

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

**ATTACHED TO THIS COVER SHEET ARE:**

- A copy of the County's Ordinance authorizing execution of the interlocal agreements and thereby ratifying the amendments to the Pierce County Countywide Planning Policies (CPP).
- A copy of the interlocal agreement showing the amendments to the CPP as approved by the PCRC in Attachment.

**WHAT YOU HAVE TO DO:**

1. Develop a similar ordinance or resolution in whatever form is used by your jurisdiction. It **is not** necessary for everyone to adopt identical documents.
2. *For the Candidate Regional Center amendment package only*, jurisdictions have the ability to approve each of the three candidate regional centers independently. Consequently, a jurisdiction may approve/ratify only one of the three proposed Candidate Regional Centers. Attachments to the ordinance/resolution need to include: 1) each of the interlocal agreements and 2) the Candidate Regional Center Amendment.
3. Have your Council vote on the ordinance/resolution.
4. Have the authorized agents for your jurisdiction sign the interlocal agreement(s).
5. Submit **two original copies** of your signed resolution/ordinance and each interlocal agreement to Toni Fairbanks, Pierce County Planning and Land Services, 2401 S. 35th Street, Room 228, Tacoma, WA 98409.

**WHAT HAPPENS NEXT:**

Once ordinances/resolutions and interlocal agreements are approved by 60% of the jurisdictions representing 75% of the population in the County, the amendments will become effective. This threshold correlates to 14 cities and towns and Pierce County representing a minimum of 601,612 people (based on 2011 OFM estimate).

**Pierce County Regional Council**  
**2401 South 35th Street, Room 228**  
**Tacoma, Washington 98409**  
**(253) 798-7156**

September 30, 2011

TO: Pierce County City and Town Mayors and Councilmembers  
Pierce County Regional Council Members (PCRC)  
Pierce County City and Town Clerks

SUBJECT: Interlocal Agreement - Amendments to the Pierce County Countywide Planning Policies – Candidate Regional Centers

The Pierce County Regional Council (PCRC) recommended the attached amendments to the Pierce County Countywide Planning Policies. As the first step in the ratification process the Pierce County Council adopted Ordinance No. 2011-35s on August 9, 2011. This action signifies Pierce County's approval of the proposed amendment to designate three new candidate regional centers into the Pierce County Countywide Planning Policies (CPPs) and authorizes the Pierce County Executive to execute interlocal agreements with the Cities and Towns of Pierce County to ratify the proposal. This correspondence is the official transmittal of the PCRC's recommendation to amend the PCCs and request for ratification of the proposal.

The proposal is the designation of three new candidate regional centers in the Pierce County Countywide Planning Policies. The new regional centers include 1) the Sumner-Pacific Manufacturing/Industrial Center, 2) the South Tacoma Manufacturing/Industrial Center, and 3) the University Place Regional Growth Center. If these areas are adopted as regional centers in the CPPs, the jurisdictions have the opportunity to submit an application to the Puget Sound Regional Council (PSRC) for regional center designation in VISION 2040. Until a regional-level designation is approved by PSRC, the centers shall be considered a "candidate" regional center.

In approving its recommendation the PCRC took action to adopt the requested regional center designations in three separate motions. This approach provides your jurisdiction the opportunity to approve each of the three candidate regional centers independently. Accordingly, attached is an interlocal agreement for each of the three proposed centers. While each of these agreements must be signed to signify your jurisdiction's approval, your Council may pass one ordinance or resolution to direct your respective jurisdiction's agent to sign each of the interlocal agreements. The Pierce County Ordinance which includes the interlocal agreement and amendments to the Countywide Planning Policies and an explanatory sheet are included for your convenience.

The Pierce County Countywide Planning Policies shall be ratified and become effective when 60 percent of the jurisdictions in Pierce County representing 75 percent of the total population adopt the amendments. This threshold correlates to 14 cities and towns and Pierce County representing a minimum of 601,612 people (based on 2011 OFM estimate).

Please expedite the passage of the interlocal agreements through your respective legislative bodies. After ratification by your jurisdiction, please send **two original signed copies** of the interlocal agreement and a copy of your resolution, ordinance, or meeting minutes authorizing approval to

Memo re: Candidate Regional Centers  
September 30, 2011  
Page 2

Pierce County Planning and Land Services, Attention: Toni Fairbanks, 2401 S. 35th Street, Room 228, Tacoma, WA 98409. One copy will be returned to your jurisdiction after it has been signed by the Pierce County Executive.

Thank you for your assistance. If you have any questions, please contact Dan Cardwell at 253-798-7039 ([dan.cardwell@co.pierce.wa.us](mailto:dan.cardwell@co.pierce.wa.us)) or me at 253-798-7156 ([toni.fairbanks@co.pierce.wa.us](mailto:toni.fairbanks@co.pierce.wa.us)).

