future growth



1 and development will be targeted. Development should be encouraged which complements the  
2 desired focus of growth into Centers and supports a multimodal transportation system. For  
3 example, policies which encourage infill and revitalization of communities would help to  
4 achieve the regional and statewide objectives of a compact and concentrated development pattern  
5 within urban areas. The Countywide Planning Policies provide guidance for development and the  
6 provision of urban services to support development within the UGA. Jurisdictions with Centers  
7 should plan connections with adjacent neighborhoods and other centers to encourage access to  
8 Centers and connectivity across the county.

9  
10 **Regional Growth Centers (RGCs)**

11 Regional Growth Centers are locations of more compact, pedestrian-oriented development with a  
12 mix of housing, jobs, retail, services, and other destinations. The region's plans identify Centers  
13 as areas that should receive a significant share of the region's population and employment growth  
14 compared with other parts of the urban area, while providing improved access and mobility—  
15 especially for walking, biking, and transit.

16  
17 Regional Growth Centers are locations that include a dense mix of business, commercial,  
18 residential, and cultural activity within a compact area. Regional Growth Centers are targeted for  
19 employment and residential growth, and provide excellent transportation service, including fast,  
20 convenient high capacity transit service, as well as investment in major public amenities.

21  
22 The following Pierce County Regional Growth Centers have been adopted into the PSRC  
23 Regional Growth Strategy:

- 24 • Tacoma Central Business District
- 25 • Tacoma Mall
- 26 • Lakewood
- 27 • Puyallup Downtown
- 28 • Puyallup South Hill
- 29 • University Place

30  
31 C-7. The County and each jurisdiction that designates a Center within its Comprehensive Plan  
32 shall encourage density and development to achieve targeted growth. Any of the  
33 following approaches could be used to implement Center development:

- 34 1. Encouraging higher residential densities within Centers;
- 35 2. Avoiding creation of large blocks of single-use zones;
- 36 3. Allowing for greater intensity of use within Centers;
- 37 4. Increasing building heights, greater floor/area ratios within Centers;
- 38 5. Minimizing setbacks within Centers;
- 39 6. Allowing buildings to locate close to street to enhance pedestrian accessibility; and
- 40 7. Encouraging placement of parking to rear of structures.

41  
42 C-8. Designated Centers are expected to receive a significant share of projected growth in  
43 conjunction with periodic disaggregation of Countywide population allocations.

44  
45 C-9. Centers shall provide necessary capital facilities needed to accommodate the projected  
46 growth in population and employment.



- 1 C-10. Streetscape amenities (landscaping, furniture, etc.) should be provided within Centers to  
2 create a walkable environment.
- 3
- 4 C-11. To encourage transit use within Centers, jurisdictions should establish mechanisms to  
5 limit the use of single occupancy vehicles. Such mechanisms could include:  
6 1. charges for parking;  
7 2. limiting the number of off-street parking spaces;  
8 3. establishing minimum and maximum parking requirements;  
9 4. commute trip reduction (CTR) measures and other transportation demand management  
10 measures;  
11 5. development of commuter programs for multiple employers not otherwise affected by  
12 the CTR law; and  
13 6. providing nonmotorized transportation facilities.
- 14
- 15 C-12. Centers receive a high priority for the location of high-capacity transit stations and/or  
16 transit Centers.
- 17
- 18 C-13. Higher residential densities and uses that support high density residential should be  
19 located close to transit stops within Centers and seek opportunities to:  
20 1. create a core area to support transit and high occupancy vehicle use;  
21 2. allow/encourage all types of transit facilities (transit Centers, bus pullouts, etc.) within  
22 Centers; and  
23 3. establish incentives for developers to provide transit and transportation demand  
24 management supportive amenities.
- 25
- 26 C-14. Provisions for non-motorized transportation shall be provided, such as:  
27 1. bicycle-friendly roadway design;  
28 2. wider outside lane or shared parking/bike lanes;  
29 3. bike-activated signals;  
30 4. covered, secure bicycle parking at all places of employment;  
31 5. bicycle racks; and  
32 6. pedestrian pathways.
- 33
- 34 C-15. Jurisdictions should consider incentives for development within Centers such as:  
35 1. streamlined permitting;  
36 2. financial incentives;  
37 3. density bonuses or transfer of development rights;  
38 4. using SEPA provisions to streamline environmental review; and  
39 5. shared mitigation such as stormwater detention and joint parking.
- 40
- 41 C-16. Regional Growth Centers should be planned to have fast and frequent high capacity transit,  
42 as well as other modes of transportation options.
- 43
- 44 C-17. Jurisdictions should individually and collectively coordinate with transit agencies to  
45 improve transit service infrastructure and efficiency within and between Countywide and  
46 Regional Centers.
- 47



1 C-18. Roadways and nonmotorized networks should be designed to promote efficient transit  
2 services.

3  
4 **C.19. Designation Requirements for Regional Growth Centers (RGCs)**

- 5 1. Consistency with specific criteria for Centers adopted in the Countywide Planning  
6 Policies;
- 7 2. Consistency with the Puget Sound Regional Council's current Regional Growth Center  
8 criteria;
- 9 3. The Center's location in the County and its potential for fostering a logical and desirable  
10 Countywide transportation system and distribution of Centers;
- 11 4. Consideration of the total number of Centers in the County that can be reasonably  
12 developed based on projected growth over the next twenty years;
- 13 5. Environmental analysis which shall include demonstration that urban services including  
14 an adequate supply of drinking water are available to serve projected growth within the  
15 Center and that the jurisdiction is capable of ensuring concurrent urban services to new  
16 development;
- 17 6. If a jurisdiction designates a Center, it must also adopt the Center's designation and  
18 provisions in its Comprehensive Plan and development regulations to ensure that growth  
19 targeted to Centers is achieved and urban services will be provided;
- 20 7. Centers shall be characterized by all of the following:
- 21 • Clearly defined geographic boundaries;
  - 22 • Intensity/density of land uses sufficient to support high-capacity transit;
  - 23 • A diversity of land uses;
  - 24 • Pedestrian-oriented land uses and amenities;
  - 25 • Pedestrian connections shall be provided throughout;
  - 26 • Urban design standards which reflect the local community;
  - 27 • Provisions to reduce single-occupancy vehicle use, especially during peak hours and  
28 commute times;
  - 29 • Provisions for bicycle use;
  - 30 • Sufficient public open spaces and recreational opportunities, including placemaking  
31 and public gathering places;
  - 32 • Uses which provide both daytime and nighttime activities; and
  - 33 • Located in urban growth areas.

34  
35 **Regional Manufacturing/Industrial Centers (MICs)**

36 Regional Manufacturing/Industrial Centers are areas where employee- or land-intensive uses are  
37 located. These Centers differ from Regional Growth Centers in that they consist of an extensive  
38 land base and the exclusion of non-manufacturing or manufacturing-supportive uses is an  
39 essential feature of their character. These areas are characterized by a significant amount of  
40 manufacturing, industrial, and advanced technology employment uses. Large retail and non-  
41 related office uses are discouraged. Other than caretakers' residences, housing is prohibited  
42 within Manufacturing/Industrial Centers. However, these Centers should be linked to high  
43 density housing areas by an efficient multimodal transportation system. The efficiency of rail and  
44 overland freight to markets is the critical element for manufacturers and industries located in  
45 these Centers.



1 The following Manufacturing/Industrial Centers have been adopted into the Regional Growth  
2 Strategy for Pierce County:

- 3 • Frederickson
- 4 • Port of Tacoma
- 5 • Sumner/Pacific
- 6 • *South Tacoma – Candidate Manufacturing/Industrial Center*

7  
8 C-20. Provisions to achieve targeted employment growth should include:

- 9 1. Preservation and encouragement of the aggregation of vacant land parcels sized for  
10 manufacturing/industrial uses;
- 11 2. Prohibition of land uses which are not compatible with manufacturing/industrial,  
12 manufacturing/industrial supportive, and advanced technology uses;
- 13 3. Limiting the size and number of offices and retail uses as accessory use and only to  
14 serve the needs of employees within Center; and
- 15 4. Reuse and/or intensification of the land use consistent with the mix of uses envisioned  
16 for the MIC.

17  
18 C-21. The transportation network within Manufacturing/Industrial Centers should provide for the  
19 needs of freight movement and employees by ensuring a variety of transportation modes  
20 such as roads, rail, and various trucking facilities. Non-motorized facilities and transit  
21 services should be creatively provided when it makes sense and is safe providing the MIC  
22 with alternative transportation to single occupancy vehicles (SOVs), and transportation  
23 demand management strategies if transit is unavailable or is not feasible.

24  
25 C-22. The transportation system, including but not limited to: road, rail, dock, and port terminal,  
26 within Manufacturing/Industrial Centers shall be built, protected, and maintained. to  
27 accommodate existing and future industrial uses.

28  
29 C-23. All jurisdictions should support transportation capital improvement projects which improve  
30 access and movement of goods to, in, and from Manufacturing/Industrial Centers.

31  
32 C-24. To be designated as a Regional Manufacturing/Industrial Center (MICs), the following  
33 criteria shall be met.

- 34 1. Consistency with specific criteria for Manufacturing/Industrial Centers adopted within  
35 the Countywide Planning Policies and the Multi-County Planning Policies;
- 36 2. Consideration of the Center's location in the County and region, especially relative to  
37 existing and proposed transportation facilities;
- 38 3. Consideration of the total number of Manufacturing/Industrial Centers in the County  
39 that are needed over the next twenty years based on projected need for  
40 manufacturing/industrial land to satisfy regional projections of demand for  
41 manufacturing/industrial land uses;
- 42 4. Environmental analysis which shall include demonstration that the jurisdiction is capable  
43 of concurrent service to new development; and
- 44 5. Adoption within the jurisdiction's Comprehensive Plan of the Center's designation and  
45 provisions to ensure that job growth targeted to the Manufacturing/Industrial Center is  
46 achieved.
- 47 6. Manufacturing/Industrial Centers shall be characterized by the following:



- a. Clearly defined geographic boundaries;
  - b. Intensity of land uses sufficient to support alternatives to single-occupant vehicle use;
  - c. Direct access to regional highway, rail, air and/or waterway systems for the movement of goods;
  - d. Provisions to prohibit housing; and
  - e. Identified transportation linkages to high-density housing areas.
7. Jurisdictions having a designated Manufacturing/Industrial Center shall:
- f. Plan for and fund capital facility improvement projects which support the movement of goods;
  - g. Coordinate with utility providers to ensure that utility facilities are available to serve such Centers;
  - h. Provide buffers around the Center to reduce conflicts with adjacent land uses;
  - i. Facilitate land assembly;
  - j. Assist in recruiting appropriate businesses; and
  - k. Encourage employers to participate in commute trip reduction program.

### **Countywide Centers**

Through the 2018 Centers Framework Update, designation of Countywide Centers remains delegated to a Countywide process while a baseline of consistent regional standards for each county to use was adopted. PSRC reviews and certifies Countywide planning policies, but PSRC's role does not include review of Countywide Centers.

Designated Centers may vary substantially in the number of households and jobs they contain today. The intent of the Countywide Planning Policies is that Centers become attractive places to live and work, while supporting efficient public services such as transit and being responsive to the local market for jobs and housing.

**Countywide Growth Centers** serve important roles as places for concentrating jobs, housing, shopping, and recreational opportunities. These are often smaller downtowns, high-capacity transit station areas, or neighborhood Centers that are linked by transit, provide a mix of housing and services, and serve as focal points for local and county investment.

**Countywide Industrial Centers** serve as important local industrial areas. These areas support living wage jobs and serve a key role in the county's manufacturing/industrial economy.

Within Pierce County, a limited number of additional Centers may be designated through amendment of the Countywide Planning Policies consistent with the basic standards and process included below.

C-25. Countywide Centers are local focal points where people come together for a variety of activities, including business, shopping, living, and recreation. These Centers may include the core of small to medium-sized cities and may also be located in unincorporated urban areas. Often Countywide Centers include a strong public presence because they are the location of city hall, main street, and other public spaces.

C-26. A jurisdiction may apply for status as a candidate Countywide Center if it satisfies all required criteria included below, has a minimum of 7 activity units per acre, and is





1 planning for at least 16 activity units per acre. The application for Countywide Center  
 2 would not be regionally designated until the Center achieves at least 10 activity units per  
 3 acre. Activity units means the sum of population and jobs units per gross acre per PSRC.  
 4

5 C-27. Countywide Centers are potential candidates for designation as Regional Centers.  
 6

7 Pierce County has the following Countywide Growth Centers:

- Sumner Town Center
- 6<sup>th</sup> Avenue (Tacoma)
- Lincoln (Tacoma)
- Lower Pacific (Tacoma)
- McKinley (Tacoma)
- Narrows (Tacoma)
- James Center (Tacoma/Fircrest/University Place)
- Proctor (Tacoma)
- South Tacoma Way (Tacoma)
- Tacoma Central (Tacoma)
- Upper Pacific (Tacoma)
- Upper Portland Avenue (Tacoma)
- Ruston Point (Tacoma/Ruston)
- Downtown Bonney Lake

8  
 9 C-28. To be designated as a Countywide Center the following criteria shall be met.  
 10

Countywide Growth Center	Countywide Industrial Center
<p>Center must meet each the following criteria:</p> <p>Identified as a Center in the local Comprehensive Plan and adopted regulations.</p> <p>Identified as a Countywide Center in the Countywide Planning Policies</p> <p>Located within a city, multiple adjacent cities, or unincorporated urban area</p> <p>Demonstration that the Center is a local planning and investment priority:</p> <ul style="list-style-type: none"> <li>○ Identified as a Countywide Center in a local comprehensive plan; subarea plan recommended</li> <li>○ Clear evidence that area is a local priority for investment, such as planning efforts or infrastructure</li> </ul> <p>The Center is a location for compact, mixed-use development; including:</p> <ul style="list-style-type: none"> <li>○ A minimum existing activity unit density of 10 activity units per acre</li> <li>○ Planning and zoning for a minimum mix of uses of 20 percent high density residential and 20 percent employment, unless unique circumstances make these percentages not possible to achieve.</li> </ul>	<p>Center must meet each the following criteria:</p> <p>Identified as a Center in the local Comprehensive Plan and adopted regulations.</p> <p>Identified as a Countywide Center in the Countywide Planning Policies</p> <p>Located within a city, multiple adjacent cities, or unincorporated urban area</p> <p>Demonstration that the Center is a local planning and investment priority:</p> <ul style="list-style-type: none"> <li>○ Identified as a Countywide Center in a local comprehensive plan; subarea plan recommended</li> <li>○ Clear evidence that area is a local priority for investment, such as planning efforts, or infrastructure</li> </ul> <p>The Center supports industrial sector employment:</p> <ul style="list-style-type: none"> <li>○ Minimum 1,000 existing jobs and/or 500 acres of industrial land</li> <li>○ Defined transportation demand management strategies in place</li> <li>○ At least 75% of land area zoned for core industrial uses*</li> </ul>



- o Capacity and planning for additional growth of 16 activity units per acre or more.

The Center supports multi-modal transportation, including:

- o Transit service\*\*
- o Pedestrian infrastructure and amenities
- o Street pattern that supports walkability
- o Bicycle infrastructure and amenities
- o Compact, walkable size of one-quarter mile squared (160 acres), the size may increase to up to half-mile transit walkshed (500 acres) if more than two points within the center are is served by transit services.

- o Industrial retention strategies in place
- o Capacity and planning for additional growth
- o Important county role and concentration of industrial land or jobs with evidence of long-term demand

1 *\*\*Core industrial uses": Core industrial zoning is characterized by allowing, and preferring, most industrial uses.*  
 2 *Incompatible land uses are generally prohibited but may be allowed in limited instances.*

3 *\*\*Transit is defined as existing or planned options such as bus, train, or ferry service.*

4  
 5 **Centers of Local Importance (CoLIs)**

6 CoLIs are designated for the purpose of identifying local Centers and activity nodes that are  
 7 consistent with PSRC Multi-County Planning Policies. Such areas promote compact, pedestrian-  
 8 oriented development with a mix of uses, proximity to diverse services, and a variety of  
 9 appropriate housing options, or be in an established industrial area.

10  
 11 A CoLI is characterized by a concentration of land uses or activities that provide a sense of place  
 12 or gathering place for the community and neighborhood residents. A CoLI should include two or  
 13 more of the following characteristics:

- 14 • Civic services
- 15 • Commercial areas
- 16 • Recreational areas
- 17 • Industrial areas
- 18 • Cultural facilities/activities
- 19 • Historic buildings or sites
- 20 • Residential areas

21  
 22 C-29. CoLIs may only be located in a town or city without a Countywide or Regional Center  
 23 located in Pierce County. CoLIs may be allowed in an urban unincorporated area.

24  
 25 C-30. Local comprehensive plans should include policies that direct development regulations,  
 26 including zoning, of the CoLI to uses that provide a focal point or sense of place for a  
 27 community and its surrounding area.

28  
 29 C-31. The size of a CoLI and the mix and density of uses are to be locally determined to meet  
 30 community goals.

31  
 32 C-32. Each jurisdiction defines the role that the CoLI plays in supporting planned growth.



1 C-33. A variety of appropriate transportation options and walkable design should be available  
2 or planned within a CoLI.

3  
4 A CoLI shall be locally adopted; approval by the PCRC or other regional organization shall not  
5 be required.

- 6 • A jurisdiction shall document how an area meets the Design Features of a CoLI in its  
7 Comprehensive Plan.
- 8 • The documentation should include examples, plans, or other information that supports the  
9 designation of a CoLI.
- 10 • An area adopted as a CoLI shall be definitively delineated on a map within a jurisdiction's  
11 Comprehensive Plan.
- 12 • A CoLI shall have appropriate land use designations, zoning regulations, and infrastructure  
13 plans for existing and planned development.
- 14 • A Comprehensive Plan that utilizes an alternative label to refer to a CoLI shall be  
15 accompanied with adopted findings of fact that recognizes the area as a CoLI per the Pierce  
16 County CPPs.

