

**MEETING MINUTES
OF THE
PIERCE COUNTY REGIONAL COUNCIL
JULY 21, 2011 – 6:30 P.M.**

MEMBERS PRESENT

Bobbi Allison, Chair	Town of Eatonville
Richard Wagner	City of Auburn
Mark Hamilton	City of Bonney Lake
Pat Johnson	City of Buckley
Daryl Eidinger	City of Edgewood
Larry Wilcox	City of DuPont
Derek Young	City of Gig Harbor
Debra Perry	City of Milton
Doug Richardson	City of Lakewood
Leonard Sanderson	City of Milton
John Knutsen	City of Puyallup
Nicole Martineau	City of Puyallup
Ron Lucas	Town of Steilacoom
Steve Allsop	City of Sumner
Joseph Lonergan	City of Tacoma
Lauren Walker	City of Tacoma
Marty Campbell	City of Tacoma
Caroline Belleci	City of University Place
Eric Choiniere	City of University Place
Don Johnson	Port of Tacoma

MEMBERS ABSENT

Richie Morgan	Town of Carbonado
Glenn Hull	City of Fife
Kathy McVay	City of Fircrest
Jason Whalen	City of Lakewood
David Inge	City of Orting
John Jones	City of Pacific
Pat McCarthy	Pierce County Executive
Roger Bush	Pierce County Council
Tim Farrell	Pierce County Council
Joyce McDonald	Pierce County Council
Michelle Walker	City of Roy
Don Meyer	Port of Tacoma
Peggy Levesque	Town of South Prairie
Vacant	Town of Ruston
Donna Hogerhuis	Town of Wilkeson

Non-members present:

Jeff Storrar, PSRC

Ryan Windish, City of Sumner Planning Manager

Bobbi Allison, Chair of the PCRC, called the meeting to order at 6:35 p.m. A quorum was present.

Approval of Minutes

A motion was made (Hamilton/Wilcox) to adopt the minutes of May 19, 2011 and June 16, 2011. Motion passed unanimously.

PCRC Funding Distribution, continued

The Port of Tacoma has offered to raise its dues to \$200. Mark Hamilton noted that the \$200 is okay but the Port had also mentioned having 2 votes as well. He suggests keeping the \$200 but with just one vote. Don Johnson suggested that a decision could wait until the 2012 budget is determined. Lauren Walker wondered how this determination is done in other counties.

Mr. Johnson suggested again to wait until budget season. Bobbi Allison noted the need for a decision prior to General Assembly when the budget is up for adoption. Ron Lucas noted budget dollars from the highest single vote jurisdiction could be used as the base line for the Port. Ms. Walker proposed one vote for the Port, keep the budget the same, and look at how other counties determine this. Ms. Allison would like to bring this back up in September with comparables, looking at AWC as well as suburban cities, PSRC, and Thurston County. Leonard Sanderson proposed keeping the budget structure the same with the same \$100 baseline.

Zoo Trek Authority – Appointment Opportunity

Ms. Allison has received a nomination from Orting. Mr. Graham Hunt is running unopposed for Orting City Council.

Mr. Lucas would like to nominate Nancy Henderson, running unopposed for Steilacoom Council.

Motion: A motion was made (Bellecci/Walker) to put forward the two nominations out to jurisdictions. Motion passed unanimously. Ballots will be sent out after a small bio on each candidate is provided to the Clerk.

Public Hearing - 2011 Comprehensive Plan Amendments, continued

Dan Cardwell, PALS Senior Planner, provided the PCRC with background and recommendations on each amendment.

U-2, City of Orting, UGA

GMCC recommended denial because the City failed to update of their comprehensive plan to reflect the area as being a potential UGA. There was some talk that the City would withdraw its application, but no formal notice was received. Pierce County staff also recommends denial.

There was no public comment.

Motion: (Nicole Martineau/Larry Wilcox) To recommend denial. Motion passed unanimously.

U-3a, U-3b, City of Sumner, UGA

GMCC voted to approve the amendment with 4 yeas, 3 nays, and 2 abstentions. The City submitted additional information at the Pierce County Planning Commission at the last minute. PCRC was reminded that U-3b is an urban area proposed to be removed from the UGA, U-3a is an expansion of the UGA on the south side of town redesignating Rural 10 and ARL to mixed use district. The City is proposing conservation easements to preserve some agricultural/open space lands. Pierce County recommends denial on 3a and approval on 3b. Staff reviewed last minute correspondence from the City and addressed the issues in a supplemental staff report that was provided to PCRC. The County did not change its recommendation; however, the denial is based upon the lack of need to add additional commercial lands within the UGA to meet 20-year employment targets.

PUBLIC TESTIMONY

Ryan Windish, Sumner Planning Manager, stated the proposal includes a net reduction of the UGA. They have amended their comprehensive plan and feel that they are meeting goals of CPPs and GMA. The City's ability to serve the East Hill area is difficult at best. The removal of agricultural lands is provided for in the Pierce County Comprehensive Plan.. The proposal includes setting aside 180 acres of farmland in the valley in conservation easements. Market analysis showed a great deal of retail leakage into King County.

