

*PRELIMINARY CITY COUNCIL AGENDA

September 15, 2014
Regular Council Meeting

October 4, 2014
Special Council Meeting

October 6, 2014
Regular Council Meeting

October 20, 2014
Regular Council Meeting

November 3, 2014
Regular Council Meeting

Preliminary City Council Agenda subject to change without notice*
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Call the City Clerk at 253-566-5656

APPROVAL OF MINUTES

**CITY OF UNIVERSITY PLACE
DRAFT MINUTES
Regular Meeting of the City Council
Monday, August 18, 2014
City Hall, Windmill Village**

1. CALL REGULAR MEETING TO ORDER – MAYOR

Mayor Pro Tem Figueroa called the Regular Meeting to order at 6:30 p.m.

2. ROLL CALL AND PLEDGE OF ALLEGIANCE

Roll call was taken by the City Clerk as follows:

Councilmember Belleci	Present
Councilmember Grassi	Present
Councilmember Keel	Excused
Councilmember Nye	Present
Councilmember Worthington	Present
Mayor Pro Tem Figueroa	Present
Mayor McCluskey	Excused

Staff Present: City Manager Sugg, City Attorney Victor, Public Works Director Cooper, and City Clerk Genetia.

MOTION: By Councilmember Belleci, seconded by Councilmember Grassi, to excuse the absences of Councilmember Keel and Mayor McCluskey.

The motion carried.

Councilmember Grassi led the pledge of allegiance.

3. APPROVAL OF MINUTES

MOTION: By Councilmember Belleci, seconded by Councilmember Grassi, to approve the minutes of August 4, 2014 as submitted.

The motion carried.

4. APPROVAL OF AGENDA

MOTION: By Councilmember Belleci, seconded by Councilmember Grassi, to approve the agenda.

The motion carried.

5. PRESENTATIONS

University Place Library Report – To be rescheduled at a later date.

National Night Out Recap – Police Chief Blair and Public Safety Manager Hales provided a recap on the City's National Night Out event. Forty-seven neighborhoods participated in this year's outreach.

6. PUBLIC COMMENT – None.

7. COUNCIL COMMENTS/REPORTS

Councilmember Grassi commented on the success of the Kobayashi Property ribbon cutting event. He thanked Public Works Director Cooper and the Public Works crew for overseeing the project.

Councilmember Belleci relayed a message from a citizen appreciating the comments he received from Council regarding Mayor Pro Tem's article on the U.P. Headlines.

Mayor Pro Tem Figueroa shared the comments and key interests he gathered from citizens at the National Night Out event.

8. CITY MANAGER'S REPORT – None.

9A-9D. CONSENT AGENDA

Councilmember Worthington requested that Item 9C be pulled for separate consideration.

MOTION: By Councilmember Belleci, seconded by Councilmember Grassi, to approve the Consent Agenda as follows:

- A. Receive and File: Payroll for the period ending 07/31/14, signed and dated 08/14/14, check nos. 318068 through 318091, and wires in the total amount of Two Hundred Seventy Thousand One Hundred Ninety-Five and 69/100 Dollars (\$270,195.69); Claims dated 08/15/14, signed 08/14/14, check nos. 50927 through 50992, check no. 50943 voided, in the total amount of Two Hundred Seventy-Nine Thousand Five Hundred Sixty-Four and 13/100 Dollars (\$279,564.13).
- B. Adopt a resolution establishing the City Council's collective goals and outcomes for the 2015-2016 biennium. **(RESOLUTION NO. 766)**
- C. Authorize the City Manager to extend the City's School Resource Officer Interlocal Agreement with the University Place School District for one additional year. **(Pulled for separate consideration.)**
- D. Adopt a resolution expressing the Council's strong support for the work of the Washington Military Alliance. **(RESOLUTION NO. 767)**

The motion carried.

MOTION: By Councilmember Worthington, seconded by Councilmember Grassi, to authorize the City Manager to extend the City's School Resource Officer Interlocal Agreement with the University Place School District for one additional year.

The motion carried.

10. MAYOR'S REPORT – None.

RECESS TO STUDY SESSION

The City Council recessed to study session at 6:45 p.m.

11. PARKS AND RECREATION COMMISSION REPORT

On June 3, 2013, the City Council adopted Resolution No. 723 directing the Parks and Recreation Commission to examine the City's current and future parks and recreation needs, including options for funding those needs, for purposes of evaluating the City's long-term parks and recreation service levels and funding options over the next twenty years. In response to Council's directives, Parks and Recreation Commission Vice Chair Vader reported on the status of the parks and recreation and presented the 20-year vision and strategic plan for the City's parks and recreation. She addressed the process, methods, and priorities to reach the vision and plan that will continue the quality of the City's parks and recreation system and will provide future direction to the City Council, Commissions and citizens.

The Commission recommended the adoption of the 20-Year Vision and Strategic Plan for Parks and Recreation. Upon adoption, the Commission will then provide long-term funding recommendations for this vision.

12. ADJOURNMENT

The meeting adjourned at 7:11 p.m. No other action was taken.

Submitted by,

Emy Genetia
City Clerk

CITY OF UNIVERSITY PLACE PROCLAMATION

WHEREAS, September is national Prostate Cancer Awareness Month; and

WHEREAS, prostate cancer is the second leading cause of cancer death in men; recognizing that while all men are at risk for prostate cancer, African American and Hispanic men have the highest incidence and mortality of prostate cancer in the world; and

WHEREAS, there will be an estimated 232,000 new cases of prostate cancer nationally in the year 2014, and there will be over 30,000 deaths from prostate cancer in this same year; about one man in six will be diagnosed with prostate cancer during his lifetime according to the American Cancer Society; and

WHEREAS, in 2013 there were 5,700 new cases of prostate cancer diagnosed and 730 deaths from prostate cancer in Washington State; and

WHEREAS, the Washington State Prostate Cancer Coalition along with the Tacoma Prostate Cancer Support Group provide programs and materials to advocate and educate men to have an informed discussion with their healthcare provider about prostate cancer by age 50 and by age 45 if they have a family history of the cancer.

NOW, THEREFORE, the City Council of the City of University Place urge our citizens to join together to raise public awareness of the symptoms, prevention, and treatment of prostate cancer.

***PROCLAIMED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE
ON SEPTEMBER 2, 2014.***

Denise McCluskey, Mayor

ATTEST:

Emy Genetia, CMC, City Clerk

**Business of the City Council
City of University Place, WA**

Proposed Council Action:

Pass an ordinance of the City of University Place, completing the unfinished portion of the Council's 2013 update of Title 16, the Comprehensive Plan, and Title 19, the Zoning Code, of the University Place Municipal Code relating to two parcels in the vicinity of 67th and Bridgeport.

Agenda No: 9
Dept. Origin:
For Agenda of: September 2, 2014
Exhibits: Proposed Ordinance Memorandum

Concurred by Mayor _____
Approved by City Manager _____
Approved as to Form by City Atty: _____
Approved by Finance Director _____
Approved by Dept. Head _____

Expenditure Required: \$0.00	Amount Budgeted: \$0.00	Appropriation Required: \$0.00
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SUMMARY / POLICY ISSUES

The City is required to adopt regulations that are consistent with and implement the Comprehensive Plan. When the 2013 amendments were adopted, the Council delayed consideration of proposed amendments to the Zoning Code relating to two parcels in the vicinity of 67th and Bridgeport Way. This consideration completes that process.

RECOMMENDATION / MOTION

MOVE TO: Pass an ordinance of the City of University Place, completing the unfinished portion of the Council's 2013 update of Title 16, the Comprehensive Plan, and Title 19, the Zoning Code, of the University Place Municipal Code relating to two parcels in the vicinity of 67th and Bridgeport.

Memo

DATE: September 2, 2014
TO: City Council
FROM: Steve Victor, City Attorney
CC: Steve Sugg, City Manager
David Swindale, Planning and Development Services Director
SUBJECT: Gravel Mine Rezone Proposal

BACKGROUND

In 2011, the City of University Place's administration recommended a City-sponsored proposal for the rezone of two parcels, one of which is located at 67th and Bridgeport and the other behind the Fred Meyer on 67th, from Residential to Neighborhood Commercial, which would be the same zoning as the adjacent Fred Meyer store. As you are aware from prior staff reports and discussions, the owner of the parcels has conclusively established a legal right to mine both parcels, and has a valid permit to commence mining gravel.

In the course of work on the mining permits, and after discussion with the City regarding concerns about mining on the parcels, the owner indicated that if the City, on its own initiative, were to legislatively rezone both parcels Neighborhood Commercial, the owner would forever release and extinguish the rights to mine both parcels. It is important to note that this offer requires Neighborhood Commercial zoning for both parcels. A rezone of only one will not resolve the mining issue. In addition the owner has offered, contingent upon the rezone, to record a permanent covenant on the 67th and Bridgeport parcel running with the land, that the land may never be used as a gas station, and may never be used for a 24-hour use.

The matter was referred to the Planning Commission who conducted three public hearings and recommended that the 67th and Bridgeport parcel be rezoned from R-2 to Mixed Use Office and the parcel behind the Fred Meyer on 67th be rezoned from R-1 to R-2. The owner, through counsel, has been emphatic that the Planning Commission's recommendation of Mixed Use Office Zoning for the parcel at 67th and Bridgeport is commercially useless and would be worse than leaving the residential zoning in place.

Additionally, during a 2013 public hearing before the City Council on the subject, the owner's representative offered to attend a meeting with affected neighbors of both parcels. The City hosted the meeting and representatives of four (4) households neighboring the parcel behind the Fred Meyer on 67th behind Fred Meyer (Parcel B) attended, as well as representatives of two (2) households neighboring the 67th and Bridgeport parcel. This was a self-selecting group based on prior organizing efforts in opposition to the rezone.

During the meeting, the owner's representative proposed multi-family housing (apartments) on Parcel B (on 67th behind Fred Meyer) and Neighborhood Commercial with a covenant forever prohibiting gas stations and 24-hour uses on Parcel A (the 67th and Bridgeport parcel). All proposal remain wholly conditioned on both being rezoned at the same time. The neighbors of Parcel B expressed comfort with apartments on Parcel B, but the neighbors of Parcel A were emphatic in their opposition to Neighborhood Commercial for that property. The Parcel A neighbors expressed an interest in having a specific use proposed so that the use, hours of operation, light, noise and traffic impacts could be specifically evaluated. The owner's representative expressed that there was no specific use proposed, or to be proposed at this time. While the parties to this meeting are free to continue to contact each other for further meetings, the City has fully completed its formal and informal processes on the matter.

As a consequence of these efforts, the ownership of the parcels has revised their proposal to seek Low Density Multi Family zoning on parcel B, behind Fred Meyer, rather than Neighborhood Commercial. This would allow 16 units per acre and allow for apartments, including senior housing. The Planning Commission's recommendation of R-2 would allow only 6 units per acre.

FORMAL PROCEEDINGS

Since 2011, the Council and Planning Commission have conducted six (6) public hearings on this matter. The Council last reviewed the issue in November 2013. Since November 2013, nothing has changed. The situation of the two parcels is identical, the owner's proposal is identical. No facts or circumstances have changed from what the Planning Commission and Council reviewed, and the legislative choices remain identical to those reviewed late last year.

When the Council acted on the bulk of the Planning Commission's recommendations in October of last year, the recommendation regarding the 67th and Bridgeport parcels were held out for separate consideration. To date, Council has not concluded its legislative process on this issue.

