

**RESOLUTION NO. 2018 - X**

**A RESOLUTION OF THE TOWN OF EATONVILLE, WASHINGTON,  
OPPOSING THE AMENDMENTS TO THE PIERCE COUNTY  
COUNTYWIDE PLANNING POLICIES, TO AMEND DRY SEWER  
LINES AND UGA CAPACITY BANK**

**WHEREAS**, the Pierce County Regional Council approved Ordinance No. 2018-15s, acknowledging its approval of proposed policies in the Pierce County Countywide Planning Policies as recommended by the Pierce County Regional Council; authorizing the Pierce County Executive to execute interlocal agreements with Cities and Towns of Pierce County to ratify the proposed amendments; amending chapter 19D.240 of the Pierce County Code; and

**WHEREAS**, Pierce County, in conjunction with its cities and towns, may establish and utilize an Urban Growth Area Capacity Bank for unincorporated lands that are removed from the Urban Growth Area; and

**WHEREAS**, Cities and Towns within Pierce County may expand their Urban Growth Areas using capacity credits from the Urban Growth Area Capacity Bank; and

**WHEREAS**, the Finance/Legislative Committee and the Town Administration feel that it is not in the future best interest of the Town of Eatonville to participate in the Urban Growth Area Capacity Bank; and

**WHEREAS**, for the proposal to be amended, it must be ratified by approval from 60% of the jurisdictions in Pierce County representing 75% of the total population; now, therefore;

**THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, WASHINGTON,  
HEREBY RESOLVES AS FOLLOWS:**

**That:** The Town Council of the Town of Eatonville opposes the amendments to the Pierce County Countywide Planning Policies.

PASSED by the Town Council of Town of Eatonville and attested by the Town Clerk in authentication of such passage this 27<sup>th</sup> day of August, 2018.

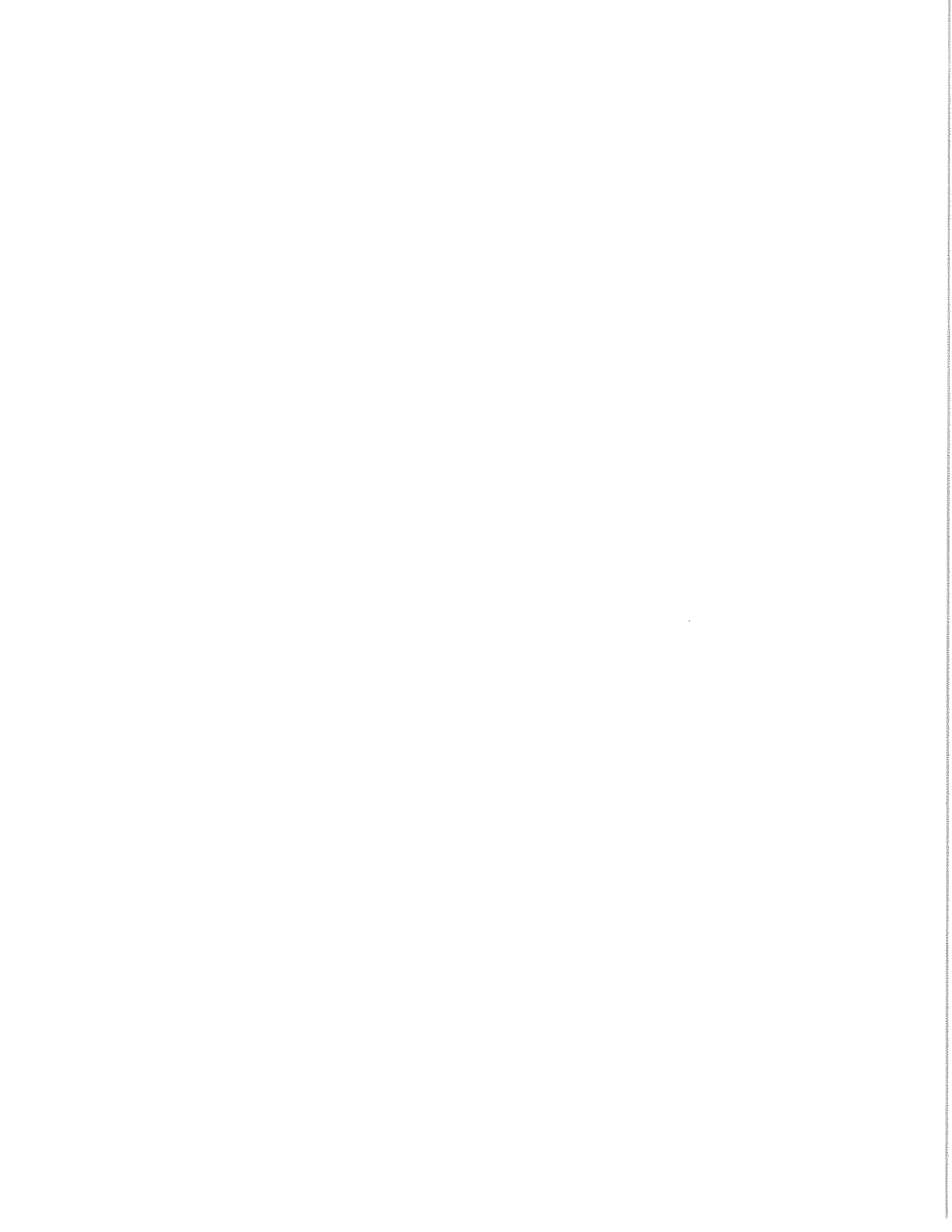
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Mike Schaub, Mayor

ATTEST:

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Kathy Linnemeyer, Town Clerk



1 Sponsored by: Councilmembers Connie Ladenburg and Derek Young  
2 Requested by: Executive/Planning and Public Works  
3  
4

## 5 **ORDINANCE NO. 2018-15s**

6  
7  
8 **An Ordinance of the Pierce County Council Acknowledging its Approval of**  
9 **Proposed Policies in the Pierce County Countywide Planning**  
10 **Policies as Recommended by the Pierce County Regional**  
11 **Council; Authorizing the Pierce County Executive to Execute**  
12 **Interlocal Agreements with the Cities and Towns of Pierce**  
13 **County to Ratify the Proposed Amendments; Amending**  
14 **Chapter 19D.240 of the Pierce County Code, "Pierce County**  
15 **Countywide Planning Policies," Upon Ratification; and**  
16 **Adopting Findings of Fact.**  
17

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

27 **Whereas**, on January 31, 1995, the PCRC passed Resolution No. R95-17  
28 affirming the commitment of the County to continue discussions with other local  
29 jurisdictions to resolve implementation of the GMA; and  
30

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

36 **Whereas**, the CPPs were originally adopted on June 30, 1992 and amended on  
37 April 9, 1996, December 17, 1996, November 18, 2004, November 17, 2008, June 26,  
38 2012, August 27, 2012, July 11, 2014, and July 27, 2014; and  
39

40 **Whereas**, the PCRC considered various options to address issues associated  
41 with the expansion of the Urban Growth Area in 2016; and  
42

43 **Whereas**, the current CPPs contain a policy that requires dry sewer facilities to  
44 be installed if sanitary sewer service is not available for a project within the designated  
45 Urban Growth Area; and  
46



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

3  
4 **BE IT ORDAINED by the Council of Pierce County:**

5  
6 Section 1. The Pierce County Council acknowledges its approval of the  
7 amendments to the CPPs recommended by the Pierce County Regional Council as set  
8 forth in Exhibit A, which is attached hereto and incorporated herein by reference.

9  
10 Section 2. The Pierce County Council authorizes the Pierce County Executive to  
11 execute Interlocal Agreements as set forth in Exhibit B, which is attached hereto and  
12 incorporated herein by reference, thereby ratifying the attached amendments to the  
13 CPPs and amending Chapter 19D.240 of the Pierce County Code as recommended by  
14 the Pierce County Regional Council.

15  
16 Section 3. Findings of Fact are hereby adopted as shown in Exhibit C, which is  
17 attached hereto and incorporated herein by reference.

18  
19 **PASSED this** 15<sup>th</sup> **day of** May, 2018.

20  
21 **ATTEST:**

**PIERCE COUNTY COUNCIL**  
Pierce County, Washington

22  
23  
24  
25 Denise D. Johnson  
26 **Denise D. Johnson**  
27 Clerk of the Council

Douglas G. Richardson  
28 **Douglas G. Richardson**  
29 Council Chair

30  
31 Bruce F. Dammeier  
32 **Bruce F. Dammeier**  
33 Pierce County Executive

34 Approved  Vetoed \_\_\_\_\_, this  
35 21<sup>st</sup> day of May,  
36 2018.

37 Date of Publication of  
38 Notice of Public Hearing: April 25, 2018

39  
40 Effective Date of Ordinance: May 31, 2018





Pierce County  
Regional Council

June 1, 2018

**TO:** Pierce County City and Town Mayors and Councilmembers  
Pierce County City and Town Clerks

**SUBJECT:** Interlocal Agreement - Amendments to the Pierce County Countywide Planning Policies:  
Dry Sewer Lines and UGA Banking

On December 21, 2017, the Pierce County Regional Council (PCRC) recommended the attached amendments to the Pierce County Countywide Planning Policies (CPPs). As the first step in the ratification process, the Pierce County Council adopted Ordinance No. 2018-15s on May 15, 2018. This action signifies Pierce County's approval of the proposed amendments to set guidelines for dry sewer lines and UGA banking, and authorize 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 CPPs and request for ratification of the proposal.

For this proposal to be amended into the CPPs, it must be ratified by Pierce County jurisdictions. Ratification is achieved once 60% of the jurisdictions in Pierce County representing 75% of the total population approve the proposal. Demonstration of approval may be executed through an interlocal agreement or the absence of a legislative action to disapprove the proposed amendment within 180 days (November 13, 2018) of the County Council giving the County Executive authorization to enter into interlocal agreements.

If your jurisdiction is in favor of this proposal, it may either

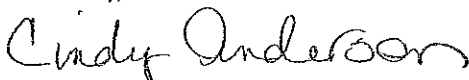
- Pass an ordinance/resolution within the interlocal agreement and amendment language; or
- Take no action addressing the proposed amendment.

If your jurisdiction is not in favor of the proposal, please submit your resolution showing the action taken in opposition to the amendments for receipt by November 13, 2018 to **Dan Cardwell, Supervisor, Long Range Planning, Pierce County Planning & Public Works, 2401 S. 35th St., Room 175, Tacoma, WA 98409**. If your information is not received by this date, it will not be considered. *Please note: jurisdictions do not have the ability to make line item modifications.*

If your jurisdiction takes action to ratify the proposal, send **two original signed copies** of the interlocal agreement, and your resolution, ordinance, or meeting minutes authorizing approval. One of the signed interlocal agreements will be returned after it is signed by the Pierce County Executive. Please submit your jurisdiction's action to **Dan Cardwell, Supervisor, Long Range Planning, Pierce County Planning & Public Works, 2401 S. 35th St., Room 175, Tacoma, WA 98409** for receipt by November 13, 2018 to be included in the ratification process.

If you have any questions, please contact Dan Cardwell at [dan.cardwell@piercecounitywa.gov](mailto:dan.cardwell@piercecounitywa.gov) or (253) 798-7039.

Sincerely,



Cindy Anderson  
Clerk, Pierce County Regional Council

Attachments: Pierce County Ordinance 2018-15s, interlocal agreement, Countywide Planning Policies amendments, explanatory sheet

c: Growth Management Coordinating Committee (without attachments) by email

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. A demonstration of ratification shall be by execution of an interlocal agreement or the absence of a legislative action to disapprove a proposed amendment.
- D. 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.
- E. The amendment incorporates new policies that set criteria and a process for the formal recognition of areas that serve as important centers within Pierce County communities. This formal recognition may be used in future countywide project evaluations.
- F. The Pierce County Regional Council recommended adoption of the proposed amendment on December 21, 2017.

