**RESOLUTION 2012-R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EATONVILLE APPROVING AN INTERLOCAL AGREEMENT BETWEEN PIERCE COUNTY AND ITS CITIES AND TOWNS, WHICH RATIFIES AND ADOPTS AN AMENDMENT TO THE PIERCE COUNTY COUNTYWIDE PLANNING POLICIES TO DESIGNATE A CANDIDATE REGIONAL INDUSTRIAL/MANUFACTURING CENTER IN THE CITY OF UNIVERSITY PLACE.**

**WHEREAS**, Pierce County Ordinance 2011-35s was passed on August 9th, 2011 by the Pierce County Council to amend the Countywide Planning Policies; and

**WHEREAS**, In order for the amendments to the Countywide Planning Policies to take effect, 60% of Pierce County jurisdictions representing 75% of the total Pierce County population must ratify adoption of the amendments; and

**WHEREAS**, The Town Council of Eatonville intends to ratify the adoption of the Pierce County Countywide Planning Policy amendment to designate an area in the City of University Place as a Candidate Regional Industrial/Manufacturing Center, as attached to Pierce County Ordinance 2011-35s as Exhibit D; and

**WHEREAS**, the Town of Eatonville has determined that the adoption of the County-wide Planning Policy amendments through Interlocal Agreement would be beneficial to the Town by designating a new candidate regional center in University Place to encourage economic development and employment in the county;

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE COUNCIL OF THE TOWN OF EATONVILLE AS FOLLOWS:**

Section 1. The Town Council hereby authorizes the Mayor to execute the Interlocal Agreement, which is attached hereto and also as Exhibit D to Pierce County Ordinance 2011-35s.

Passed by the Council of the Town of Eatonville at a regular meeting this _____ day of April, 2012.

_____
Ray Harper, Mayor

ATTEST:

_____
Chrystal McGlone, Town Clerk

APPROVED AS TO FORM:

_____
Patricia Buchanan, Town Attorney

# 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 the proposed ratification.

C. The amendment is based on an application from the City of University Place to the Pierce County Regional Council for designation of a Candidate Regional Growth Center in the Pierce County Countywide Planning Policies.

D. The Pierce County Regional Council recommended adoption of the proposed amendment on March 17, 2011.

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).



Pierce County Council
930 Tacoma Ave S, Rm 1046
Tacoma, WA 98402

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.



Pierce County Council
930 Tacoma Ave S, Rm 1046
Tacoma, WA 98402

## 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

_____
(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)



Pierce County Council
930 Tacoma Ave S, Rm 1046
Tacoma, WA 98402

Attachment

Proposed Amendment
to the
Pierce County Countywide Planning
to
Incorporate A New Candidate Regional Center



Pierce County Council
930 Tacoma Ave S, Rm 1046
Tacoma, WA 98402

**Centers**

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

Centers are to:

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

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

Regional Growth Centers in the Metropolitan City
Tacoma Central Business District
Tacoma Mall

Regional Growth Centers in Core Cities
Lakewood
Puyallup Downtown
Puyallup South Hill

Currently there are no designated Countywide Centers.

Manufacturing/Industrial Centers are areas where employee- or land-intensive uses will be 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,



Pierce County Council
930 Tacoma Ave S, Rm 1046
Tacoma, WA 98402

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.



Pierce County Council
930 Tacoma Ave S, Rm 1046
Tacoma, WA 98402

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

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

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

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

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

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

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

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



Pierce County Council
930 Tacoma Ave S, Rm 1046
Tacoma, WA 98402

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

(__) candidate regional centers have been included into the Countywide Planning Policies. (__) of the candidate centers is a Regional Growth Center and (__) candidate centers are Manufacturing/Industrial Centers.

Candidate Regional Centers
University Place – Candidate Regional Growth Center

*(Note there are three separate interlocal agreements that propose the designation of candidate regional centers. Once these proposals have been ratified the appropriate language shall replace the blank spaces as depicted as "(__).)*



Pierce County Council
930 Tacoma Ave S, Rm 1046
Tacoma, WA 98402