Sincerely,



Toni Fairbanks  
Clerk, Pierce County Regional Council

N:\Long Range Planning\ADMIN\PCRC\county-wide planning policies\2011\Candidate\_Regional\_Centers\_Ordinance\Ratification\LETTER Interlocal Agreement.doc

Enclosures

- c. Growth Management Coordinating Committee

1 Sponsored by: Councilmember Rick Talbert  
2 Requested by: Executive/Planning and Land Services  
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4  
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7

8 **ORDINANCE NO. 2011-35s**  
9

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

22 **Whereas**, the Pierce County Regional Council (PCRC) was created in 1992 by  
23 interlocal agreement among the cities and towns of Pierce County and Pierce County  
24 Government (the County), and charged with responsibilities, including: serving as a  
25 local link to the Puget Sound Regional Council, promoting intergovernmental  
26 cooperation, facilitating compliance with the coordination and consistency requirements  
27 of the Growth Management Act (Chapter 36.70A. RCW) and the Regional  
28 Transportation Planning Organization (Chapter 47.80 RCW), and developing a  
29 consensus among jurisdictions regarding the development and modification of the  
30 Pierce County Countywide Planning Policies; and  
31

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

37 **Whereas**, the framework is intended to ensure that the County and municipal  
38 comprehensive plans are consistent; and  
39

40 **Whereas**, the County adopted its initial CPPs on June 30, 1992; and  
41

42 **Whereas**, six Regional Growth Centers were identified in the initial Pierce  
43 County CPPs; and  
44  
45

1       **Whereas**, the Pierce County CPPs were amended in 2009 to allow for a process  
2 to designate new Candidate Regional Centers; and

3  
4       **Whereas**, a local jurisdiction may submit a Candidate Center, as designated in  
5 the Pierce County CPPs, to the Puget Sound Regional Council for consideration to  
6 receive designation as a Regional Center through VISION 2040; and

7  
8       **Whereas**, the Cities of Sumner and Pacific submitted an application to the PCRC  
9 for designation of a Candidate Regional Industrial/Manufacturing Center; and

10  
11       **Whereas**, the City of Tacoma submitted an application to the PCRC for  
12 designation of a Candidate Regional Industrial/Manufacturing Center; and

13  
14       **Whereas**, the City of University Place submitted an application to the PCRC for  
15 designation of a Candidate Regional Growth Center; and

16  
17       **Whereas**, the Pierce County Growth Management Coordinating Committee  
18 (GMCC) is a technical subcommittee to the Pierce County Regional Council (PCRC),  
19 and the GMCC includes staff representatives from the County and the cities and towns  
20 within Pierce County; and

21  
22       **Whereas**, the GMCC reviewed the submitted applications for completeness and  
23 consistency with Pierce County Countywide Planning Policies; and

24  
25       **Whereas**, the GMCC recommended approval of the submitted applications to the  
26 PCRC at its January 27, 2011 meeting; and

27  
28       **Whereas**, the PCRC thought it was appropriate to allow jurisdictions to consider  
29 approval of the proposed Regional Centers independently; and

30  
31       **Whereas**, the PCRC, based upon the recommendation from the GMCC and its  
32 own discussions, recommended approval of the proposals in three separate motions at  
33 its March 17, 2011 meeting; and

34  
35       **Whereas**, amendments to the Pierce County Countywide Planning Policies must  
36 be adopted through amendment of the original interlocal agreement or by a new  
37 interlocal agreement ratified by 60 percent of member jurisdictions in Pierce County  
38 representing 75 percent of the total population; and

39  
40       **Whereas**, an Interlocal Agreement entitled "Amendments to the Pierce County  
41 Countywide Planning Policies" was developed for this purpose, and included the  
42 recommended amendments to the Pierce County Countywide Planning Policies as an  
43 attachment; and



1       **Whereas**, the Pierce County Planning Commission, at its May 24, 2011, regular  
2 public hearing, reviewed the proposed amendments to the Pierce County Countywide  
3 Planning Policies and recommended approval; and  
4

5       **Whereas**, an environmental review of the proposed amendments to the Pierce  
6 County Countywide Planning Policies was conducted pursuant to Chapter 43.21C and  
7 an Determination of Nonsignificance was issued on June 21, 2011; and  
8

9       **Whereas**, after a properly noticed public hearing, the Community Development  
10 Committee of the Pierce County Council considered oral and written testimony and  
11 forwarded its recommendation to the full County Council; and  
12

13       **Whereas**, the County Council held a public hearing on July 19, 2011, where oral  
14 and written testimony was considered; and  
15