1 PURPOSE:

2  
3 This agreement is entered into by the cities and towns of Pierce County and Pierce County for  
4 the purpose of ratifying and approving the attached amendments to the Pierce County  
5 Countywide Planning Policies (attachment).

6  
7 DURATION:

8  
9 This agreement shall become effective upon execution by 60 percent of the jurisdictions in  
10 Pierce County, representing 75 percent of the total Pierce County population as designated by the  
11 State Office of Financial Management at the time of the proposed ratification. This agreement  
12 will remain in effect until subsequently amended or repealed as provided by the Pierce County  
13 Countywide Planning Policies.

14  
15 SEVERABILITY:

16  
17 If any of the provisions of this agreement are held illegal, invalid, or unenforceable, the  
18 remaining provisions shall remain in full force and effect.

19  
20 FILING:

21  
22 A copy of this agreement shall be filed with the Secretary of State, Washington Department of  
23 Commerce, the Pierce County Auditor, and each city and town clerk.

24  
25 IN WITNESS WHEREOF, this agreement has been executed by each member  
26 jurisdiction as evidenced by the signature page affixed to this agreement.  
27



1 INTERLOCAL AGREEMENT

2  
3 **AMENDMENTS TO THE PIERCE COUNTY**  
4 **COUNTYWIDE PLANNING POLICIES**

5  
6 Signature Page

7  
8 The legislative body of the undersigned jurisdiction has authorized execution of the  
9 Interlocal Agreement, Amendments to the Pierce County Countywide Planning Policies.

10  
11 IN WITNESS WHEREOF

12  
13 This agreement has been executed by \_\_\_\_\_  
14 (Name of City/Town/County)

15  
16  
17 BY: \_\_\_\_\_  
18 (Mayor/Executive)

19  
20  
21 DATE: \_\_\_\_\_

22  
23 Approved:

24  
25  
26 BY: \_\_\_\_\_  
27 (Director/Manager/Chair of County Council)

28  
29 Approved as to Form:

30  
31  
32 BY: \_\_\_\_\_  
33 (City Attorney/Prosecutor)

34  
35 Approved:

36  
37  
38 BY: \_\_\_\_\_  
39 (Pierce County Executive)

40





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Attachment to the  
Interlocal Agreement

Proposed Amendments  
to the  
Pierce County Countywide Planning Policies  
to  
Amend Dry Sewer Lines and UGA Capacity Bank



1 Dry Sewer Lines CPPs

2 *Urban Public Services*

3  
4 UGA-5. Within the delineated urban growth areas, the County, and each municipality in the  
5 County, shall adopt measures to ensure that growth and development are timed and  
6 phased consistent with the provision of adequate public facilities and services.  
7

8 5.4 Public Sanitary Sewer Service. The following policies shall be applicable to  
9 the provision of public sanitary sewer service in the County and its  
10 municipalities:  
11

12 5.4.3 On-Site and Community Sewage Systems

- 13 a. In order to protect the public health and safety of the citizens of  
14 Pierce County and of the municipalities in the County, to preserve  
15 and protect environmental quality including, but not limited to,  
16 water quality and to protect aquifer recharge areas, to work toward  
17 the goal of eliminating the development of new residential and  
18 commercial uses on on-site and community sewage systems within  
19 the urban areas in the unincorporated County or within municipal  
20 boundaries consistent with the Countywide Planning Policies, the  
21 County and each municipality shall adopt policies on the use of on-  
22 site and community sewage including:  
23 (i) the most current Tacoma-Pierce County Board of Health  
24 Land Use Regulations for On-Site and Community Sewerage  
25 Systems,  
26 (ii) policies which require connection to sanitary sewers when  
27 they are available in the following circumstances:  
28 (a) if a septic system fails,  
29 (b) for all new development except existing single-family  
30 lots,  
31 (c) for development with dry sewer systems.  
32 (iii) if sewer service is not available, dry sewer facilities shall be  
33 required, unless the local jurisdiction has adopted criteria that  
34 otherwise must be met.  
35  
36



1 UGA Banking CPPs

2 AT-2. Urban Growth Area boundaries designated by the County pursuant to the Growth  
3 Management Act may be amended by Pierce County and accepted by the  
4 municipalities in the County pursuant to the same process by which the Urban  
5 Growth Areas were originally adopted and pursuant to subpolicies UGA-1 and  
6 UGA-2 of the "Countywide Planning Policy on Urban Growth Areas, Promotion of  
7 Contiguous and Orderly Development and Provision of Urban Services to Such  
8 Development."

9  
10 2.1 An amendment to Urban Growth Area boundaries may be initiated by the  
11 County or any municipality in the County.

12  
13 2.2 A proposed amendment to Urban Growth Area boundaries shall include:

14  
15 2.2.1 a map indicating the existing Urban Growth Area boundary and the  
16 proposed boundary modification;

17  
18 2.2.2 a statement indicating how, and the extent to which, the proposed  
19 boundary modification complies with each of the factors listed in  
20 subpolicies 2.2, 2.4, 2.5 and 2.6 of the Countywide Planning Policy on  
21 Urban Growth Areas, Promotion of Contiguous and Orderly  
22 Development and Provision of Urban Services to Such Development-;

23  
24 2.2.3 a statement indicating the factors, data or analyses that have changed  
25 since the designation of the initial Urban Growth Area boundaries  
26 and/or the experience with the existing Urban Growth Area boundaries  
27 that have prompted the proposed amendment-; and

28  
29 2.2.4 documentation, if applicable, that an adequate number of capacity  
30 credits have been authorized to be withdrawn from the Urban Growth  
31 Area Capacity Bank as set forth in AT-2.5.

32  
33 2.3 The Urban Growth Area of a jurisdiction may be expanded only if:

34  
35 2.3.1 the jurisdiction's observed development densities are consistent with  
36 the planned density assumptions as documented in the most recently  
37 published Buildable Lands Report as required by RCW 36.70A.215,  
38 and

39  
40 2.3.2 there is a demonstrated need for additional residential or employment  
41 capacity within the Urban Growth Area affiliated with an individual  
42 jurisdiction and a demonstrated need county-wide; or the expansion  
43 results in a no net gain to the countywide UGA Urban Growth Area; or  
44 an adequate number of capacity credits from the Urban Growth Area  
45 Capacity Bank are available and have been authorized to be used, and  
46



1 2.3.3 the consistency evaluation, as required through the Countywide  
2 Planning Policies on Buildable Lands, policies BL-3. and BL-4.,  
3 identifies an inconsistency between the observed and planned densities,  
4 the jurisdiction shall either:

- 5 1) demonstrate reasonable measures were adopted to rectify the  
6 inconsistencies. Documentation shall also be submitted that  
7 summarizes the monitoring results of the effectiveness of the  
8 measures in rectifying density inconsistencies, or  
9 2) document updated development data that indicates  
10 consistency.

11  
12 2.4 To ensure the orderly development of urban lands, predictability in the  
13 provision of urban services, and the eventual annexation of "Urban gGrowth  
14 aAreas, Pierce County may incorporate criteria into its comprehensive plan  
15 policies for evaluating amendments proposing to remove properties from the  
16 "Urban gGrowth aArea. The criteria should, at a minimum, include the  
17 existing development pattern and density, vested development applications,  
18 and infrastructure and service needs to accommodate the existing and future  
19 residents. In general, any lands proposed to be removed from the "Urban  
20 gGrowth aArea shall be rural in character and not require any urban level  
21 infrastructure or service needs.

22  
23 2.5 Pierce County, in conjunction with its cities and towns, may establish and  
24 utilize an Urban Growth Area Capacity Bank for unincorporated lands that are  
25 removed from the Urban Growth Area.

26  
27 2.5.1 Portions of the existing Urban Growth Area, which are rural in  
28 character or where it has been determined that urban services will not  
29 be available, may be removed from the Urban Growth Area.

30  
31 2.5.2 The land capacity associated with undeveloped or underutilized  
32 properties removed from the Urban Growth Area may be placed in the  
33 Urban Growth Area Capacity Bank in the form of housing and/or  
34 employment capacity credits.

35 2.5.2.1 The land capacity for underdeveloped and underutilized  
36 properties shall be calculated using the methodology and  
37 assumptions incorporated in the most recent Pierce County  
38 Buildable Lands Report.

39 2.5.3 The Urban Growth Area may be expanded using capacity credits from  
40 the Urban Growth Area Capacity Bank.

41 2.5.3.1 The banked capacity credits should only be utilized for the  
42 expansion of the Urban Growth Area when the area is affiliated  
43 with a city or town through the designation of a Potential  
44 Annexation Area.

45  
46 2.5.4 Pierce County Regional Council is the body for authorizing distribution  
47 of capacity credits from the Urban Growth Area Capacity Bank.  
48



- 1 2.5.5 The Pierce County Regional Council shall establish an application and  
 2 review process for authorizing use of capacity credits.  
 3  
 4 2.5.6 The Pierce County Regional Council shall consider the following  
 5 preference in the distribution of capacity credits:  
 6 a. cities and towns that have not had a Potential Annexation Area  
 7 since 1996;  
 8 b. cities and towns that have had a reduction in their Potential  
 9 Annexation Area that has resulted in deposits into the Urban  
 10 Growth Area Capacity Bank;  
 11 c. cities and towns that have annexed all of their associated Potential  
 12 Annexation Area; and  
 13 d. the creation of logical city or town boundaries.  
 14  
 15 2.5.7 Cities and towns utilizing capacity credits to expand its Urban Growth  
 16 Area must demonstrate a commitment to annex the associated property.  
 17  
 18 2.5.8 Pierce County will provide an annual report to the PCRC identifying  
 19 the number of available capacity credits in the Urban Growth Area  
 20 Capacity Bank.  
 21  
 22 2.5.9 Participation in the Pierce County Transfer of Development Rights  
 23 (TDR) program is not required when the Urban Growth Area is  
 24 expanded using capacity credits from the Urban Growth Area Capacity  
 25 Bank.

26  
 27 2.56 A proposed amendment to the Urban Growth Area boundaries shall be  
 28 referred to the PCRC for its review and recommendation.  
 29

30 UGA-1. The County shall designate the countywide Urban Growth Area and Potential  
 31 Annexation Areas within it, in consultations between the County and each  
 32 municipality.  
 33

34 1.1 County referral of proposed Urban Growth Area and Potential Annexation  
 35 Area designations to the Pierce County Regional Council (PCRC).  
 36

37 1.1.1 The PCRC may refer the proposed designations to the Growth  
 38 Management Coordinating Committee (GMCC), or its successor entity  
 39 for technical advice and for a report.  
 40

41 1.1.2 The PCRC may conduct public meetings to review the proposed  
 42 designation and, at such meetings, may accept oral or written comments  
 43 and communications from the public.  
 44

45 1.1.3 At the conclusion of its review and analysis, the PCRC shall make a  
 46 recommendation to the County and to the municipalities in the County.  
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1.2 Once adopted by the County, the uUrban gGrowth aArea 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 uUrban gGrowth aArea 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:

2.7 The uUrban gGrowth aAreas 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 uUrban gGrowth aAreas. Expansion of these uUrban gGrowth aArea boundaries is acknowledged to be inconsistent with the CPPs and strongly discouraged if the uUrban gGrowth aArea expansion is not in accordance with policy AT-2.3.

PIERCE COUNTY REGIONAL COUNCIL

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 agreement, and thereby ratifying the amendments to the Pierce County Countywide Planning Policies (CPPs).
- A copy of the interlocal agreement showing the amendments to the CPPs as approved by the PCRC.