17  
18 A jurisdiction shall provide the PCRC notice of its intention to locally adopt a CoLI or recognize  
19 formally adopted CoLIs that meet the criteria.

- 20 1. The notice shall be provided to the PCRC 60 days (minimum) prior to the expected dated of  
21 adoption.
- 22 2. The notice shall provide information that identifies the location of the proposed CoLI and  
23 documents how the location meets the CoLI policies.

24  
25 A locally adopted CoLI will be recognized in the Countywide Planning Policies Appendix.  
26 Jurisdictions shall forward a map of locally adopted CoLIs together with the Comprehensive  
27 Plan citations to the PCRC for inclusion into Appendix B. The adopted CoLIs shall be attached  
28 to the CPP publications as Appendix B for ease of reference. Appendix B shall not be considered  
29 a component of the CPPs and, accordingly, an update to Appendix B shall not constitute an  
30 amendment to the CPPs requiring ratification by Pierce County jurisdictions.

31



**INTERLOCAL AGREEMENT**

**AMENDMENTS TO THE PIERCE COUNTY  
COUNTYWIDE PLANNING POLICIES**

This agreement is entered into by and among the cities and towns of Pierce County and Pierce County. This agreement is made pursuant to the provisions of the Interlocal Cooperation Act of 1967, Chapter 39.34 RCW. This agreement has been authorized by the legislative body of each jurisdiction pursuant to formal action and evidenced by execution of the signature page of this agreement.

**BACKGROUND:**

- A. The Pierce County Regional Council (PCRC) was created in 1992 by interlocal agreement among the cities and towns of Pierce County and Pierce County. The organization is charged with responsibilities, including: serving as a local link to the Puget Sound Regional Council, promoting intergovernmental cooperation, facilitating compliance with the coordination and consistency requirements of the Growth Management Act (Chapter 36.70A RCW) and the Regional Transportation Planning Organization (Chapter 47.80 RCW), and developing a consensus among jurisdictions regarding the development and modification of the Countywide Planning Policies.
- B. The Pierce County Countywide Planning Policies provide for amendments to be adopted through amendment of the original interlocal agreement or by a new interlocal agreement. The Pierce County Countywide Planning Policies may be amended upon the adoption of amendments by the Pierce County Council and ratification by 60 percent of the jurisdictions in Pierce County representing 75 percent of the total Pierce County population as designated by the State Office of Financial Management at the time of ratification.
- C. Demonstration of ratification shall be by execution of an interlocal agreement or the absence of a legislative action to disapprove a proposed amendment. A jurisdiction shall be deemed as casting an affirmative vote if it has not taken legislative action to disapprove a proposed amendment within 180 days from the date the Pierce County Council formally authorizes the Pierce County Executive to enter into an interlocal agreement.
- D. The Pierce County Council formally authorized the Pierce County Executive to enter into an interlocal agreement on October 8, 2019.
- E. The amendment proposing changes to policies reflects revised structure and criteria for Regional and Countywide Centers as approved through the Puget Sound Regional Council’s March 22, 2018 Regional Centers Framework update document.



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F. The Pierce County Regional Council recommended adoption of the proposed policy changes at its January 17, 2019 meeting.

**PURPOSE:**

This agreement is entered into by the cities and towns of Pierce County and Pierce County for the purpose of ratifying and approving the attached amendment to the Pierce County Countywide Planning Policies (Attachment).

**DURATION:**

This agreement shall become effective upon execution by 60 percent of the jurisdictions in Pierce County, representing 75 percent of the total Pierce County population as designated by the State Office of Financial Management at the time of the proposed ratification. This agreement will remain in effect until subsequently amended or repealed as provided by the Pierce County Countywide Planning Policies.

**SEVERABILITY:**

If any of the provisions of this agreement are held illegal, invalid or unenforceable, the remaining provisions shall remain in full force and effect.

**FILING:**

A copy of this agreement shall be filed with the Secretary of State, Washington Department of Commerce, the Pierce County Auditor and each city and town clerk.

IN WITNESS WHEREOF, this agreement has been executed by each member jurisdiction as evidenced by the signature page affixed to this agreement.

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**INTERLOCAL AGREEMENT**  
**AMENDMENTS TO THE PIERCE COUNTY**  
**COUNTYWIDE PLANNING POLICIES**

Signature Page

The legislative body of the undersigned jurisdiction has authorized execution of the Interlocal Agreement, Amendments to the Pierce County Countywide Planning Policies.

IN WITNESS WHEREOF

This agreement has been executed by \_\_\_\_\_  
(Name of City/Town/County)

BY: \_\_\_\_\_  
(Mayor/Executive)

DATE: \_\_\_\_\_

Approved:

BY: \_\_\_\_\_  
(Director/Manager/Chair of the Council)

Approved as to Form:

BY: \_\_\_\_\_  
(City Attorney/Prosecutor)

Approved:

BY: \_\_\_\_\_  
(Pierce County Executive)



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Attachment  
Proposed Amendment  
to the  
Pierce County Countywide Planning  
to  
Revise Policies addressing the designation of Regional Centers, Countywide  
Centers, and Centers of Local Important



1  
2 *Only those portions of the Countywide Planning Policies that are proposed to be amended are*  
3 *shown. Remainder of text, maps, tables, and/or figures is unchanged.*  
4

5 **COUNTYWIDE PLANNING POLICY**  
6 **ON RURAL AREAS**  
7

8 **Background - Growth Management Act**  
9

10 The Washington State Growth Management Act requires that county comprehensive plans  
11 include a rural element that includes lands that are not designated for urban growth, agriculture,  
12 forest, or mineral resources. This element is guided by multiple sections in the GMA related to  
13 rural areas, including RCW 36.70A.030 (Definitions), RCW 36.70A.011 (Findings - Rural  
14 lands), RCW 36.70A.070 (5) (Comprehensive plans - Mandatory elements - Rural Element); and  
15 others.  
16

17 Rural elements are intended to recognize the importance of rural lands and rural character to  
18 Washington's economy, its people, and its environment, while respecting regional differences. In  
19 the rural element, counties are to foster land use patterns and develop a local vision of rural  
20 character that will: help preserve rural-based economies and traditional rural lifestyles;  
21 encourage the economic prosperity of rural residents; foster opportunities for small-scale, rural-  
22 based employment and self-employment; permit the operation of rural-based agricultural,  
23 commercial, recreational, and tourist businesses that are consistent with existing and planned  
24 land use patterns; be compatible with the use of the land by wildlife and for fish and wildlife  
25 habitat; foster the private stewardship of the land and preservation of open space; and enhance  
26 the rural sense of community and quality of life.  
27

28 While the GMA assigns responsibility for adopting a rural element to counties, all jurisdictions  
29 in a county, particularly those surrounded by or adjacent to rural lands, have an interest in what  
30 occurs on rural lands. Hence, rural lands are included in the Countywide Planning Policies in  
31 order to achieve consistency between and among the plans of cities and the county.  
32

33 **VISION 2040 Multicounty Planning Policies (MPPs)**  
34

35 VISION 2040 identifies rural lands as permanent and vital parts of the region. It recognizes that  
36 rural lands accommodate many activities associated with natural resources, as well as small-scale  
37 farming and cottage industries. VISION 2040 emphasizes the preservation of these lands and  
38 acknowledges that managing rural growth by directing urban-type development into designated  
39 urban lands helps to preserve vital ecosystems and economically productive lands.  
40

41 VISION 2040 also acknowledges recent successes in directing growth away from rural lands.  
42 However, it acknowledges that conversion pressures from urban development continue today,  
43 particularly through vesting, and calls for continued use of rural lands for farming, forestry,  
44 recreation, and low-density development supported by rural services. The Multicounty Planning  
45 Policies reinforce this and call for minimizing environmental impacts to rural lands, while  
46 providing long-term solutions for the environmental and economic sustainability of rural-based  
47 industries.  
48





1 Centers of Local Importance (CoLI)

2  
3 ~~CoLIs are designated for the purpose of identifying local centers and activity nodes that are~~  
4 ~~consistent with VISION 2040's Multi-county Planning Policies. Such areas promote compact,~~  
5 ~~pedestrian-oriented development with a mix of uses, proximity to diverse services, and a variety~~  
6 ~~of appropriate housing options, or be in an established industrial area.~~

7  
8 Countywide Planning Policies

9  
10 *Overarching Goal*

- 11  
12 Rur-1. The County will sustain the ecological functions, resource value, lifestyle, and  
13 character of rural lands for future generations by limiting the types and intensities of  
14 development in rural areas.

15  
16 *Development Patterns*

- 17  
18 Rur-2. Ensure that development in rural areas is consistent with the countywide and  
19 regional vision.  
20  
21 Rur-3. Prohibit urban net densities in rural areas.  
22  
23 Rur-4. Review and revise criteria and regulations to avoid new fully contained communities outside  
24 of the designated urban growth area because of their potential to create sprawl and undermine  
25 local, countywide, state, and regional growth management goals.  
26  
27 Rur-5. In the event that a proposal is made for creating a new fully contained community,  
28 the county shall make the proposal available to the Growth Management  
29 Coordinating Committee, Pierce County Regional Council, other counties, and to the  
30 Regional Council for advance review and comment on countywide and regional  
31 impacts.  
32  
33 Rur-6. Use existing and new tools and strategies to address vested development to  
34 ensure that future growth meets existing permitting and development standards  
35 and encourage consolidation where appropriate.  
36  
37 Rur-7. Ensure that development occurring in rural areas is rural in character and is focused  
38 into communities and activity areas.  
39  
40 Rur-8. Accommodate the county's growth first and foremost in the urban area. Ensure that  
41 development in rural areas is consistent with the rural vision.  
42  
43 Rur-9. Direct commercial, retail, and community services that serve rural residents into  
44 neighboring cities and existing activity areas to prevent the conversion of rural land into  
45 commercial uses.  
46  
47



1 *Economic Development*

2  
3 Rur-10. Support economic activity in rural and natural resource areas at a size and scale that  
4 is compatible with the long-term integrity and productivity of these lands.

5  
6 Rur-11. Direct commercial, retail, and community services that serve rural residents into  
7 neighboring cities and existing activity areas to prevent the conversion of rural land  
8 into commercial uses.

9  
10 *Environment*

11  
12 Rur-12. Contribute to improved ecological functions and more appropriate use of rural lands  
13 by minimizing impacts through innovative and environmentally sensitive land use  
14 management and development practices.

15  
16 Rur-13. Support long-term solutions for the environmental and economic sustainability of  
17 agriculture and forestry within rural areas.

18  
19 *Transportation*

20  
21 Rur-14. Avoid construction of major roads and capacity expansion on existing roads in rural  
22 and resource areas. Where increased roadway capacity is warranted to support safe  
23 and efficient travel through rural areas, appropriate rural development regulations  
24 and strong commitments to access management should be in place prior to  
25 authorizing such capacity expansion in order to prevent unplanned growth in rural  
26 areas.

27  
28 Rur-15. Maintain the long-term viability of permanent rural land by avoiding the  
29 construction of new highways and major roads in rural areas.

30  
31 Rur-16. Promote transit service to and from existing cities in rural areas.

32  
33 *Public Services*

34  
35 Rur-17. Do not provide urban services in rural areas. Design services for limited access when  
36 they are needed to solve isolated health and sanitation problems, so as not to increase  
37 the development potential of the surrounding rural area.

38  
39 Rur-18. Encourage the design of public facilities and utilities in rural areas to be at a size and  
40 scale appropriate to rural locations, so as not to increase development pressure.

41  
42 Rur-19. Work with schools, institutions, and other community facilities serving rural  
43 residents in neighboring cities and towns and design these facilities in keeping with  
44 the size and scale of the local community.

45  
46 Rur-20. Apply development regulations in rural areas that would mitigate the impact of  
47 roadway projects that may lead to unplanned growth in the rural area.

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~~Rur 21. A CoLI may be located in a rural designated area.~~

~~21.1—A CoLI within a rural area shall encompass similar design features as identified in UGA 51 through UGA 55.~~

~~21.2—To be officially recognized, a CoLI within a rural area shall meet the same implementation strategy/process as set forth in UGA 56 through UGA 58.~~

1                   **COUNTYWIDE PLANNING POLICY ON URBAN GROWTH AREAS,**  
2                   **PROMOTION OF CONTIGUOUS AND ORDERLY DEVELOPMENT**  
3                   **AND PROVISION OF URBAN SERVICES TO SUCH DEVELOPMENT**

4  
5                   **Background - Requirements of Growth Management Act**

6  
7                   The Washington State Growth Management Act has as planning goals the encouragement of  
8                   development in urban areas where adequate public facilities and services exist or can be provided in  
9                   an efficient manner [RCW 36.70A.020(1)], the reduction of sprawl (*i.e.*, the inappropriate or  
10                  premature conversion of undeveloped land into low-density development) [RCW 36.70A.020(2)],  
11                  and the provision of adequate public facilities and services necessary to support urban development  
12                  at the time the development is available for occupancy and use (without decreasing current service  
13                  levels below locally established minimum standards) [RCW 36.70A.020(12)] as planning goals.

14  
15                  The Growth Management Act further requires (1) that the County designate an "urban growth area"  
16                  (UGA) or areas within which urban growth shall be encouraged and outside of which growth shall  
17                  occur only if it is not "urban" in character; (2) that each municipality in the County be included  
18                  within an UGA; (3) that an UGA include territory outside of existing municipal boundaries only if  
19                  such territory is characterized by urban growth or is adjacent to territory that is already characterized  
20                  by urban growth. [RCW 36.70A.110(1); for definition of "urban growth" see RCW  
21                  36.70A.030(17).]

22  
23                  The designated UGAs shall be of adequate size and appropriate permissible densities so as to  
24                  accommodate the urban growth that is projected by the State Office of Financial Management to  
25                  occur in the County for the succeeding 20-year period. While each UGA shall permit urban  
26                  densities, it shall also include greenbelt and open space areas [RCW 36.70A.110(2)].

27  
28                  As to the timing and sequencing of urban growth and development over the 20-year planning  
29                  period, urban growth shall occur *first* in areas already characterized by urban growth that have  
30                  existing public facility and service capacities to service such development, *second* in areas already  
31                  characterized by urban growth that will be served by a combination of both existing public facilities  
32                  and services and any additional needed public facilities and services that are provided by either  
33                  public or private sources [RCW 36.70A.110(3)]. Urban government services shall be provided  
34                  primarily by cities, and it is not appropriate that urban governmental services be extended to or  
35                  expanded in rural areas except in those limited circumstances shown to be necessary to protect basic  
36                  public health and safety and environment and when such services are financially supportable at rural  
37                  densities and do not permit urban development [RCW 36.70A.110(4)].

38  
39                  The Growth Management Act Amendments expressly require that countywide planning policies  
40                  address the implementation of UGA designations [RCW 36.70A.210(3)(a)], the promotion of  
41                  contiguous and orderly development, the provision of urban services to such development [RCW  
42                  36.70A.210(3)(b)], and the coordination of joint county and municipal planning within UGAs  
43                  [RCW 36.70A.210(3)(f)].

44  
45                  **VISION 2040 Multicounty Planning Policies (MPPs)**

46  
47                  VISION 2040 calls for a more efficient, sustainable, and strategic use of the region's land. It  
48                  identifies urban lands as a critical component to accommodate population and employment growth



1 in a sustainable way. VISION 2040 calls for directing development to the region’s existing urban  
2 lands, especially in centers and compact communities, and limiting growth on rural lands. The  
3 Regional Growth Strategy found in VISION 2040 allocates 93 percent of the region’s future  
4 population growth and 97 percent of its employment growth into the existing urban growth area.  
5 Cities are divided into four distinct groups: Metropolitan Cities, Core Cities, Large Cities, and  
6 Small Cities. An additional geography is Unincorporated Urban Growth Areas. VISION 2040  
7 recognizes that unincorporated urban lands are often similar in character to cities they are adjacent  
8 to, calling for them to be affiliated with adjacent cities for joint planning purposes and future  
9 annexation.

10  
11 VISION 2040 recognizes that compact development creates vibrant, livable, and healthy urban  
12 communities that offer economic opportunities for all, provide housing and transportation choices,  
13 and use our resources wisely. The Multicounty Planning Policies support the effective use of urban  
14 land and include provisions that address brownfield and contaminated site clean-up, the  
15 development of compact communities and centers with pedestrian-friendly, transit-oriented  
16 locations and a mix of residences, jobs, retail, and other amenities, and the siting of facilities and  
17 major public amenities in compact urban communities and centers.

18  
19 VISION 2040 recognizes that centers provide easy access to jobs, services, shopping, and  
20 entertainment. With their mix of uses and pedestrian-friendly design, they can rely less on forms  
21 of transportation that contribute to air pollution and greenhouse gas emissions. VISION 2040  
22 identifies 27 regional growth centers. These places play an important role as locations of the  
23 region’s most significant business, governmental, and cultural facilities. The 18 cities that have  
24 one or more regional growth centers are expected to accommodate a significant portion of the  
25 region’s residential growth (53 percent) and employment growth (71 percent).

26  
27 VISION 2040 calls for local jurisdictions with regional growth centers to adopt housing and  
28 employment targets for each center. Eight regional manufacturing/industrial centers have also  
29 been designated. These are locations for more intensive commercial and industrial activity.  
30 Both regional growth centers and regional manufacturing/industrial centers are focal points for  
31 economic development and transportation infrastructure investments. Subregional centers,  
32 including downtowns in suburban cities and other neighborhood centers, also play an important  
33 role in VISION 2040’s *Regional Growth Strategy*. These, too, are strategic locations for  
34 concentrating jobs, housing, shopping, and recreational opportunities. VISION 2040 calls for  
35 each of the region’s cities to develop one or more central places as compact mixed-use hubs for  
36 concentrating residences, jobs, shops, and community facilities.