The Council has three legislative choices on this matter:

1. Accept the owner's proposal to rezone Parcel A as Neighborhood Commercial with a full release of all mining rights, and a permanent covenant running with the land that Parcel A will never have a gas station or any 24-hour use, and rezone Parcel B as Low Density Multi Family. The draft ordinance includes an Exhibit A reflecting this change.
2. Accept the Planning Commission's recommendation to rezone only Parcel A (the 67th and Bridgeport parcel) as Mixed Use Office, and Parcel B (on 67th

behind Fred Meyer) as R-2 Residential. The draft ordinance includes an alternate Exhibit A reflecting this change.

3. Reject the Planning Commission's proposal and the owner's offer and leave parcels zoned R-2 and R-1 Residential.

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF UNIVERSITY PLACE, WASHINGTON COMPLETING THE UNFINISHED PORTION OF THE COUNCIL'S 2013 UPDATE OF TITLE 16, THE COMPREHENSIVE PLAN, AND TITLE 19, THE ZONING CODE, OF THE UNIVERSITY PLACE MUNICIPAL CODE RELATING TO TWO PARCELS IN THE VICINITY OF 67th AND BRIDGEPORT, TO COMPLY WITH THE REQUIREMENT TO UPDATE THE COMPREHENSIVE PLAN IN ACCORDANCE WITH THE GROWTH MANAGEMENT ACT, RCW 36.70A 130(5)(a)

WHEREAS, the University Place City Council adopted a GMA Comprehensive Plan on July 6, 1998 which became effective July 13, 1998 with amendments on May 1, 2000, August 4, 2003, December 6, 2004 and February 2012; and

WHEREAS, the Revised Code of Washington 36.70A.040 requires the City to adopt development regulations which are consistent with and implement the Comprehensive Plan; and

WHEREAS, the Council referred proposed amendments to the zoning of the parcels located at 67th and Bridgeport as a part of the Planning Commission's work toward the 2013 Comprehensive Plan Amendments; and

WHEREAS, the Planning Commission held numerous public meetings beginning in October 2012, including three public hearings on April 17, May 1, and May 15, 2013; and

WHEREAS, on June 19, 2013 the Planning Commission recommended amendments to the Zoning Code to ensure consistency with the City's Comprehensive Plan, including amendments to the zoning of the parcels at 67th and Bridgeport; and WHEREAS, on June 19, 2013 the Planning Commission also concurrently recommended the amendments to the Zoning Map to ensure consistency with the City's Comprehensive Plan; and

WHEREAS, a SEPA Determination of Non-Significance (DNS) was issued on March 30, 2013 for Zoning Text and Map Amendments with a comment period ending on April 12, 2013; and

WHEREAS, the required State agency 60-day review period on the Zoning Text and Map amendments began on May 14, 2013 and concluded on July 12, 2013; and

WHEREAS, the University Place City Council held study sessions on August 12 and 26, 2013 prior to Public Hearings on October 7 and 21, 2013 to take public comment and discuss proposed Zoning Text and Map amendments, including the proposed amendments to the 67th and Bridgeport parcels; and

WHEREAS, while the City Council approved the balance of the proposed amendments, the Council chose to withhold a decision on the rezone of the parcels at 67th and Bridgeport to a future date, neither approving, nor rejecting, the proposed amendments; and

WHEREAS, no facts or circumstances regarding the 67th and Bridgeport parcels have changed since the Planning Commission review, or public hearings; and

WHEREAS, the Council has now determined to complete this final open item from the 2013 Comprehensive Plan and Map Update; and

WHEREAS, the University Place City Council finds the proposed amendments attached in Exhibit A are: consistent with the goals, objectives and policies of the Comprehensive Plan; in the best interest of the citizens and property owners of the City; enhance the public health, safety, comfort, convenience, or general welfare; and will not be materially detrimental to uses in the vicinity in which the subject properties are located; and

WHEREAS, the City Council has determined that subject to full satisfaction of the conditions specified below, amending the City of University Place Zoning Code Text and Zoning Map serves to comply with the Growth Management Act and this action is retroactive to the 2013 update, and shall be implemented as soon as possible under State law;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Legislative Findings. The recitals and findings set forth above are hereby adopted as the City Council's legislative findings in support of the regulations adopted by this Ordinance.

Section 2. Execution of Release and Covenants. Following the effective date of this Ordinance, the owner of the parcels depicted on Exhibit "A" will execute and record, in a form approved by the City Attorney, a full release of all present and future mining rights, and written covenants running with the land in perpetuity that parcel 0220271062 will never have any type of 24 hour use, or any fuelling station use. If full satisfaction of the conditions specified in this Section 1 is not complete within one (1) year from the effective date of this Ordinance, this Ordinance shall expire and be of no further force or effect.

Section 3. Title 19 Zoning -- Section 19.20.050 Zoning Map Amendment. University Place Municipal Code Section 19.20.050 Zoning Map is hereby amended and the Comprehensive Plan will be amended accordingly in conjunction with the current update required by RCW 36.70A.130 (5) prior to June 30, 2015, rezoning Parcels 0220271062, and 4001700700, as depicted in Exhibit "A" attached, to be implemented as soon after full satisfaction of the conditions specified in Section 1, as permitted under State law.

Section 4. Copy to be Available. One copy of this Ordinance shall be available in the office of the City Clerk for use and examination by the public.

Section 5. Severability. If any section, sentence, clause, or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Ordinance.

Section 6. Publication and Effective Date. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City. This Ordinance shall take effect five days after publication.

PASSED BY THE CITY COUNCIL ON SEPTEMBER ____, 2014.

Denise McCluskey, Mayor

ATTEST:

Emy Genetia, City Clerk

APPROVED AS TO FORM:

Steve Victor, City Attorney

Published:
Effective Date:

EXHIBIT A PLANNING COMMISSION RECOMMENDED COMPREHENSIVE PLAN MAP AND ZONING MAP AMENDMENTS

Legend

-  Parcel
-  R1 Residential to R2 Residential
-  R2 Residential to Mixed Use - Office
-  R1 Residential
-  R2 Residential
-  Neighborhood Commercial
-  Multi-Family - Low

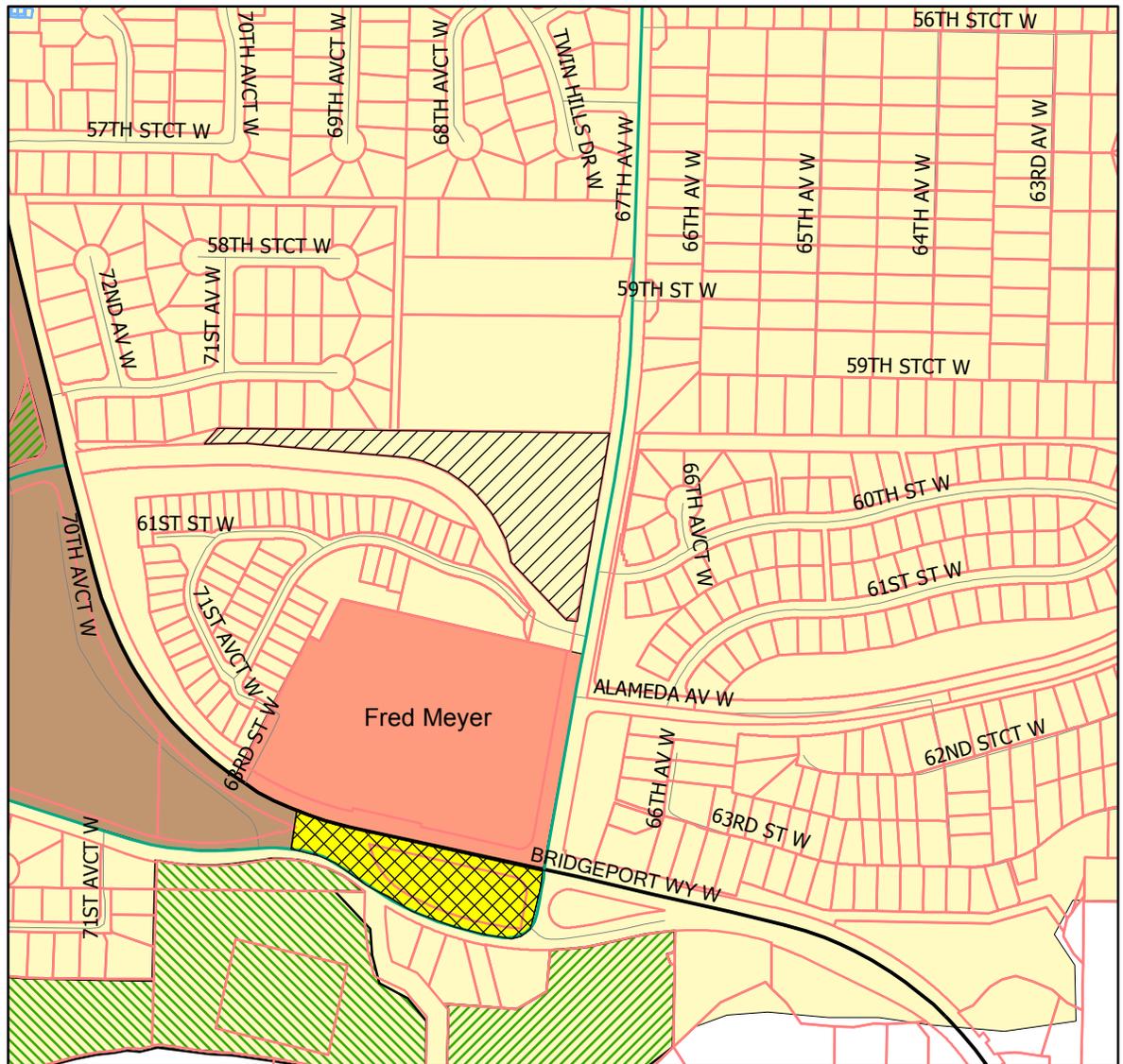
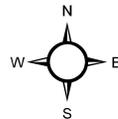
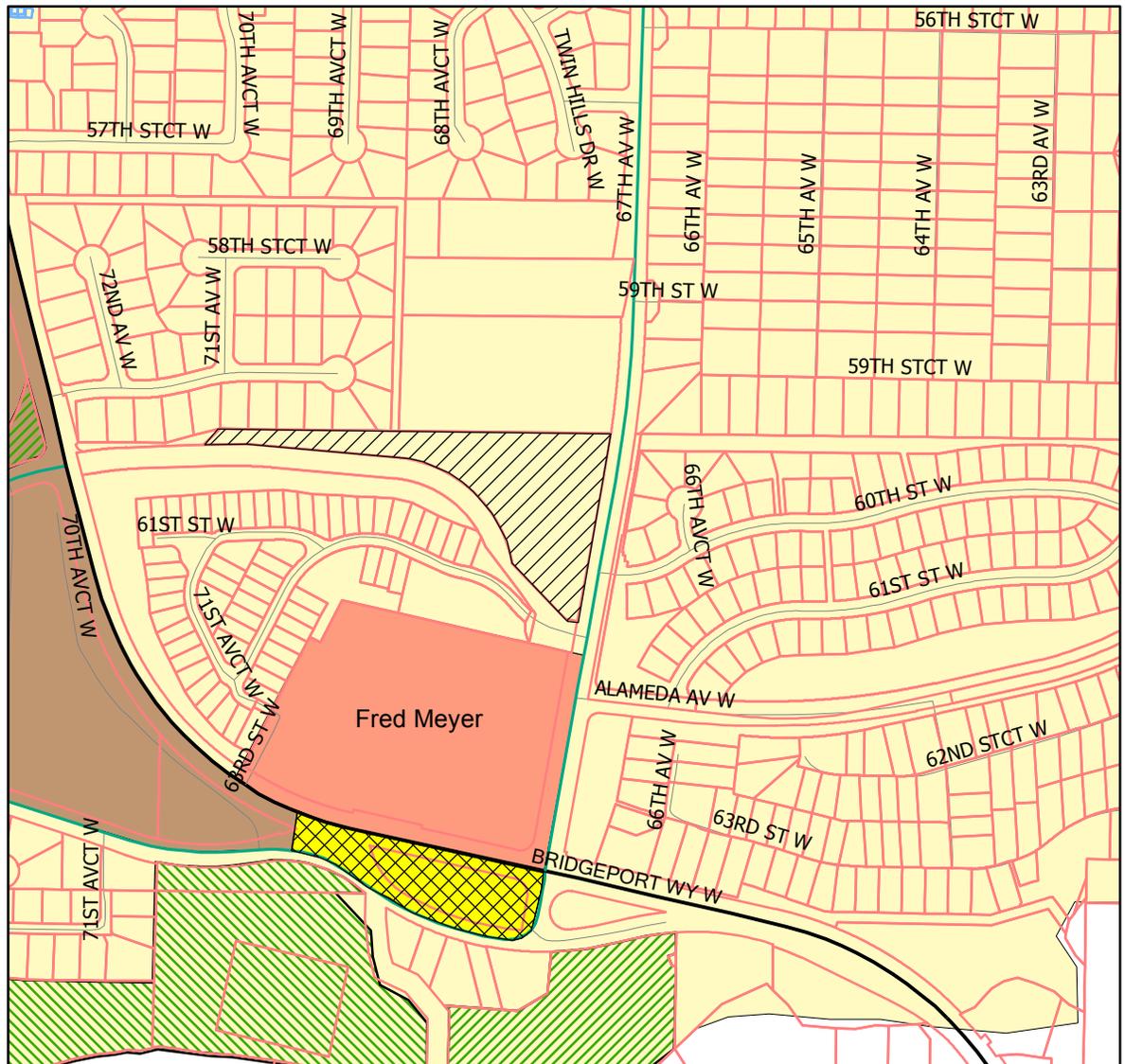
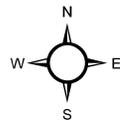