Mark Hamilton asked how close Bonney Lake was looked at in the market study. Mr. Hamilton believes that Bonney Lake has enough retail development to cover the numbers given in the market analysis. For the analysis not to even look at Bonney Lake as compatible is surprising. He also noted the WSU development of 48 acres with another 66 acres adjacent. Mr. Windish noted that the WSU land was not included in the analysis; study only looked at commercially zoned areas. Mr. Hamilton also noted that Cascadia, as an employment based community, must be taken into consideration and employment is an absolute necessity in that development. He believes Sumner already has the existing capacity.

Steve Allsop, Sumner, addressed the capacity noted by Mr. Hamilton. The available area is industrial and always will be; not a people place. Related to Cascadia, he feels that it is a no starter from the get go. He is excited about the removal of East Hill. The Orton Junction area has not been farmed in a long time and farmers in the area say it is not feasible. This will promote 2,200 jobs with easy freeway access.

Bob Ecklund, CEO with YMCA, stated that market research has shown a huge desire for a YMCA in this area. They have raised over 5 million dollars to build this project. He also noted that a new YMCA is also being built in Bonney Lake about 4 miles away. Orton Junction is a perfect location. He noted that the Y approached Investco, not the other way around. The Y expresses support for this proposal.

Dave Enslow, Mayor of Sumner, stated that this is an exciting project for Sumner and there is a big demand for a community center. The only site that works is this one. Multicare wants to build a facility there even with the notice of layoffs; East Pierce Fire & Rescue wants to build a training center in the location; Investco wants to build a retail center; there is potential for a farmer's market. The high unemployment rate would be met by the employment offered with this proposal. This project is the hopes and dreams of Sumner.

DISCUSSION

Joe Lonergan asked City staff if the expansion is not approved, would Sumner be pulling away the UGA reduction. Mr. Windish noted that the reduction would not be on the table if not required by the County. Mr. Lonergan also asked about the retail leakage and where it is going. He wondered what the plan would be for keeping people from going to the shopping opportunities already in existence.

Lauren Walker likes the rural and small town nature of Sumner and expressed concern with losing that identity. She asked about the County TDR program. Although supportive of the YMCA, she fears Multicare moving in as well. Terms like oversized and overestimation of capacity have been used, but when she gets to the equation it is still changing from farming to commercial. She asked County staff to address the close vote at the GMCC vote, and for staff's opinion on why so many people are opposed to this.

Mr. Cardwell stated first of all that Planning Commission has not made their recommendation as yet. Regarding the GMCC vote, he noted that some jurisdictions did not want to vote, some that voted for it felt the city had done its job, those voting no commented on Ag preservation and referenced the North Clover Creek decision.

Pat Johnson, commented that she drives the valley freeway and SR 410 frequently, noting that afternoon traffic is terrible. Highway 410, going up to Bonney Lake from Sumner, can be a parking lot at certain times of day. There are no other roads and people in Sumner are not going to go up the hill. The proposal area is mostly surrounded by development. She would support Sumner in this effort and thinks the County should look between South Prairie and Orting for preservation of agricultural land.

Eric Choiniere asked two questions of City staff related to Orton Junction's proximity to the Puyallup River and traffic, wondering if there is a plan for better access to the site. Mr. Windish responded that there is a distinct bank that drops off separating the river from the property, and as development occurs, the interchanges would have to be improved as needed. However, there is no detailed plan at this time.

John Knutsen stated that Sumner should be able to do anything they want in their city limits. Regarding preservation of Ag land forever, what happens if the land just sits there? Mr. Cardwell responded that the County must address agricultural resource lands, and the premise of preserving a limited resource is to have it available in the future.

Derek Young asked if there is any guarantee that this will be in conservancy and is there anything in the CPPs or VISION 2040 that recognizes this conservancy. Mr. Cardwell stated that the CPPs encourage the protection of agricultural lands. Jeff Storrar, PSRC, stated that PSRC agrees with the County recommendation, noting that the County provided a thorough analysis of the proposal. Mr. Young stated that he was initially opposed to the proposal, and still may think this is not a one-to-one trade, but that it may do a better job of preserving Ag lands. He asked about the reference to Gig Harbor in the market study, noting zero connection between the two markets. Mr. Cardwell responded that the model used did not identify projects in other areas.

Richard Wagner will support this proposal because the city has done such a good job getting it all organized.

Nicole Martineau wants to support Sumner as well, noting that they do respect the Ag land. Residents in the area are calling for this and that is a big plus. She will support the amendment, but wishes it was in a different area.

Steve Allsop noted that he loves the small town, semi-rural nature of Sumner.

Motion: (Eric Choiniere/Pat Johnson) To recommend approval. Motion passed with a vote of 14 in favor and 4 opposed.

Presentation - Transportation 2040 Project Prioritization Process

Robin Mayhew, PSRC, gave a presentation. She will come back in September with additional information.

Announcements

Norman Abbott, PSRC, has announced his retirement; his last day at PSRC will be September 6.

Ms. Allison announced that steel beams from the World Trade Center will be in Eatonville on August 14.

There will be no PCRC meeting in August. Next meeting September 15, 2011.

The meeting adjourned at 8:40 p.m.