

RESOLUTION NO. 687

A RESOLUTION OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, AUTHORIZING THE CITY MANAGER TO EXECUTE THREE INTERLOCAL AGREEMENTS WITH PIERCE COUNTY AND ITS CITIES AND TOWNS THEREBY AMENDING THE PIERCE COUNTY COUNTY-WIDE PLANNING POLICIES TO DESIGNATE THREE NEW CANDIDATE REGIONAL CENTERS INCLUDING THE UNIVERSITY PLACE CANDIDATE REGIONAL CENTER, THE SOUTH TACOMA CANDIDATE MANUFACTURING / INDUSTRIAL CENTER AND THE SUMNER-PACIFIC CANDIDATE MANUFACTURING / INDUSTRIAL CENTER

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 (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; and

WHEREAS, the Pierce County County-Wide Planning Policies (CPPs) are written policy statements which are to be used solely for establishing a countywide 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, six Regional Growth Centers were identified in the initial CCPs; and

WHEREAS, the Pierce County CPPs were amended in 2009 to include a process to designate new Candidate Regional Centers; and

WHEREAS, in accordance with the process to designate new Candidate Regional Centers, the cities University Place, Tacoma and Sumner/Pacific submitted applications for candidate center designations in June 2010; and

WHEREAS, the Growth Management Coordinating Committee (GMCC) reviewed and recommended approval of the three candidate regional centers to the Pierce County Regional Council (PCRC) on January 27, 2011; and

WHEREAS, the PCRC, based upon the recommendation of the GMCC and its own discussions, recommended approval of the proposed candidate regional centers in three separate motions on March 17, 2011; and

WHEREAS, on August 9, 2011 the Pierce County Council adopted Ordinance No 2011-35s acknowledging its approval of the proposed countywide planning policy amendments to designate the three new candidate centers and authorized the County Executive to execute interlocal agreements with the cities and towns of Pierce County in order to ratify the proposed amendments; and

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

WHEREAS, an Interlocal Agreements entitled Amendments to the Pierce County Countywide Planning Policies, were developed for this purpose, and include the recommended amendments to the Pierce County Countywide Planning Policies as Exhibits A; and

WHEREAS, an environmental review of the proposed amendments to the CPPs was conducted pursuant to WAC 43.21 and a Determination of Nonsignificance was issued on June 21, 2011; and

WHEREAS, the City Council held a study session on November 14, 2011 during which presentations regarding the University Place, South Tacoma and Sumner-Pacific candidate centers were given; 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:

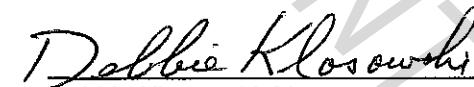
Section 1. Authorization: The City Manager is hereby authorized to execute the Interlocal Agreement attached hereto as Exhibit B to Pierce County Ordinance No. 2011-35s and by this reference incorporated herein, thereby ratifying the attached amendments adding the Sumner-Pacific Candidate Manufacturing/Industrial Center to the Pierce County County-Wide Planning Policies as recommended by the Pierce County Regional Council.

Section 2. Authorization: The City Manager is hereby authorized to execute the Interlocal Agreement attached hereto as Exhibit C to Pierce County Ordinance No. 2011-35s and by this reference incorporated herein, thereby ratifying the attached amendments adding the University Place Candidate Regional Growth Center to the Pierce County County-Wide Planning Policies as recommended by the Pierce County Regional Council.

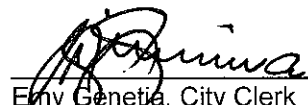
Section 3. Authorization: The City Manager is hereby authorized to execute the Interlocal Agreement attached hereto as Exhibit D to Pierce County Ordinance No. 2011-35s and by this reference incorporated herein, thereby ratifying the attached amendments adding the South Tacoma Candidate Manufacturing / Industrial Center to the Pierce County County-Wide Planning Policies as recommended by the Pierce County Regional Council.

Section 4. Effective Date. This resolution shall be effective immediately upon signing.

ADOPTED BY THE CITY COUNCIL ON DECEMBER 5, 2011.