EXHIBIT A PROPERTY OWNER PREFERRED COMPREHENSIVE PLAN MAP AND ZONING MAP AMENDMENTS

Legend

-  Parcel
-  R1 Residential to Multifamily - Low
-  R2 Residential to Neighborhood Commercial
-  R1 Residential
-  R2 Residential
-  Neighborhood Commercial
-  Multi-Family - Low





CITY OF UNIVERSITY PLACE COUNCIL DOS & DON'TS

SEPTEMBER 2, 2014

Presented by:

**Ann Bennett
Executive Director**

Washington Cities Insurance Authority

- A municipal organization of Washington public entities joined to share risk
 - Created in 1981
 - Over 162 members
- Over \$167 million in assets
 - Strongest financials of any Washington risk pool

Washington Cities Insurance Authority

- Provides Insurance Coverage
 - Auto Liability, General Liability, Employment Practices, Errors & Omission
 - \$20,000,000 per Occurrence
 - Look for coverage not exclusions
- Provides Insurance Services
 - Claims
 - Risk Management

Common Council Liability Exposures

- Land Use
 - Arbitrary and Capricious Decisions
 - Appearance of Fairness Violations
- Personnel
 - Harassment/Discrimination
 - Straying out of authority
- Negligent Misrepresentation
- Defamation
 - Qualified Privilege
 - Void if knowingly false or malicious
- Public Works
 - Road Design

Avoiding Liability

- Individuals Can Receive Absolute Immunity for Legislative Activities
 - Adoption of budgets, ordinances and resolutions
 - Only within context of council meeting as a whole

Avoiding Liability

- Land Use
 - Know your role-Quasi Judicial or Legislative ?
 - If Quasi Judicial
 - Must be fair and impartial-
 - Appearance of Fairness Doctrine
 - Cannot communicate with proponent or opponent
 - Make findings of fact - Avoid Arbitrary and Capricious Decisions

Avoiding Liability

- Land Use
 - Do not insert yourself in the process
 - Westmark v. City of Burien
 - \$10,000,000 verdict
 - Found tortious interference with a business expectancy
 - Mission Springs v. City of Spokane
 - Directed official not to issue permit
 - No legislative immunity
 - Liable under state and federal law

How to Avoid Liability

- Personnel
 - Stay in legislative role
 - Set policies, budgets
 - Do not stray into Executive role
 - Mayor, City Administrator, City Manager
 - Management of employees, hiring/firing, discipline
 - Can be held personally liable for employment actions
 - Personnel law changes constantly
 - Harassment/Discrimination
 - Know Policy
 - Report to Executive if Aware

Avoiding Liability

- Negligent Misrepresentation
 - Do not make specific promises or assurances
 - Refer specific questions to staff
 - Do not take matters into your own hands

Avoiding Liability

- Defamation
 - If the statement/opinion is regarding a legislative concern you have immunity
 - Careful discussing individuals
 - Are they a public official, staff or private individual?
 - Any untruth gives rise to liability

Avoiding Liability

- Public Works
 - Do not “politically engineer”
 - Crosswalks, Signs, Speed Limits
 - Ask for staff input off the record
 - Have staff respond to requests
 - Avoid promises, assurances and inflammatory statements

Avoiding Liability

- **Do not leak Executive Session information**
 - Resist the temptation to share!
 - Disclose conflicts prior to session and recuse yourself
 - Claims and Litigation
 - Can jeopardize defense
 - Possible sanctions imposed

Avoiding Liability

- **Be mindful of written communications**
 - Email/ Twitter/ Facebook
 - Always use City email address, not personal
 - Use of a personal computer could subject it to search
 - Be mindful of Open Public Meetings Act
 - May lose your legislative immunity



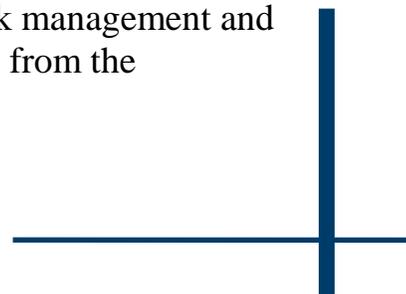
Washington Cities Insurance Authority

Washington Cities Insurance Authority (WCIA) is a municipal risk pool authorized under RCW 48.62, RCW 39.34 and WAC 200.100.010. Through Interlocal agreement, 164 cities and public entities create WCIA to self-insure their exposures. WCIA's mission is to take a leadership role to provide professional risk management and stable risk financing programs that respond to members needs.

WCIA has over \$174 million in assets, of which \$88 million is undesignated member reserves to handle contingencies beyond predicted events. These are the strongest financials of any Washington risk pool. Through the use of an actuary, the group annually creates over \$34 million in assessments to cover liability and property risks. WCIA's administrative budget is \$6 million, with \$2 million going directly back to the members in the form of training, reimbursements and legal assistance. WCIA believes the Full Board should be fully aware, and in control, of all pool operations-the insured's run the insurance company.

WCIA distinguishes itself from the private insurance industry by evaluating claims based upon legal liability not financial expediency. Annually, WCIA handles approximately 1,800 claims and lawsuits with over \$18 million being paid out on behalf of members in settlements and over \$6 million spent on litigation defense costs. We believe in making good case law that benefits all public entities and actively litigate in the appeals courts, including the US Supreme Court. To reduce the number of claims and lawsuits, WCIA offers pre-loss services, allowing for legal consultation on potential actions which could give rise to liability, i.e. employment practices, land use.

WCIA advances effective risk management practices and procedures and requires active participation as an element of pool membership. Through comprehensive training, and committed field risk management services there is a systematic reduction of loss exposures for members. The WCIA COMPACT is a commitment made by all members to participate in training, risk management and pool governance. The COMPACT has received national honors from the Association of Governmental Risk Pools.





WCIA's Risk Management team is experienced and skilled in municipal risks. Each member has an assigned Risk Management Representative that provides individual attention, personal communication and detailed risk analysis in support of the formal comprehensive COMPACT program. WCIA staff provides on-site risk management advice, conduct loss control inspections and offer training on specific exposures and controls. The Risk Management Representatives review indemnification, hold harmless and insurance requirements in contracts and are always available to research and analyze liability questions and concerns. Questions or concerns that require a legal review are handled under our Risk Management Consultation Program and often result in Risk Management Bulletins that are available to all members.

As part of the COMPACT, members annually undergo a risk management audit regarding a specific department or loss exposure, i.e. police, employment, land use. The comprehensive audit reviews current policies and procedures with recommendations and mandatory requirements to ensure a reduction in risk exposures.

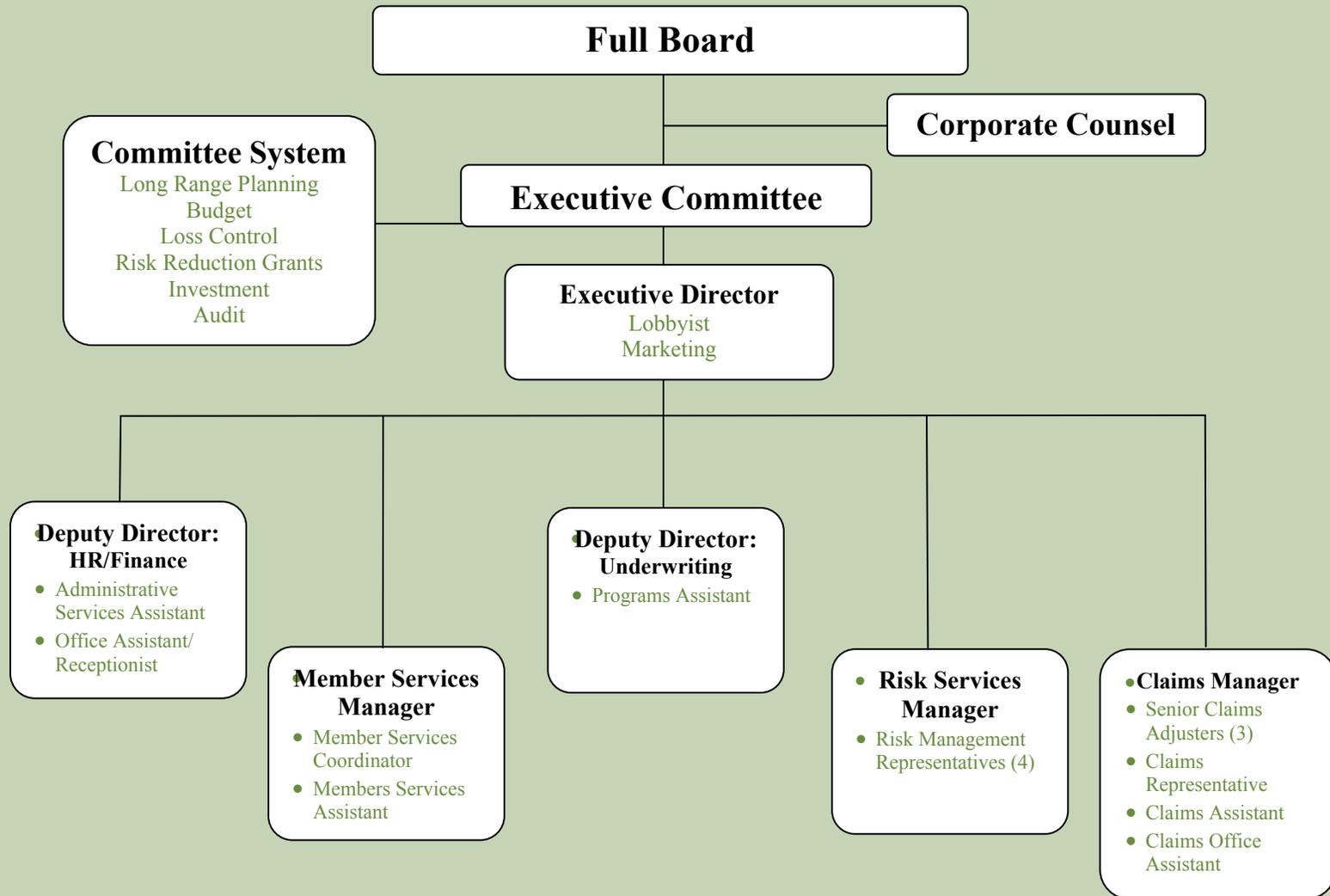
WCIA has developed an extensive training and education program offering municipal risk management trainings state wide. Annually over 300 sessions are conducted with approximately 7,000 attendees. WCIA collaborates with other municipal organizations resulting in an expanded offering of co-sponsored trainings. Members with travel restrictions benefit from our website's Virtual Classroom which offers Video Check out or On-Demand videos.