37  
38 Urban services addressed in VISION 2040 include wastewater and stormwater systems, solid  
39 waste, energy, telecommunications, emergency services, and water supply. An overarching goal of  
40 VISION 2040 is to provide sufficient and efficient public services and facilities in a manner that is  
41 healthy, safe, and economically viable. Conservation is a major theme throughout VISION 2040.  
42 The Multicounty Planning Policies address increasing recycling and reducing waste and  
43 encouraging more efficient use of water, low-impact development techniques, and renewable and  
44 alternative energy. The Multicounty Planning Policies also address siting of public facilities and  
45 the appropriateness and scale of particular public services.

46  
47 VISION 2040 calls for jurisdictions to invest in facilities and amenities that serve centers and  
48 restrict urban facilities in rural and resource areas. The Multicounty Planning Policies also



1 discourage schools and other institutions serving urban residents from locating outside the urban  
2 growth area.

3  
4 **Principles of Understanding Between Pierce County and the Municipalities in Pierce County**

5  
6 While following the goals and regulations of the Growth Management Act, Pierce County and the  
7 municipalities in Pierce County will strive to protect the individual identities and spirit of each of  
8 our cities and of the rural areas and unincorporated communities.

9  
10 Further agreements will be necessary to carry out the framework of joint planning adopted herein.  
11 These agreements will be between the County and each city and between the various cities.

12  
13 The services provided within our communities by special purpose districts are of vital importance to  
14 our citizens. Consistent with the adopted regional strategy, these districts will be part of future  
15 individual and group negotiations under the framework adopted by the County and municipal  
16 governments.

17  
18 While the Growth Management Act defines sewer service as an urban service, Pierce County  
19 currently is a major provider of both sewer transmission and treatment services. The County and  
20 municipalities recognize that it is appropriate for the County and municipalities to continue to  
21 provide sewer transmission and treatment services.

22  
23 The County recognizes that unincorporated lands within UGAs are often Potential Annexation  
24 Areas for cities. Although annexation is preferred, these are also areas where incorporation of new  
25 cities could occur. The County will work with existing municipalities and emerging communities to  
26 make such transitions efficiently. The identification of “Potential Annexation Areas” (PAAs) is  
27 intended to serve as the foundation for future strategies to annex areas within the urban growth area.  
28 A Potential Annexation Area refers to an unincorporated area within the designated urban growth  
29 area which a city or town has identified as being appropriate for annexation at some point in the  
30 future. A Potential Annexation Area designation does not obligate a jurisdiction to annex an area  
31 within a defined timeline. It is the County’s authority, in consultation with cities and towns, to adopt  
32 the urban growth area(s), and identify individual Potential Annexation Areas.

33  
34 In order to promote logical, orderly, and systematic annexations of the urban growth area(s), the  
35 County in partnership with cities and towns, should establish joint planning agreements and  
36 annexation plans prior to expanding or adding to existing PAAs. Creation of new PAAs prior to the  
37 annexation of existing PAAs may directly impact Pierce County government and its service  
38 obligations and may undermine the transition of existing unincorporated lands into cities and  
39 towns.

40  
41 The County encourages cities and towns to annex land within its respective PAAs. The County  
42 recognizes cities and towns may not have a financial incentive to annex areas that will require more  
43 expenditures than the revenue produced through property or sales tax. Jurisdictions need to be  
44 creative in identifying potential financial incentives, in addition to establishing partnerships to  
45 overcome the financial obstacles. As a means to allocate resources, the County should prioritize the  
46 PAAs, with the highest being unincorporated “islands” between cities and towns. Pierce County  
47 shall support future annexations for areas in which a joint planning agreement exists between the  
48 County and appropriate city or town.



1 At the same time, annexations and incorporations have direct and significant impacts on the revenue  
2 of county government, and therefore, may affect the ability of the County to fulfill its role as a  
3 provider of certain regional services. The municipalities will work closely with the County to  
4 develop appropriate revenue sharing and contractual services arrangements that facilitate the goals  
5 of GMA.  
6

7 The Countywide Planning Policies are intended to be the consistent "theme" of growth management  
8 planning among the County and municipalities. The policies also spell out processes and  
9 mechanisms designed to foster open communication and feedback among the jurisdictions. The  
10 County and the cities and towns will adhere to the processes and mechanisms provided in the  
11 policies.  
12

### 13 **Growth Targets**

14 The Regional Growth Strategy set forth in VISION 2040 provides guidance for the distribution of  
15 future population and employment growth through the year 2040 within the Central Puget Sound  
16 Region. This strategy in combination with the Office of Financial Management's population  
17 forecasts provide a framework for establishing growth targets consistent with the requirements of  
18 the Growth Management Act. Consistent with VISION 2040, these growth targets are the *minimum*  
19 number of residents, housing units, or jobs a given jurisdiction is planning to accommodate within  
20 the appropriate planning horizon and are informational tools integrated into local land use plans to  
21 assist in formulating future residential and employment land needs. These targets are to be  
22 developed through a collaborative countywide process that ensures all jurisdictions are  
23 accommodating a fair share of growth.  
24

25 Achievement of the future envisioned by VISION 2040 will be challenging. Jurisdictions in some  
26 regional geographies will likely be planning for growth targets that are above or below the policy  
27 direction set by the Regional Growth Strategy because they are on a front- or back-loaded  
28 growth trajectory toward 2040. In other regional geographies, recent growth has been at such  
29 significant odds with the policy direction set by the Regional Growth Strategy (such as recent  
30 growth in unincorporated urban Pierce County from 2000 to 2007 has already accounted for  
31 more than half of the 40-year growth allocation), that the 2040 goal will likely be exceeded. In  
32 such cases, jurisdictions are asked to set growth targets as close to VISION 2040 as reasonably  
33 possible in an effort to "bend the trend" of future growth to more closely conform to the  
34 Regional Growth Strategy. If a jurisdiction's adopted target is lower or higher than expected  
35 from a straight-line application of the Regional Growth Strategy, certification by the Puget  
36 Sound Regional Council (PSRC) will be based on the actions and measures taken or proposed to  
37 be put in place to bend the trend, not just on an assessment of the adopted targets.  
38

39 It is recognized that some of the urban growth areas in existence prior to the adoption of VISION  
40 2040 may contain more potential housing and employment capacity based upon zoning, allowed  
41 density, land division patterns, and other factors than is needed to accommodate the growth  
42 target of the associated geography. In many cases, these urban growth areas have been in  
43 existence for a decade or more, contain existing development patterns which are urban in  
44 character, and are served by sanitary sewer and other urban infrastructure. These areas are  
45 largely expected to remain within the urban growth area consistent with their urban character.  
46 Expansion of these urban growth area boundaries that do not comply with provisions in the  
47 Amendments and Transition section of these policies is acknowledged to be inconsistent with  
48 CPPs and is strongly discouraged.



1  
2 Centers  
3

4 Centers are to be areas of concentrated employment and/or housing within UGAs which serve as the  
5 hubs of transit and transportation systems. Centers and connecting corridors are integral to creating  
6 compact urban development that conserves resources and creates additional transportation, housing,  
7 and shopping choices. Centers are an important part of the regional strategy (VISION 2040) for  
8 urban growth and are required to be addressed in the Countywide Planning Policies. Centers will  
9 become focal points for growth within the county's UGA and will be areas where public investment  
10 is directed.

11  
12 Centers are to:

- 14 ● be priority locations for accommodating growth;
- 15 ● strengthen existing development patterns;
- 16 ● promote housing opportunities close to employment;
- 17 ● support development of an extensive multimodal transportation system which reduces  
18 dependency on automobiles;
- 19 ● reduce congestion and improve air quality; and
- 20 ● maximize the benefit of public investment in infrastructure and services.

21  
22 VISION 2040, the adopted regional growth strategy, identifies several centers as an integral feature  
23 for accommodating residential and employment growth. The strategy describes Regional Growth  
24 Centers, and other centers that may be designated through countywide processes or locally.  
25 Regional Growth Centers once regionally designated are located either in Metropolitan Cities, or in  
26 Core Cities. VISION 2040 also identifies Manufacturing/Industrial Centers, which consist  
27 primarily of manufacturing and industrial uses. Pierce County has five Regional Growth Centers  
28 and two Manufacturing/Industrial Centers that have been adopted into the regional growth strategy.  
29 Pierce County Regional Growth Centers are located in Tacoma, which is a Metropolitan City, and  
30 in Lakewood and Puyallup, which are Core Cities.

31  
32 Regional Growth Centers in the Metropolitan City

33 Tacoma Central Business District

34 Tacoma Mall

35  
36 Regional Growth Centers in Core Cities

37 Lakewood

38 Puyallup

39 Downtown Puyallup

40 South Hill

41  
42 Currently there are no designated Countywide Centers.

43  
44 Manufacturing/Industrial Centers are areas where employee or land intensive uses will be located.  
45 These centers differ from Regional Growth Centers in that they consist of an extensive land base  
46 and the exclusion of non-manufacturing or manufacturing supportive uses is an essential feature of  
47 their character. These areas are characterized by a significant amount of manufacturing, industrial,  
48 and advanced technology employment uses. Large retail and non-related office uses are





discouraged. Other than caretakers' residences, housing is prohibited within Manufacturing/Industrial Centers. However, these centers should be linked to high density housing areas by an efficient multimodal transportation system. The efficiency of rail and overland freight to markets is the critical element for manufacturers and industries located in these centers.

The designated Manufacturing/Industrial Centers, within Pierce County are as follows:

Manufacturing/Industrial Centers

Frederickson

Port of Tacoma

Within Pierce County, a limited number of additional centers may be designated through amendment of the Countywide Planning Policies consistent with the process below.

Designated centers may vary substantially in the number of households and jobs they contain today. The intent of the Countywide Planning Policies is that Regional Growth Centers become attractive places to live and work, while supporting efficient public services such as transit and being responsive to the local market for jobs and housing.

The Countywide Planning Policies establish target levels for housing and employment needed to achieve the benefit of a center. Some centers will reach these levels over the next twenty years, while for others the criteria set a path for growth over a longer term, providing capacity to accommodate growth beyond the twenty year horizon.

County-Level Centers Designation Process

The County and any municipality in the County that is planning to include a Metropolitan City Center, Regional Growth Center, Countywide Center or Manufacturing / Industrial Center within its boundaries shall specifically define the area of such center within its comprehensive plan. The comprehensive plan shall include policies aimed at focusing growth within the center and along corridors consistent with the applicable criteria contained within the Countywide Planning Policies. The County or municipality shall adopt regulations that reinforce the center's designation.

No more often than once every two years, the Pierce County Regional Council (PCRC) shall invite jurisdictions with centers already adopted in their comprehensive plan that seek to be designated as centers in the Countywide Planning Policies to submit a request for such designation. Said request shall be processed in accordance with established procedures for amending the Countywide Planning Policies.

Each jurisdiction seeking to have a center designated in the Countywide Planning Policies shall provide the PCRC with a report demonstrating that the proposed center meets the minimum criteria for designation together with a statement and map describing the center, its consistency with the applicable Countywide Planning Policies, and how adopted regulations will serve the center.

Transit services shall be defined in the broadest sense and shall include local and regional bus service, rail where appropriate, vanpool, carpool, and other transportation demand measures designed to reduce vehicle trips.

The minimum designation criteria to establish a candidate center by type are as follows:-

Metropolitan City Center

Area: up to 1 1/2 square miles in size;



1 Capital Facilities: served by sanitary sewers;  
2 Employment: a minimum of 25 employees per gross acre of non-residential lands with a  
3 minimum of 15,000 employees;  
4 Population: a minimum of ten households per gross acre; and  
5 Transit: serve as a focal point for regional and local transit services.  
6

7 Regional Growth Center

8 Area: up to 1-1/2 square miles in size;  
9 Capital Facilities: served by sanitary sewers;  
10 Employment: a minimum of 2,000 employees;  
11 Population: a minimum of seven households per gross acre; and  
12 Transit: serve as a focal point for regional and local transit services.  
13

14 Countywide Center

15 Area: up to one square mile in size;  
16 Capital Facilities: served by sanitary sewers;  
17 Employment: a minimum of 1,000 employees;  
18 Population: a minimum of 6 households per gross acre; and  
19 Transit: serve as a focal point for local transit services.  
20

21 Manufacturing / Industrial Center

22 Capital Facilities: served by sanitary sewers;  
23 Employment: a minimum of 7,500 jobs and/or 2,000 truck trips per day; and  
24 Transportation: within one mile of a state or federal highway or national rail line.  
25

26 The minimum criteria report and statement shall be reviewed by the Growth Management  
27 Coordinating Committee (GMCC) for consistency with Countywide Planning Policies, the  
28 Transportation Coordination Committee (TCC) for consistency with transportation improvements  
29 plans of WSDOT, and with Pierce Transit's comprehensive plan. The coordinating committees  
30 shall provide joint recommendation to the PCRC.  
31

32 Once included in the Countywide Planning Policies, the jurisdiction where a center is located may  
33 go on to seek regional designation of the center from the Puget Sound Regional Council (PSRC) in  
34 accordance with its established criteria and process.  
35

36 In order to be designated a Regional Growth Center the center should meet the regional criteria and  
37 requirements including those in VISION 2040, the regional growth, economic and transportation  
38 strategy as may be amended and designated by the Puget Sound Regional Council.  
39

40 After county level designation occurs within the Countywide Planning Policies and until regional  
41 level designation by the PSRC occurs the center shall be considered a "candidate" Regional Growth  
42 Center.  
43

44 Each jurisdiction which designates a Regional Growth Center shall establish 20-year household and  
45 employment growth targets for that Center. The expected range of targets will reflect the diversity  
46 of the various centers and allow communities to effectively plan for needed services. The target  
47 ranges not only set a policy for the level of growth envisioned for each center, but also for the  
48 timing and funding of infrastructure improvements. Reaching the target ranges will require careful



1 ~~planning of public investment and providing incentives for private investments. Three candidate~~  
2 ~~regional centers have been included into the Countywide Planning Policies. One of the candidate~~  
3 ~~centers is a Regional Growth Center and two candidate centers are Manufacturing/Industrial~~  
4 ~~Centers.~~

5  
6 Candidate Regional Centers

7 ~~University Place—Candidate Regional Growth Center~~  
8 ~~Sumner/Pacific—Candidate Industrial/Manufacturing Center~~  
9 ~~South Tacoma—Candidate Industrial/Manufacturing Center~~

10  
11 **Urban Growth Outside of Centers**

12  
13 A variety of urban land uses and areas of growth will occur outside of designated centers but within  
14 the UGA. Local land use plans will guide the location, scale, timing and design of development  
15 within UGAs. The UGA will be where the majority of future growth and development will be  
16 targeted. Development should be encouraged which complements the desired focus of growth into  
17 centers and supports a multimodal transportation system. For example, policies which encourage  
18 infill and revitalization of communities would help to achieve the regional and statewide objectives  
19 of a compact and concentrated development pattern within urban areas. The Countywide Planning  
20 Policies provide guidance for development and the provision of urban services to support  
21 development within the UGA.

22  
23 **Satellite Cities and Towns**

24  
25 The cities and towns in the rural areas are a significant part of Pierce County's diversity and  
26 heritage. They have an important role as local trade and community centers. These cities and towns  
27 are the appropriate providers of local rural services for the community. They also contribute to the  
28 variety of development patterns and housing choices within the county. As municipalities, these  
29 cities and towns provide urban services and are located within the County's designated UGA. The  
30 urban services, residential densities and mix of land uses may differ from those of the large,  
31 contiguous portion of the UGA in Pierce County.

32  
33 **Centers of Local Importance**

34  
35 ~~CoLIs are designated for the purpose of identifying local centers and activity nodes that are~~  
36 ~~consistent with VISION 2040's Multi-county Planning Policies. Such areas promote compact,~~  
37 ~~pedestrian-oriented development with a mix of uses, proximity to diverse services, and a variety of~~  
38 ~~appropriate housing options, or be in an established industrial area.~~

39  
40 **Countywide Planning Policy**

41  
42 UGA-1. The County shall designate the countywide urban growth area and Potential  
43 Annexation Areas within it, in consultations between the County and each  
44 municipality.

45 1.1 County referral of proposed urban growth area and Potential Annexation Area  
46 designations to the Pierce County Regional Council (PCRC).  
47



1 1.1.1 The PCRC may refer the proposed designations to the Growth  
2 Management Coordinating Committee (GMCC), or its successor entity  
3 for technical advice and for a report.

4  
5 1.1.2 The PCRC may conduct public meetings to review the proposed  
6 designation and, at such meetings, may accept oral or written comments  
7 and communications from the public.

8  
9 1.1.3 At the conclusion of its review and analysis, the PCRC shall make a  
10 recommendation to the County and to the municipalities in the County.

11  
12 1.2 Once adopted by the County, the urban growth area and Potential Annexation  
13 Area designations shall not be changed except in accordance with the  
14 Countywide Policy on “Amendments and Transition.”

15  
16 1.2.1 A jurisdiction shall not be required to modify existing urban growth area  
17 boundaries or Potential Annexation Areas in order to reduce the  
18 residential or employment capacity to conform to adopted growth targets  
19 reflecting VISION 2040’s Regional Growth Strategy. Jurisdictions shall,  
20 however, consider the adopted growth targets when updating their local  
21 comprehensive plans.

22  
23 1.2.2 Growth targets are the minimum number of residents, housing units, or  
24 jobs a given jurisdiction is planning to accommodate within the  
25 appropriate planning horizon and are to be developed through a  
26 collaborative countywide process that ensures all jurisdictions are  
27 accommodating a fair share of growth. These targets are informational  
28 tools integrated into local land use plans to assist in formulating future  
29 residential and employment land needs.