What to Do If Your Jurisdiction is in Support of the Proposed Amendment:

Option #1

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. The ordinance/resolution needs to include three attachments: 1) the interlocal agreement, 2) Dry Sewer Lines amendment, and 3) UGA Banking amendment. *Note: Jurisdictions cannot make line item modifications; this is a pass or fail policy choice.*
2. Have your Council vote on the ordinance/resolution.
3. If the ordinance/resolution passes, have the authorized agents for your jurisdiction sign the interlocal agreement.
4. **Two original copies** of your signed resolution/ordinance and interlocal agreement must be received by **Dan Cardwell, Long Range Planning, Pierce County Planning and Public Works, 2401 S. 35th St., Room 175, Tacoma, WA 98409**, no later than **November 13, 2018**.

Option #2

Take no action addressing the proposed amendment.

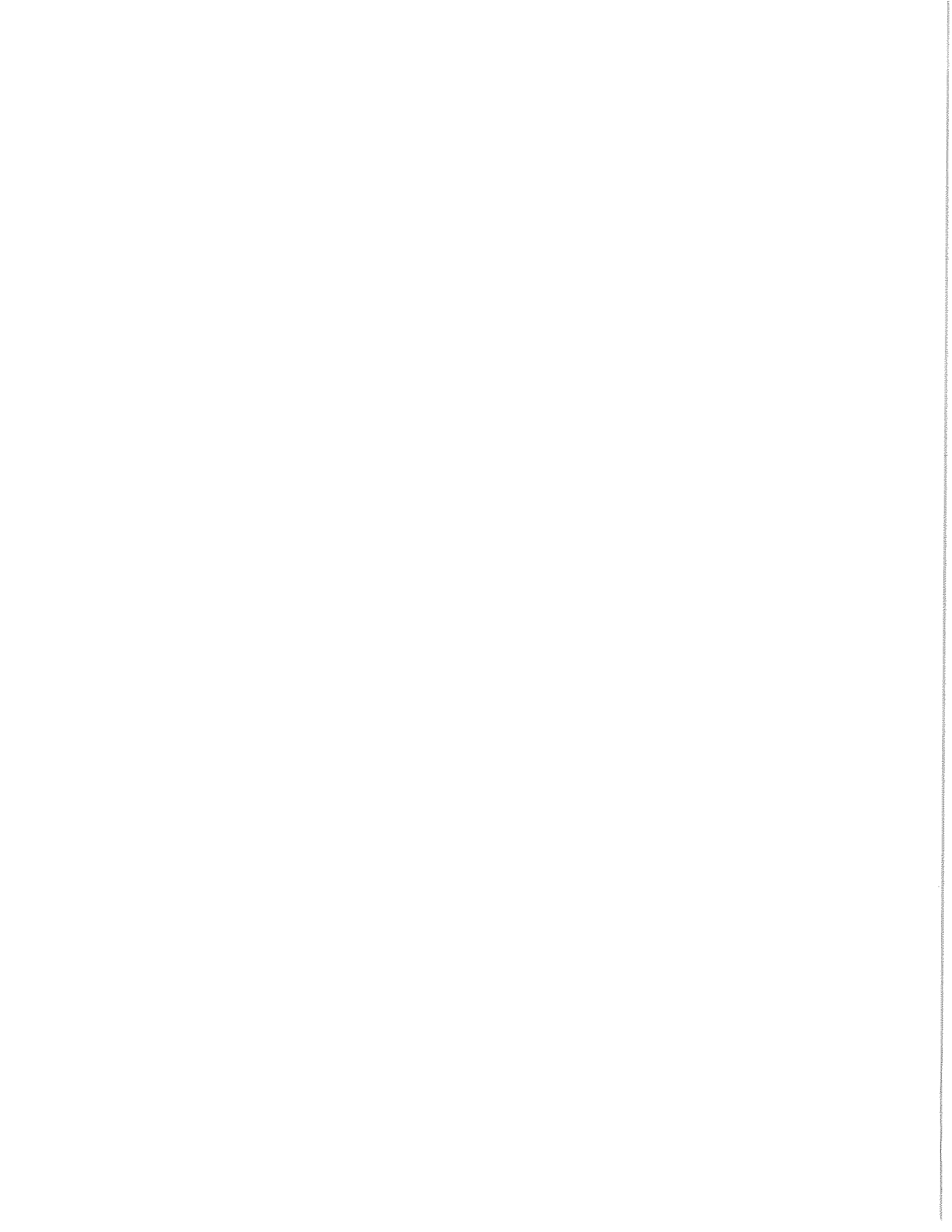
What to Do if Your Jurisdiction is NOT in Support of the Proposed Amendment:

1. Develop a resolution in whatever form is used by your jurisdiction that states opposition to the proposed amendment.
2. Have your Council vote on the resolution.
3. If the resolution not to support the proposed amendment passes, forward a signed copy to **Dan Cardwell, Long Range Planning, Pierce County Planning and Public Works, 2401 S. 35th St., Room 175, Tacoma, WA 98409**. The resolution must be received no later than **November 13, 2018**.

WHAT HAPPENS NEXT

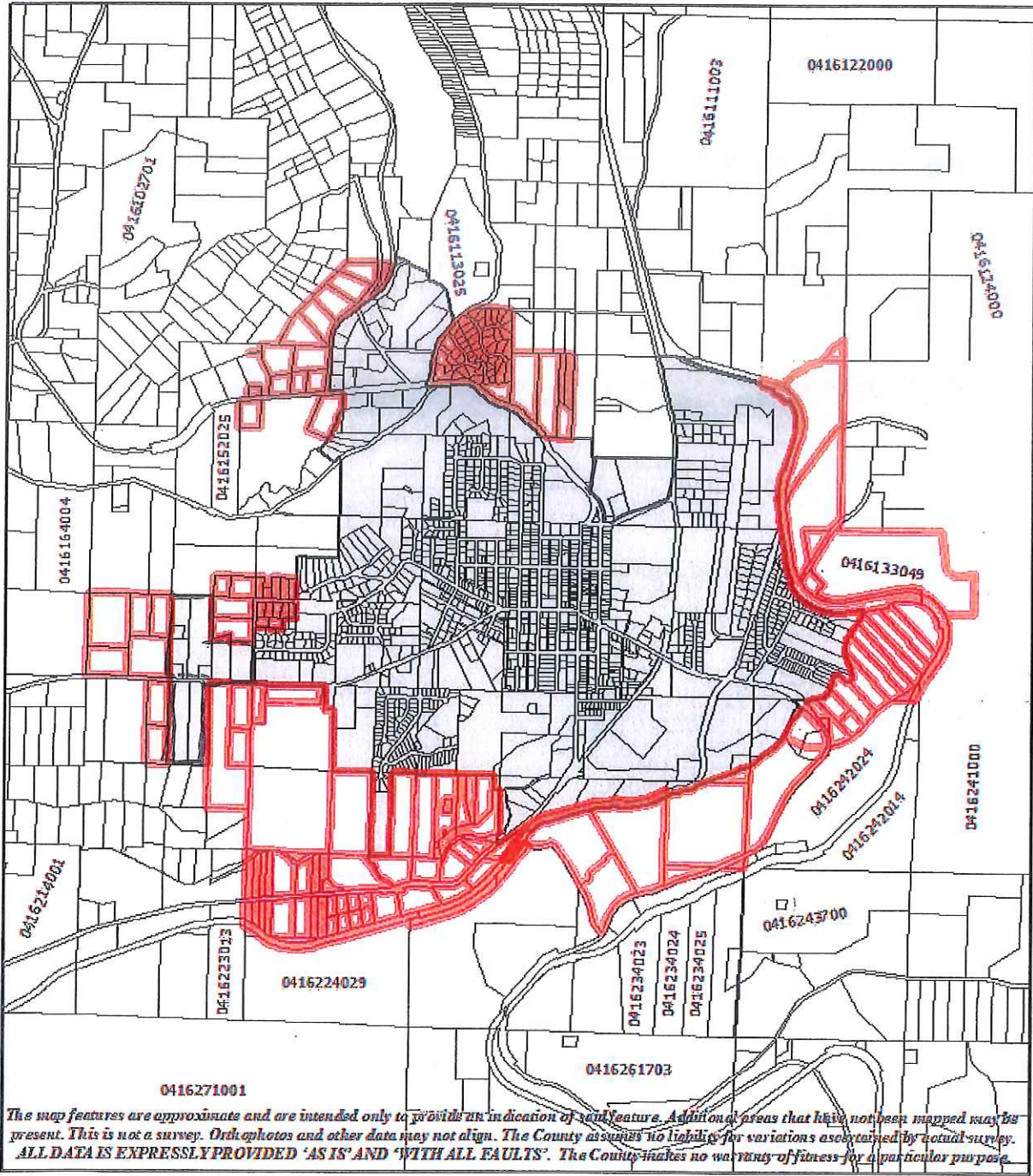
Once ordinances/resolutions and interlocal agreements are approved by 60% of the jurisdictions representing 75% of the population in the County, the amendments will become effective. This threshold correlates to 14 cities and towns, and Pierce County, representing a minimum of 644,550 people (based on 2017 OFM estimate).

Per Pierce County Countywide Planning Policy AT 1.2.1, "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." Consequently, for a proposal to not be ratified, more than 40% of the jurisdictions representing more than 25% of the population has to take a legislative action stating opposition to a proposal for ratification to fail.



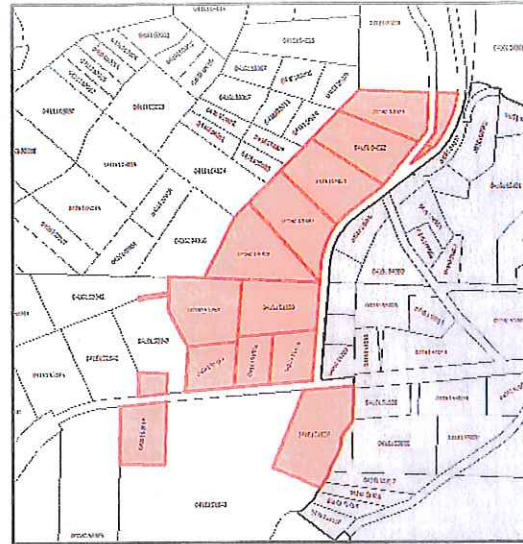
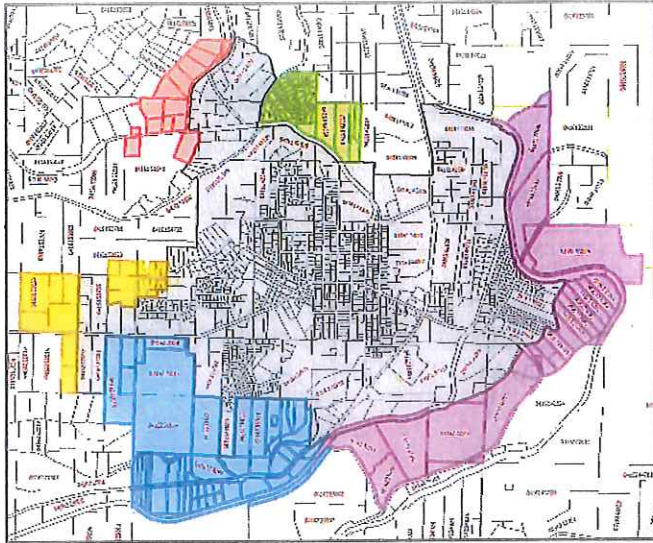