In addition to the comprehensive training programs offered, WCIA provides a Member Reimbursement program to assist members in the professional development and accreditation of their staff. Approximately 81% of the membership has received reimbursements for municipal accreditations, individual and group certifications, and registration for association schools and institutes.

For more detailed information on all of our programs and services, please visit our website www.wciapool.org.



Washington Cities Insurance Authority



WASHINGTON CITIES INSURANCE AUTHORITY**Statement of Net Position****As of December 31, 2012 and 2011**

ASSETS	<u>2012</u>	<u>2011</u>
<u>Current Assets:</u>		
Cash and Cash Equivalents	\$106,062,369	\$26,517,622
Accrued Interest	75,306	554,829
Investments	57,218,533	128,742,223
Accounts Receivable	230,435	90,223
Prepaid Expenses	5,377,998	3,839,393
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TOTAL CURRENT ASSETS	<u>\$168,964,641</u>	<u>\$159,744,290</u>
 <u>Noncurrent Assets:</u>		
Investment in GEM	1,169,015	1,067,082
Capital Assets	6,211,795	6,181,732
Accumulated Depreciation	(1,438,064)	(1,284,924)
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TOTAL NONCURRENT ASSETS	<u>\$5,942,746</u>	<u>\$5,963,890</u>
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TOTAL ASSETS	<u><u>\$174,907,387</u></u>	<u><u>\$165,708,180</u></u>
 LIABILITIES AND NET POSITION		
<u>Current Liabilities:</u>		
Accounts Payable	\$93,811	\$159,196
Deposits Payable	330,304	307,841
Property & Vehicle Claims Reserve	2,629,872	1,251,885
<u>Claim Reserves:</u>		
IBNR	9,810,159	10,696,450
Open Claims (Case Reserves)	6,644,747	4,933,039
Unallocated Loss Adjustment Expenses	624,223	607,256
Reserve for Increased Confidence Level	15,989,970	14,950,904
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TOTAL CURRENT LIABILITIES	<u>\$36,123,086</u>	<u>\$32,906,571</u>
 <u>Noncurrent Liabilities:</u>		
Compensated Absences	\$153,494	\$94,822
<u>Claim Reserves:</u>		
IBNR	\$26,523,762	\$28,920,032
Open Claims (Case Reserves)	\$17,965,426	\$13,337,477
Unallocated Loss Adjustment Expenses	\$1,687,713	\$1,641,842
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TOTAL NONCURRENT LIABILITIES	<u>\$46,330,395</u>	<u>\$43,994,173</u>
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TOTAL LIABILITIES	<u>\$82,453,481</u>	<u>\$76,900,744</u>
 NET POSITION		
Invested in Capital Assets	\$4,773,731	\$4,896,808
Unrestricted	87,680,175	83,910,628
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TOTAL NET POSITION	<u>\$92,453,906</u>	<u>\$88,807,436</u>
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TOTAL LIABILITIES AND NET POSITION	<u><u>\$174,907,387</u></u>	<u><u>\$165,708,180</u></u>

WASHINGTON CITIES INSURANCE AUTHORITY**Statement of Revenues, Expenses****And Changes In Fund Net Position****For The Years Ended December 31, 2012 and 2011**

	<u>2012</u>	<u>2011</u>
Operating Revenues		
Member Assessments - Liability	\$24,096,611	\$24,270,237
Member Assessments - Property	8,542,097	8,111,936
Member Assessments - Fidelity	121,777	121,956
Seminar Revenues	27,135	24,665
Total Operating Revenues	<u>\$32,787,620</u>	<u>\$32,528,794</u>
Operating Expenses		
Loss & Loss Adjustment Expenses	\$21,820,599	\$9,840,163
Confidence Level Expense	1,039,066	(435,447)
Insurance - Members	7,026,955	6,556,008
Salaries and Wages	1,900,200	1,736,629
Personnel Benefits	616,264	569,490
Professional Services		
Claims Adjusting	374,442	329,752
Pre-Defense Review	921,662	906,045
Consultants	331,616	376,132
Legal	30,052	55,464
Actuarial	32,500	31,000
Audit	29,210	15,672
Financial Services	19,519	19,179
Risk Management Audit	5,867	11,734
Rent	120,000	120,000
Transportation	85,314	88,684
Printing	10,578	6,976
Communications	25,460	21,163
Supplies	50,669	47,255
Dues and Conferences	22,520	19,527
Retreat/Board Meetings	29,472	23,820
Depreciation	55,532	50,744
Miscellaneous	39,930	33,480
Repair and Maintenance	10,463	12,144
Seminars and Training	532,428	412,689
Total Operating Expenses	<u>\$35,130,318</u>	<u>\$20,848,303</u>

WASHINGTON CITIES INSURANCE AUTHORITY**Statement of Revenues, Expenses****And Changes In Fund Net Position****For The Years Ended December 31, 2012 and 2011**

	<u>2012</u>	<u>2011</u>
Operating Income (Loss)	(\$2,342,698)	\$11,680,491
Non-Operating Revenue (Loss)		
Interest Income	3,445,864	5,339,538
Net Increase (Decrease) in the Fair Value of Investments	2,387,615	6,946,001
Income (Loss) from Investment in GEM	101,933	34,612
Net Profit (Loss) from Building Operations	53,756	47,156
Total Non-Operating Revenue	<u>\$5,989,168</u>	<u>\$12,367,307</u>
Net Income	\$3,646,470	\$24,047,798
Net Position - January 1	88,807,436	64,759,638
Net Position - December 31	<u><u>\$92,453,906</u></u>	<u><u>\$88,807,436</u></u>

Risk Profile | University Place



For the Period: 1/1/2009 - 12/31/2013

WCIA Member: Since 5/1/1995

Tanya Crites, Senior Risk Management Representative



Risk Profile | University Place



Actuarial Group 2

This is a summary report, created to give you a universal look at your losses as compared to the group average of other members in the same actuarial group as of 12/31/2013. The data analyzed includes the time frame from 1/1/2009 through 12/31/2013. The dollar amounts in this report include loss INDEMNITY PAYMENTS (paid to claimants/plaintiffs), LEGAL FEES (attorney fees and related expenses) as well as CURRENT RESERVES on any open claims/lawsuits as of 12/31/2013. Please keep in mind that any claim or lawsuit that was open as of 12/31/2013 may ultimately result in additional dollars having been paid in indemnity and/or legal fees.

The number of claims shown indicates all claims and lawsuits whether they were paid, denied or tendered to another entity.

ACTUARIAL GROUP 2 Members (26)

100,000 - 200,000 Worker Hours Per Year

Bainbridge Island (WI)	Battle Ground (BA)	Burien (BU)
Burlington (BR)	Chehalis (CH)	Chelan (CL)
Clarkston (CK)	Ferndale (FD)	Grandview (GR)
Hoquiam (HO)	Kelso (KL)	Lake Forest Park (LF)
Lake Stevens (LS)	Mill Creek (MC)	Ocean Shores (OS)
Port Townsend (PT)	Sammamish (SA)	Shelton (SH)
Snoqualmie (SQ)	Spokane Valley (SV)	Sumner (SM)
Toppenish (TO)	Union Gap (UG)	University Place (UP)
Washougal (WS)	West Richland (WR)	

Loss Summary | University Place

1/1/2009 - 12/31/2013

Total Number of Claims: 38

Total Dollars Incurred: \$69,825

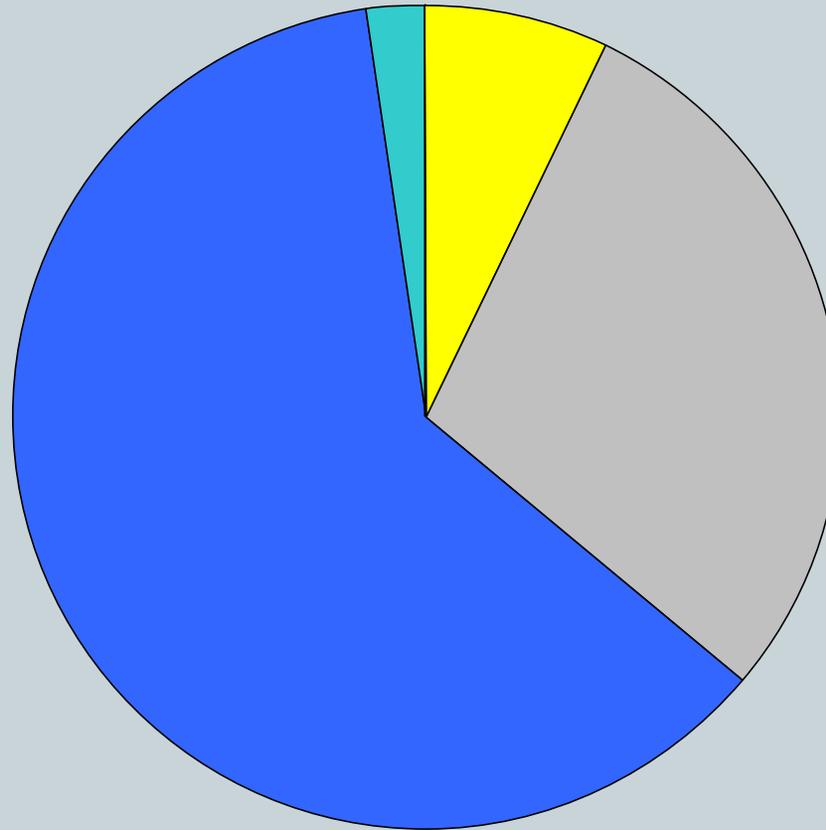


Summary by Type	SEVERITY		FREQUENCY	
	University Place	Eq. Group 2 Avg	University Place	Eq. Group 2 Avg
Automobile Liability	\$5,028	\$42,488	3	5
Errors & Omissions	\$20,197	\$108,569	2	2
Personnel	\$1,593	\$95,048	1	2
General Liability	\$43,007	\$144,086	28	32
Public Safety	\$0	\$89,662	4	5
TOTALS:	\$69,825	\$479,853	38	46

Summary by Year	SEVERITY		FREQUENCY	
	University Place	Eq. Group 2 Avg	University Place	Eq. Group 2 Avg
2009	\$14,927	\$140,531	11	10
2010	\$27,971	\$78,524	9	9
2011	\$4,490	\$71,476	4	9
2012	\$2,437	\$90,014	8	10
2013	\$20,000	\$99,308	6	7
TOTALS:	\$69,825	\$479,853	38	45

Includes Indemnity, legal fees and expenses and reserves. Totals may vary due to rounding.