30  
31 UGA-2. The following specific factors and criteria shall dictate the size and boundaries of urban  
32 growth areas:

33  
34 2.1 Size

35  
36 2.1.1 Urban growth areas must be of sufficient size to accommodate the urban  
37 growth projected to occur over the succeeding 20-year planning period  
38 taking into account the following:

- 39 a. land with natural constraints, such as critical areas (environmentally-  
40 sensitive land);  
41 b. agricultural land to be preserved;  
42 c. greenbelts and open space;  
43 d. New Fully Contained Communities pursuant to RCW § 36.70A.350;  
44 e. maintaining a supply of developable land sufficient to allow  
45 market forces to operate and precluding the possibility of a land  
46 monopoly but no more than is absolutely essential to achieve the  
47 above purpose;



- f. existing projects with development potential at various stages of the approval or permitting process (i.e., the "pipeline");
- g. land use patterns created by subdivisions, short plats or large lot divisions;
- h. build-out of existing development and areas which are currently only partially built out;
- i. follow existing parcel boundary lines.

2.1.2. The County, and each municipality in the County, shall cooperatively develop and propose objective standards and criteria to disaggregate the State Office of Financial Management's Countywide growth forecasts and VISION 2040 Regional Growth Strategy forecasts for the allocation of projected population to the County and municipalities, taking into account the availability and concurrency of public facilities and services with the impact of development, as well as the VISION 2040 Regional Growth Strategy.

- 2.1.3 The County shall use a consistent countywide targeting process for allocating population and employment growth consistent with the regional vision, including establishing:
- a. local employment targets,
  - b. local housing targets based on population projections, and
  - c. local housing and employment targets for each designated regional growth center.

2.2 Boundaries

- 2.2.1 Any of the following shall be considered in determining the location of urban growth area boundaries:
- a. geographic, topographic, and manmade features;
  - b. public facility and service availability, limits and extensions;
  - c. jurisdictional boundaries including special improvement districts;
  - d. location of designated natural resource lands and critical areas;
  - e. avoidance of unserviceable islands of County land surrounded by other jurisdictional entities;
  - f. Destination 2030 urban/rural line and PSCAA burn ban line.

*Phasing of Development within the Urban Growth Area*

2.3 The County and each municipality in the County shall seek to direct growth as follows:

- a. first to cities and towns, centers and urbanized areas with existing infrastructure capacity;
- b. second to areas that are already urbanized such that infrastructure improvements can be easily extended; and
- c. last to areas requiring major infrastructure improvements.

2.3.1 Capital facilities plans shall identify existing, planned, and future infrastructure needs within Urban Growth Areas.



1 2.3.2 The County and each municipality in the County should identify  
2 appropriate levels of service and concurrency standards that address  
3 schools, sewer, water, and parks.

4 2.3.3 The County and each municipality in the County shall identify  
5 appropriate levels of service and multimodal concurrency standards that  
6 address roads.

7  
8 2.4 The urban growth area in unincorporated portions of the County shall be limited  
9 to the following:

10  
11 2.4.1 build-out of existing partially developed areas with urban services;

12 2.4.2 new fully contained communities;

13 2.4.3 redevelopment corridors.

14  
15 2.5 The County's urban growth area may be extended to allow for build-out of  
16 newly developed areas only if development capacity within Potential  
17 Annexation Areas and growth in the areas identified in Policy 2.5 is determined  
18 to be inadequate to meet total population and employment projections consistent  
19 with the other policies set forth herein.

20  
21 2.6 Encourage efficient use of urban land by maximizing the development potential  
22 of existing urban lands, such as advancing development that achieves zoned  
23 density.

24  
25 2.7 The urban growth areas in existence prior to the adoption of VISION 2040 may  
26 contain capacity beyond that needed to accommodate the growth target per  
27 regional geography for the succeeding 20-year planning period based upon  
28 existing zoning designations, allowed density, existing land division patterns,  
29 and similar factors. It is permissible for such areas to continue to be designated  
30 as urban growth areas. Expansion of these urban growth areas boundaries is  
31 acknowledged to be inconsistent with the CPPs and strongly discouraged if the  
32 urban growth area expansion is not in accordance with policy AT-2.3.

33  
34 UGA-3. Potential Annexation Areas shall be designated through the Pierce county  
35 Comprehensive Plan in consultation with cities and towns.

36  
37 3.1 A city or town shall first identify a Potential Annexation Area(s) within its  
38 respective Comprehensive Plan;

39  
40 3.2 Potential Annexation Area boundaries shall be determined with consideration for  
41 the following additional factors;

42  
43 3.2.1 the VISION 2040 document, including Multicounty Planning Policies;

44 3.2.2 the carrying capacity of the land considering natural resources,  
45 agricultural land and environmentally-sensitive lands;

46 3.2.3 population, housing, and employment projections;

47 3.2.4 financial capabilities and urban services capacities;



- 3.2.5 consistency and compatibility with neighborhood, local and regional plans;
  - 3.2.6 the existing land use and subdivision pattern;
  - 3.2.7 property access and ownership.
- 3.3 Potential Annexation Areas should not overlap or leave unincorporated urban islands between cities and towns.
- 3.3.1 Future requests to establish a new Potential Annexation Area shall not result in an overlap with an existing Potential Annexation Area or create islands between cities and towns.
  - 3.3.2 Cities and towns with existing Potential Annexation Area overlaps should work toward resolving the existing overlaps.
- 3.4 The urban service areas and satellite urban growth areas as designated through the Pierce County Comprehensive Plan as of June 30, 2013 shall be recognized as designated Potential Annexation Areas.
- 3.4.1 Urban service area designations approved by the Pierce County Council through its 2013 Comprehensive Plan Amendment Cycle shall be recognized as a Potential Annexation Area.
  - 3.4.2 Boundaries of the Potential Annexation Areas should not split parcels. Efforts should be put forth to resolve split parcels prior to the initial designation of Potential Annexation Areas.

*Annexation within the Urban Growth Area*

UGA-4. Pierce County, in conjunction with its cities and towns, shall establish a strategy for future annexations within the urban growth area.

- 4.1 Annexation is preferred over incorporation within the urban growth area.
- 4.2 The Potential Annexation Areas as identified in the Pierce County Comprehensive Plan shall be the foundation to an annexation strategy.
  - 4.2.1 Cities and towns are allowed to annex territory only within their adopted Potential Annexation Area as identified in the Pierce County Comprehensive Plan.
  - 4.2.2 Annexation of an area should be phased to coincide with a city or town's ability to coordinate the provision of a full range of urban services to the areas proposed for annexation.
- 4.3 The County and its cities and towns should proactively coordinate the annexation of unincorporated areas within the urban growth area that are within each respective city or town's Potential Annexation Area.
  - 4.3.1 The County and each city and town should work towards the establishment of annexation plans and joint planning agreements, with an



1 exception for lands associated with Joint Base Lewis McChord and Camp  
2 Murray.

3  
4 4.3.1.1 A joint planning agreement is to serve as a mechanism where  
5 the County or a city can, prior to notice of annexation, identify  
6 potential objections and resolutions.

7 4.3.1.2 An annexation plan should identify a potential schedule for  
8 annexation of areas with a city or town.

9  
10 4.3.2 The County should explore and implement financial incentives for a city  
11 or town to annex areas associated with its respective Potential Annexation  
12 Area.

13  
14 4.3.2.1 Financial incentives may include the establishment of a  
15 County level grant fund to assist in financial challenges a city  
16 or town may have in annexing an area.

17 4.3.2.2 Financial incentives may include the elimination or reduction  
18 in a fee associated with a County service to a city or town in  
19 exchange for annexing an area.

20  
21 4.3.3 The County, and cities and towns, should explore potential partnerships in  
22 grant funding opportunities to overcome obstacles associated with  
23 annexing specific areas.

24 4.3.4 Cities and towns should recognize the financial impacts experienced by  
25 the County when annexation only encompasses commercial or greenfield  
26 areas and avoids existing residential development.

27  
28 4.3.4.1 Cities and towns are encouraged to include a mix of existing  
29 commercial, residential, and greenfield areas, where  
30 appropriate, in future annexation proposals.

31  
32 4.4 The County should prioritize the adopted Potential Annexation Areas for  
33 annexation.

34  
35 4.4.1 The County's highest priority should be Potential Annexation Areas  
36 representing unincorporated "islands" between cities and towns; and,

37 4.4.2 The County shall support annexation for areas in which a joint planning  
38 agreement exists between the County and appropriate city or town.

39  
40 *Urban Public Services*

41  
42 UGA-5. Within the delineated urban growth areas, the County, and each municipality in the  
43 County, shall adopt measures to ensure that growth and development are timed and  
44 phased consistent with the provision of adequate public facilities and services.

45  
46 5.1 "Adequacy" shall be defined by locally established service level standards for  
47 local facilities and services both on the site and off-site. For facilities and  
48 services provided by other agencies, adequacy shall be defined by level of





1 service standards mutually agreed upon by the service provider and the  
2 jurisdiction served. The definition of levels of service standards may allow for  
3 the phasing-in of such standards as may be provided in the capital facilities  
4 element of County or municipal comprehensive plans.

5  
6 5.2 "Public facilities" include:

- 7  
8 5.2.1 Streets, roads, highways, sidewalks, street and road lighting systems, and  
9 traffic signals;  
10 5.2.2 Domestic water systems;  
11 5.2.3 Sanitary sewer systems;  
12 5.2.4 Storm sewer systems;  
13 5.2.5 Park and recreational facilities;  
14 5.2.6 Schools.

15  
16 5.3 "Public services" include:

- 17  
18 5.3.1 Fire protection and suppression;  
19 5.3.2 Law enforcement;  
20 5.3.3 Public health;  
21 5.3.4 Education;  
22 5.3.5 Recreation;  
23 5.3.6 Environmental protection;  
24 5.3.7 Other governmental services, including power, transit and libraries.

25  
26 5.4 Public Sanitary Sewer Service. The following policies shall be applicable to the  
27 provision of public sanitary sewer service in the County and its municipalities:

28  
29 5.4.1 Relationship of Sewer Interceptors to Comprehensive Plans. The timing,  
30 phasing and location of sewer interceptor expansions shall be included in  
31 the capital facilities element of the applicable municipal or County  
32 comprehensive plans and shall be consistent with Countywide Planning  
33 Policies, the Urban Growth Area boundaries and the local comprehensive  
34 land use plan. The phased expansions shall be coordinated among the  
35 County and the municipalities therein and shall give priority to existing  
36 unserved urbanized areas within the Urban Growth Area except as  
37 provided in 3.4.2 a. and b. below.

38 5.4.2 Public Sewer Interceptor and Service Extensions/Expansions:

- 39 a. Public sewer interceptors shall only extend or expand outside of  
40 Urban Growth Areas where:  
41 (i) sewer service will remedy ground water contamination and  
42 other health problems by replacing septic systems, or  
43 (ii) a formal binding agreement to service an approved planned  
44 development was made prior to the establishment of the Urban  
45 Growth Area, or  
46 (iii) an interceptor will convey wastewater originating within a  
47 designated Urban Growth Area to sewerage facilities in  
48 another designated Urban Growth Area, or



- b. New sanitary sewer service inside Urban Growth Areas must follow phasing of capital facilities as provided in the municipality's adopted comprehensive plan or any adopted Sewer Master Plan unless:
  - (i) sewer service will remedy ground water contamination and other health problems by replacing septic systems and community on-site sewage systems, or
  - (ii) a new municipality incorporates, or
  - (iii) a formal binding agreement to service an approved planned development was made prior to the establishment of the Urban Growth Area;
  - (iv) an interceptor will convey wastewater originating within a designated Urban Growth Area to sewerage facilities in another designated Urban Growth Area.
- c. New sanitary sewer service connections from interceptors shall not be made available to properties outside the Urban Growth Area except as provided in (a) above.
- d. Sanitary Sewer service shall not be provided in areas designated "rural," except as provided in 3.4.2(a)(i)(ii)
- e. A sewer interceptor or trunk line constructed or planned for construction through a rural area to convey wastewater from a designated Urban Growth Area to sewerage facilities in a designated Urban Growth Area shall not constitute a change of conditions that can be used as the basis for a change in land use designation or urban/rural designation, either for adjacent or nearby properties.

5.4.3 On-Site and Community Sewage Systems

- a. In order to protect the public health and safety of the citizens of Pierce County and of the municipalities in the County, to preserve and protect environmental quality including, but not limited to, water quality and to protect aquifer recharge areas, to work toward the goal of eliminating the development of new residential and commercial uses on-site and community sewage systems within the urban areas in the unincorporated County or within municipal boundaries consistent with the Countywide Planning Policies, the County and each municipality shall adopt policies on the use of on-site and community sewage including:
  - (i) the most current Tacoma-Pierce County Board of Health Land Use Regulations for On-Site and Community Sewerage Systems
  - (ii) policies which require connection to sanitary sewers when they are available in the following circumstances:
    - (a) if a septic system fails,
    - (b) for all new development except existing single-family lots,
    - (c) for development with dry sewer systems.
  - (iii) if sewer service is not available, dry sewer facilities shall be required unless the local jurisdiction has adopted criteria that otherwise must be met.



- b. New industrial development on community or on-site sewage systems shall not be allowed in urban areas in the unincorporated County or within municipal boundaries. Sanitary facilities necessary for recreation sites may be exempt from this policy.
- c. It is not the intent of these policies to require any individual property owner on an existing, properly permitted and functioning septic system to connect to a public sewer unless:
  - (i) the septic system fails;
  - (ii) or the system is not in compliance with the most current version of the Tacoma-Pierce County Board of Health Land Use Regulations or the current use of the property changes;
  - (iii) or the density of development on the property increases;
  - (iv) or the existing septic system was originally permitted as an interim system to be abandoned when sewers became available;
  - (v) or a municipality had a mandatory policy.

5.4.4 Achieving an adopted Level of Sewer Service

- a. The County, each municipality, and sewer providers shall work together to achieve adopted levels of service for sewers. All sewer service providers shall work with municipalities to process sewer permits in a manner that allows municipalities to comply with timelines imposed under RCW 36.70B.080(1).
- b. The County, each municipality, and their sewer providers shall work to secure funding sources to achieve the adopted levels of sewer service such as:
  - (i) Grants
  - (ii) Public Works Trust Fund
  - (iii) State Revolving Fund
  - (iv) Centennial Clean Water Fund
  - (v) Municipally imposed surcharges to fund sewer improvements in the jurisdictions where the surcharges are collected.

5.4.5 The availability or potential for availability of sewer treatment plant capacity shall not be used to justify expansion of the sewer system or development in a manner inconsistent with the Countywide Planning Policy, Urban Growth Area boundaries and the applicable municipal or County comprehensive land use plans.

5.5 Non-Municipal Service-Provision Entities

- 5.5.1 Special purpose districts shall conform their capital facility and service plans so as to be consistent with the capital facility element of the County or municipal comprehensive plans.
- 5.5.2 Where facilities and services will be provided by special purpose, improvement or facility service provision entities, such entities shall coordinate the provision of facilities and services with the County, and each affected municipality in the County, so that new growth and



1 development is, in fact, served by adequate public facilities and services  
2 at the time of development.

3  
4 5.6 The County, and each municipality in the County, shall adopt plans and  
5 implementation measures to ensure that sprawl and leapfrog development are  
6 discouraged in accordance with the following:  
7

8 5.6.1 Urban growth within UGA boundaries is located first in areas already  
9 characterized by urban growth that have existing public facility and  
10 service capacities to serve such development;

11 5.6.2 Urban growth is located next in areas already characterized by urban  
12 growth that will be served by a combination of both existing public  
13 facilities and services and any additional needed public facilities and  
14 services that are provided by either public or private sources;

15 5.6.3 "Urban growth" refers to a predominance of areas or uses within the  
16 Urban Growth Area which exhibit one or a combination of the following:

- 17 a. intensive use of land for buildings and structures;
- 18 b. high percentage of impermeable surfaces;
- 19 c. incompatibility with the primary use of land for the production of  
20 food, other agricultural products or fiber, or the extraction of mineral  
21 resources;
- 22 d. need for urban governmental services.

23 5.6.4 "Characterized by urban growth" refers to:

- 24 a. land having urban growth on it;
- 25 b. land located in relationship to an area with urban growth on it as to  
26 be appropriate for urban growth.

27 5.6.5 Urban government services shall be provided primarily by cities and  
28 urban government services shall not be provided in rural areas.  
29

30 5.7 Public facilities and services will be considered available "*at the time of*  
31 *development*" as follows:  
32

33 5.7.1 As to all public facilities and services other than transportation, if the  
34 facility or service is in place at the time demand is created, or if the  
35 County or municipality has made appropriate provision to meet the  
36 demand for the public facility or service through one or more of the  
37 following techniques:

- 38 a. inclusion of the public facility or service in the applicable County or  
39 municipal capital facilities plan element and specification of the full  
40 source of the funding for such project;
- 41 b. impact fees;
- 42 c. required land dedication;
- 43 d. assessment districts;
- 44 e. users fees and charges;
- 45 f. utility fees;
- 46 g. other.

47 5.7.2 As to transportation facilities, if needed transportation improvements are  
48 within the then existing 6-year capital facilities plan element and program,



1 but only if a specific financial commitment to the transportation  
2 improvement project has been made.

3 5.7.3 Public facilities and services will not be considered available at the time  
4 of development unless they are provided consistently with the applicable  
5 level of service standards adopted in the capital facilities element of the  
6 Comprehensive Plan.  
7

8 5.8 Public facility and service *adequacy* shall be determined by the County, and  
9 each municipality in the County, based upon:

10 5.8.1 The specific public facility or service;

11 5.8.2 The adopted or established level of service standard

12 a. established by each municipality for local facilities and services;

13 b. by mutual agreement between provider and municipality served for  
14 other facilities and services;

15 c. established through interlocal agreements for cross-jurisdictional  
16 facilities and services.  
17

18 5.8.3 The current usage of the existing public facilities and services, existing  
19 development commitments and obligations, the vested or non-vested  
20 status of pipeline approvals or existing lots of record, and new  
21 development applications.