# Eatonville's Urban Growth Area



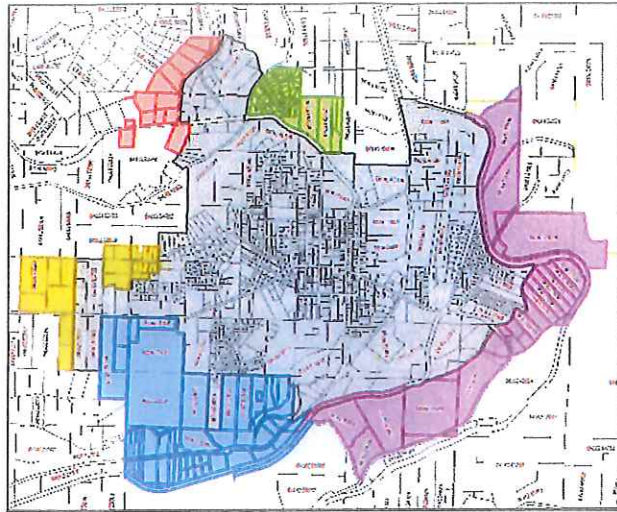
2014-2015 data

# AREA 1



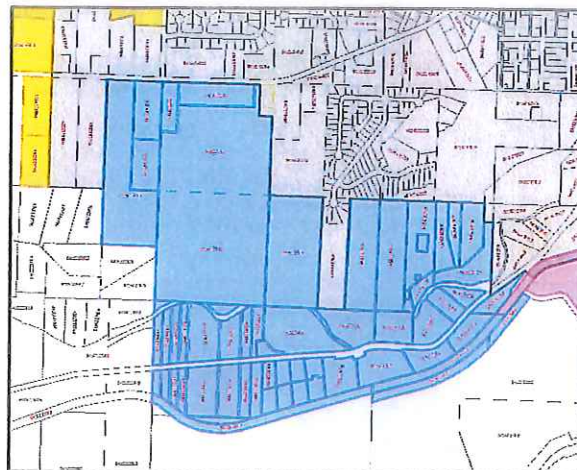
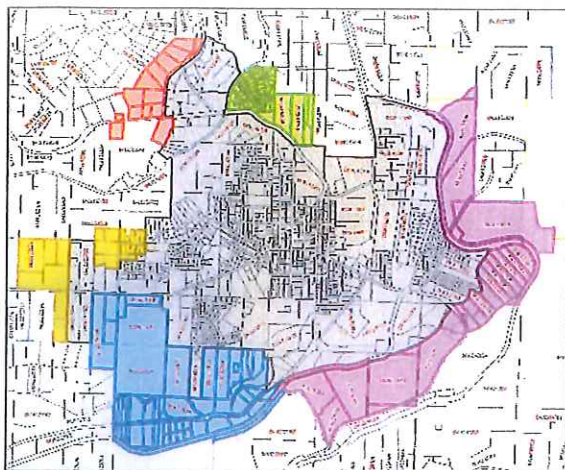
Topic		Y/N	Note
<b>Urban Utilities/ Services</b>	Sewer	N	
	Urban stormwater catchments	N	
	Roads, traffic volume ( <i>ADT</i> )		Calistoga Ave: 775 Enchanted Pkwy: 6,500
	Listed capital improvement projects	N	
	Schools	N	
<b>Critical Area Constraints</b>	Wetlands	Y	Very little
	Priority habitat/species	Y	
	Open space corridors	Y	
	Biodiversity network	Y	
	Flood	Y	Flood hazard areas
	Slope stability	Y	Stable
	Possible Site Constraints	Y	Flood hazard areas, potential for review for landslide hazard areas
<b>Parcels</b>	Number of Parcels, Acres	13, 49.08 gross, 47.32 net	
	Low, High, Median Size ( <i>net</i> )	0.69, 5.17, 4.19 median	
	Capacity ( <i>net</i> )	189 dwelling units	
	Vested development applications	N	
	Site coverage	2.97%	
<b>Land Use</b>	Existing uses	Mobile homes, single family, utilities, vacant land undeveloped	
	Zoning	MSF	
<b>Surrounding Unincorporated Parcels</b>	Existing uses	Mobile homes, other residential, single family	
	Zoning	ARL, R10	

# AREA 2



Topic		Y/N	Note
<b>Urban Utilities/ Services</b>	Sewer	N	
	Urban stormwater catchments	N	
	Roads, traffic volume (ADT)		Hilligoss Ln E: 20 Eatonville Hwy E: 850
	Listed capital improvement projects	N	
	Schools	N	
<b>Critical Area Constraints</b>	Wetlands	Y	Very little
	Priority habitat/species	Y	
	Open space corridors	Y	
	Biodiversity network	N	
	Flood	Y	Flood hazard areas
	Slope stability	Y	Stable
	Possible Site Constraints	Y	Erosion hazard areas, flood hazard areas, potential for review for landslide hazard areas
<b>Parcels</b>	Number of Parcels, Acres	23, <b>72.12 gross, 71.78 net</b>	
	Low, High, Median Size (net)	0.50, 12.79, 1.00 median	
	Capacity (net)	287 dwelling units	
	Vested development applications	N	
	Site coverage	2.36%	
<b>Land Use</b>	Existing uses	Mobile home, other residential, single family, vacant land undeveloped	
	Zoning	MSF	
<b>Surrounding Unincorporated Parcels</b>	Existing uses	Farm & agriculture, mobile homes, single family, vacant land undeveloped	
	Zoning	ARL, R10	

# AREA 3



Topic		Y/N	Note
<b>Urban Utilities/ Services</b>	Sewer	N	
	Urban stormwater catchments	N	
	Roads, traffic volume ( <i>ADT</i> )		Eatonville Hwy E: 850 SR 161 E: 1,200
	Listed capital improvement projects	N	
	Schools	N	
<b>Critical Area Constraints</b>	Wetlands	Y	
	Priority habitat/species	Y	
	Open space corridors	Y	<b>Entire area</b>
	Biodiversity network	N	
	Flood	Y	Flood hazard areas
	Slope stability	Y	Stable
	Possible Site Constraints	Y	Erosion hazard areas, flood hazard areas, potential for review for landslide hazard areas
<b>Parcels</b>	Number of Parcels, Acres	56, 272.98 gross, 228.94 net	
	Low, High, Median Size ( <i>net</i> )	0.32, 51.48, 2.10 median	
	Capacity* ( <i>net</i> )	916 dwelling units	
	Vested development applications	<b>Y</b>	See table
	Site coverage	1.59%	
<b>Land Use</b>	Existing uses	Farm & agriculture, open space, timberland, mobile homes, other residential, single family, vacant land undeveloped	
	Zoning	MSF	
<b>Surrounding Unincorporated Parcels</b>	Existing uses	Mobile homes, other residential, single family, street right of way, vacant land major problem, vacant land undeveloped	
	Zoning	R10	

\*Buildable capacity does not include existing street right of ways

# VESTED APPLICATIONS

Area 3: Application/Permit	Application Type	Status	Application Date	Project Name	Address	Parcel Number
832960	Building (Residential)	Final	03/30/2016	Survey 2359, Lots 5A & 6A - Project ID: 495330	44022 SR161 E	0416224025






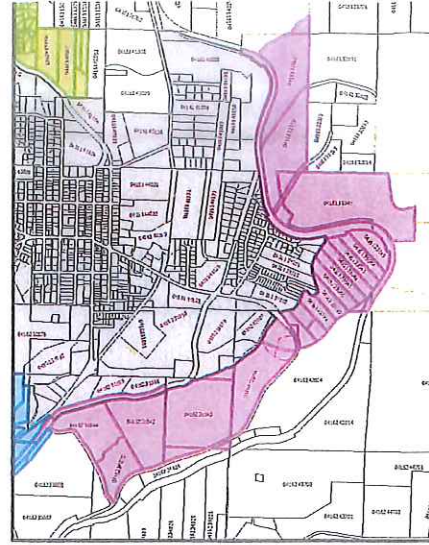
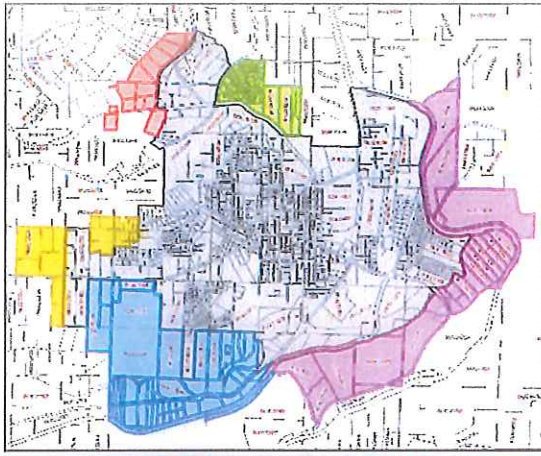
Snapping 