University Place Analysis By Loss Type & Severity

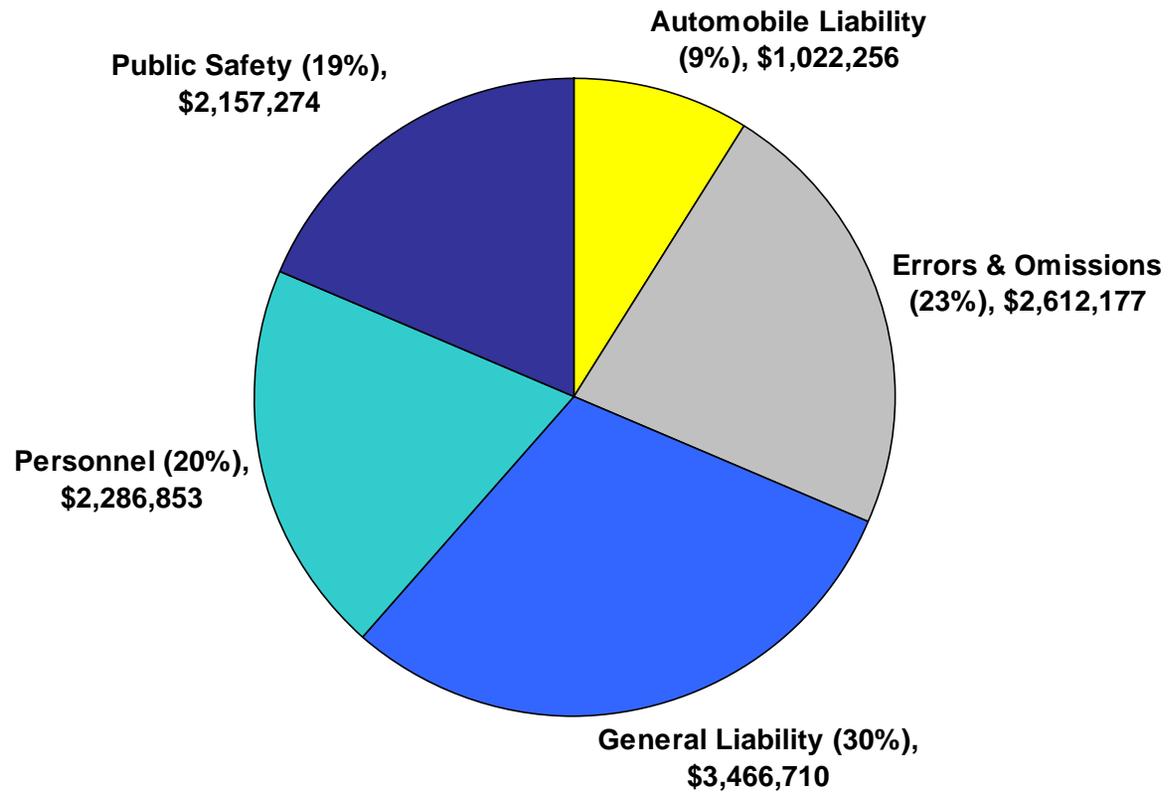


■ Automobile Liability (7%)
■ General Liability (62%)
■ Public Safety (Less Than .5%)

■ Errors & Omissions (29%)
■ Personnel (2%)

Totals may vary due to rounding.

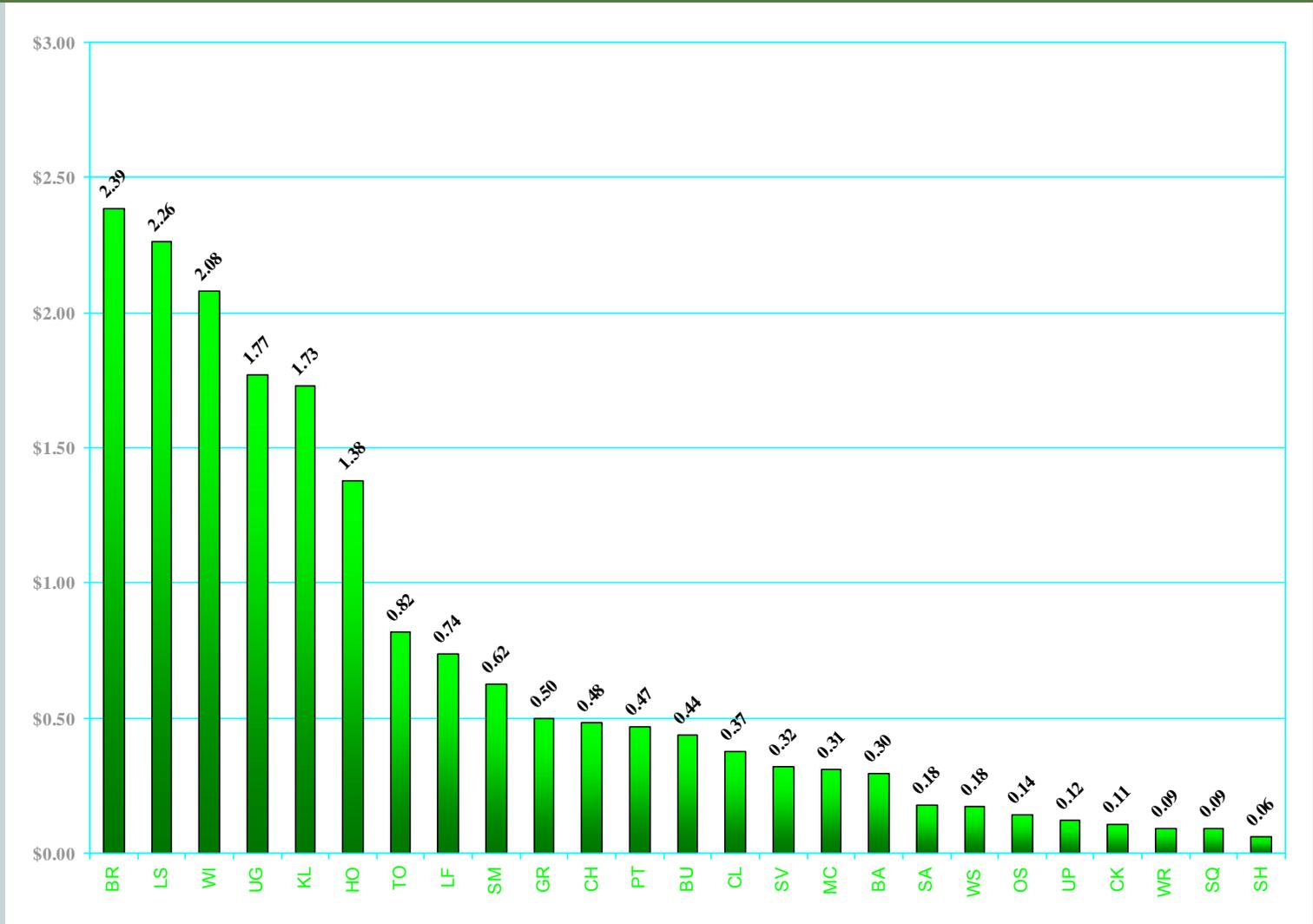
Group 2
ANALYSIS BY LOSS TYPE & SEVERITY
1/1/2009 - 12/31/2013



Totals may vary due to rounding.

Cost Per Worker Hour | Group 2

Group Cost Per Worker Hour: \$0.63
2009 - 2013



See page 2 for listing of member names

All Other Group Members are \$0.00 Cost per Worker Hour.

**Business of the City Council
City of University Place, WA**

Proposed Council Action:

Acknowledge approval of amendments to the Pierce County Countywide Planning Policies, adding new annexation policies and authorizing the City Manager to execute an Inter-local Agreement, thereby ratifying the amendments.

Agenda No: 12
Dept. Origin: Planning
For Agenda of: September 2, 2014
Exhibits: Interlocal Agreement
Proposed Resolution

Concurred by Mayor: _____
Approved by City Manager: _____
Approved as to form by City Atty: _____
Approved by Finance Director: _____
Approved by Department Head: _____

Expenditure Required: \$0.00	Amount Budgeted: \$0.00	Appropriation Required: \$0.00
---------------------------------	----------------------------	-----------------------------------

SUMMARY / POLICY ISSUES

The Pierce County Regional Council 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, and facilitating compliance with the coordination and consistency requirements of the Growth Management Act (Chapter 36.70A RCW). On August 14, 1995, the City Council adopted Resolution 42 the County-Wide Planning Policies.

The proposed amendments to the Countywide Planning Polices refine and add polices addressing annexation of unincorporated urban areas by adjacent cities and towns. The Amendments would change existing urban service areas into "Potential Annexations Areas" (PAA). A Potential Annexation Area refers to an unincorporated area within the County's Urban Growth Area which a city or town has identified as being appropriate for annexation at some point in the future.

The proposed amendments would require jurisdictions to identify a PAA within their comprehensive plan; Require joint planning agreements; encourage the resolution of existing overlaps, discourage the creation of island between cities and towns, and encourage the resolution of split parcels prior to initial designation.

The proposed amendments also encourage annexation of areas, by encouraging joint planning agreements, limiting annexations to only those areas where a city or town has established a PAA, establishing financial incentives to encourage annexation of unincorporated urban areas, exploring partnerships in grant funding opportunities, encouraging mixed uses in PAAs, and identifying islands a the County's highest priority for annexations.

BOARD OR COMMITTEE RECOMMENDATION

The Pierce County Regional Council the PCRC, based on the recommendations from the GMCC and its own discussions, recommended approval of the proposal at its October 17, 2013 meeting. The Pierce County Planning Commission held a public hearing on November 26, 2013 after which the Commission recommended approval of the amendments to the County Council. The Pierce County Council approved the amendments on June 24, 2014.

RECOMMENDATION / MOTION

MOVE TO: Acknowledge approval of amendments to the Pierce County Countywide Planning Policies Adding new annexation policies and authorizing the City Manager to execute an Inter-local Agreement, thereby, ratifying the amendments.