22 5.8.4 Where development projects partially meet adequacy of public facilities  
23 and services standards, development approval may be authorized for that  
24 portion of the project that meets the adequacy standards or the project  
25 may be phased to coincide with the phasing of future availability of  
26 adequate public facilities and services.  
27

28 5.9 Facility and service provision/extension to new development areas shall be  
29 subject to the following:

30 5.9.1 Imposition of requirement for payment of the full, but fair, share of costs  
31 of needed facilities and services on the new development through:

32 a. impact fees;

33 b. assessment districts;

34 c. user fees and charges;

35 d. surcharges;

36 e. dedication;

37 f. utility fees;

38 g. other, as appropriate.  
39

40 5.9.2 Consideration of the total impact of the facility or service extension on the  
41 achievement of other policies, goals and objectives, in addition to the  
42 impact on the area being served.

43 5.9.3 If necessary to minimize off-site impacts, specify that such service  
44 extensions (e.g., sewer, water) are *not* subject to connection by  
45 intervening landowners.  
46  
47  
48



1 *Joint Planning*

2  
3 UGA-6. Joint planning. Joint planning between local governments can provide numerous  
4 possible benefits, including but not limited to:

- 5 a. More efficient delivery of services;  
6 b. Shared use of public facilities;  
7 c. Coordinated permitting processes;  
8 d. Cost-sharing for planning and construction of public facilities (e.g., water, sewer  
9 infrastructure, parks, etc.);  
10 e. Consistent development standards;  
11 f. Shared regional data, including GIS data;  
12 g. Proactive identification of potential issues.

13  
14 6.1 Joint planning may be municipal-municipal as well as municipal-County. The  
15 County and each municipality shall jointly plan for the designated urban growth  
16 area of that municipality (outside of municipal corporate limits) and may include  
17 municipal utility service areas. Joint municipal-municipal planning may occur  
18 in those other areas where the respective jurisdictions agree such planning would  
19 be beneficial.

20  
21 6.2 Any jurisdiction initiating joint planning with one or more other jurisdictions  
22 shall do so by submitting a written proposal from its legislative authority to the  
23 legislative authority of the other jurisdiction(s). In forming its proposal, the  
24 initiating jurisdiction should consider the Joint Planning Framework  
25 recommended by the Pierce County Regional Council, April 15, 1993, and  
26 adopted by Resolution No. R93-127 of the Pierce County Council, July 13,  
27 1993. The proposal shall include, but not be limited to, the following:

- 28  
29 6.2.1 Size of the proposed joint planning study area;  
30 6.2.2 Location of the proposed study area in relation to urban growth  
31 boundaries;  
32 6.2.3 Description of the issues proposed to be addressed in the joint planning  
33 process;  
34 6.2.4 Proposed end-product of the joint planning process (e.g., amendments to  
35 comprehensive plans or implementing ordinances of each jurisdiction,  
36 interlocal agreement, etc.);  
37 6.2.5 Proposed resources (e.g., staff, funding, technology, etc.) to be provided  
38 by the initiating jurisdiction toward completing the joint planning process;  
39 6.2.6 Evidence that notification of the joint planning process will be provided to  
40 residents, property owners, businesses, service providers, special districts,  
41 or other parties affected by the proposed joint planning process.

42  
43 6.3 A jurisdiction receiving a proposal for joint municipal-County planning shall  
44 respond by either:

- 45  
46 6.3.1 issuing a resolution of its legislative authority indicating an intent to  
47 enter into a joint planning process as proposed; or



- 1 6.3.2 entering into discussions with the proposing jurisdiction regarding  
 2 alternatives to joint planning proposal; or  
 3 6.3.3 proposing to Pierce County that the proposal be included as part of an  
 4 appropriate community planning process, if mutually agreeable to all  
 5 jurisdictions involved.  
 6  
 7 6.4 If at any time Pierce County receives more proposals for participation in joint  
 8 planning than its resources will provide, the County shall forward the  
 9 proposals to the Pierce County Regional Council (PCRC) for consideration  
 10 and a recommendation on prioritization based on planning needs. The PCRC  
 11 shall consider proposals for joint planning that have been forwarded to them,  
 12 and prioritize the proposals according to the probable benefit to the County as  
 13 a whole. Prioritization shall be based on the information included in the  
 14 proposal, plus other criteria agreed upon by the PCRC. These criteria could  
 15 include, but are not limited to:  
 16  
 17 6.4.1 Rate of growth in the proposed study area;  
 18 6.4.2 Scope of existing municipal utility provision in the proposed study  
 19 area;  
 20 6.4.3 Existence of special districts serving both the proposed study area and  
 21 the municipality;  
 22 6.4.4 Degree to which development standards or comprehensive plan policies  
 23 may differ between jurisdictions within the proposed study area;  
 24 6.4.5 Criteria 4.5.1 through 4.5.3 below.  
 25  
 26 6.5 When joint planning is required, the joint planning effort shall determine and  
 27 resolve issues including, but not limited to, the following:  
 28  
 29 6.5.1 How zoning, subdivision and other land use approvals in designated  
 30 urban growth areas of municipalities will be coordinated;  
 31 6.5.2 How appropriate service level standards for determining adequacy and  
 32 availability of public facilities and services will be coordinated;  
 33 6.5.3 How the rate, timing, and sequencing of boundary changes will be  
 34 coordinated;  
 35 6.5.4 How the provision of capital improvements to an area will be  
 36 coordinated;  
 37 6.5.5 To what extent a jurisdiction(s) may exercise extra jurisdictional  
 38 responsibility.  
 39  
 40 6.6 Joint planning may be based upon factors including, but not limited to, the  
 41 following:  
 42  
 43 6.6.1 Contemplated changes in municipal and special purpose district  
 44 boundaries;  
 45 6.6.2 The likelihood that development, capital improvements, or regulations  
 46 will have significant impacts across a jurisdictional boundary;  
 47 6.6.3 The consideration of how public facilities and services are and should be  
 48 provided and by which jurisdiction(s).



1  
2 UGA-7. Urban Development Standards.  
3

4 7.1 The provisions of this section shall apply to all municipalities and urban growth  
5 areas located in the County.  
6

7 7.2 The following development standards shall be the minimum required for urban  
8 development and shall apply to all new development in urban growth areas,  
9 except as provided in Section 5.6 below.  
10

11 7.2.1 Streets, Roads and Arterials. All public streets, roads, and arterials shall  
12 be constructed to the minimum requirements outlined in the City and  
13 County Design Standards adopted pursuant to RCW 35.78.030 and RCW  
14 43.32.020. Curbs, gutters, and sidewalks will be required on both sides.  
15 Private streets and roads may be approved, but shall be required to meet  
16 these requirements.

17 7.2.2 Street Lighting. Street lighting shall be required at signalized  
18 intersections. Street lighting in new subdivisions shall be provided at all  
19 intersections controlled by a traffic signal or sign, and at certain road  
20 corners, elbows, and cul-de-sacs. Installation and maintenance of street  
21 lighting in subdivisions shall be the responsibility of the developer or  
22 homeowner's association unless the local jurisdiction assumes  
23 responsibility. When ownership of the street lighting has not been  
24 assumed by the local jurisdiction, the light standards shall be located on  
25 private property.

26 7.2.3 Domestic Water. A domestic water system must meet requirements  
27 under RCW 70.119 and WAC 246-290 for group "A" systems, or the  
28 functional equivalent.

29 7.2.4 Storm Water Facilities. A storm water drainage system shall be designed  
30 and constructed in accordance with the Department of Ecology Storm  
31 Drainage Technical Manual or a locally adopted storm water manual  
32 approved by DOE.

33 7.2.5 Sanitary Sewer. (Refer to policy 3.4)

34 7.2.6 The County and each municipality shall develop policies that require  
35 developers to extend sewers to their developments to design the facilities  
36 to allow further extension to adjacent unsewered areas.

37 7.2.7 Fire Protection. Fire protection and flow requirements shall be in  
38 accordance with Pierce County Code Chapter 15.12.

39 7.2.8 Solid Waste and Recycling. Garbage pick-up shall be provided weekly,  
40 and recycling and yard waste pick-up biweekly, consistent with federal  
41 and state laws and regulations.  
42

43 7.3 It is desired by the signatories to these policies that the following Urban  
44 Development Standards be the minimum goals for urban developments in Urban  
45 Growth Areas.  
46





- 7.3.1 Street Cleaning. Standards for street cleaning shall be discussed and should be developed, consistent with requirements of federal and state water quality standards.
- 7.3.2 Transit. Urban transit service plans adopted by the Pierce County Public Transit Benefit Authority.
- 7.3.3 Library. Appropriate jurisdictions should provide 450 square feet of library space per 1,000 persons.
- 7.3.4 Parks and Recreation. Provisions for parks at a level of 3.0 acres of neighborhood/community parks per 1,000 population should be made for all plats and short plats as required by RCW 58.17. Such provision can be made either through dedication to the public of land, or through provision of funds, as mitigation, for park land purposes.

7.4 All development within an urban growth area shall be provided services pursuant to the provision of this agreement and the joint planning agreements adopted pursuant to it. It is recognized that the County may provide certain urban services within an Urban Growth Area, and that cities may provide certain urban services within the same area, but outside their current municipal boundaries.

7.5 The County and each municipality shall enter into an interlocal cooperation agreement providing for the approval and delivery of public facilities and services in the Urban Growth Area. Such further agreements shall include, where appropriate, provisions relating to services such as law enforcement and schools and the services of special purpose districts and other service providers.

7.6 Ordinances allowing low impact development standards and create environmentally-sensitive development shall be allowed as alternative development standards. Any other ordinances allowing variances and deviations to the urban development standards may be adopted by each responsible jurisdiction for those limited circumstances necessary to allow for recognition of community plans and goals, recognized historic character, or special physical or engineering circumstances, as long as such variances and deviations are otherwise consistent with these policies. A legislative authority adopting a variance or deviation to the minimum urban development standards under this section must inform the Pierce County Regional Council (PCRC) of such adoption.

UGA-8. The County and each municipality shall adopt within their respective comprehensive plans, policies to ensure that development within the urban growth area uses land efficiently, provides for a wide variety of uses, conserves natural resources, and allows for the connection of communities to an efficient, transit-oriented, multimodal transportation system. Policies shall:

- 8.1 provide for more choices in housing types and moderate increases in density to achieve at least an average net density of four units per acre;
- 8.2 support infill and compact development; and

1  
2 8.3 provide for land uses that encourage travel by foot, bike and transit.  
3

4 UGA-9. The County and each municipality shall provide for conveniently located, appropriately  
5 scaled commercial development to serve the immediate local needs of the surrounding  
6 community by encouraging revitalization of underused commercial areas before  
7 establishing new areas.  
8

9 UGA-10. The County and each municipality shall adopt plans to encourage concentrated  
10 development within the urban growth area which will accommodate the twenty year  
11 projected population and employment growth.  
12

13 UGA-11. The County and each municipality neighboring Joint Base Lewis-McChord should  
14 develop planning provisions, including development regulations that encourage  
15 adjacent land uses that are compatible with military uses.  
16

17 UGA-12. Satellite Cities and Towns are local focal points where people come together for a  
18 variety of activities, including business, shopping, living and recreation. These cities  
19 and towns may include the core of small to medium sized cities and towns and may  
20 also be located in unincorporated areas. Often Satellite Cities and Towns include a  
21 strong public presence because they are the location of city hall, main street and other  
22 public spaces.  
23

24 UGA-13. Satellite Cities and Towns will be characterized by a compact urban form that includes  
25 a moderately dense mix of locally-oriented retail, jobs and housing that promotes  
26 walking, transit usage and community activity.  
27

28 13.1 Satellite Cities and Towns will be developed at a higher density than  
29 surrounding urban and rural areas;  
30

31 13.2 Small scale forms of intensification such as accessory housing units and  
32 development of vacant lots and parking lots help achieve the qualities of centers  
33 while preserving the neighborhood character.  
34

35 UGA-14. At a minimum, Satellite Cities and Towns will be served by State Routes which  
36 connect them to other centers and to the regional high capacity transit system. In some  
37 instances, Satellite Cities and Towns may have direct connections to the local public  
38 transportation system.  
39

40 **OVERALL POLICIES FOR NON-INDUSTRIAL CENTERS**

41  
42 *Concepts and Principles*  
43

44 ~~UGA-15. Centers shall be designated based upon the following:~~  
45

46 ~~15.1—Consistency with specific criteria for centers adopted in the Countywide~~  
47 ~~Planning Policies;~~  
48



- 1 15.2—The center's location in the County and its potential for fostering a logical and  
2 desirable countywide transportation system and distribution of centers;  
3  
4 15.3—The total number of centers in the County that can be reasonably developed  
5 based on projected growth over the next twenty years;  
6  
7 15.4—Environmental analysis which shall include demonstration that urban services  
8 including an adequate supply of drinking water are available to serve projected  
9 growth within the center and that the jurisdiction is capable of ensuring  
10 concurrent urban services to new development;  
11  
12 15.5—If a jurisdiction designates a center, it must also adopt the center's designation  
13 and provisions in its comprehensive plans and development regulations to ensure  
14 that growth targeted to centers is achieved and urban services will be provided;  
15  
16 15.6—Centers shall be characterized by all of the following:  
17  
18 15.6.1—Clearly defined geographic boundaries;  
19 15.6.2—Intensity/density of land uses sufficient to support high-capacity  
20 transit;  
21 15.6.3—Pedestrian oriented land uses and amenities;  
22 15.6.4—Pedestrian connections shall be provided throughout;  
23 15.6.5—Urban design standards which reflect the local community;  
24 15.6.6—Provisions to reduce single-occupancy vehicle use especially during  
25 peak hours and commute times;  
26 15.6.7—Provisions for bicycle use;  
27 15.6.8—Sufficient public open spaces and recreational opportunities;  
28 15.6.9—Uses which provide both daytime and nighttime activities; and  
29 15.6.10—Centers shall be located in urban growth areas.  
30

31 UGA 16. Each jurisdiction which designates a center within its comprehensive plan shall define  
32 the type of center and specify the exact geographic boundaries of the center. Centers  
33 shall not exceed one and one half square miles of land and Countywide centers shall  
34 not exceed one square mile of land. Infrastructure and services shall be either present  
35 and available or planned and financed consistent with the expected rate of growth.  
36

37 16.1—Infrastructure and services shall be either present and available or planned and  
38 financed consistent with the expected rate of growth.  
39

40 16.2—Priority for transportation and infrastructure funds shall be given to designated  
41 centers.  
42

### 43 *Design Features of Centers* 44

45 UGA 17. The County and each jurisdiction that designates a center within its comprehensive plan  
46 shall encourage density and development to achieve targeted growth.  
47



1 17.1—Any of the following approaches could be used to implement center  
2 development:

- 3
- 4 17.1.1—Encouraging higher residential densities within centers;
- 5 17.1.2—Avoiding creation of large blocks of single-use zones;
- 6 17.1.3—Allowing for greater intensity of use within centers;
- 7 17.1.4—Increasing building heights, greater floor/area ratios within centers;
- 8 17.1.5—Minimizing setbacks within centers;
- 9 17.1.6—Allowing buildings to locate close to street to enhance pedestrian  
10 accessibility; and
- 11 17.1.7—Encouraging placement of parking to rear of structures.
- 12

13 17.2—Designated centers are expected to receive a significant share of projected  
14 growth in conjunction with periodic disaggregation of countywide population  
15 allocations.  
16

17 UGA 18. Centers shall provide necessary capital facilities needed to accommodate the projected  
18 growth in population and employment. Facilities include, but are not limited to, roads,  
19 sewers and other utilities, schools, parks, and open space. In order to provide balance  
20 between higher intensity of use within centers, public and/or private open space shall  
21 be provided.  
22

23 UGA 19. Streetscape amenities (landscaping, furniture, etc.) shall be provided within centers to  
24 create a pedestrian friendly environment.  
25

26 UGA 20. The following regulatory mechanisms shall be used within centers.  
27

28 20.1—Adopt development standards that encourage pedestrian scaled development  
29 such as those that address:

- 30
- 31 20.1.1—interconnections between buildings and sidewalks;
- 32 20.1.2—pedestrian links between residential and non-residential areas;
- 33 20.1.3—street trees/furniture; and
- 34 20.1.4—minimizing separations between uses.  
35

36 *Transportation, Parking and Circulation*  
37

38 UGA 21. To encourage transit use within centers, jurisdictions shall establish mechanisms to  
39 limit the use of single-occupancy vehicles. Such mechanisms should include:

- 40
- 41 21.1—charges for parking;
- 42 21.2—limiting the number of off-street parking spaces;
- 43 21.3—establishing minimum and maximum parking requirements;
- 44 21.4—commute trip reduction (CTR) measures and other transportation demand  
45 management measures;
- 46 21.5—development of commuter programs for multiple employers not otherwise  
47 affected by the CTR law; and
- 48 21.6—providing nonmotorized transportation facilities.



