

1 Sponsored by: Councilmembers Barbara Gelman, Calvin Goings,  
2 Timothy M. Farrell, and Terry Lee  
3 Requested by: Pierce County Council  
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File No. 160

## 7 **RESOLUTION NO. R2008-71s**

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10 **A Resolution of the Pierce County Council Requesting the Public Works**  
11 **and Utilities Department Implement an Expedited Permit**  
12 **Review and Approval Process to Facilitate Improvements**  
13 **included in the Garfield Street Activity Center Design**  
14 **Guidelines that may occur within the County Right-of-Way;**  
15 **Requesting the Planning and Land Services Department**  
16 **include the Garfield Street Activity Center Design Guidelines**  
17 **in the Amendments to the Pierce County Development**  
18 **Regulations to be Considered in 2008 and Conduct the**  
19 **Necessary Environmental Review; Referring the**  
20 **Amendments to the Parkland-Spanaway-Midland Land Use**  
21 **Advisory Commission and the Planning Commission; and**  
22 **Setting a Date for the Planning Commission to Submit Its**  
23 **Report and Recommendation Back to the Council.**  
24

25 **Whereas**, the Parkland-Spanaway-Midland Communities Plan, adopted by  
26 Ordinance No. 2002-21s on June 11, 2002, includes policies that address creating a  
27 streetscape improvement plan for the Garfield District in Parkland; and  
28

29 **Whereas**, the adopted Community Plan specifically targets the Garfield Street  
30 Activity Center area as the first portion of the Parkland area to receive streetscape  
31 improvements; and  
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33 **Whereas**, design standards to implement the streetscape plans were included in  
34 amendments to the Pierce County Development Regulation, Title 18J through  
35 Ordinance 2006-41s that include design options for public roadways and sidewalks; and  
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37 **Whereas**, streetscape improvements along Garfield Street are progressing  
38 slowly based on a lack of available funds; and  
39

40 **Whereas**, there is a continued desire to improve the appearance of the Garfield  
41 Street/PLU Activity Center by providing optional guidelines for development including  
42 façade improvements; and  
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44 **Whereas**, design firm BCRA was contracted to conduct an assessment of the  
45 Garfield Street/PLU Activity Center's built environment, work with a Garfield Street/PLU  
46 Stakeholders Group, representing business and property owners in the Garfield Street



1 Activity Center, Pacific Lutheran University, community members, and representatives  
2 from Pierce County Economic Development, Planning and Land Services and County  
3 Council District Five, and prepare design guidelines for consideration; and  
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5 **Whereas**, the Garfield Street/PLU Stakeholders Group met on June 27, 2007,  
6 August 8, 2007 and April 17, 2008; and;  
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8 **Whereas**, draft design guidelines have been prepared that provide low to  
9 moderate cost options for improving the curb appeal of existing commercial structures,  
10 create cohesiveness between storefronts and communicate the communities vision for  
11 the Garfield Street/PLU Activity Center; and  
12

13 **Whereas**, An expedited permit review and approval process should be  
14 implemented by the Department of Public Works and Utilities that would facilitate the  
15 implementation of the improvements described in the Garfield Street Activity Center  
16 Design Guidelines which may occur in the County road right-of-way; and  
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18 **Whereas**, the Pierce County Council adopted Resolution 2008-23 on April 8,  
19 2008, initiating the process for considering potential amendment to the Pierce County  
20 Development regulations; **Now Therefore**,

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22 **BE IT RESOLVED by the Council of Pierce County:**  
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24 Section 1. The Pierce County Council hereby refers the draft Garfield Street  
25 Activity Center Design Guidelines, attached hereto as Exhibit A and incorporated herein  
26 by reference, to the Planning and Land Services Department.  
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28 Section 2. The Pierce County Council hereby requests the Planning and Land  
29 Services Department consider the Garfield Street Activity Center Design Guidelines for  
30 possible inclusion in Title 18J - Design Standards and Guidelines for the Parkland-  
31 Spanaway-Midland Communities Plan Area as optional design guidelines for  
32 development and redevelopment of projects through the process for the 2008  
33 Amendments to the Development Regulation Series.  
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35 Section 3. The Planning and Land Services Department is requested to conduct  
36 the necessary State Environmental Policy Act (SEPA) review of any proposed  
37 amendments and present its staff report and recommendations to the Parkland-  
38 Spanaway-Midland Land Use Advisory Commission and Planning Commission. The  
39 Planning Commission is requested to make a report and recommendation back to the  
40 Council by November 1, 2008. The report and recommendation shall include  
41 supporting rationale for any recommendation.  
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1        Section 4. The Pierce County Council hereby requests the Public Works and  
2 Utilities Department implement an expedited permit review and approval process to  
3 facilitate improvements included in the Garfield Street Activity Center Design Guidelines  
4 that may occur within the County Road Right-of-way.

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6            **ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

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8 ATTEST:

**PIERCE COUNTY COUNCIL**  
Pierce County, Washington

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13 **Denise D. Johnson**  
14 Clerk of the Council

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**Terry Lee**  
Council Chair