Table 

Eatonville 3 

TAX PARCEL	RAW ACRES	EDV ACRES	NET ACRES	TAX PAYER	SITE ADDR	BUSINESS_I	LAST NAME	LAID_VA
0416222015	19.6357	0.246527	19.3892	WILSON WOODROW	10802 EATONVILLE HWY E		WILSON	10
0416222009	5.21426	0	5.2143	CHRISTOPHER G & RANIEL R LOFTIS	10920 EATONVILLE HWY		CHRISTOPHER	16
0416221003	2.55626	0	2.5683	KRONOFF EMALEE S & VAN EATON ERNEST W	XXX EATONVILLE HWY E		KRONOFF	7
0416221008	5.46155	1.89635	3.5652	VAN EATON ELSE M TTEE	11310 EATONVILLE HWY E		VAN EATON	10
0416221002	68.4804	16.9976	51.4828	VAN EATON JOHN J & ELSE M	XXX 440TH ST E		VAN EATON	26
0416222008	4.52242	0.000021	4.5224	KROPP EDWII	10916 EATONVILLE HWY E		KROPP	10
0416221004	19.0505	4.65735	14.3931	HISQUALLY LAND TRUST	XXX SR161 E		HISQUALLY	10
0416221006	10.8035	1.53165	9.2718	HISQUALLY LAND TRUST	XXX 439TH STCT E		HISQUALLY	9
0416222024	10.0545	0.116317	9.9382	MARKHOLT L LEE	11920 439TH STCT E		MARKHOLT	12
0416222703	6.94033	0.141228	6.7991	KUSLER KEITH A & JANET H KROPP	11928 439TH STCT E		KUSLER	5
0416222706	3.23673	0.000027	3.2367	WAGLL LARRY E & DONNA K	UNDETERMINED SITUS		WAGLL	6
0416222707	2.18304	0.000038	2.183	WAGLL LARRY E & DONNA K	12808 439TH STCT E		WAGLL	6
0416222708	4.01231	0.000011	4.0123	WAGLL LARRY E & DONNA K	12812 439TH STCT E		WAGLL	7
0416222709	4.58791	2.48991	2.0971	WAGLL LARRY E & DONNA K	UNDETERMINED SITUS		WAGLL	5
0416222804	1.98343	0.000928	1.9834	COLLINS ROBERT E & CYNDY L	43919 SR 161		COLLINS	7
0416222070	1.29809	0.422289	0.8758	HISQUALLY LAND TRUST	11924 439TH STCT E		HISQUALLY	6
0416222073	0.799276	0	0.7999	KUSLER KEITH A & JANET H KROPP	11928 439TH STCT E		KUSLER	5
0416222023	1.54094	0.81584	0.7251	OVERLANDER TED F	43916 EATONVILLE LAGRAN RD		OVERLANDER	5
0416222050	1.61416	0	1.6142	WEYERHAEUSER REAL ESTATE DEV CO	XXX SR161 S		WEYERHAEUSER	9
0416223011	3.81888	0.489478	3.3294	BARANISH GERALD S & LUCILLE H	43924 SR 161		BARANISH	2
0416224002	1.03577	0.274774	0.761	HISQUALLY LAND TRUST	XXX SR161 E		HISQUALLY	9
0416224033	5.41747	0.458672	4.9588	BEHOIT DOUGLAS W & DEBBIE A	44024 SR 161		BEHOIT	9
0416224042	1.51649	0.141195	1.3753	RICH ELIZABETH II	44028 SR UNIF 161		RICH	7
0416224040	1.60876	0.149864	1.4589	RICH GORDON L	44028 SR UNIF 161		RICH	7
0416224009	1.75203	0.273626	1.4784	RAYMER CHARLES F & DEBORAH D	44016 SR 161		RAYMER	7
0416224027	1.6079	0.000003	1.6079	RAYMER CHARLES F & DEBORAH D	44016 SR 161		RAYMER	6
0416224045	9.15135	0.628452	8.5249	TWEET JOHN L & JOANNA R	44012 SR 161		TWEET	12
0416224005	5.25335	0.991348	4.262	RESAU DON H	44010 SR 161		RESAU	10
0416223010	3.85993	1.58183	2.2781	DAVIS JACK L & HARLYN	43928 SR 161 E		DAVIS	8
0416224025	2.87082	0.259925	2.5709	THANI DOUGLAS & LAURIE	44022 EATONVILLE LAGRAN RD		THANI	9
0416224015	2.03705	0.076254	1.9608	JOHNSON RICHARD G & KRISTINE G	44106 SR 161		JOHNSON	8
0416223009	2.17715	0.537554	1.6396	BLOCK DU WAYNE D	43922 SR 161		BLOCK	7
04162237001	2.75249	0	2.7525	COLLINS DAVID II	43921 SR 161		COLLINS	8
0416223012	4.11221	0.000209	4.112	TOWN OF EATONVILLE	XXX SR161 E		TOWN	
0416223015	3.54967	0.716565	2.8311	WEYERHAEUSER REAL ESTATE DEV CO	XXX SR161 E		WEYERHAEUSER	
04162237002	2.77203	0.000032	2.772	D & K UNLIMITED INC	XXX SR161 E		D	7
0416224044	0.842942	0.000042	0.8429	TWEET JOHN L & JOANNA R	44014 SR 161		TWEET	6
0416223021	5.09165	0.394776	4.6969	BABCOCK DAVID & KM C	44011 SR 161		BABCOCK	11
0416224038	3.83027	0.488068	3.3422	JICNICOL REX A & BONNIE J	44003 SR 161		JICNICOL	9
0416222006	1.09974	0.000041	1.0997	PARKER ANDREW M & JULIE H	11507 440TH STCT E		PARKER	6
0416222005	1.12828	0	1.1289	LAKEY DOUGLAS M & DAWN A	11503 440TH STCT E		LAKEY	6
0416222002	1.15219	0	1.1522	DEJNEY HARVIND & BARBARA H	11504 440TH STCT E		DEJNEY	6
0416222001	1.18101	0.000006	1.181	VOELK LOUIS R & GEORGIA A	11508 440TH STCT E		VOELK	6
0416224028	2.06649	0.001991	2.0645	COLYER JOHN H	XXX SR161 E		COLYER	8
0416224008	1.94807	0.734887	1.2112	COLYER JOHN H	XXX SR161 E		COLYER	5
0416224024	3.62999	0.744889	2.8853	KICKGEBER RHONDA S & GEMMELL CHAD A	44023 SR 161		KICKGEBER	9
0416224032	5.08287	4.04907	1.0338	JAMES JARED C & ADY H	44025 SR 161		JAMES	7
0416224043	1.14584	0.82274	0.3231	JOHNSON RICHARD G & KRISTINE	44027 SR UNIF 161		JOHNSON	4
0416224041	0.973567	0.497957	0.4759	JOHNSON RICHARD G & KRISTINE	44027 SR UNIF 161		JOHNSON	4
0416224016	2.38788	0.15448	2.2135	JOHNSON RICHARD G & KRISTINE G	44108 SR 161		JOHNSON	8
0416222007	1.20753	0.000028	1.2076	SCHOF MICHAEL E	11511 440TH STCT E		SCHOF	6
0416222008	1.16495	0	1.165	TURNER JOEL P & SARAH J	11515 440TH STCT E		TURNER	6
0416222003	1.21978	0	1.2198	LOFOUST SALLY L	11516 440TH STCT E		LOFOUST	6
0416224007	6.40268	0.175557	6.227	TOWN OF EATONVILLE	XXX 440TH STCT E		TOWN	
0416222004	1.18289	0	1.1829	JONES KARL C & KATHREA	11512 440TH STCT E		JONES	6
0416224031	0.882892	0.040192	0.8427	WEYERHAEUSER REAL ESTATE DEV CO	XXX SR161 E		WEYERHAEUSER	

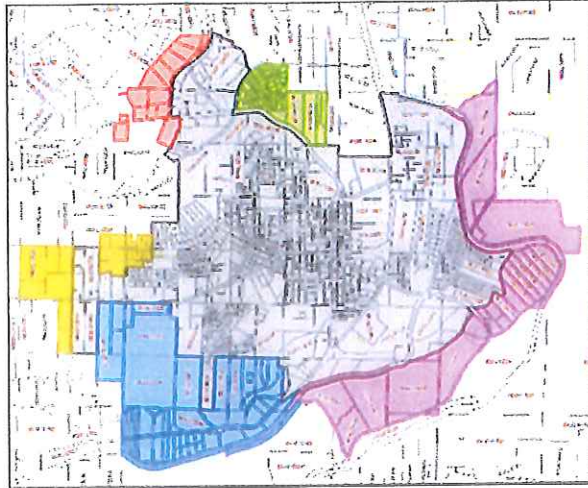
# AREA 4



Topic	Y/N	Note	
<b>Urban Utilities/ Services</b>	Sewer	N	
	Urban stormwater catchments	N	
	Roads, traffic volume (ADT)	Berggren Rd E: 69 Alder Cutoff Rd E: 3,125	
	Listed capital improvement projects		
	Schools	N	
<b>Critical Area Constraints</b>	Wetlands	Y	
	Priority habitat/species	Y	Majority of area
	Open space corridors	Y	
	Biodiversity network	N	
	Flood	Y	Flood hazard areas
	Slope stability	Y	Stable
Possible Site Constraints	Y	Erosion hazard areas, flood hazard areas, potential for review for landslide hazard areas	
<b>Parcels</b>	Number of Parcels, Acres	29, 315.36 gross, 253.87 net	
	Low, High, Median Size (net)	0.41, 36.50, <b>3.00 median</b>	
	Capacity* (net)	827 dwelling units, 15 jobs	
	Vested development applications	N	
	Site coverage	<b>.09%</b>	
<b>Land Use</b>	Existing uses	Designated forest land, mobile homes, parks, quarry sand rock, single family, vacant land bldg. restriction, vacant land undeveloped	
	Zoning	MSF, EC, FL	
<b>Surrounding Unincorporated Parcels</b>	Existing uses	Open space, designated forest land, governmental services, mobile homes, quarry sand rock, single family, street right of way, transit RR right of way, vacant land undeveloped	
	Zoning	FL, R10, R20	

\*Buildable capacity does not include existing street right of way (0416231023)

# AREA 5



Topic		Y/N	Note
<b>Urban Utilities/ Services</b>	Sewer	N	
	Urban stormwater catchments	N	
	Roads, traffic volume ( <i>ADT</i> )		Ski Park Rd E: 150 SR 161 E: 6,100
	Listed capital improvement projects	N	
	Schools	N	
<b>Critical Area Constraints</b>	Wetlands	Y	
	Priority habitat/species	<b>N</b>	
	Open space corridors	Y	Nearly entire area, yet subdivided
	Biodiversity network	N	
	Flood	Y	Flood hazard areas
	Slope stability	Y	Stable
	Possible Site Constraints	Y	Flood hazard areas, potential for review for landslide hazard areas
<b>Parcels</b>	Number of Parcels, Acres		56, <b>51.47 gross, 51.42 net</b>
	Low, High, Median Size ( <i>net</i> )		0.19, 9.41, 0.46 median
	Capacity ( <i>net</i> )		206 dwelling units
	Vested development applications	<b>Y</b>	See table
	Site coverage		2.27%
<b>Land Use</b>	Existing uses		Greenbelt common areas, mobile homes, other residential, single family, vacant land undeveloped, <b>well sites</b>
	Zoning		MSF
<b>Surrounding Unincorporated Parcels</b>	Existing uses		Farm & agriculture, other residential, single family, vacant land undeveloped
	Zoning		ARL, R10

# VESTED APPLICATIONS

Eatonville 5: Application/Permit	Application Type	Status	Application Date	Project Name	Address	Parcel Number
875201	Submittal Documents	Void	11/14/2017	Pre-Screening Triage: Wetland or Fish & Wildlife - Project ID: 493444		
862508	Staff Rev Wetland Specialist Verification Report	Approved	05/16/2017	Oliver, Mike & Kelli - Project ID: 493444		
862033	Submittal Documents	Processed	05/10/2017	Oliver, Mike & Kelli - Project ID: 493444		
860574	Environmental Checklist	Approved	04/24/2017	Oliver, Mike & Kelli - Project ID: 493444		
860572	Forest Practice	Approved	04/24/2017	Oliver, Mike & Kelli - Project ID: 493444		
860056	Submittal Documents	Processed	04/18/2017	SP 77-634, Lot 1 - Project ID: 493444	12406	0416146001
853287	Land Use Action	Approved	01/10/2017	SP 77-634, Lot 1 - Project ID: 493444	420TH ST E	
853212	Submittal Documents	Processed	01/06/2017	SP 77-634, Lot 1 - Project ID: 493444		
843232	Wetland Variance	Approved	07/18/2016	Oliver, Mike & Kelli - Project ID: 493444		
843151	Submittal Documents	Processed	07/12/2016	Oliver, Mike & Kelli - Project ID: 493444		
833862	Staff Delineation of Wetland	Accepted	04/06/2016	Kelly, Terence - Project ID: 493444		
830074	Staff Visit to Verify Wetland - Single Family	Cancelled	02/29/2016	Kelly, Terence - Project ID: 493444		
830072	Critical Fish & Wildlife Review	Expired Application	02/29/2016	Kelly, Terence - Project ID: 493444		
829928	Submittal Documents	Processed	02/24/2016	Kelly, Terence - Project ID: 493444		



# Eatonville UGA Analysis

December 2017

12/12/2017

1






## Agenda

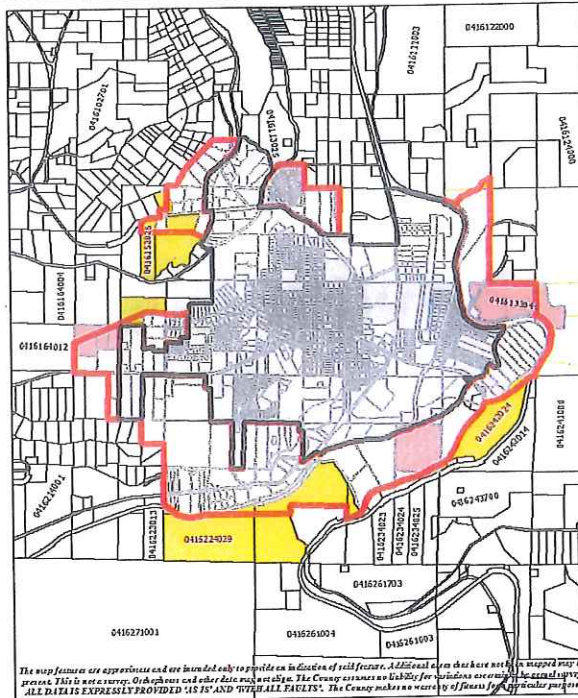
- 1. Purpose of Today's Discussion*
2. General Information
3. Sub-Area Analysis
4. Moving Forward/Next Steps

12/12/2017

2

# Split UGA Parcels

-  Municipal
-  Potential Annexation Area
-  Eatonville 3
-  OUT UGA (less than 50%)
-  IN UGA (more than 50%)



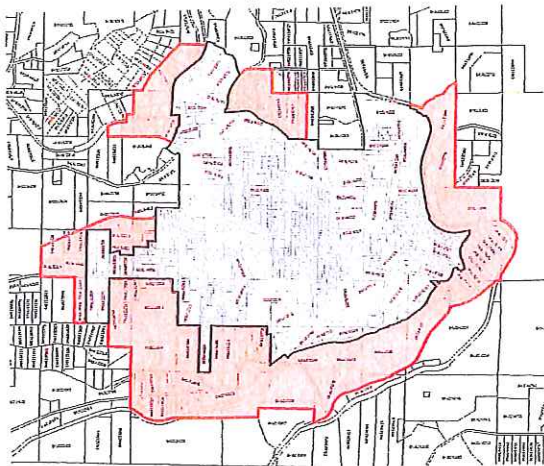
12/12/2017

The map features are approximations and are intended only to provide an indication of field features. Additional data that have not been mapped may be present. This is not a survey. Ordinance and other data may not align. The County assumes no liability for variations or omissions. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for particular purposes.