Debbie Klosowski, Mayor

ATTEST:


Eny Genetia, City Clerk

1
2
3
4
5
6
7
8
9
10

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

UNOFFICIAL DOCUMENT



1
2 **Centers**
3

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

11
12 Centers are to:

- 13
- 14 • be priority locations for accommodating growth;
- 15 • strengthen existing development patterns;
- 16 • promote housing opportunities close to employment;
- 17 • support development of an extensive multimodal transportation system which reduces
- 18 dependency on automobiles;
- 19 • reduce congestion and improve air quality; and
- 20 • maximize the benefit of public investment in infrastructure and services.
- 21

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

31
32 Regional Growth Centers in the Metropolitan City

33 Tacoma Central Business District
34 Tacoma Mall
35

36 Regional Growth Centers in Core Cities

37 Lakewood
38 Puyallup Downtown
39 Puyallup South Hill
40

41 Currently there are no designated Countywide Centers.

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



Pierce County Countywide Planning Policies. The “clean” language below assumes the proposed VISION 2040 Consistency amendments are ratified.

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

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

8
9 Manufacturing/Industrial Centers

- 10 Frederickson
- 11 Port of Tacoma

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

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

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

25
26 County-Level Centers Designation Process

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

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

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

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



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

3
4 Metropolitan City Center

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

6 Capital Facilities: served by sanitary sewers;

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

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

10 Transit: serve as a focal point for regional and local transit services.
11

12 Regional Growth Center

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

14 Capital Facilities: served by sanitary sewers;

15 Employment: a minimum of 2,000 employees;

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

17 Transit: serve as a focal point for regional and local transit services.
18

19 Countywide Center

20 Area: up to one square mile in size;

21 Capital Facilities: served by sanitary sewers;

22 Employment: a minimum of 1,000 employees;

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

24 Transit: serve as a focal point for local transit services.
25

26 Manufacturing / Industrial Center

27 Capital Facilities: served by sanitary sewers;

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

29 Transportation: within one mile of a state or federal highway or national rail line.
30

31 The minimum criteria report and statement shall be reviewed by the Growth Management
32 Coordinating Committee (GMCC) for consistency with Countywide Planning Policies, the
33 Transportation Coordination Committee for consistency with transportation improvements plans of
34 WSDOT, and with Pierce Transit’s comprehensive plan. The coordinating committees shall
35 provide joint recommendation to the PCRC.
36

37 Once included in the Countywide Planning Policies, the jurisdiction where a center is located may
38 go on to seek regional designation of the center from the Puget Sound Regional Council (PSRC) in
39 accordance with its established criteria and process.
40

41 In order to be designated a Regional Growth Center the center should meet the regional criteria and
42 requirements including those in VISION 2040, the regional growth, economic and transportation
43 strategy as may be amended and designated by the Puget Sound Regional Council.
44

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



Pierce County Countywide Planning Policies. The “clean” language below assumes the proposed VISION 2040 Consistency amendments are ratified.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18

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

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

Candidate Regional Centers

- University Place – Candidate Regional Growth Center
- Sumner-Pacific – Candidate Industrial/Manufacturing Center
- South Tacoma – Candidate Industrial/Manufacturing Center

OFFICIAL DOCUMENT



INTERLOCAL AGREEMENT

**AMENDMENTS TO THE PIERCE COUNTY
COUNTYWIDE PLANNING POLICIES**

This agreement is entered into by and among the cities and towns of Pierce County and Pierce County. This agreement is made pursuant to the provisions of the Interlocal Cooperation Act of 1967, Chapter 39.34 RCW. This agreement has been authorized by the legislative body of each jurisdiction pursuant to formal action and evidenced by execution of the signature page of this agreement.

BACKGROUND:

- A. The Pierce County Regional Council (PCRC) was created in 1992 by interlocal agreement among the cities and towns of Pierce County and Pierce County. The organization is charged with responsibilities, including: serving as a local link to the Puget Sound Regional Council, promoting intergovernmental cooperation, facilitating compliance with the coordination and consistency requirements of the Growth Management Act (Chapter 36.70A RCW) and the Regional Transportation Planning Organization (Chapter 47.80 RCW), and developing a consensus among jurisdictions regarding the development and modification of the Countywide Planning Policies.
- B. The Pierce County Countywide Planning Policies provide for amendments to be adopted through amendment of the original interlocal agreement or by a new interlocal agreement. The Pierce County Countywide Planning Policies may be amended upon the adoption of amendments by the Pierce County Council and ratification by 60 percent of the jurisdictions in Pierce County representing 75 percent of the total Pierce County population as designated by the State Office of Financial Management at the time of the proposed ratification.
- C. The amendment is based on an application from the Cities of Sumner and Pacific to the Pierce County Regional Council for designation of a Candidate Regional Industrial/Manufacturing Center in the Pierce County Countywide Planning Policies.
- D. The Pierce County Regional Council recommended adoption of the proposed amendment on March 17, 2011.