1  
2 UGA 22. Centers should receive a high priority for the location of high capacity transit stations  
3 and/or transit centers.  
4

5 UGA 23. Locate higher densities/intensities of use close to transit stops within centers and seek  
6 opportunities to:  
7

8 23.1 create a core area to support transit and high occupancy vehicle use;

9 23.2 allow/encourage all types of transit facilities (transit centers, bus pullouts, etc.)  
10 within centers; and

11 23.3 establish incentives for developers to provide transit and transportation demand  
12 management supportive amenities.  
13

14 UGA 24. Allow on street parking within centers in order to narrow the streetscape, provide a  
15 buffer between moving traffic and pedestrians, and provide common parking areas.  
16

17 UGA 25. Provisions for non motorized transportation shall be provided, including but not limited  
18 to:  
19

20 25.1 bicycle friendly roadway design;

21 25.2 wider outside lane or shared parking/bike lanes;

22 25.3 bike activated signals;

23 25.4 covered, secure bicycle parking at all places of employment;

24 25.5 bicycle racks; and

25 25.6 pedestrian pathways.  
26

### 27 *Implementation Strategies* 28

29 UGA 26. Jurisdictions should consider incentives for development within centers such as:  
30

31 26.1 streamlined permitting;

32 26.2 financial incentives;

33 26.3 density bonuses or transfer of development rights;

34 26.4 using SEPA Planned Action provisions to streamline environmental review by  
35 conducting environmental analysis during planning and providing permit  
36 applicants and public with more certainty of how impacts will be addressed; and

37 26.5 shared mitigation such as stormwater detention and joint parking.  
38

39 UGA 27. Improve transit service efficiency through the development of transportation  
40 infrastructure within and between countywide and regional centers.  
41

42 UGA 28. Design roadway and nonmotorized networks to promote more and better utilize  
43 transit services.  
44  
45

---

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1 **METROPOLITAN CITY CENTER**

2  
3 *Concepts and Principles*

4  
5 UGA-29. Metropolitan City Centers function as anchors within the region for a high density mix  
6 of business, residential, public, cultural and recreational uses, and day and night  
7 activity. They are characterized by their historic role as the central business districts  
8 and regional centers of commerce. Metropolitan City Centers may also serve national  
9 or international roles.

10  
11 *Design*

12  
13 UGA-30. Metropolitan City Centers shall plan for a development pattern that will provide a  
14 successful mix of uses and densities that will efficiently support high capacity transit  
15 and shall plan to meet the following criteria:

- 16  
17 30.1 a minimum of 50 employees per gross acre of non-residential lands;  
18 30.2 a minimum of 15 households per gross acre;  
19 30.3 a minimum of 30,000 employees; and  
20 30.4 not exceed a maximum of 1-1/2 square miles in size.

21  
22 *Transportation, Parking and Circulation*

23  
24 UGA-31. Metropolitan City Centers shall be planned to have fast and frequent high capacity  
25 transit and other forms of transit.

26  
27 UGA-32. A Metropolitan City Center shall meet at minimum the following criteria for  
28 consideration as a candidate for countywide center:

- 29  
30 32.1 Area: up to 1-1/2 square miles in size;  
31 32.2 Capital Facilities: served by sanitary sewers;  
32 32.3 Employment: a minimum of 25 employees per gross acre of non-residential  
33 lands with a minimum of 15,000 employees;  
34 32.4 Population: a minimum of ten households per gross acre; and  
35 32.5 Transit: serve as a focal point for regional and local transit services.

36  
37 **REGIONAL GROWTH CENTER**

38  
39 *Concepts and Principles*

40  
41 UGA-33. Regional Growth Centers are locations that include a dense mix of business,  
42 commercial, residential and cultural activity within a compact area. Regional Growth  
43 Centers are targeted for employment and residential growth, and provide excellent  
44 transportation service, including fast, convenient high capacity transit service, as well  
45 as investment in major public amenities.



1 *Design Features of Centers*

2  
3 UGA 34. Regional Growth Centers shall plan to meet the following criteria:

- 4  
5 34.1 A minimum of 25 employees per gross acre of non-residential lands; and  
6 34.2 A minimum of 10 households per gross acre; and/or  
7 34.3 A minimum of 15,000 employees; and  
8 34.4 Not to exceed a maximum of 1 1/2 square miles in size; and  
9 34.5 Planning policies recognizing the need to receive a significant share of the  
10 regional growth.

11  
12 *Transportation, Parking and Circulation*

13  
14 UGA 35. Regional Growth Centers shall plan to have fast and frequent high capacity transit, as  
15 well as other forms of transit.

16  
17 UGA 36. A Regional Growth Center shall meet at a minimum the following criteria for  
18 consideration as a candidate for countywide center:

- 19  
20 36.1 Area: up to 1 1/2 square miles in size;  
21 36.2 Capital Facilities: served by sanitary sewers;  
22 36.3 Employment: a minimum of 2,000 employees;  
23 36.4 Population: a minimum of seven households per gross acre; and  
24 36.5 Transit: serve as a focal point for regional and local transit services.

25  
26 **COUNTYWIDE CENTER**

27  
28 *Concepts and Principles*

29  
30 UGA 37. Countywide Centers are local focal points where people come together for a variety of  
31 activities, including business, shopping, living and recreation. These centers may  
32 include the core of small to medium sized cities and may also be located in  
33 unincorporated areas. Often Countywide Centers include a strong public presence  
34 because they are the location of city hall, main street, and other public spaces.  
35 Countywide Centers are also potentially candidates for designation as regional centers.

36  
37 *Design Features of Centers*

38  
39 UGA 38. Countywide Centers shall be characterized by a compact urban form that includes a  
40 moderately dense mix of locally oriented retail, jobs and housing that promotes  
41 walking, transit usage and community activity.

- 42  
43 38.1 Countywide Centers shall be developed at a higher density than surrounding  
44 urban areas to take advantage of connecting centers.  
45 38.2 Small scale forms of intensification such as accessory housing units and  
46 development of vacant lots and parking lots help achieve the qualities of centers  
47 while preserving neighborhood character.  
48



1 UGA 39. ~~Countywide Centers shall plan for a development pattern that will provide a successful~~  
2 ~~mix of uses and densities that will efficiently support transit. Each Countywide Center~~  
3 ~~shall plan to meet the following criteria:~~

4  
5 39.1 ~~A minimum of 15 employees per gross acre of non-residential lands;~~

6 39.2 ~~A minimum of 7 households per gross acre;~~

7 39.3 ~~A minimum of 2,000 employees; and~~

8 39.4 ~~Not to exceed a maximum of 1 square mile in size.~~

9  
10 *Transportation, Parking and Circulation*

11  
12 UGA 40. ~~At a minimum, Countywide Centers shall plan to be served by public transit and/or~~  
13 ~~ferries which connect them to other centers, to surrounding residential communities,~~  
14 ~~and to the regional high capacity transit system. Countywide Centers should have~~  
15 ~~direct connections to high capacity local and regional transit hubs.~~

16  
17 UGA 41. ~~Minimum criteria for designation as Countywide Center:~~

18  
19 41.1 ~~Area: up to one square mile in size;~~

20 41.2 ~~Capital Facilities: served by sanitary sewers;~~

21 41.3 ~~Employment: a minimum of 1,000 employees;~~

22 41.4 ~~Population: a minimum of six households per gross acre; and~~

23 41.5 ~~Transit: serve as a focal point for local transit services.~~

24  
25 **MANUFACTURING/INDUSTRIAL CENTER**

26  
27 *Concepts and Principles*

28  
29 UGA 42. ~~Manufacturing/Industrial Centers shall be locally determined and designated based on~~  
30 ~~the following steps:~~

31  
32 42.1 ~~Consistency with specific criteria for Manufacturing/Industrial Centers adopted~~  
33 ~~within the Countywide Planning Policies;~~

34 42.2 ~~Consideration of the Center's location in the County and region, especially~~  
35 ~~relative to existing and proposed transportation facilities;~~

36 42.3 ~~Consideration of the total number of Manufacturing/Industrial Centers in the~~  
37 ~~County that are needed over the next twenty years based on projected need for~~  
38 ~~manufacturing/industrial land to satisfy regional projections of demand for~~  
39 ~~manufacturing/industrial land uses;~~

40 42.4 ~~Environmental analysis which shall include demonstration that the jurisdiction is~~  
41 ~~capable of concurrent service to new development; and~~

42 42.5 ~~Adoption within the jurisdiction's comprehensive plan of the center's designation~~  
43 ~~and provisions to ensure that job growth targeted to the Manufacturing/Industrial~~  
44 ~~Center is achieved.~~





1 *Design Features of Centers*

2  
3 UGA 43. ~~Manufacturing/Industrial Centers shall be characterized by the following:~~

- 4  
5 43.1 ~~Clearly defined geographic boundaries;~~  
6 43.2 ~~Intensity of land uses sufficient to support alternatives to single-occupant vehicle~~  
7 ~~use;~~  
8 43.3 ~~Direct access to regional highway, rail, air and/or waterway systems for the~~  
9 ~~movement of goods;~~  
10 43.4 ~~Provisions to prohibit housing; and~~  
11 43.5 ~~Identified transportation linkages to high density housing areas.~~

12  
13 UGA 44. ~~Provisions to achieve targeted employment growth should include:~~

- 14  
15 44.1 ~~Preservation and encouragement of the aggregation of vacant land parcels sized~~  
16 ~~for manufacturing/industrial uses;~~  
17 44.2 ~~Prohibition of land uses which are not compatible with manufacturing/industrial,~~  
18 ~~manufacturing/industrial supportive, and advanced technology uses;~~  
19 44.3 ~~Limiting the size and number of offices and retail uses and allowing only as an~~  
20 ~~accessory use to serve the needs of employees within centers; and~~  
21 44.4 ~~Reuse and intensification of the land.~~

22  
23 *Transportation, Parking and Circulation*

24  
25 UGA 45. ~~Transportation network within Manufacturing/Industrial Centers should provide for the~~  
26 ~~needs of freight movement and employees by ensuring a variety of transportation~~  
27 ~~modes such as transit, rail, and trucking facilities.~~

28  
29 UGA 46. ~~The transportation system within Manufacturing/Industrial Centers shall be built to~~  
30 ~~accommodate truck traffic and acceleration. Review of projects should consider~~  
31 ~~infrastructure enhancements such as:~~

- 32  
33 46.1 ~~turn lanes and turn pockets to allow turning vehicles to move out of through~~  
34 ~~traffic lanes;~~  
35 46.2 ~~designing turn lanes with a width to allow freight vehicles to turn without~~  
36 ~~interrupting the flow of traffic in other lanes;~~  
37 46.3 ~~designing the far side of intersections with acceleration lanes for trucking~~  
38 ~~vehicles and heavy loads to facilitate traffic flow;~~  
39 46.4 ~~constructing climbing lanes where necessary to allow for slow moving vehicles;~~  
40 46.5 ~~providing off-street truck loading facilities to separate goods loading and~~  
41 ~~unloading; and~~  
42 46.6 ~~arterial grade separations with rail freight and designation of Heavy Haul~~  
43 ~~corridors or truck only lanes.~~  
44  
45



1 *Implementation Strategies*

2  
3 UGA 47. All jurisdictions will support transportation capital improvement projects which support  
4 access and movement of goods to Manufacturing/Industrial Centers.

5  
6 UGA 48. Jurisdictions having a designated Manufacturing/Industrial Center shall:

7  
8 48.1— Plan for and fund capital facility improvement projects which support the  
9 movement of goods;

10 48.2— Coordinate with utility providers to ensure that utility facilities are available to  
11 serve such centers;

12 48.3— Provide buffers around the center to reduce conflicts with adjacent land uses;

13 48.4— Facilitate land assembly;

14 48.5— Assist in recruiting appropriate businesses; and

15 48.6— Encourage employers to participate in commute trip reduction program.

16  
17 UGA 49. A Manufacturing/Industrial Center shall meet at a minimum the following criteria for  
18 consideration as a candidate for Countywide Center:

19  
20 49.1— Capital Facilities: served by sanitary sewers;

21 49.2— Employment: a minimum of 7,500 jobs and/or 2,000 truck trips per day; and

22 49.3— Transportation: within one mile of a state or federal highway or national rail  
23 line.

24  
25 **Prioritization of Funding for Centers**

26  
27 UGA 50. Regional and countywide transportation and economic development funds should be  
28 prioritized for centers and transportation and infrastructure servicing centers in Pierce  
29 County that have been designated regionally; it is also appropriate for countywide and  
30 local funding to be directed to centers and transportation and infrastructure servicing  
31 centers designated exclusively at the countywide level or identified locally by a  
32 jurisdiction.

33  
34 **Centers of Local Importance (CoLI)**

35  
36 *Concepts and Principles*

37  
38 UGA 51 A CoLI may be located in either an urban or rural area, and shall include activities  
39 that provide a focal point or sense of place for a community and its surrounding area.

40  
41 *Design Features of CoLIs*

42  
43 UGA 52. A CoLI is characterized by a concentration of land uses or activities that provide a  
44 sense of place or gathering place for the community and neighborhood residents. A  
45 CoLI should include one or more the following characteristics:

46  
47 52.1— Civic services

48 52.2— Commercial areas



- ~~52.3 Recreational areas~~
- ~~52.4 Industrial areas~~
- ~~52.5 Cultural facilities/activities~~
- ~~52.6 Historic buildings or sites~~
- ~~52.7 Residential areas~~

~~UGA 53. The size of a CoLI and the mix and density of uses are to be locally determined to meet community goals.~~

~~UGA 54. Each jurisdiction shall define the role that the CoLI plays in supporting planned growth.~~

~~UGA 55. A variety of appropriate transportation options and pedestrian friendly design should be available or planned within a CoLI.~~

*Implementation Strategies*

~~UGA 56. A CoLI shall be locally adopted; approval by the PCRC or other regional organization shall not be required.~~

~~56.1 A jurisdiction shall document how an area meets the Design Features (UGA 51 through UGA 55) of a CoLI in its comprehensive plan.~~

~~56.2 The documentation should include examples, plans, or other information that supports the designation of a CoLI.~~

~~56.3 An area adopted as a CoLI shall be definitively delineated on a map within a jurisdiction's comprehensive plan.~~

~~56.4 A CoLI shall have appropriate land use designations, zoning regulations, and infrastructure plans for existing and planned development.~~

~~56.5 A comprehensive plan that utilizes an alternative label to refer to a CoLI shall be accompanied with adopted findings of fact that recognizes the area as a CoLI per the Pierce County CPPs.~~

~~UGA 57. A jurisdiction shall provide the PCRC notice of its intention to locally adopt a CoLI or recognize formally adopted CoLIs that meet the criteria.~~

~~57.1 The notice shall be provided to the PCRC 60 days (minimum) prior to the expected dated of adoption.~~

~~57.2 The notice shall provide information that identifies the location of the proposed CoLI and documents how the location meets the CoLI policies.~~

~~UGA 58. A locally adopted CoLI shall be recognized in Appendix B of the CPPs.~~

~~58.1 Jurisdictions shall forward a map of locally adopted CoLIs together with the comprehensive plan citations to the PCRC for inclusion into Appendix B. The adopted CoLIs shall be attached to the CPP publications as Appendix B for ease of reference. Appendix B shall not be considered a component of the CPPs and, accordingly, an update to Appendix B shall not constitute an amendment to the CPPs requiring ratification by Pierce County jurisdictions.~~



1 "NEW SECTION"

2  
3 **COUNTYWIDE PLANNING POLICY ON REGIONAL, COUNTYWIDE**  
4 **AND CENTERS OF LOCAL IMPORTANCE**

5  
6 **Centers**

7  
8 **Centers Overview**

9 The Puget Sound regional growth strategy identifies Centers as an integral feature for accommodating  
10 residential and employment growth. The strategy describes Regional Growth Centers and other Centers  
11 that may be designated. Regional Growth Centers, once regionally designated, are located either in  
12 Metropolitan Cities or in Core Cities. The strategy also identifies Regional Manufacturing/Industrial  
13 Centers, which consist primarily of manufacturing and industrial uses.

14  
15 Centers are areas of concentrated employment and/or housing within Urban Growth Areas (UGAs) which  
16 serve as the hubs of transit and transportation systems. Centers and connecting corridors are integral to  
17 creating compact urban development that conserves resources and creates additional transportation,  
18 housing, and shopping choices. Centers are an important part of the regional strategy for urban growth and  
19 are required to be addressed in the Countywide Planning Policies. Centers are, or will become, focal points  
20 for growth within the county's UGA and are areas where public investment is directed.

21  
22 C-1. The purpose of Regional Growth Centers and Countywide Centers is to:

- 23 • Be priority locations for accommodating growth;
- 24 • strengthen existing development patterns;
- 25 • promote housing opportunities close to employment;
- 26 • support development of an extensive multimodal transportation system which reduces  
27 dependency on automobiles;
- 28 • reduce congestion and improve air quality; and
- 29 • maximize the benefit of public investment in infrastructure and services.

30  
31 C-2. The purpose of Manufacturing/Industrial Centers is to:

- 32 • Recognize strategically located concentrations of industrial activity as essential resources  
33 for the local economy;
- 34 • protect and leverage critical and difficult to replace freight infrastructure;
- 35 • preserve the industrial land base in the long term;
- 36 • support family/living wage jobs;
- 37 • emphasize the importance of freight movement; and
- 38 • preserve the county's supply of industrial land.

39  
40 C-3. Centers function as anchors within the region for a high density mix of business, residential,  
41 public, cultural and recreational uses, and day and night activity that provide a sense of place and  
42 community. They are characterized by their role as the central business districts and regional  
43 centers of commerce. Centers may also serve national or international roles.