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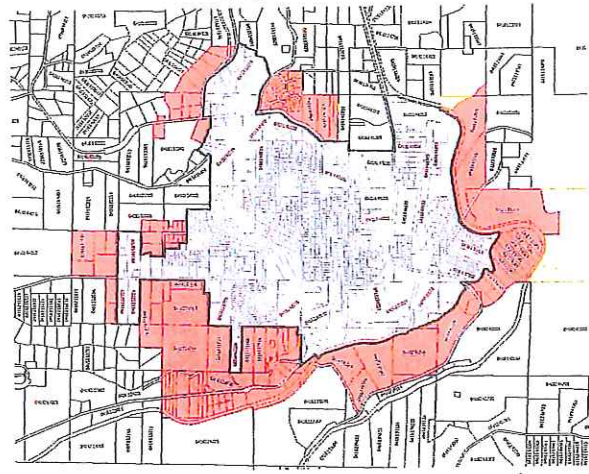
# Split UGA Parcel Comparison

## Mapped



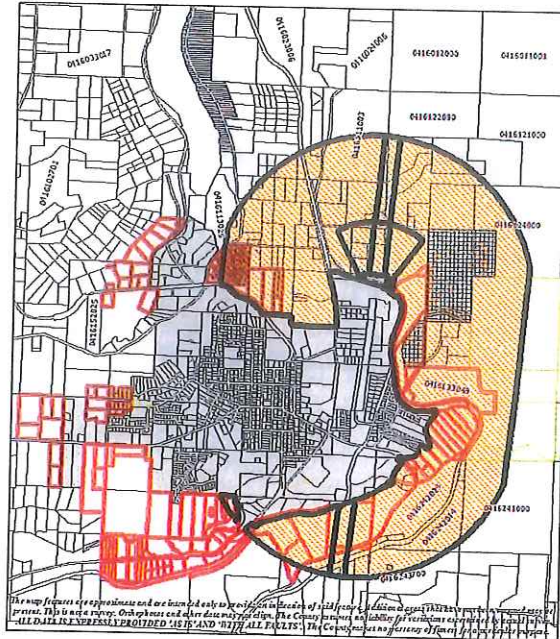
12/12/2017

## Applied



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### Compatible Land Use per WSDOT Aviation Guidelines



12/12/2017

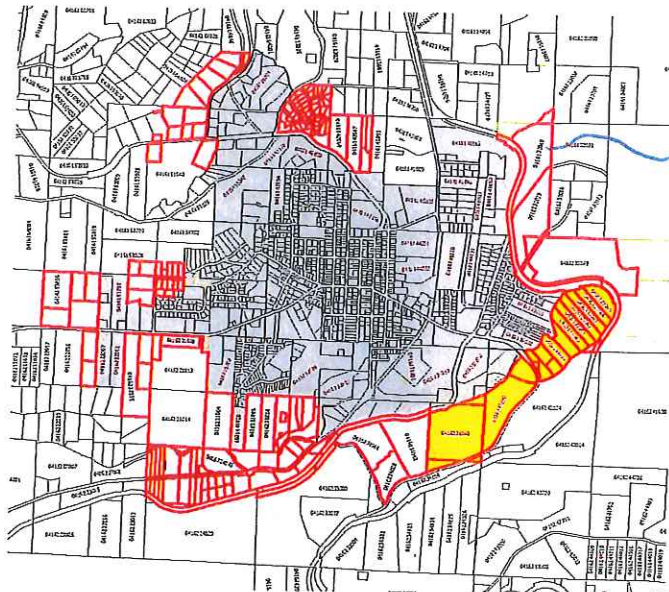
5

041613203  
04161328

### UGA Properties Owned by the Town of Eatonville

does not  
need to  
be in  
UGA

- Eatonville UGA Parcels
- Town of Eatonville



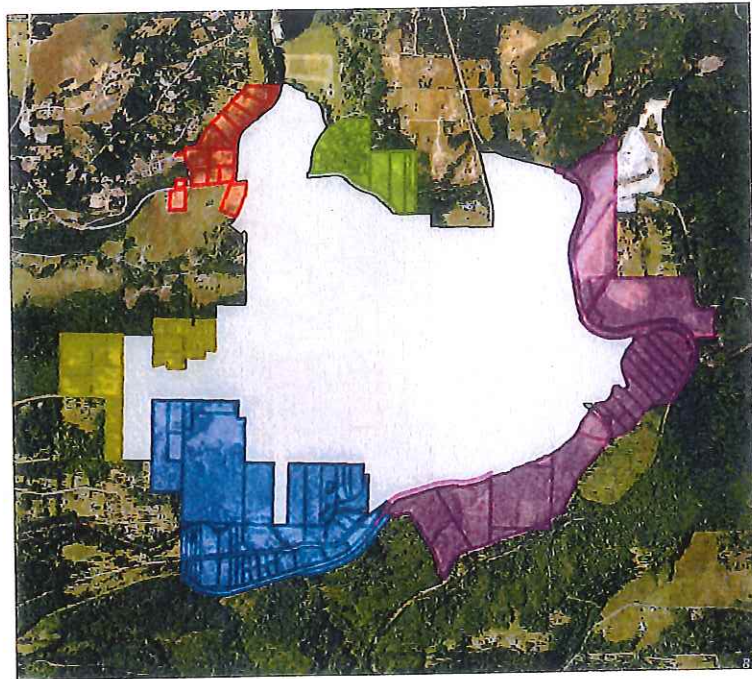
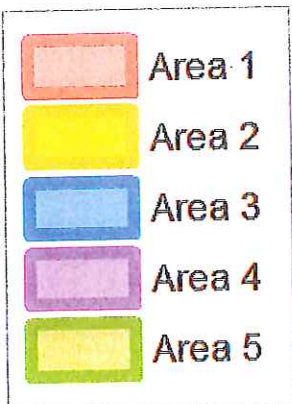
12/12/2017

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# Priority Habitat/Species



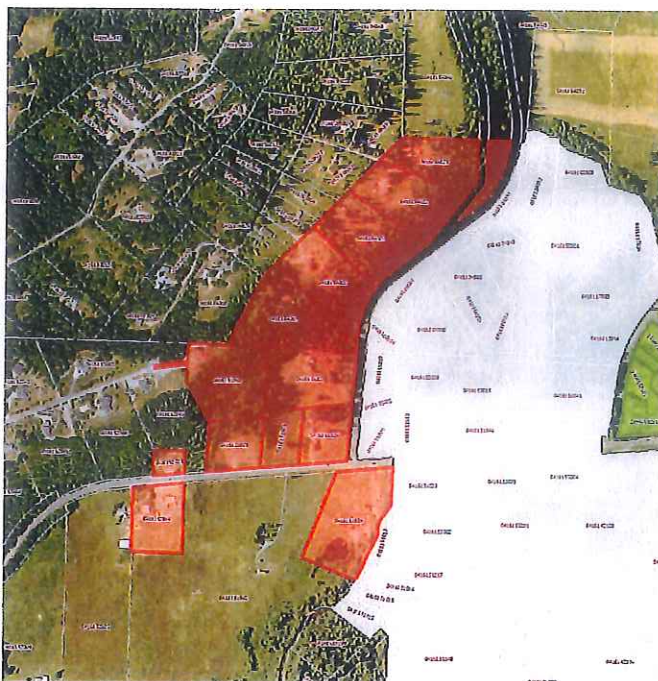
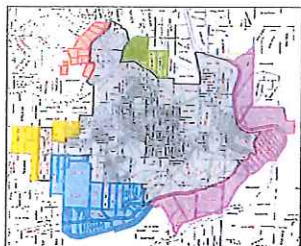
## Sub-Areas



12/12/2017

# Area 1

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5

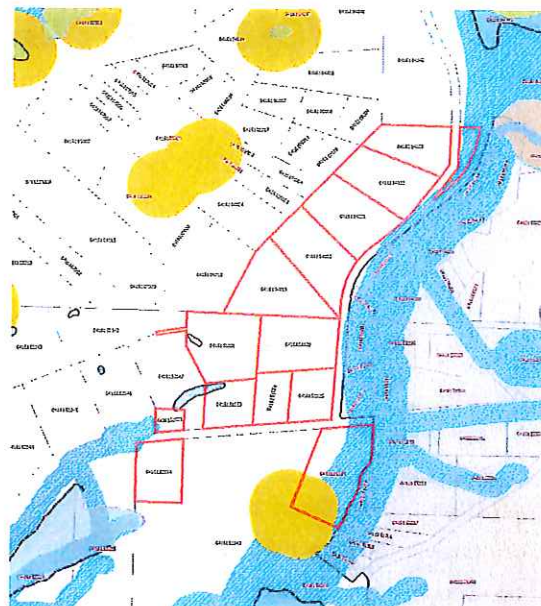


12/12/2017

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# Area 1: Critical Areas

- UGA Parcels
- Delineated
- Verified
- Unverified
- Flood Hazard Areas
- Erosion Hazard Areas



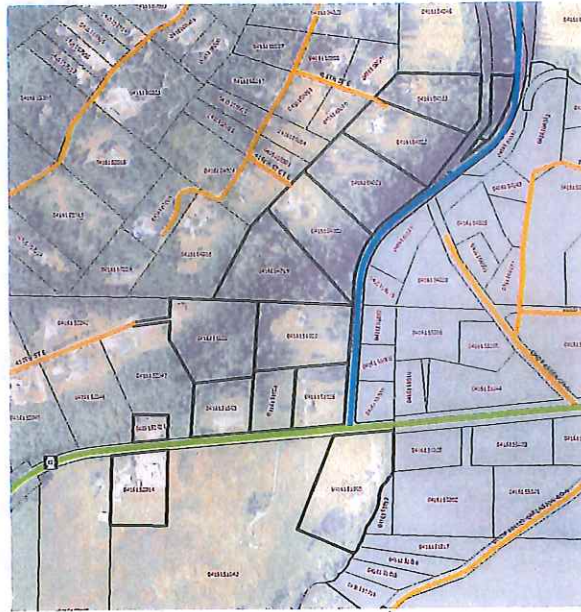
12/12/2017

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# Area 1: Accessibility



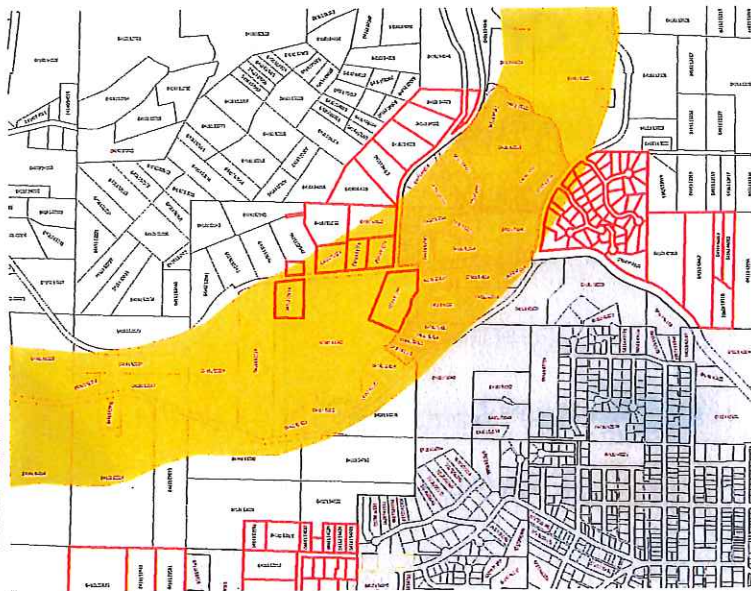
- Road Class**
- Interstate Highway
  - Highway Ramp
  - Limited Access State Highway
  - Other State Highway
  - Major Road
  - Arterial
  - Residential
  - Unknown
  - UGA Parcels