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

18       **BE IT ORDAINED by the Council of Pierce County:**  
19  
20

21       Section 1. The Pierce County Council acknowledges its approval of the  
22 amendments to the Pierce County Countywide Planning Policies recommended by the  
23 Pierce County Regional Council, which are attached as Exhibit A and incorporated  
24 herein by reference.  
25

26       Section 2. The Pierce County Council authorizes the Pierce County Executive to  
27 execute the three Interlocal Agreements, attached as Exhibit B, Exhibit C and Exhibit D  
28 and incorporated herein by reference, thereby ratifying the attached amendments to the  
29 Pierce County Countywide Planning Policies and amending Chapter 19D.240 of the  
30 Pierce County Code as recommended by the Pierce County Regional Council.  
31  
32



1 Section 3. The Pierce County Council adopts Findings of Fact as shown in  
2 Exhibit E, which is attached and incorporated herein by reference.

3  
4 PASSED this 9<sup>th</sup> day of August, 2011.  
5

6 ATTEST:

**PIERCE COUNTY COUNCIL**  
Pierce County, Washington

7  
8  
9 Denise D. Johnson

10  
11 **Denise D. Johnson**  
12 Clerk of the Council

Roger Bush

**Roger Bush**  
Council Chair

13  
14 Pat McCarthy

**Pat McCarthy**

Pierce County Executive

15  
16  
17  
18 Approved  Vetoed , this  
19 16 day of August,  
20 2011.  
21

22 Date of Publication of

23 Notice of Public Hearing: June 22, 2011

24  
25 Effective Date of Ordinance: August 26, 2011



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



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 Downtown

39 Puyallup South Hill

40  
41 Currently there are no designated Countywide Centers.

42  
43 Manufacturing/Industrial Centers are areas where employee- or land-intensive uses will be located.  
44 These centers differ from Regional Growth Centers in that they consist of an extensive land base  
45 and the exclusion of non-manufacturing or manufacturing-supportive uses is an essential feature of  
46 their character. These areas are characterized by a significant amount of manufacturing, industrial,



1 and advanced technology employment uses. Large retail and non-related office uses are  
2 discouraged. Other than caretakers' residences, housing is prohibited within  
3 Manufacturing/Industrial Centers. However, these centers should be linked to high density housing  
4 areas by an efficient multimodal transportation system. The efficiency of rail and overland freight  
5 to markets is the critical element for manufacturers and industries located in these centers.

6  
7 The designated Manufacturing/Industrial Centers, within Pierce County are as follows:

8  
9 Manufacturing/Industrial Centers

10 Frederickson

11 Port of Tacoma

12  
13 Within Pierce County, a limited number of additional centers may be designated through  
14 amendment of the Countywide Planning Policies consistent with the process below.

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

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

25  
26 **County-Level Centers Designation Process**

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

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

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

44  
45 Transit services shall be defined in the broadest sense and shall include local and regional bus  
46 service, rail where appropriate, vanpool, carpool, and other transportation demand measures  
47 designed to reduce vehicle trips.



1  
2 The minimum designation criteria to establish a candidate center by type are as follows:

3  
4 Metropolitan City Center

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

6 Capital Facilities: served by sanitary sewers;

7 Employment: a minimum of 25 employees per gross acre of non-residential lands with a  
8 minimum of 15,000 employees;

9 Population: a minimum of ten households per gross acre; and

10 Transit: serve as a focal point for regional and local transit services.

11  
12 Regional Growth Center

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

14 Capital Facilities: served by sanitary sewers;

15 Employment: a minimum of 2,000 employees;

16 Population: a minimum of seven households per gross acre; and

17 Transit: serve as a focal point for regional and local transit services.

18  
19 Countywide Center

20 Area: up to one square mile in size;

21 Capital Facilities: served by sanitary sewers;

22 Employment: a minimum of 1,000 employees;

23 Population: a minimum of 6 households per gross acre; and

24 Transit: serve as a focal point for local transit services.

25  
26 Manufacturing / Industrial Center

27 Capital Facilities: served by sanitary sewers;

28 Employment: a minimum of 7,500 jobs and/or 2,000 truck trips per day; and

29 Transportation: within one mile of a state or federal highway or national rail line.

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

36  
37 Once included in the Countywide Planning Policies, the jurisdiction where a center is located may  
38 go on to seek regional designation of the center from the Puget Sound Regional Council (PSRC) in  
39 accordance with its established criteria and process.

40  
41 In order to be designated a Regional Growth Center the center should meet the regional criteria and  
42 requirements including those in VISION 2040, the regional growth, economic and transportation  
43 strategy as may be amended and designated by the Puget Sound Regional Council.