44  
45 C-4. Manufacturing Industrial Centers (MICs) preserve lands for family-wage jobs in basic industries  
46 and trade, and provide areas where that employment may grow in the future. MICs form a critical



1 regional resource that provides economic diversity, supports national and international trade,  
2 generates substantial revenue for local governments, and offers higher than average wages.  
3

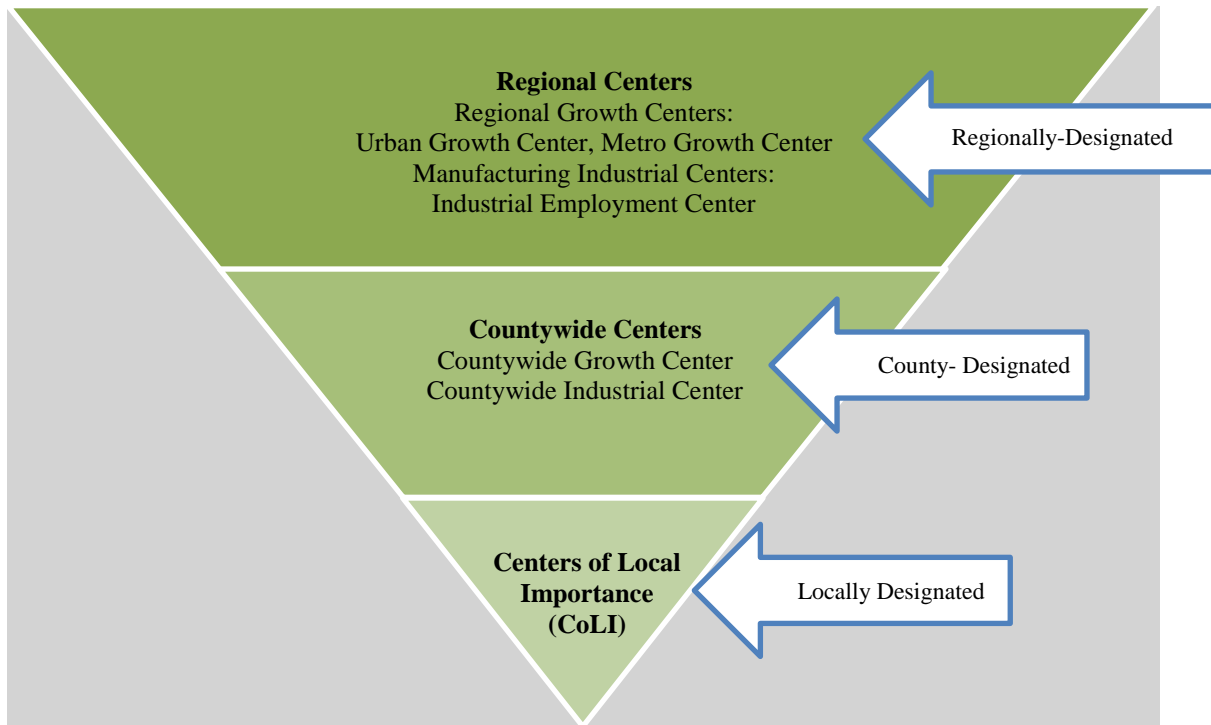
4 C-5. Transportation and economic development funds should be prioritized for transportation and  
5 infrastructure supporting Centers in Pierce County. Projects that support Regional Growth  
6 and/or Manufacturing Industrial Centers (and Candidates), support more than one center, and  
7 benefit a variety of user groups will be given higher consideration.  
8

9 C-6. Centers must be identified in a Comprehensive Plan with information about the type of  
10 Center and the specific geographic boundaries. Capital improvements must be present  
11 and available, or be planned and financed, consistent with the expected rate of growth.  
12 Such improvements include, but are not limited to, roads, sewers and other utilities,  
13 schools, parks, and open space. In order to provide balance between higher intensity of  
14 use within Centers, public and/or private open space shall be provided.  
15

16 **Types of Centers**

17 Centers must meet minimum designation criteria, which includes the criteria of the lower category Center  
18 type. For example, a Regional Center must meet the designation criteria for a Regional Center as well as the  
19 criteria for a Countywide Center.  
20

21 In March 2018, the Puget Sound Regional Council (PSRC) adopted the Regional Centers Framework  
22 Update that established new eligibility and criteria for Regional Centers. Jurisdictions must adhere to the  
23 latest eligibility and designation criteria for new Regional Centers as adopted by PSRC.  
24



25  
26  
27  
28  
29



1 **Center Designation Authority**

2 Regional Centers must be approved by Puget Sound Regional Council (PSRC), in addition to Pierce  
3 County Regional Council (PCRC) by amending the Countywide Planning Policies (CPPs).

4  
5 Countywide Centers and Centers of Local Importance (CoLI) are approved by the Pierce County Regional  
6 Council by amending the Countywide Planning Policies.

7  
8 **Center Designation Process**

9 Pierce County and any municipality in the County that is planning to include a county or regionally  
10 designated Center within its boundaries shall specifically define the area of such Center within its  
11 Comprehensive Plan. The Comprehensive Plan shall include policies aimed at focusing growth within the  
12 Center and along corridors consistent with the applicable criteria contained within the Countywide  
13 Planning Policies. The County or municipality shall adopt regulations that reinforce the Center's  
14 designation.

15  
16 Beginning in 2019 and once every two years thereafter, the Pierce County Regional Council (PCRC) shall  
17 invite jurisdictions to submit requests for designation of new Centers. Said request shall be processed in  
18 accordance with established procedures for amending the Countywide Planning Policies.

19  
20 Each jurisdiction seeking to designate a new Countywide Center shall provide the PCRC with a report  
21 demonstrating that the proposed Center:

- 22  
23 1. Meets the basic standards for designation;  
24 2. Is characterized and defined in the local Comprehensive Plan;  
25 3. Is consistent with the applicable Countywide Planning Policies, and  
26 4. Is supported and served by adopted local development regulations.  
27

28 The minimum criteria report and statement shall be reviewed by the Growth Management Coordinating  
29 Committee (GMCC) for consistency with Countywide Planning Policies, the Transportation Coordination  
30 Committee (TCC) for consistency with transportation improvements plans of WSDOT, and with Pierce  
31 Transit's Comprehensive Plan. The coordinating committees shall provide joint recommendation to the  
32 PCRC.  
33

34 Once included in the Countywide Planning Policies, the jurisdiction where a Center is located may go on to  
35 seek regional designation of the Center from the Puget Sound Regional Council (PSRC). Jurisdictions must  
36 adhere to the latest eligibility, designation criteria, and process for new Regional Growth Centers as  
37 adopted by PSRC as they prepare applications for new Center designation. Countywide Centers should be  
38 reviewed for consistency and countywide concurrence prior to submitting for regional designation.  
39

40 After the Center is designated as a Countywide center within the Countywide Planning Policies and until  
41 regional-level designation by the PSRC occurs the Center shall be considered a "candidate" Regional  
42 Growth Center or Manufacturing/Industrial Center.  
43

44 Each jurisdiction which designates a Regional Growth Center shall establish 20-year household and  
45 employment growth targets for that Center. The expected range of targets will reflect the diversity of the  
46 various Centers and allow communities to effectively plan for needed services. The target ranges not only  
47 set a policy for the level of growth envisioned for each Center, but also for the timing and funding of



1 infrastructure improvements. Reaching the target ranges will require careful planning of public investment  
2 and providing incentives for private investments.

### 3 4 **Amending an Existing Countywide Center**

5 Once a Center has been designated in the Countywide Planning Policies, the affiliated jurisdiction may  
6 request an amendment to the Center. The Center amendment process shall be limited to a vote of the PCRC  
7 though submission of a report explaining the requested amendment and affirming that the amended Center  
8 will be consistent with the Countywide Center basic standards and the Countywide Planning Policies.

### 9 10 **Urban Growth Outside of Centers**

11 A variety of urban land uses and areas of growth will occur outside of designated Centers but within the  
12 Urban Growth Area (UGA). Local land use plans will guide the location, scale, timing and design of  
13 development within UGAs. The UGA will be where the majority of future growth and development will be  
14 targeted. Development should be encouraged which complements the desired focus of growth into Centers  
15 and supports a multimodal transportation system. For example, policies which encourage infill and  
16 revitalization of communities would help to achieve the regional and statewide objectives of a compact and  
17 concentrated development pattern within urban areas. The Countywide Planning Policies provide guidance  
18 for development and the provision of urban services to support development within the UGA. Jurisdictions  
19 with Centers should plan connections with adjacent neighborhoods and other centers to encourage access  
20 to Centers and connectivity across the county.

### 21 22 **Regional Growth Centers (RGCs)**

23 Regional Growth Centers are locations of more compact, pedestrian-oriented development with a mix of  
24 housing, jobs, retail, services, and other destinations. The region's plans identify Centers as areas that  
25 should receive a significant share of the region's population and employment growth compared with other  
26 parts of the urban area, while providing improved access and mobility—especially for walking, biking, and  
27 transit.

28  
29 Regional Growth Centers are locations that include a dense mix of business, commercial, residential and  
30 cultural activity within a compact area. Regional Growth Centers are targeted for employment and residential  
31 growth, and provide excellent transportation service, including fast, convenient high  
32 capacity transit service, as well as investment in major public amenities.

33  
34 The following Pierce County Regional Growth Centers have been adopted into the PSRC Regional Growth  
35 Strategy:

- 36 • Tacoma Central Business District
- 37 • Tacoma Mall
- 38 • Lakewood
- 39 • Puyallup Downtown
- 40 • Puyallup South Hill
- 41 • University Place

42  
43 C-7. The County and each jurisdiction that designates a Center within its Comprehensive Plan shall  
44 encourage density and development to achieve targeted growth. Any of the following approaches  
45 could be used to implement Center development:

- 46 1. Encouraging higher residential densities within Centers;
- 47 2. Avoiding creation of large blocks of single-use zones;
- 48 3. Allowing for greater intensity of use within Centers;



4. Increasing building heights, greater floor/area ratios within Centers;
5. Minimizing setbacks within Centers;
6. Allowing buildings to locate close to street to enhance pedestrian accessibility; and
7. Encouraging placement of parking to rear of structures.

C-8. Designated Centers are expected to receive a significant share of projected growth in conjunction with periodic disaggregation of Countywide population allocations.

C-9. Centers shall provide necessary capital facilities needed to accommodate the projected growth in population and employment.

C-10. Streetscape amenities (landscaping, furniture, etc.) should be provided within Centers to create a walkable environment.

C-11. To encourage transit use within Centers, jurisdictions should establish mechanisms to limit the use of single occupancy vehicles. Such mechanisms could include:

1. charges for parking;
2. limiting the number of off-street parking spaces;
3. establishing minimum and maximum parking requirements;
4. commute trip reduction (CTR) measures and other transportation demand management measures;
5. development of commuter programs for multiple employers not otherwise affected by the CTR law; and
6. providing nonmotorized transportation facilities.

C-12. Centers receive a high priority for the location of high-capacity transit stations and/or transit Centers.

C-13. Higher residential densities and uses that support high density residential should be located close to transit stops within Centers and seek opportunities to:

1. create a core area to support transit and high occupancy vehicle use;
2. allow/encourage all types of transit facilities (transit Centers, bus pullouts, etc.) within Centers; and
3. establish incentives for developers to provide transit and transportation demand management supportive amenities.

C-14. Provisions for non-motorized transportation shall be provided, such as:

1. bicycle-friendly roadway design;
2. wider outside lane or shared parking/bike lanes;
3. bike-activated signals;
4. covered, secure bicycle parking at all places of employment;
5. bicycle racks; and
6. pedestrian pathways.

C-15. Jurisdictions should consider incentives for development within Centers such as:

1. streamlined permitting;
2. financial incentives;
3. density bonuses or transfer of development rights;





4. using SEPA provisions to streamline environmental review; and
5. shared mitigation such as stormwater detention and joint parking.

C-16. Regional Growth Centers should be planned to have fast and frequent high capacity transit, as well as other modes of transportation options.

C-17. Jurisdictions should individually and collectively coordinate with transit agencies to improve transit service infrastructure and efficiency within and between Countywide and Regional Centers.

C-18. Roadways and nonmotorized networks should be designed to promote efficient transit services.

C.19. Designation Requirements for Regional Growth Centers (RGCs)

1. Consistency with specific criteria for Centers adopted in the Countywide Planning Policies;
2. Consistency with the Puget Sound Regional Council's current Regional Growth Center criteria;
3. The Center's location in the County and its potential for fostering a logical and desirable Countywide transportation system and distribution of Centers;
4. Consideration of the total number of Centers in the County that can be reasonably developed based on projected growth over the next twenty years;
5. Environmental analysis which shall include demonstration that urban services including an adequate supply of drinking water are available to serve projected growth within the Center and that the jurisdiction is capable of ensuring concurrent urban services to new development;
6. If a jurisdiction designates a Center, it must also adopt the Center's designation and provisions in its Comprehensive Plan and development regulations to ensure that growth targeted to Centers is achieved and urban services will be provided;
7. Centers shall be characterized by all of the following:
  - Clearly defined geographic boundaries;
  - Intensity/density of land uses sufficient to support high-capacity transit;
  - A diversity of land uses;
  - Pedestrian-oriented land uses and amenities;
  - Pedestrian connections shall be provided throughout;
  - Urban design standards which reflect the local community;
  - Provisions to reduce single-occupancy vehicle use, especially during peak hours and commute times;
  - Provisions for bicycle use;
  - Sufficient public open spaces and recreational opportunities, including placemaking and public gathering places;
  - Uses which provide both daytime and nighttime activities; and
  - Located in urban growth areas.

### **Regional Manufacturing/Industrial Centers (MICs)**

Regional Manufacturing/Industrial Centers are areas where employee- or land-intensive uses are located. These Centers differ from Regional Growth Centers in that they consist of an extensive land base and the exclusion of non-manufacturing or manufacturing-supportive uses is an essential feature of their character. These areas are characterized by a significant amount of manufacturing, industrial, and advanced technology employment uses. Large retail and non-related office uses are discouraged. Other than



1 caretakers' residences, housing is prohibited within Manufacturing/Industrial Centers. However, these  
2 Centers should be linked to high density housing areas by an efficient multimodal transportation system.  
3 The efficiency of rail and overland freight to markets is the critical element for manufacturers and  
4 industries located in these Centers.

5  
6 The following Manufacturing/Industrial Centers have been adopted into the Regional Growth Strategy for  
7 Pierce County:

- 8 • Frederickson
- 9 • Port of Tacoma
- 10 • Sumner/Pacific
- 11 • *South Tacoma – Candidate Manufacturing/Industrial Center*

12  
13 C-20. Provisions to achieve targeted employment growth should include:

- 14 1. Preservation and encouragement of the aggregation of vacant land parcels sized for  
15 manufacturing/industrial uses;
- 16 2. Prohibition of land uses which are not compatible with manufacturing/industrial,  
17 manufacturing/industrial supportive, and advanced technology uses;
- 18 3. Limiting the size and number of offices and retail uses as accessory use and only to serve the  
19 needs of employees within Center; and
- 20 4. Reuse and/or intensification of the land use consistent with the mix of uses envisioned for the  
21 MIC.

22  
23 C-21. The transportation network within Manufacturing/Industrial Centers should provide for the needs  
24 of freight movement and employees by ensuring a variety of transportation modes such as roads,  
25 rail, and various trucking facilities. Non-motorized facilities and transit services should be  
26 creatively provided when it makes sense and is safe providing the MIC with alternative  
27 transportation to single occupancy vehicles (SOVs), and transportation demand management  
28 strategies if transit is unavailable or is not feasible.

29  
30 C-22. The transportation system, including but not limited to: road, rail, dock, and port terminal, within  
31 Manufacturing/Industrial Centers shall be built, protected, and maintained. to accommodate  
32 existing and future industrial uses.

33  
34 C-23. All jurisdictions should support transportation capital improvement projects which improve access  
35 and movement of goods to, in, and from Manufacturing/Industrial Centers.

36  
37 C-24. To be designated as a Regional Manufacturing/Industrial Center (MICs), the following  
38 criteria shall be met.

- 39 1. Consistency with specific criteria for Manufacturing/Industrial Centers adopted  
40 within the Countywide Planning Policies and the Multi-County Planning Policies;
- 41 2. Consideration of the Center's location in the County and region, especially relative  
42 to existing and proposed transportation facilities;
- 43 3. Consideration of the total number of Manufacturing/Industrial Centers in the  
44 County that are needed over the next twenty years based on projected need for  
45 manufacturing/industrial land to satisfy regional projections of demand for  
46 manufacturing/industrial land uses;
- 47 4. Environmental analysis which shall include demonstration that the jurisdiction is  
48 capable of concurrent service to new development; and



5. Adoption within the jurisdiction's Comprehensive Plan of the Center's designation and provisions to ensure that job growth targeted to the Manufacturing/Industrial Center is achieved.
6. Manufacturing/Industrial Centers shall be characterized by the following:
  - a. Clearly defined geographic boundaries;
  - b. Intensity of land uses sufficient to support alternatives to single-occupant vehicle use;
  - c. Direct access to regional highway, rail, air and/or waterway systems for the movement of goods;
  - d. Provisions to prohibit housing; and
  - e. Identified transportation linkages to high-density housing areas.
7. Jurisdictions having a designated Manufacturing/Industrial Center shall:
  - a. Plan for and fund capital facility improvement projects which support the movement of goods;
  - b. Coordinate with utility providers to ensure that utility facilities are available to serve such Centers;
  - c. Provide buffers around the Center to reduce conflicts with adjacent land uses;
  - d. Facilitate land assembly;
  - e. Assist in recruiting appropriate businesses; and
  - f. Encourage employers to participate in commute trip reduction program.

### **Countywide Centers**

Through the 2018 Centers Framework Update, designation of Countywide Centers remains delegated to a Countywide process while a baseline of consistent regional standards for each county to use was adopted. PSRC reviews and certifies Countywide planning policies, but PSRC's role does not include review of Countywide Centers.

Designated Centers may vary substantially in the number of households and jobs they contain today. The intent of the Countywide Planning Policies is that Centers become attractive places to live and work, while supporting efficient public services such as transit and being responsive to the local market for jobs and housing.

**Countywide Growth Centers** serve important roles as places for concentrating jobs, housing, shopping, and recreational opportunities. These are often smaller downtowns, high-capacity transit station areas, or neighborhood Centers that are linked by transit, provide a mix of housing and services, and serve as focal points for local and county investment.

**Countywide Industrial Centers** serve as important local industrial areas. These areas support living wage jobs and serve a key role in the county's manufacturing/industrial economy.

Within Pierce County, a limited number of additional Centers may be designated through amendment of the Countywide Planning Policies consistent with the basic standards and process included below.