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# Volcanic Hazard Areas

- Case 1 – 500-1000 yr frequency
- Case 2 – Average 100 yr frequency
- Case 3 – 1-100 yr frequency



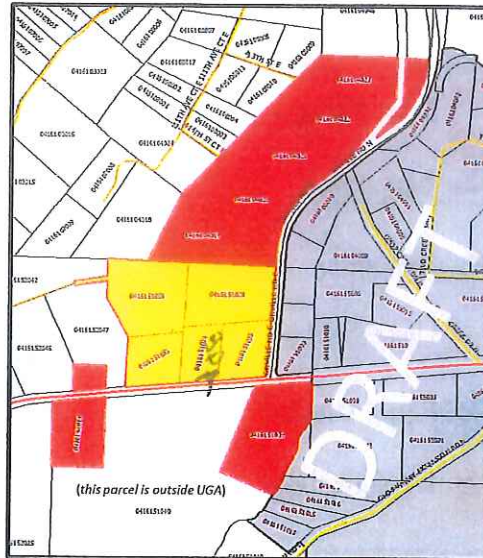
12/12/2017

12

# Area 1: Preliminary Discussion

- Potential Annexation Area (PAA)
- Potential UGA Reduction

	Potential Annexation	Potential Reduction
<b>Gross Acres</b>	16.46	32.62
<b>Net Acres</b>	16.24	31.08

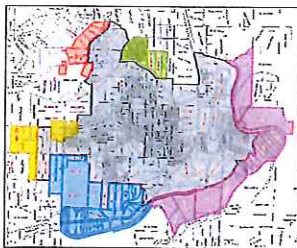


12/12/2017

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# Area 2

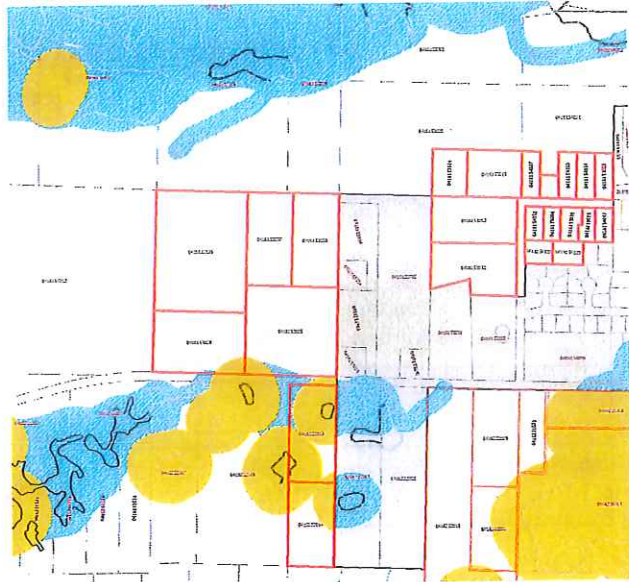
- Area 1
- Area 2
- Area 3
- Area 4
- Area 5



12/12/2017

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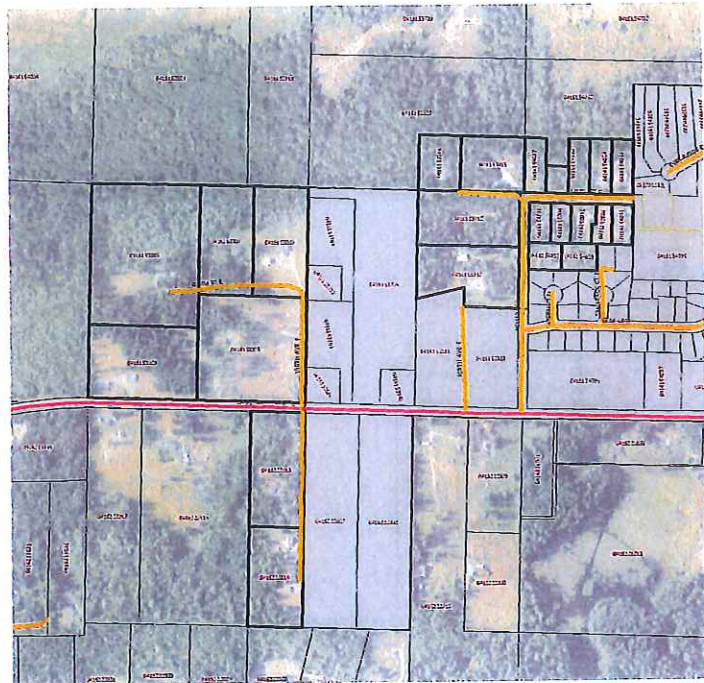
# Area 2: Critical Areas



12/12/2017

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# Area 2: Accessibility



12/12/2017

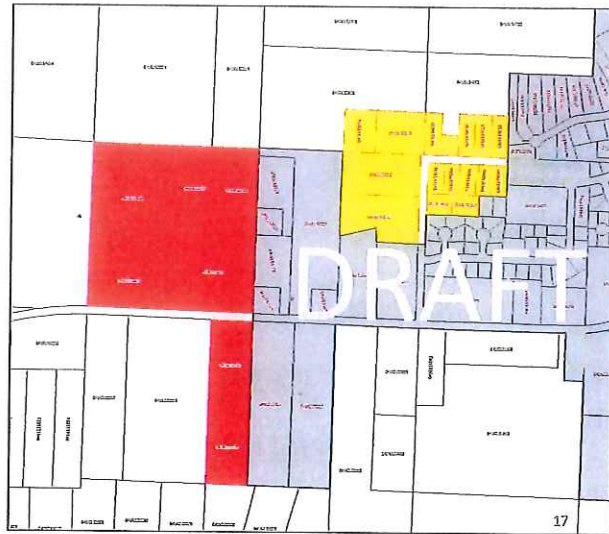
16



## Area 2: Preliminary Discussion

- Potential Annexation Area (PAA)
- Potential UGA Reduction

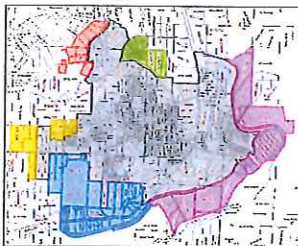
	Potential Annexation	Potential Reduction
Gross Acres	23.63	48.49
Net Acres	23.62	48.15



12/12/2017

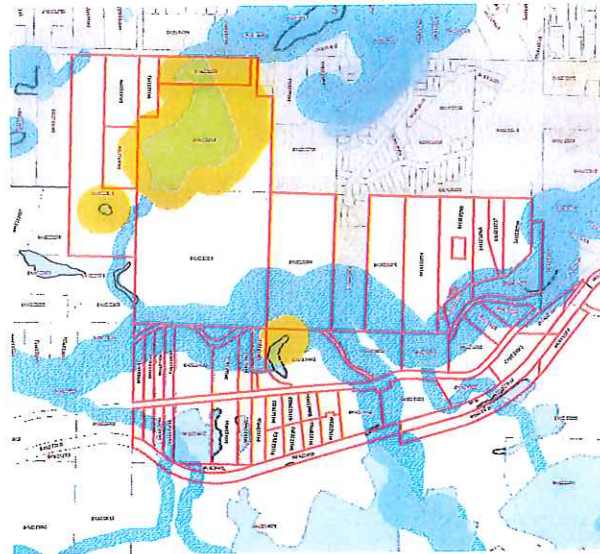
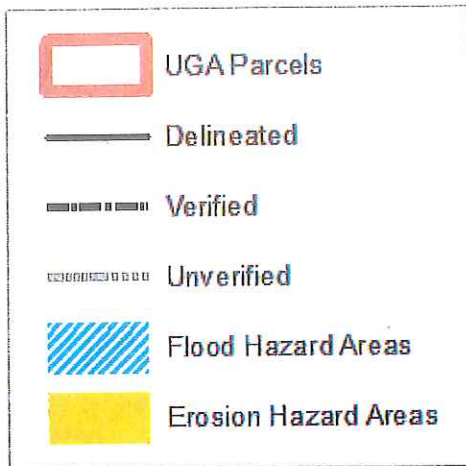
## Area 3

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5



12/12/2017

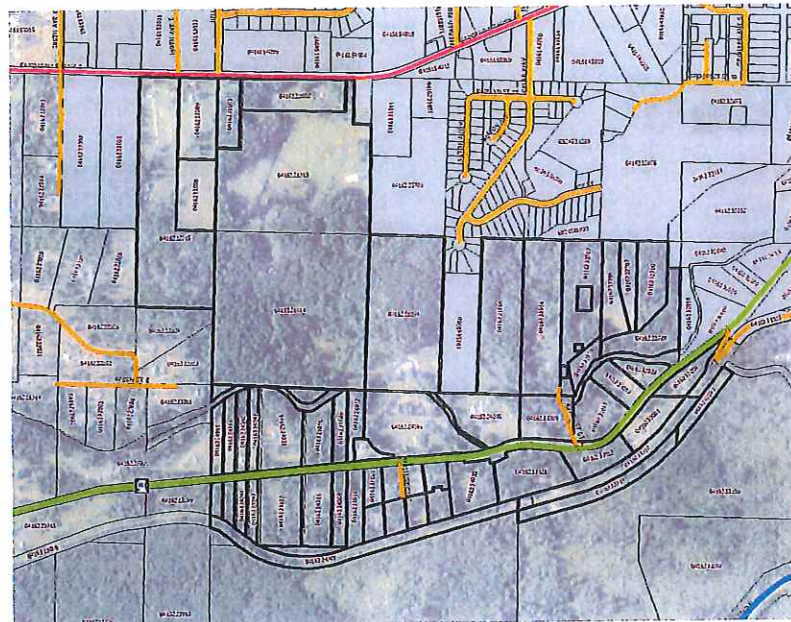
# Area 3: Critical Areas



12/12/2017

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# Area 3: Accessibility



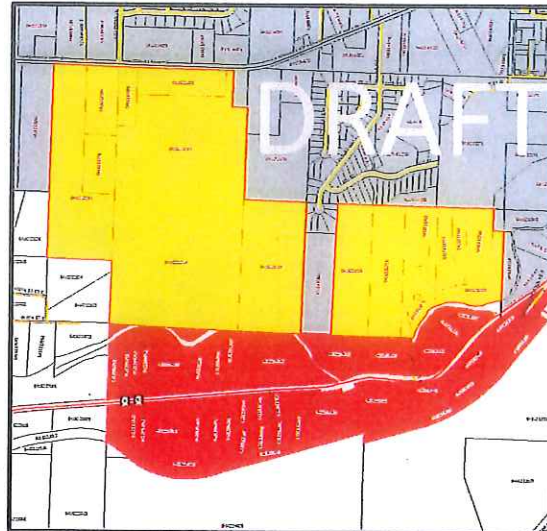
12/12/2017

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# Area 3: Preliminary Discussion

- Potential Annexation Area (PAA)
- Potential UGA Reduction

	Potential Annexation	Potential Reduction
<b>Gross Acres</b>	168.85	110.77
<b>Net Acres</b>	140.35	94.39