[Type here]

RESOLUTION NO. ____

A RESOLUTION OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, ACKNOWLEDGING ITS APPROVAL OF THE PROPOSED AMENDMENTS TO THE PIERCE COUNTY COUNTY-WIDE PLANNING POLICIES TO INCORPORATE ANNEXATION POLICIES AS RECOMMENDED BY THE PIERCE COUNTY REGIONAL COUNCIL AND APPROVED BY THE PIERCE COUNTY COUNCIL AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT WITH PIERCE COUNTY AND ITS CITIES AND TOWNS THEREBY AMENDING THE COUNTYWIDE PLANNING POLICIES

WHEREAS, the Pierce County Regional Council 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 (GMA) (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 Pierce County Countywide Planning Policies; and

WHEREAS, the Pierce County County-Wide Planning Policies (CPPs) are written policy statements which are to be used solely for establishing a county-wide framework from which the County and municipal comprehensive plans are developed and adopted; and

WHEREAS, the framework is intended to ensure that the County and municipal comprehensive plans are consistent as required by the Growth Management Act; and

WHEREAS, on June 30, 1992, the Pierce County Council adopted the initial CPPs; and

WHEREAS, the Pierce County Growth Management Coordinating Committee (GMCC) is a technical subcommittee to the Pierce County Regional Council (PCRC) and the includes staff representatives from the County and the cities and towns within Pierce County; and

WHEREAS, the PCRC, based on the recommendations from the GMCC and its own discussions, recommended approval of the proposal at its October 17, 2013 meeting; and

WHEREAS, amendments to the Pierce County County-wide Planning Policies must be adopted through amendment of the original interlocal agreement or by a new interlocal agreement ratified by sixty percent of the jurisdictions in Pierce County representing seventy-five percent of the total population; and

WHEREAS, demonstration of ratification shall be by execution of an interlocal agreement or the absence of a legislative action to disapprove a proposed amendment; and

WHEREAS, an Interlocal Agreement entitled "Amendments to the Pierce County Countywide Planning Policies" has been developed for this purpose, and is included as Exhibit B to Pierce County Ordinance No. 2014-17s; and

WHEREAS, 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; and

WHEREAS, when ratified by the necessary number of cities and towns, section 19D.240 of the Pierce County Code (PCC) "Pierce County Countywide Planning Policies" shall be amended by a subsequent ordinance of the County Council to incorporate the recommend proposal; and

WHEREAS, the Pierce County Environmental Official has determined the proposal to be exempt from SEPA per WAC 197-11-800 (19) and;

WHEREAS, the City Council of the City of University Place held a study session on September 2, 2014 to consider the proposed county-wide planning policy amendments to incorporate annexation policies into the Pierce County Countywide Planning Policies; and

WHEREAS, the City Council finds that it is in the public interest to authorize the City Manager to execute the interlocal amendments with the County and its cities and towns thereby ratifying the proposed amendments to the Pierce County CPPs.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, AS FOLLOWS:

Section 1. The University Place City Council acknowledges its approval of the amendments to the Pierce County County-wide Planning Policies recommended by the Pierce County Regional Council and approved by the County Council, which are attached as Exhibit A to Pierce County Ordinance 2014-17s and are incorporated herein by reference.

Section 2. Authorization. The City Manager is hereby authorized to execute the Interlocal Agreement attached hereto as Exhibit B to Pierce County Ordinance No. 2014-17s and by this reference incorporated herein, thereby ratifying the attached amendments to the Pierce County County-Wide Planning Policies as recommended by the Pierce County Regional Council and approved by the County Council.

Section 3. Effective Date. This resolution shall be effective immediately upon signing.

ADOPTED BY THE CITY COUNCIL ON SEPTEMBER ____, 2014.

Denise McCluskey, Mayor

ATTEST:

Emy Genetia, City Clerk

APPROVED AS TO FORM:

Steve Victor, City Attorney

Proposed Amendments
to the
Pierce County Countywide Planning Policies
Addressing

**Potential Annexation Areas
and
Annexation**

1
2
3
4
5
6
7
8
9
10
11
12



1 **COUNTYWIDE PLANNING POLICY ON URBAN GROWTH AREAS,**
2 **PROMOTION OF CONTIGUOUS AND ORDERLY DEVELOPMENT**
3 **AND PROVISION OF URBAN SERVICES TO SUCH DEVELOPMENT**

4
5 **Background - Requirements of Growth Management Act**

6
7 The Washington State Growth Management Act has as planning goals the encouragement of development in
8 urban areas where adequate public facilities and services exist or can be provided in an efficient manner
9 [RCW 36.70A.020(1)], the reduction of sprawl (*i.e.*, the inappropriate or premature conversion of undeveloped
10 land into low-density development) [RCW 36.70A.020(2)], and the provision of adequate public facilities and
11 services necessary to support urban development at the time the development is available for occupancy and
12 use (without decreasing current service levels below locally established minimum standards) [RCW
13 36.70A.020(12)] as planning goals.

14
15 The Growth Management Act further requires (1) that the County designate an "urban growth area" (UGA) or
16 areas within which urban growth shall be encouraged and outside of which growth shall occur only if it is not
17 "urban" in character; (2) that each municipality in the County be included within an UGA; (3) that an UGA
18 include territory outside of existing municipal boundaries only if such territory is characterized by urban
19 growth or is adjacent to territory that is already characterized by urban growth. [RCW 36.70A.110(1); for
20 definition of "urban growth" see RCW 36.70A.030(17).]

21
22 The designated UGAs shall be of adequate size and appropriate permissible densities so as to
23 accommodate the urban growth that is projected by the State Office of Financial Management to occur in the
24 County for the succeeding 20-year period. While each UGA shall permit urban densities, it shall also include
25 greenbelt and open space areas [RCW 36.70A.110(2)].

26
27 As to the timing and sequencing of urban growth and development over the 20-year planning period, urban
28 growth shall occur *first* in areas already characterized by urban growth that have existing public facility and
29 service capacities to service such development, *second* in areas already characterized by urban growth that
30 will be served by a combination of both existing public facilities and services and any additional needed public
31 facilities and services that are provided by either public or private sources [RCW 36.70A.110(3)]. Urban
32 government services shall be provided primarily by cities, and it is not appropriate that urban governmental
33 services be extended to or expanded in rural areas except in those limited circumstances shown to be
34 necessary to protect basic public health and safety and environment, and when such services are financially
35 supportable at rural densities and do not permit urban development [RCW 36.70A.110(4)].

36
37 The Growth Management Act Amendments expressly require that countywide planning policies address the
38 implementation of UGA designations [RCW 36.70A.210(3)(a)], the promotion of contiguous and orderly
39 development, the provision of urban services to such development [RCW 36.70A.210(3)(b)], and the
40 coordination of joint county and municipal planning within UGAs [RCW 36.70A.210(3)(f)].

41
42 **VISION 2040 Multicounty Planning Policies (MPPs)**

43
44 VISION 2040 calls for a more efficient, sustainable, and strategic use of the region's land. It identifies urban
45 lands as a critical component to accommodate population and employment growth in a sustainable way.
46 VISION 2040 calls for directing development to the region's existing urban lands, especially in centers and
47 compact communities, and limiting growth on rural lands. The Regional Growth Strategy found in VISION
48 2040 allocates 93 percent of the region's future population growth and 97 percent of its employment growth
49 into the existing urban growth area. Cities are divided into four distinct groups: Metropolitan Cities, Core
50 Cities, Large Cities, and Small Cities. An additional geography is Unincorporated Urban Growth Areas.
51 VISION 2040 recognizes that unincorporated urban lands are often similar in character to cities they are
52 adjacent to, calling for them to be affiliated with adjacent cities for joint planning purposes and future
53 annexation.

54
55 VISION 2040 recognizes that compact development creates vibrant, livable, and healthy urban communities
56 that offer economic opportunities for all, provide housing and transportation choices, and use our resources
57 wisely. The Multicounty Planning Policies support the effective use of urban land and include provisions that



1 address brownfield and contaminated site clean-up, the development of compact communities and centers
2 with pedestrian-friendly, transit-oriented locations and a mix of residences, jobs, retail, and other amenities,
3 and the siting of facilities and major public amenities in compact urban communities and centers.

4
5 VISION 2040 recognizes that centers provide easy access to jobs, services, shopping, and
6 entertainment. With their mix of uses and pedestrian-friendly design, they can rely less on forms of
7 transportation that contribute to air pollution and greenhouse gas emissions. VISION 2040 identifies 27
8 regional growth centers. These places play an important role as locations of the region's most significant
9 business, governmental, and cultural facilities. The 18 cities that have one or more regional growth
10 centers are expected to accommodate a significant portion of the region's residential growth (53 percent)
11 and employment growth (71 percent).

12
13 VISION 2040 calls for local jurisdictions with regional growth centers to adopt housing and employment
14 targets for each center. Eight regional manufacturing/industrial centers have also been designated. These
15 are locations for more intensive commercial and industrial activity. Both regional growth centers and
16 regional manufacturing/industrial centers are focal points for economic development and transportation
17 infrastructure investments. Subregional centers, including downtowns in suburban cities and other
18 neighborhood centers, also play an important role in VISION 2040's *Regional Growth Strategy*. These,
19 too, are strategic locations for concentrating jobs, housing, shopping, and recreational opportunities.
20 VISION 2040 calls for each of the region's cities to develop one or more central places as compact
21 mixed-use hubs for concentrating residences, jobs, shops, and community facilities.

22
23 Urban services addressed in VISION 2040 include wastewater and stormwater systems, solid waste, energy,
24 telecommunications, emergency services, and water supply. An overarching goal of VISION 2040 is to
25 provide sufficient and efficient public services and facilities in a manner that is healthy, safe, and
26 economically viable. Conservation is a major theme throughout VISION 2040. The Multicounty Planning
27 Policies address increasing recycling and reducing waste and encouraging more efficient use of water, low-
28 impact development techniques, and renewable and alternative energy. The Multicounty Planning Policies
29 also address siting of public facilities and the appropriateness and scale of particular public services.

30
31 VISION 2040 calls for jurisdictions to invest in facilities and amenities that serve centers and restrict urban
32 facilities in rural and resource areas. The Multicounty Planning Policies also discourage schools and other
33 institutions serving urban residents from locating outside the urban growth area.

34 35 **Principles of Understanding Between Pierce County and the Municipalities in Pierce County**

36
37 While following the goals and regulations of the Growth Management Act, Pierce County and the
38 municipalities in Pierce County will strive to protect the individual identities and spirit of each of our cities and
39 of the rural areas and unincorporated communities.

40
41 Further agreements will be necessary to carry out the framework of joint planning adopted herein. These
42 agreements will be between the County and each city and between the various cities.

43
44 The services provided within our communities by special purpose districts are of vital importance to our
45 citizens. Consistent with the adopted regional strategy, these districts will be part of future individual and
46 group negotiations under the framework adopted by the County and municipal governments.

47
48 While the Growth Management Act defines sewer service as an urban service, Pierce County currently is a
49 major provider of both sewer transmission and treatment services. The County and municipalities recognize
50 that it is appropriate for the County and municipalities to continue to provide sewer transmission and
51 treatment services.

52
53 The County recognizes that unincorporated lands within UGAs are often Potential Annexation Areas for
54 cities. Although annexation is preferred, these are also areas where incorporation of new cities can could
55 occur. The County will work with existing municipalities and emerging communities to make such transitions
56 efficiently. The identification of "Potential Annexation Areas" (PAAs) is intended to serve as the foundation for
57 future strategies to annex areas within the urban growth area. A Potential Annexation Area refers to an



1 unincorporated area within the designated urban growth area which a city or town has identified as being
2 appropriate for annexation at some point in the future. A Potential Annexation Area designation does not
3 obligate a jurisdiction to annex an area within a defined timeline. It is the County's authority, in consultation
4 with cities and towns, to adopt the urban growth area(s), and identify individual Potential Annexation Areas.

6 In order to promote logical, orderly, and systematic annexations of the urban growth area(s), the County in
7 partnership with cities and towns, should establish joint planning agreements and annexation plans prior to
8 expanding or adding to existing PAAs. Creation of new PAAs prior to the annexation of existing PAAs may
9 directly impact Pierce County government and its service obligations, and may undermine the transition of
10 existing unincorporated lands into cities and towns.