- C-25. Countywide Centers are local focal points where people come together for a variety of activities, including business, shopping, living and recreation. These Centers may include the core of small to medium-sized cities and may also be located in unincorporated urban areas. Often Countywide Centers include a strong public presence because they are the location of city hall, main street, and other public spaces.



C-26. A jurisdiction may apply for status as a candidate Countywide Center if it satisfies all required criteria included below, has a minimum of 7 activity units per acre, and is planning for at least 16 activity units per acre. The application for Countywide Center would not be regionally designated until the Center achieves at least 10 activity units per acre. Activity units means the sum of population and jobs units per gross acre per PSRC.

C-27. Countywide Centers are potential candidates for designation as Regional Centers.

Pierce County has the following Countywide Growth Centers:

- [Reserved]

C-28. To be designated as a Countywide Center the following criteria shall be met.

<b>Countywide Growth Center</b>	<b>Countywide Industrial Center</b>
<p>Center must meet each the following criteria:</p> <ul style="list-style-type: none"> <li>Identified as a Center in the local Comprehensive Plan and adopted regulations.</li> <li>Identified as a Countywide Center in the Countywide Planning Policies</li> <li>Located within a city, multiple adjacent cities, or unincorporated urban area</li> </ul>	<p>Center must meet each the following criteria:</p> <ul style="list-style-type: none"> <li>Identified as a Center in the local Comprehensive Plan and adopted regulations.</li> <li>Identified as a Countywide Center in the Countywide Planning Policies</li> <li>Located within a city, multiple adjacent cities, or unincorporated urban area</li> </ul>
<p>Demonstration that the Center is a local planning and investment priority:</p> <ul style="list-style-type: none"> <li>Identified as a Countywide Center in a local comprehensive plan; subarea plan recommended</li> <li>Clear evidence that area is a local priority for investment, such as planning efforts or infrastructure</li> </ul> <p>The Center is a location for compact, mixed-use development; including:</p> <ul style="list-style-type: none"> <li>A minimum existing activity unit density of 10 activity units per acre</li> <li>Planning and zoning for a minimum mix of uses of 20 percent high density residential and 20 percent employment, unless unique circumstances make these percentages not possible to achieve.</li> <li>Capacity and planning for additional growth of 16 activity units per acre or more.</li> </ul> <p>The Center supports multi-modal transportation, including:</p>	<p>Demonstration that the Center is a local planning and investment priority:</p> <ul style="list-style-type: none"> <li>Identified as a Countywide Center in a local comprehensive plan; subarea plan recommended</li> <li>Clear evidence that area is a local priority for investment, such as planning efforts, or infrastructure</li> </ul> <p>The Center supports industrial sector employment:</p> <ul style="list-style-type: none"> <li>Minimum 1,000 existing jobs and/or 500 acres of industrial land</li> <li>Defined transportation demand management strategies in place</li> <li>At least 75% of land area zoned for core industrial uses*</li> <li>Industrial retention strategies in place</li> <li>Capacity and planning for additional growth</li> <li>Important county role and concentration of industrial land</li> </ul>



<ul style="list-style-type: none"> <li>○ Transit service**</li> <li>○ Pedestrian infrastructure and amenities</li> <li>○ Street pattern that supports walkability</li> <li>○ Bicycle infrastructure and amenities</li> <li>○ Compact, walkable size of one-quarter mile squared (160 acres), the size may increase to up to half-mile transit walkshed (500 acres) if more than two points within the center are is served by transit services.</li> </ul>	<p>or jobs with evidence of long-term demand</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------

1 \*\*“Core industrial uses”: *Core industrial zoning is characterized by allowing, and preferring, most industrial uses. Incompatible*

2 *land uses are generally prohibited but may be allowed in limited instances.*

3 \*\**Transit is defined as existing or planned options such as bus, train, or ferry service.*

4

5 **Centers of Local Importance (CoLIs)**

6 CoLIs are designated for the purpose of identifying local Centers and activity nodes that are consistent with

7 PSRC Multi-County Planning Policies. Such areas promote compact, pedestrian-oriented development

8 with a mix of uses, proximity to diverse services, and a variety of appropriate housing options, or be in an

9 established industrial area.

10

11 A CoLI is characterized by a concentration of land uses or activities that provide a sense of place or

12 gathering place for the community and neighborhood residents. A CoLI should include two or more of the

13 following characteristics:

- 14 • Civic services
- 15 • Commercial areas
- 16 • Recreational areas
- 17 • Industrial areas
- 18 • Cultural facilities/activities
- 19 • Historic buildings or sites
- 20 • Residential areas

21

22 C-29. CoLIs may only be located in a town or city without a Countywide or Regional Center located in

23 Pierce County. CoLIs may be allowed in an urban unincorporated area.

24

25 C-30. Local comprehensive plans should include policies that direct development regulations, including

26 zoning, of the CoLI to uses that provide a focal point or sense of place for a community and its surrounding

27 area.

28

29 C-31. The size of a CoLI and the mix and density of uses are to be locally determined to meet community

30 goals.

31

32 C-32. Each jurisdiction defines the role that the CoLI plays in supporting planned growth.

33

34 C-33. A variety of appropriate transportation options and walkable design should be available or planned

35 within a CoLI.

36

37 A CoLI shall be locally adopted; approval by the PCRC or other regional organization shall not be

38 required.

- 1 • A jurisdiction shall document how an area meets the Design Features of a CoLI in its Comprehensive  
2 Plan.
- 3 • The documentation should include examples, plans, or other information that supports the designation  
4 of a CoLI.
- 5 • An area adopted as a CoLI shall be definitively delineated on a map within a jurisdiction's  
6 Comprehensive Plan.
- 7 • A CoLI shall have appropriate land use designations, zoning regulations, and infrastructure plans for  
8 existing and planned development.
- 9 • A Comprehensive Plan that utilizes an alternative label to refer to a CoLI shall be accompanied with  
10 adopted findings of fact that recognizes the area as a CoLI per the Pierce County CPPs.

11  
12 A jurisdiction shall provide the PCRC notice of its intention to locally adopt a CoLI or recognize formally  
13 adopted CoLIs that meet the criteria.

- 14 1. The notice shall be provided to the PCRC 60 days (minimum) prior to the expected dated of  
15 adoption.
- 16 2. The notice shall provide information that identifies the location of the proposed CoLI and  
17 documents how the location meets the CoLI policies.

18  
19 A locally adopted CoLI will be recognized in the Countywide Planning Policies Appendix. Jurisdictions  
20 shall forward a map of locally adopted CoLIs together with the Comprehensive Plan citations to the PCRC  
21 for inclusion into Appendix B. The adopted CoLIs shall be attached to the CPP publications as Appendix B  
22 for ease of reference. Appendix B shall not be considered a component of the CPPs and, accordingly, an  
23 update to Appendix B shall not constitute an amendment to the CPPs requiring ratification by Pierce  
24 County jurisdictions.

25

**INTERLOCAL AGREEMENT**

**AMENDMENTS TO THE PIERCE COUNTY  
COUNTYWIDE PLANNING POLICIES**

This agreement is entered into by and among the cities and towns of Pierce County and Pierce County. This agreement is made pursuant to the provisions of the Interlocal Cooperation Act of 1967, Chapter 39.34 RCW. This agreement has been authorized by the legislative body of each jurisdiction pursuant to formal action and evidenced by execution of the signature page of this agreement.

**BACKGROUND:**

- A. The Pierce County Regional Council (PCRC) was created in 1992 by interlocal agreement among the cities and towns of Pierce County and Pierce County. The organization is charged with responsibilities, including: serving as a local link to the Puget Sound Regional Council, promoting intergovernmental cooperation, facilitating compliance with the coordination and consistency requirements of the Growth Management Act (Chapter 36.70A RCW) and the Regional Transportation Planning Organization (Chapter 47.80 RCW), and developing a consensus among jurisdictions regarding the development and modification of the Countywide Planning Policies.
- B. The Pierce County Countywide Planning Policies provide for amendments to be adopted through amendment of the original interlocal agreement or by a new interlocal agreement. The Pierce County Countywide Planning Policies may be amended upon the adoption of amendments by the Pierce County Council and ratification by 60 percent of the jurisdictions in Pierce County representing 75 percent of the total Pierce County population as designated by the State Office of Financial Management at the time of ratification.
- C. Demonstration of ratification shall be by execution of an interlocal agreement or the absence of a legislative action to disapprove a proposed amendment. A jurisdiction shall be deemed as casting an affirmative vote if it has not taken legislative action to disapprove a proposed amendment within 180 days from the date the Pierce County Council formally authorizes the Pierce County Executive to enter into an interlocal agreement
- D. The Pierce County Council formally authorized the Pierce County Executive to enter into an interlocal agreement on October 8, 2019.
- E. The amendment proposing changes to policies reflects revised structure and criteria for Regional and Countywide Centers as approved through the Puget Sound Regional Council’s March 22, 2018 Regional Centers Framework update document.



1 F. The proposed new Countywide Centers are based on 14 applications to the  
2 Pierce County Regional Council for designation of Countywide Centers in the  
3 Pierce County Countywide Planning Policies.

4  
5 G. The Pierce County Regional Council recommended adoption of the 14  
6 Countywide Centers at its July 18, 2019 meeting.

7  
8 **PURPOSE:**

9  
10 This agreement is entered into by the cities and towns of Pierce County and Pierce  
11 County for the purpose of ratifying and approving the attached amendment to the Pierce  
12 County Countywide Planning Policies (Attachment).

13  
14 **DURATION:**

15  
16 This agreement shall become effective upon execution by 60 percent of the jurisdictions  
17 in Pierce County, representing 75 percent of the total Pierce County population as  
18 designated by the State Office of Financial Management at the time of the proposed  
19 ratification. This agreement will remain in effect until subsequently amended or  
20 repealed as provided by the Pierce County Countywide Planning Policies.

21  
22 **SEVERABILITY:**

23  
24 If any of the provisions of this agreement are held illegal, invalid or unenforceable, the  
25 remaining provisions shall remain in full force and effect.

26  
27 **FILING:**

28  
29 A copy of this agreement shall be filed with the Secretary of State, Washington  
30 Department of Commerce, the Pierce County Auditor and each city and town clerk.

31  
32 IN WITNESS WHEREOF, this agreement has been executed by each member  
33 jurisdiction as evidenced by the signature page affixed to this agreement.





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**INTERLOCAL AGREEMENT**  
**AMENDMENTS TO THE PIERCE COUNTY**  
**COUNTYWIDE PLANNING POLICIES**

Signature Page

The legislative body of the undersigned jurisdiction has authorized execution of the Interlocal Agreement, Amendments to the Pierce County Countywide Planning Policies.

IN WITNESS WHEREOF

This agreement has been executed by \_\_\_\_\_  
(Name of City/Town/County)

BY: \_\_\_\_\_  
(Mayor/Executive)

DATE: \_\_\_\_\_

Approved:

BY: \_\_\_\_\_  
(Director/Manager/Chair of the Council)

Approved as to Form:

BY: \_\_\_\_\_  
(City Attorney/Prosecutor)

Approved:

BY: \_\_\_\_\_  
(Pierce County Executive)



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Attachment  
Proposed Amendment  
to the  
Pierce County Countywide Planning  
to  
Designate 14 Countywide Centers



1 *Only those portions of the Countywide Planning Policies that are proposed to be*  
2 *amended are shown. Remainder of text, maps, tables, and/or figures is unchanged.*

3  
4 *For purpose of Ratification: Note that this interlocal agreement proposes 14 Countywide*  
5 *Centers. Cities and Towns can consider each of the proposed centers independently. If*  
6 *a city or town does not agree to the designation of 1 of the 14 proposed centers, cross*  
7 *out the appropriate "Center" in dark pen and initial it. In the cover letter that returns the*  
8 *agreement to the County, please indicate if your jurisdiction did not ratify all 14 of the*  
9 *proposed centers.*

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11 **"AMENDED SECTION"**

12  
13 **COUNTYWIDE PLANNING POLICY ON REGIONAL,**  
14 **COUNTYWIDE AND CENTERS OF LOCAL IMPORTANCE**

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16 C-27. Countywide Centers are potential candidates for designation as Regional Centers.

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18 Pierce County has the following Countywide Growth Centers:

- Sumner Town Center
- 6<sup>th</sup> Avenue (Tacoma)
- Lincoln (Tacoma)
- Lower Pacific (Tacoma)
- McKinley (Tacoma)
- Narrows (Tacoma)
- James Center (Tacoma/Fircrest/University Place)
- Proctor (Tacoma)
- South Tacoma Way (Tacoma)
- Tacoma Central (Tacoma)
- Upper Pacific (Tacoma)
- Upper Portland (Tacoma)
- Ruston Point (Tacoma/Ruston)
- Downtown Bonney Lake



**FINDINGS OF FACT**

The Pierce County Council finds that:

1. The Pierce County Regional Council (PCRC) was created in 1992 by an interlocal agreement among the cities and towns of Pierce County and Pierce County and charged with responsibilities including: serving as a local link to the Puget Sound Regional Council, promoting intergovernmental cooperation, facilitating compliance with the coordination and consistency requirements of the Growth Management Act (GMA) and the Regional Transportation Planning Organization (Chapter 47.80 Revised Code of Washington [RCW]), and developing a consensus among jurisdictions regarding the development and modification of the Countywide Planning Policies.
2. On January 31, 1995, the Pierce County Council passed Resolution No. R95-17 affirming the commitment of the County to continue discussions with other local jurisdictions to resolve implementation of the Growth Management Act.
3. The Growth Management Act required Pierce County to adopt a countywide planning policy in cooperation with the cities and towns located within the County.
4. The Pierce County Countywide Planning Policies (CPPs) are written policy statements which are to be used solely for establishing a countywide framework from which the County and municipal comprehensive plans are developed and adopted.
5. The CPPs were originally adopted on June 30, 1992, and amended on April 9, 1996, December 17, 1996, November 18, 2004, November 17, 2008, June 26, 2012, August 27, 2012, July 11, 2014, July 27, 2014, and November 13, 2018.
6. As a document adopted pursuant to requirements of the Growth Management Act, the CPPs should be incorporated by reference in Title 19D of the Pierce County Code (PCC), "Other Comprehensive Planning Documents."
7. The CPPs are adopted as Chapter 19D.240 PCC.
8. Vision 2040 is the central Puget Sound region's multi-county planning policies.
9. Vision 2040 directs the Puget Sound Regional Council (PSRC) to provide a regional framework for designating and evaluating Regional Growth Centers and Manufacturing Industrial Centers.



- 1 10. The Regional Centers Framework updated in 2018 represents a revised structure  
2 and criteria for Regional and Countywide Centers.  
3
- 4 11. The Regional Center Framework provides for the use of consistent criteria for the  
5 designation of Regional and Countywide Centers.  
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- 7 12. The Pierce County Countywide Planning Policies are required to be consistent with  
8 Vision 2040 and the Regional Centers Framework.  
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- 10 13. The proposed amendments to the CPPs are consistent with Vision 2040 and the  
11 2018 Regional Centers Framework.  
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- 13 14. The proposed 14 new Countywide Centers meet the minimum criteria as specified  
14 in the Regional Centers Framework and proposed CPPs.  
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- 16 15. The proposed Countywide Centers are located within six cities and towns.  
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- 18 16. The cities of Tacoma, Fircrest, and University Place submitted a joint application  
19 for James Place.  
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- 21 17. The cities of Tacoma and Ruston submitted a joint application for Point Ruston.  
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- 23 18. The City of Sumner submitted a single application for Downtown Sumner.  
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- 25 19. The City of Bonney Lake submitted a single application for Downtown Bonney  
26 Lake.  
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- 28 20. The City of Tacoma submitted 10 applications for: 6th Avenue, Lincoln, Lower  
29 Pacific, McKinley, Narrows, Proctor, South Tacoma Way, Tacoma Central, Upper  
30 Pacific, and Upper Portland Avenue.  
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- 32 21. Local jurisdictions have the ability to ratify each of the 14 applications  
33 independently.  
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- 35 22. The submitted applications are complete and are consistent with the proposed  
36 CPPs addressing the designation of Countywide Centers.  
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- 38 23. The Pierce County Planning Commission recommended approval of the proposals  
39 at its August 27, 2019, meeting.  
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- 41 24. The Pierce County Environmental official has determined the proposal is exempt  
42 from SEPA per WAC 197-11-800(19), procedural actions.  
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- 44 25. The Pierce County Countywide Planning Policies include provisions addressing  
45 procedures for amending the Countywide Planning Policies.  
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- 26. The proposed amendments to the CPPs shall become effective when 60 percent of the cities, towns, and the County, representing 75 percent of the total population as designated by the State Office of Financial Management at the time of the proposed ratification, become signatories to the agreement.
- 27. A demonstration of ratification shall be by execution of an interlocal agreement or the absence of a legislative action to disapprove the proposed amendment.
- 28. A jurisdiction shall be deemed as casting an affirmative vote if it has not taken legislative action to disapprove a proposed amendment within 180 days from the date the Pierce County Council formally authorizes the Pierce County Executive to enter into an interlocal agreement.
- 29. Per Pierce County Countywide Planning Policy AT 1.2.1, the date that the Pierce County Council formally authorizes the Pierce County Executive to enter into an interlocal agreement shall begin the 180-day ratification period.
- 30. The 180-day ratification period shall begin on October 8, 2019 and end on April 5, 2020.
- 31. A subsequent ordinance of the County Council shall not be necessary to acknowledge the ratification process and amend Section 19D.240 PCC, "Pierce County Countywide Planning Policies."
- 32. The Community Development Committee of the County Council, after a properly noticed public hearing, considered oral and written testimony and forwarded its recommendation to the full Council.
- 33. The County Council held a public hearing on October 8, 2019, where oral and written testimony was considered.
- 34. It is in the public interest to authorize the Pierce County Executive to execute the interlocal agreements.