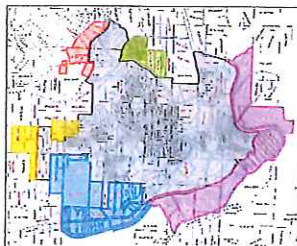


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# Area 4

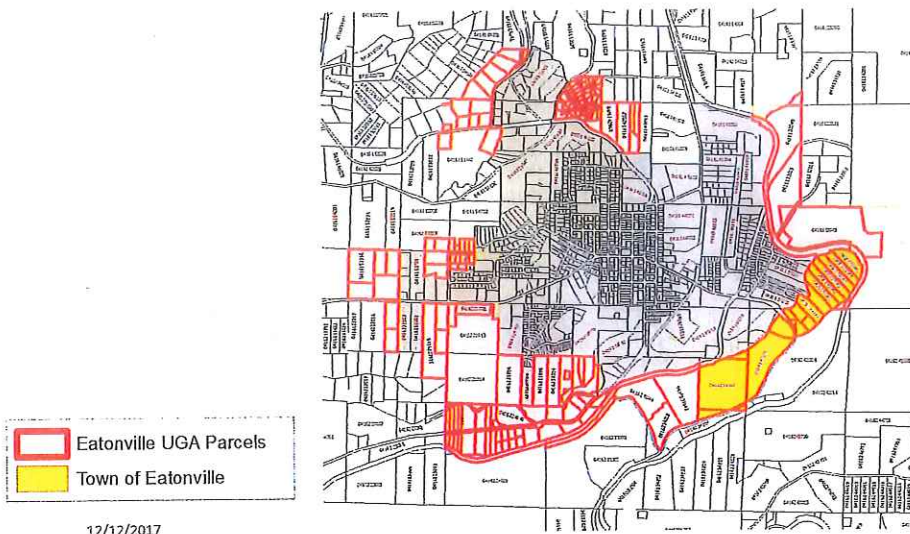
- Area 1
- Area 2
- Area 3
- Area 4
- Area 5



12/12/2017

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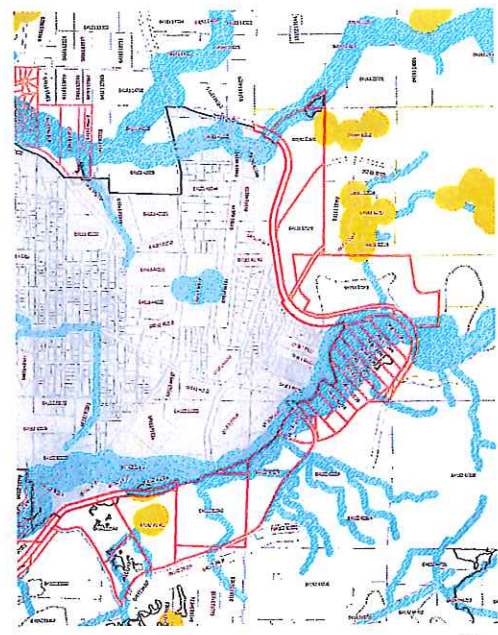
# UGA Properties Owned by the Town of Eatonville



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# Area 4: Critical Areas



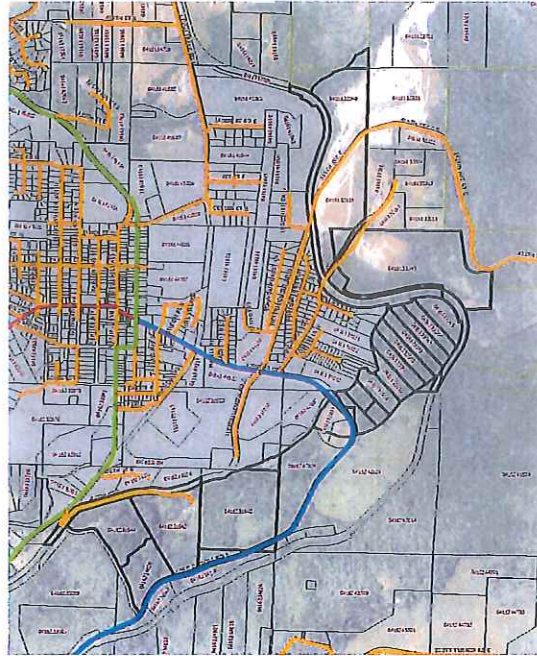
12/12/2017

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# Area 4: Accessibility

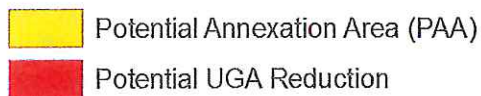


12/12/2017



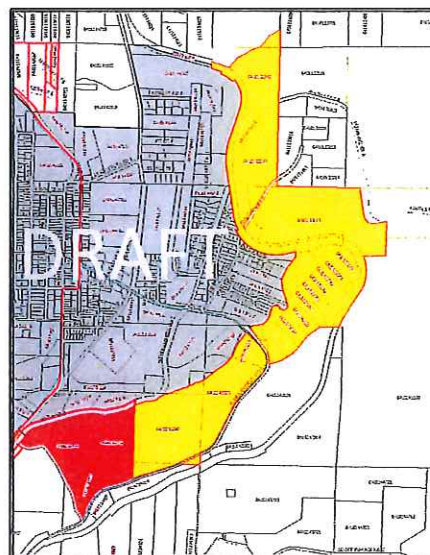
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# Area 4: Preliminary Discussion



	Potential Annexation	Potential Reduction
<b>Gross Acres</b>	253.17	54.18
<b>Net Acres</b>	195.73	50.98

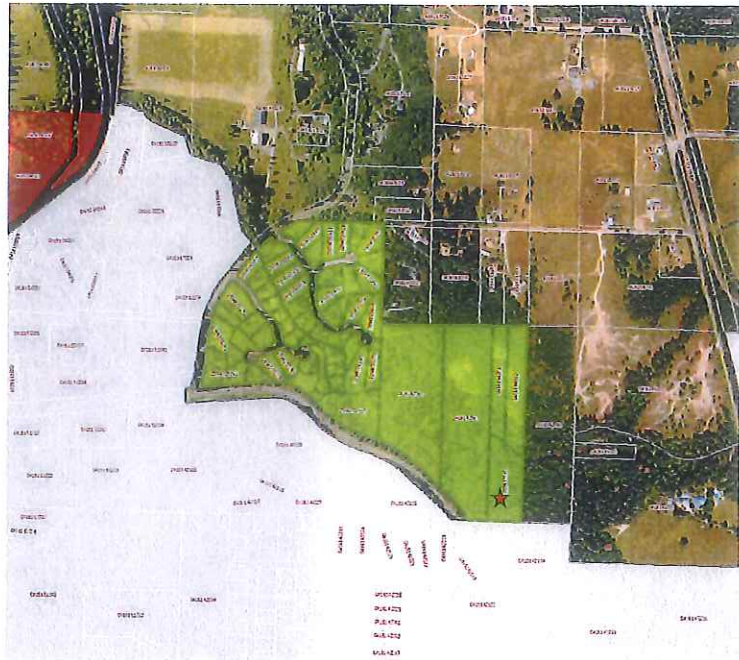
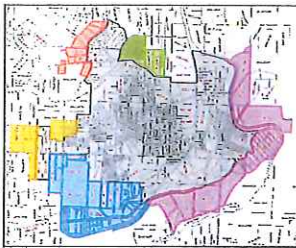
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# Area 5

- Area 1
- Area 2
- Area 3
- Area 4
- Area 5

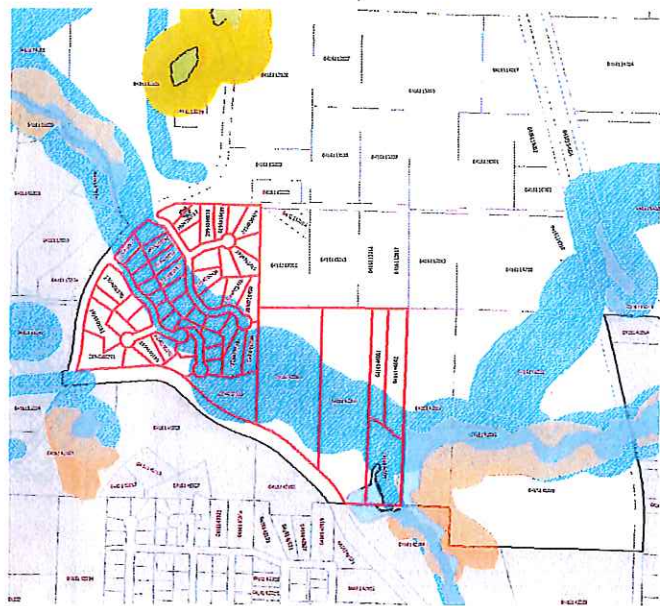


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# Area 5: Critical Areas

- UGAParcel
- Delineated
- Verified
- Unverified
- Flood Hazard Areas
- Erosion Hazard Areas



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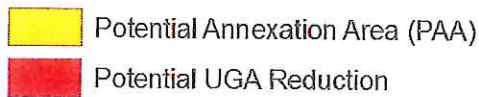
## Area 5: Accessibility



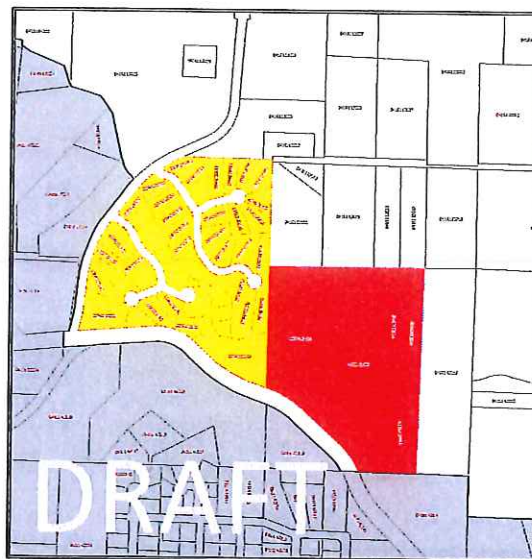
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## Area 5: Preliminary Discussion



	Potential Annexation	Potential Reduction
<b>Gross Acres</b>	25.92	25.55
<b>Net Acres</b>	25.86	25.54



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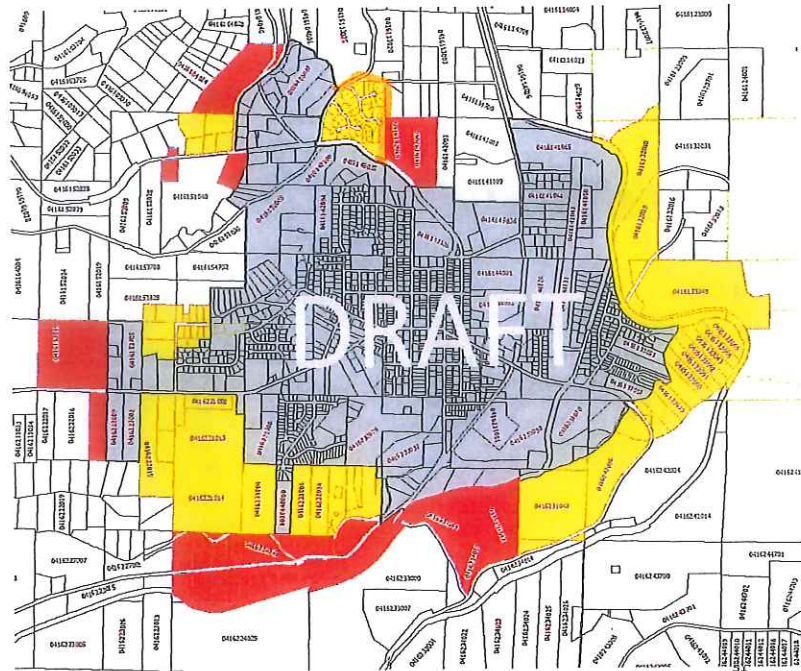
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## Preliminary Discussion

	Potential Annexation (remain in UGA)	Potential Reduction
Gross Acres	488.03	271.61
Net Acres	401.80	250.14

Potential Annexation Area (PAA)  
 Potential UGA Reduction

12/12/2017



## Potential Next Steps

- Continued discussion
- Public outreach?
- Annexation strategy?
- UGA reduction?

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