12 The County encourages cities and towns to annex land within its respective PAAs. The County recognizes
13 cities and towns may not have a financial incentive to annex areas that will require more expenditures than
14 the revenue produced through property or sales tax. Jurisdictions need to be creative in identifying potential
15 financial incentives, in addition to establishing partnerships to overcome the financial obstacles. As a means
16 to allocate resources, the County should prioritize the PAAs, with the highest being unincorporated "islands"
17 between cities and towns. Pierce County shall support future annexations for areas in which a joint planning
18 agreement exists between the County and appropriate city or town.

20 At the same time, annexations and incorporations have direct and significant impacts on the revenue of
21 County government, and therefore, may affect the ability of the County to fulfill its role as a provider of certain
22 regional services. The municipalities will work closely with the County to develop appropriate revenue sharing
23 and contractual services arrangements that facilitate the goals of GMA.

25 The Countywide Planning Policies are intended to be the consistent "theme" of growth management planning
26 among the County and municipalities. The policies also spell out processes and mechanisms designed to
27 foster open communication and feedback among the jurisdictions. The County, and the cities and towns, will
28 adhere to the processes and mechanisms provided in the policies.

30 **Growth Targets**

31 The Regional Growth Strategy set forth in VISION 2040 provides guidance for the distribution of future
32 population and employment growth through the year 2040 within the Central Puget Sound Region. This
33 strategy, in combination with the Office of Financial Management's population forecasts, provides a
34 framework for establishing growth targets consistent with the requirements of the Growth Management Act.
35 Consistent with VISION 2040, these growth targets are the *minimum* number of residents, housing units, or
36 jobs a given jurisdiction is planning to accommodate within the appropriate planning horizon and are
37 informational tools integrated into local land use plans to assist in formulating future residential and
38 employment land needs. These targets are to be developed through a collaborative countywide process that
39 ensures all jurisdictions are accommodating a fair share of growth.

41 Achievement of the future envisioned by VISION 2040 will be challenging. Jurisdictions in some regional
42 geographies will likely be planning for growth targets that are above or below the policy direction set by
43 the Regional Growth Strategy because they are on a front- or back-loaded growth trajectory toward 2040.
44 In other regional geographies, recent growth has been at such significant odds with the policy direction
45 set by the Regional Growth Strategy (such as recent growth in unincorporated urban Pierce County from
46 2000 to 2007 has already accounted for more than half of the 40-year growth allocation), that the 2040
47 goal will likely be exceeded. In such cases, jurisdictions are asked to set growth targets as close to
48 VISION 2040 as reasonably possible in an effort to "bend the trend" of future growth to more closely
49 conform to the Regional Growth Strategy. If a jurisdiction's adopted target is lower or higher than
50 expected from a straight-line application of the Regional Growth Strategy, certification by the Puget
51 Sound Regional Council (PSRC) will be based on the actions and measures taken or proposed to be put
52 in place to bend the trend, not just on an assessment of the adopted targets.

54 It is recognized that some of the urban growth areas in existence prior to the adoption of VISION 2040
55 may contain more potential housing and employment capacity based upon zoning, allowed density, land
56 division patterns, and other factors than is needed to accommodate the growth target of the associated
57 geography. In many cases, these urban growth areas have been in existence for a decade or more,



1 contain existing development patterns, which are urban in character, and are served by sanitary sewer
2 and other urban infrastructure. These areas are largely expected to remain within the urban growth area
3 consistent with their urban character. Expansion of the urban growth area boundaries that do not comply
4 with provisions in the Amendments and Transition section of these policies is acknowledged to be
5 inconsistent with CPPs and is strongly discouraged.

6
7 **Centers**

8
9 Centers are to be areas of concentrated employment and/or housing within UGAs which serve as the hubs of
10 transit and transportation systems. Centers and connecting corridors are integral to creating compact urban
11 development that conserves resources and creates additional transportation, housing, and shopping choices.
12 Centers are an important part of the regional strategy (VISION 2040) for urban growth and are required to be
13 addressed in the Countywide Planning Policies. Centers will become focal points for growth within the
14 County's UGA and will be areas where public investment is directed.

15
16 Centers are to:

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

24
25 VISION 2040, the adopted regional growth strategy, identifies several centers as an integral feature for
26 accommodating residential and employment growth. The strategy describes Regional Growth Centers, and
27 other centers that may be designated through countywide processes or locally. Regional Growth Centers
28 once regionally designated are located either in Metropolitan Cities, or in Core Cities. VISION 2040 also
29 identifies Manufacturing/Industrial Centers, which consist primarily of manufacturing and industrial uses.
30 Pierce County has five Regional Growth Centers and two Manufacturing/Industrial Centers that have been
31 adopted into the regional growth strategy. Pierce County Regional Growth Centers are located in Tacoma,
32 which is a Metropolitan City, and in Lakewood and Puyallup, which are Core Cities.

33
34 Regional Growth Centers in the Metropolitan City

35 Tacoma Central Business District
36 Tacoma Mall

37
38 Regional Growth Centers in Core Cities

39 Lakewood
40 Puyallup Downtown
41 Puyallup South Hill

42
43 Currently there are no designated Countywide Centers.

44
45 Manufacturing/Industrial Centers are areas where employee- or land-intensive uses will be located. These
46 centers differ from Regional Growth Centers in that they consist of an extensive land base and the exclusion
47 of non-manufacturing or manufacturing-supportive uses is an essential feature of their character. These
48 areas are characterized by a significant amount of manufacturing, industrial, and advanced technology
49 employment uses. Large retail and non-related office uses are discouraged. Other than caretakers'
50 residences, housing is prohibited within Manufacturing/Industrial Centers. However, these centers should be
51 linked to high density housing areas by an efficient multimodal transportation system. The efficiency of rail
52 and overland freight to markets is the critical element for manufacturers and industries located in these
53 centers.

54
55 The designated Manufacturing/Industrial Centers, within Pierce County are as follows:
56



1
2 Manufacturing / Industrial Centers

3 Frederickson
4 Port of Tacoma
5

6 Within Pierce County, a limited number of additional centers may be designated through amendment of the
7 Countywide Planning Policies consistent with the process below.
8

9 Designated centers may vary substantially in the number of households and jobs they contain today. The
10 intent of the Countywide Planning Policies is that Regional Growth Centers become attractive places to live
11 and work, while supporting efficient public services such as transit and being responsive to the local market
12 for jobs and housing.
13

14 The Countywide Planning Policies establish target levels for housing and employment needed to achieve the
15 benefit of a center. Some centers will reach these levels over the next twenty years, while for others the
16 criteria set a path for growth over a longer term, providing capacity to accommodate growth beyond the
17 twenty year horizon.
18

19 **County-Level Centers Designation Process**

20
21 The County and any municipality in the County that is planning to include a Metropolitan City Center,
22 Regional Growth Center, Countywide Center or Manufacturing / Industrial Center within its boundaries shall
23 specifically define the area of such center within its comprehensive plan. The comprehensive plan shall
24 include policies aimed at focusing growth within the center and along corridors consistent with the applicable
25 criteria contained within the Countywide Planning Policies. The County or municipality shall adopt
26 regulations that reinforce the center's designation.
27

28 No more often than once every two years, the Pierce County Regional Council (PCRC) shall invite
29 jurisdictions with centers already adopted in their comprehensive plan that seek to be designated as centers
30 in the Countywide Planning Policies to submit a request for such designation. Said request shall be
31 processed in accordance with established procedures for amending the Countywide Planning Policies.
32

33 Each jurisdiction seeking to have a center designated in the Countywide Planning Policies shall provide the
34 PCRC with a report demonstrating that the proposed center meets the minimum criteria for designation
35 together with a statement and map describing the center, its consistency with the applicable Countywide
36 Planning Policies, and how adopted regulations will serve the center.
37

38 Transit services shall be defined in the broadest sense and shall include local and regional bus service, rail
39 where appropriate, vanpool, carpool, and other transportation demand measures designed to reduce vehicle
40 trips.
41

42 The minimum designation criteria to establish a candidate center by type are as follows:
43

44 Metropolitan City Center

45 Area: up to 1-1/2 square miles in size;
46 Capital Facilities: served by sanitary sewers;
47 Employment: a minimum of 25 employees per gross acre of non-residential lands with a minimum of
48 15,000 employees;
49 Population: a minimum of ten households per gross acre; and
50 Transit: serve as a focal point for regional and local transit services.
51

52 Regional Growth Center

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



1
2 Countywide Center

3 Area: up to one square mile in size;
4 Capital Facilities: served by sanitary sewers;
5 Employment: a minimum of 1,000 employees;
6 Population: a minimum of 6 households per gross acre; and
7 Transit: serve as a focal point for local transit services.
8

9 Manufacturing / Industrial Center

10 Capital Facilities: served by sanitary sewers;
11 Employment: a minimum of 7,500 jobs and/or 2,000 truck trips per day; and
12 Transportation: within one mile of a state or federal highway or national rail line.
13

14 The minimum criteria report and statement shall be reviewed by the Growth Management Coordinating
15 Committee (GMCC) for consistency with Countywide Planning Policies, the Transportation Coordination
16 Committee (TCC) for consistency with transportation improvements plans of WSDOT, and with Pierce
17 Transit's comprehensive plan. The coordinating committees shall provide joint recommendation to the
18 PCRC.
19

20 Once included in the Countywide Planning Policies, the jurisdiction where a center is located may go on to
21 seek regional designation of the center from the Puget Sound Regional Council (PSRC) in accordance with
22 its established criteria and process.
23

24 In order to be designated a Regional Growth Center the center should meet the regional criteria and
25 requirements including those in VISION 2040, the regional growth, economic and transportation strategy as
26 may be amended and designated by the Puget Sound Regional Council.
27

28 After county-level designation occurs within the Countywide Planning Policies and until regional-level
29 designation by the PSRC occurs the center shall be considered a "candidate" Regional Growth Center.
30

31 Each jurisdiction which designates a Regional Growth Center shall establish 20-year household and
32 employment growth targets for that Center. The expected range of targets will reflect the diversity of the
33 various centers and allow communities to effectively plan for needed services. The target ranges not only set
34 a policy for the level of growth envisioned for each center, but also for the timing and funding of infrastructure
35 improvements. Reaching the target ranges will require careful planning of public investment and providing
36 incentives for private investments.
37

38 Three candidate regional centers have been included into the Countywide Planning Policies. One of the
39 candidate centers is a Regional Growth Center and the other two candidate centers are an
40 Industrial/Manufacturing Center.
41

42 Candidate Regional Centers

43 University Place – Candidate Regional Growth Center
44 South Tacoma – Candidate Industrial/Manufacturing Center
45 Sumner-Pacific – Candidate Industrial/Manufacturing Center
46

47 Urban Growth Outside of Centers

48
49 A variety of urban land uses and areas of growth will occur outside of designated centers but within the UGA.
50 Local land use plans will guide the location, scale, timing, and design of development within UGAs. The UGA
51 will be where the majority of future growth and development will be targeted. Development should be
52 encouraged which complements the desired focus of growth into centers and supports a multimodal
53 transportation system. For example, policies which encourage infill and revitalization of communities would
54 help to achieve the regional and statewide objectives of a compact and concentrated development pattern
55 within urban areas. The Countywide Planning Policies provide guidance for development and the provision
56 of urban services to support development within the UGA.
57



1
2 **Satellite Cities and Towns**
3

4 The cities and towns in the rural areas are a significant part of Pierce County's diversity and heritage. They
5 have an important role as local trade and community centers. These cities and towns are the appropriate
6 providers of local rural services for the community. They also contribute to the variety of development
7 patterns and housing choices within the county. As municipalities, these cities and towns provide urban
8 services and are located within the County's designated UGA. The urban services, residential densities and
9 mix of land uses may differ from those of the large, contiguous portion of the UGA in Pierce County.