44  
45 After county-level designation occurs within the Countywide Planning Policies and until regional-  
46 level designation by the PSRC occurs the center shall be considered a “candidate” Regional Growth  
47 Center.



1  
2 Each jurisdiction which designates a Regional Growth Center shall establish 20-year household and  
3 employment growth targets for that Center. The expected range of targets will reflect the diversity  
4 of the various centers and allow communities to effectively plan for needed services. The target  
5 ranges not only set a policy for the level of growth envisioned for each center, but also for the  
6 timing and funding of infrastructure improvements. Reaching the target ranges will require careful  
7 planning of public investment and providing incentives for private investments.

8  
9 Three candidate regional centers have been included into the Countywide Planning Policies. One of  
10 the candidate centers is a Regional Growth Center and two candidate centers are  
11 Manufacturing/Industrial Centers.

12  
13 Candidate Regional Centers

14 University Place – Candidate Regional Growth Center

15 Sumner-Pacific – Candidate Industrial/Manufacturing Center

16 South Tacoma – Candidate Industrial/Manufacturing Center

17  
18



Findings of Fact

The Pierce County Council finds that:

1. The Pierce County Regional Council (PCRC) was created in 1992 by 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 (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.
2. The Growth Management Act required Pierce County to adopt a countywide planning policy in cooperation with the cities and towns located within the County.
3. The Countywide Planning Policies are to be used for establishing a countywide framework from which the comprehensive plans for Pierce County and the cities and towns within Pierce County are developed and adopted.
4. On June 30, 1992, the Pierce County Council passed Ordinance No. 92-74 adopting the initial Pierce County Countywide Planning Policies.
5. The Pierce County Countywide Planning Policies currently identify five Urban Centers and two Manufacturing/Industrial Centers that have been adopted into the VISION 2040.
6. The Pierce County Countywide Planning Policies include minimum criteria for the designation of new regional centers.
7. The Pierce County Countywide Planning Policies identifies a process for local jurisdictions to submit applications for the designation of candidate regional centers.
8. If a proposal is ratified by Pierce County and its cities and towns, the local jurisdiction may request the Puget Sound Regional Council to designate the appropriate center within VISION 2040.
9. The Cities of Sumner and Pacific jointly applied for the designation of a candidate Regional Industrial/Manufacturing Center.
10. The City of Tacoma applied for the designation of a candidate Regional Industrial/Manufacturing Center.
11. The City of University Place applied for the designation of candidate Regional Growth Center.
12. The submitted applications are complete and consistent with the Pierce County Countywide Planning Policies.



- 1 13. The Pierce County Regional Council recommended approval of the proposals at its  
2 March 17, 2011, meeting in three separate motions.
- 3
- 4 14. Local jurisdictions have the ability to ratify each of the three proposals independently.
- 5
- 6 15. The Pierce County Planning Commission recommended approval of the proposals at  
7 its May 24, 2011, meeting.
- 8
- 9 16. The Pierce County Countywide Planning Policies include provisions addressing  
10 procedures for amending the Countywide Planning Policies.
- 11
- 12 17. The Pierce County Countywide Planning Policies require amendments to the  
13 Countywide Planning Policies to be adopted through an amendment of the original  
14 Interlocal Agreement or by a new interlocal agreement. The amendment will become  
15 effective when sixty percent (60%) of the cities, towns and County government  
16 representing seventy-five percent (75%) of the total population as designated by the  
17 State Office of Financial Management at the time of the proposed ratification become  
18 signatories to the agreement.
- 19
- 20 18. Within Regional Industrial/Manufacturing Centers truck parking and staging areas are  
21 important.
- 22
- 23 19. The Cities of Sumner/Pacific and the City of Tacoma should consider how to best meet  
24 the needs of truck parking and staging areas.
- 25
- 26 20. Potential solutions for truck parking and staging that should be considered may  
27 include: public-private partnerships to develop a site for such use; additional  
28 restrictions and enforcement of truck parking and travel in residential and commercial  
29 areas; a more pro-active approach by industrial business owners to address the  
30 problem; requirements for larger truck parking and staging areas on the industrial  
31 sites; revisions to current zoning standards which prohibit the development of a truck  
32 stop in the interchange commercial area; and, potential use of transportation grant  
33 funding to address the need.
- 34
- 35 21. The Community Development Committee of the County Council, after a properly  
36 noticed public hearing, considered oral and written testimony and forwarded its  
37 recommendation to the full Council.
- 38
- 39 22. The County Council held a public hearing on July 19, 2011, where oral and written  
40 testimony was considered.
- 41
- 42 23. It is in support of designating the three proposals as candidate regional centers.
- 43
- 44 24. It is in the public interest to authorize the Pierce County Executive to execute the  
45 interlocal agreements.
- 46