10
11 **Countywide Planning Policy**
12

13 UGA-1. The County shall designate a the countywide urban growth area and Potential Annexation
14 Areas within it, and identify where appropriate municipal urban growth areas within the
15 countywide urban growth area, based on in consultations between the County and each
16 municipality.
17

18 1.1 County referral of proposed urban growth area and Potential Annexation Area
19 designations to the Pierce County Regional Council (PCRC).
20

21 1.1.1 The PCRC may refer the proposed designations to the Growth Management
22 Coordinating Committee (GMCC), or its successor entity for technical advice and
23 for a report.
24

25 1.1.2 The PCRC may conduct public meetings to review the proposed designation
26 and, at such meetings, may accept oral or written comments and
27 communications from the public.
28

29 1.1.3 At the conclusion of its review and analysis, the PCRC shall make a
30 recommendation to the County and to the municipalities in the County.
31

32 1.2 Once adopted by the County, the urban growth area and Potential Annexation Area(s)
33 designations shall not be changed except in accordance with the Countywide Policy on
34 "Amendments and Transition."
35

36 1.2.1 A jurisdiction shall not be required to modify existing urban growth area
37 boundaries or Potential Annexation Areas in order to reduce the residential or
38 employment capacity to conform to adopted growth targets reflecting VISION
39 2040's Regional Growth Strategy. Jurisdictions shall, however, consider the
40 adopted growth targets when updating their local comprehensive plans.
41

42 1.2.2 Growth targets are the minimum number of residents, housing units, or jobs a
43 given jurisdiction is planning to accommodate within the appropriate planning
44 horizon and are to be developed through a collaborative countywide process that
45 ensures all jurisdictions are accommodating a fair share of growth. These
46 targets are informational tools integrated into local land use plans to assist in
47 formulating future residential and employment land needs.
48

49 UGA-2. The following specific factors and criteria shall dictate the size and boundaries of urban growth
50 areas:
51

52 2.1 Size
53

54 2.1.1 Urban growth areas must be of sufficient size to accommodate the urban growth
55 projected to occur over the succeeding 20-year planning period taking into
56 account the following:



- a. land with natural constraints, such as critical areas (environmentally-sensitive land);
- b. agricultural land to be preserved;
- c. greenbelts and open space;
- d. New Fully Contained Communities pursuant to RCW § 36.70A.350;
- e. maintaining a supply of developable land sufficient to allow market forces to operate and precluding the possibility of a land monopoly but no more than is absolutely essential to achieve the above purpose;
- f. existing projects with development potential at various stages of the approval or permitting process (i.e., the "pipeline");
- g. land use patterns created by subdivisions, short plats or large lot divisions;
- h. build-out of existing development and areas which are currently only partially built out;
- i. follow existing parcel boundary lines (~~if a parcel is split and more than 50% is within the urban growth boundary, the entire parcel shall be considered part of the urban growth area as long as the increase does not exceed 2% of the municipality's total urban growth area~~).

2.1.2. The County, and each municipality in the County, shall cooperatively develop and propose objective standards and criteria to disaggregate the State Office of Financial Management's Countywide growth forecasts and VISION 2040 Regional Growth Strategy forecasts for the allocation of projected population to the County and municipalities, taking into account the availability and concurrency of public facilities and services with the impact of development, as well as the VISION 2040 Regional Growth Strategy.

2.1.3 The County shall use a consistent countywide targeting process for allocating population and employment growth consistent with the regional vision, including establishing:

- a. local employment targets,
- b. local housing targets based on population projections, and
- c. local housing and employment targets for each designated regional growth center.

2.2 Boundaries

2.2.1 The following shall be considered in determining the location of urban growth area boundaries:

- a. geographic, topographic, and manmade features;
- b. public facility and service availability, limits and extensions;
- c. jurisdictional boundaries including special improvement districts;
- d. location of designated natural resource lands and critical areas;
- e. avoidance of unserviceable islands of County land surrounded by other jurisdictional entities;
- f. destination 2030 urban/rural line and PSCAA burn ban line.

Phasing of Development within the Urban Growth Area

2.3 The County and each municipality in the County shall seek to direct growth as follows:

- a. first to cities and towns, centers and urbanized areas with existing infrastructure capacity;
- b. second to areas that are already urbanized such that infrastructure improvements can be easily extended; and
- c. last to areas requiring major infrastructure improvements.

2.3.1 Capital facilities plans shall identify existing, planned, and future infrastructure needs within Urban Growth Areas.



- 1 2.3.2 The County and each municipality in the County should identify appropriate
2 levels of service and concurrency standards that address schools, sewer, water,
3 and parks.
4 2.3.3 The County and each municipality in the County shall identify appropriate levels
5 of service and multimodal concurrency standards that address roads.
6

7 ~~2.4 Municipal urban growth area boundaries shall be determined as set forth above and with~~
8 ~~consideration for the following additional factors:~~

- 9
10 ~~2.4.1 the VISION 2040 document, including Multicounty Planning Policies;~~
11 ~~2.4.2 the carrying capacity of the land considering natural resources, agricultural land~~
12 ~~and environmentally sensitive lands;~~
13 ~~2.4.3 population, housing, and employment projections;~~
14 ~~2.4.4 financial capabilities and urban services capacities;~~
15 ~~2.4.5 consistency and compatibility with neighborhood, local and regional plans;~~
16 ~~2.4.6 the existing land use and subdivision pattern.~~
17

18 2.4 The urban growth area in unincorporated portions of the County shall be limited to the
19 following:

- 20
21 2.4.1 build-out of existing partially developed areas with urban services;
22 2.4.2 new fully contained communities;
23 2.4.3 redevelopment corridors.
24

25 2.5 The County's urban growth area may be extended to allow for build-out of newly
26 developed areas only if development capacity within ~~municipal urban growth boundaries~~
27 **Potential Annexation Areas** and growth in the areas identified in Policy 2.5 is determined
28 to be inadequate to meet total population and employment projections consistent with
29 the other policies set forth herein.
30

31 2.6 Encourage efficient use of urban land by maximizing the development potential of
32 existing urban lands, such as advancing development that achieves zoned density.
33

34 2.7 ~~The municipal urban growth areas as well as unincorporated urban growth areas not~~
35 ~~affiliated with a city or town, in existence prior to the adoption of VISION 2040 may~~
36 ~~contain capacity beyond that needed to accommodate the growth target per regional~~
37 ~~geography for the succeeding 20-year planning period based upon existing zoning~~
38 ~~designations, allowed density, existing land division patterns, and similar factors. It is~~
39 ~~permissible for such areas to continue to be designated as urban growth areas.~~
40 ~~Expansion of these urban growth areas boundaries is acknowledged to be inconsistent~~
41 ~~with the CPPs and strongly discouraged if the urban growth area expansion is not in~~
42 ~~accordance with policy AT-2.3.~~
43

44 **UGA-3. Potential annexation areas shall be designated through the Pierce County Comprehensive Plan**
45 **in consultation with cities and towns.**
46

47 **3.1 A city or town shall first identify a Potential Annexation Area(s) within its respective**
48 **Comprehensive Plan;**
49

50 **3.2 Potential Annexation Area boundaries shall be determined with consideration for the**
51 **following additional factors;**
52

- 53 **3.2.1 the VISION 2040 document, including Multicounty Planning Policies;**
54 **3.2.2 the carrying capacity of the land considering natural resources, agricultural land**
55 **and environmentally-sensitive lands;**
56 **3.2.3 population, housing, and employment projections;**
57 **3.2.4 financial capabilities and urban services capacities;**



- 3.2.5 consistency and compatibility with neighborhood, local and regional plans;
- 3.2.6 the existing land use and subdivision pattern;
- 3.2.7 property access and ownership.

3.3 Potential Annexation Areas should not overlap or leave unincorporated urban islands between cities and towns.

3.3.1 Future requests to establish a new Potential Annexation Area shall not result in an overlap with an existing Potential Annexation Area or create islands between cities and towns.

3.3.2 Cities and towns with existing Potential Annexation Area overlaps should work toward resolving the existing overlaps.

3.4 The urban service areas and satellite urban growth areas as designated through the Pierce County Comprehensive Plan as of June 30, 2013 shall be recognized as designated Potential Annexation Areas.

3.4.1 Urban service area designations approved by the Pierce County Council through its 2013 Comprehensive Plan Amendment Cycle shall be recognized as a Potential Annexation Area.

3.4.2 Boundaries of the Potential Annexation Areas should not split parcels. Efforts should be put forth to resolve split parcels prior to the initial designation of Potential Annexation Areas.

Annexation within the Urban Growth Area

UGA-4. Pierce County, in conjunction with its cities and towns, shall establish a strategy for future annexations within the urban growth area.

4.1 Annexation is preferred over incorporation within the urban growth area.

4.2 The Potential Annexation Areas as identified in the Pierce County Comprehensive Plan shall be the foundation to an annexation strategy.

4.2.1 Cities and towns are allowed to annex territory only within their adopted Potential Annexation Area as identified in the Pierce County Comprehensive Plan.

4.2.2 Annexation of an area should be phased to coincide with a city or town's ability to coordinate the provision of a full range of urban services to the areas proposed for annexation.

4.3 The County and its cities and towns should proactively coordinate the annexation of unincorporated areas within the urban growth area that are within each respective city or town's Potential Annexation Area.

4.3.1 The County and each city and town should work towards the establishment of annexation plans and joint planning agreements, with an exception for lands associated with Joint Base Lewis McChord and Camp Murray.

4.3.1.1 A joint planning agreement is to serve as a mechanism where the County or a city can, prior to notice of annexation, identify potential objections and resolutions.

4.3.1.2 An annexation plan should identify a potential schedule for annexation of areas with a city or town.

4.3.2 The County should explore and implement financial incentives for a city or town to annex areas associated with its respective Potential Annexation Area.



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4.3.2.1 Financial incentives may include the establishment of a County level grant fund to assist in financial challenges a city or town may have in annexing an area.

4.3.2.2 Financial incentives may include the elimination or reduction in a fee associated with a County service to a city or town in exchange for annexing an area.

4.3.3 The County, and cities and towns, should explore potential partnerships in grant funding opportunities to overcome obstacles associated with annexing specific areas.

4.3.4 Cities and towns should recognize the financial impacts experienced by the County when annexation only encompasses commercial or greenfield areas and avoids existing residential development.

4.3.4.1 Cities and towns are encouraged to include a mix of existing commercial, residential, and greenfield areas, where appropriate, in future annexation proposals.

4.4 The County should prioritize the adopted Potential Annexation Areas for annexation.

4.4.1 The County's highest priority should be Potential Annexation Areas representing unincorporated "islands" between cities and towns; and,

4.4.2 The County shall support annexation for areas in which a joint planning agreement exists between the County and appropriate city or town.

Note: The policy numbers/citations for all policies that follow will need to be changed.

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 intended to provide a more coordinated annexation strategy for unincorporated urban areas adjacent to cities and towns.
- F. The Pierce County Regional Council recommended adoption of the proposed amendment on October 17, 2013.



1 PURPOSE:

2

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

6

7 DURATION:

8

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

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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 by _____
(Name of City/Town/County)

BY: _____
(Mayor/Executive)

DATE: _____

Approved:

BY: _____
(Director/Manager/Chair of County Council)

Approved as to Form:

BY: _____
(City Attorney/Prosecutor)

Approved:

BY: _____
(Pierce County Executive)