PURPOSE:

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



1 DURATION:
2

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

9 SEVERABILITY:
10

11 If any of the provisions of this agreement are held illegal, invalid or unenforceable, the
12 remaining provisions shall remain in full force and effect.
13

14 FILING:
15

16 A copy of this agreement shall be filed with the Secretary of State, Washington
17 Department of Commerce, the Pierce County Auditor and each city and town clerk.
18

19 IN WITNESS WHEREOF, this agreement has been executed by each member
20 jurisdiction as evidenced by the signature page affixed to this agreement.
21



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47

INTERLOCAL AGREEMENT
AMENDMENTS TO THE PIERCE COUNTY
COUNTYWIDE PLANNING POLICIES

Signature Page

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

IN WITNESS WHEREOF

This agreement has been executed

(Name of City/Town/County)

BY: _____
(Mayor/Executive)

DATE: _____

Approved:

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

Approved as to Form:

BY: _____
(City Attorney/Prosecutor)

Approved:

By: _____
(Pierce County Executive)



1
2
3
4
5
6
7

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

UNOFFICIAL DOCUMENT



1
2 **Centers**
3

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

11
12 Centers are to:

- 13
- 14 • be priority locations for accommodating growth;
- 15 • strengthen existing development patterns;
- 16 • promote housing opportunities close to employment;
- 17 • support development of an extensive multimodal transportation system which reduces
- 18 dependency on automobiles;
- 19 • reduce congestion and improve air quality; and
- 20 • maximize the benefit of public investment in infrastructure and services.
- 21

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

31
32 Regional Growth Centers in the Metropolitan City

33 Tacoma Central Business District
34 Tacoma Mall
35

36 Regional Growth Centers in Core Cities

37 Lakewood
38 Puyallup Downtown
39 Puyallup South Hill
40

41 Currently there are no designated Countywide Centers.

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



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

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

8
9 Manufacturing/Industrial Centers

- 10 Frederickson
- 11 Port of Tacoma

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

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

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

25
26 County-Level Centers Designation Process

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

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

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

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



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

3
4 Metropolitan City Center

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

6 Capital Facilities: served by sanitary sewers;

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

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

10 Transit: serve as a focal point for regional and local transit services.
11

12 Regional Growth Center

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

14 Capital Facilities: served by sanitary sewers;

15 Employment: a minimum of 2,000 employees;

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

17 Transit: serve as a focal point for regional and local transit services.
18

19 Countywide Center

20 Area: up to one square mile in size;

21 Capital Facilities: served by sanitary sewers;

22 Employment: a minimum of 1,000 employees;

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

24 Transit: serve as a focal point for local transit services.
25

26 Manufacturing / Industrial Center

27 Capital Facilities: served by sanitary sewers;

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

29 Transportation: within one mile of a state or federal highway or national rail line.
30

31 The minimum criteria report and statement shall be reviewed by the Growth Management
32 Coordinating Committee (GMCC) for consistency with Countywide Planning Policies, the
33 Transportation Coordination Committee for consistency with transportation improvements plans of
34 WSDOT, and with Pierce Transit’s comprehensive plan. The coordinating committees shall
35 provide joint recommendation to the PCRC.
36

37 Once included in the Countywide Planning Policies, the jurisdiction where a center is located may
38 go on to seek regional designation of the center from the Puget Sound Regional Council (PSRC) in
39 accordance with its established criteria and process.
40

41 In order to be designated a Regional Growth Center the center should meet the regional criteria and
42 requirements including those in VISION 2040, the regional growth, economic and transportation
43 strategy as may be amended and designated by the Puget Sound Regional Council.
44

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



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

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

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

Candidate Regional Centers

Sumner-Pacific – Candidate Industrial/Manufacturing Center

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



INTERLOCAL AGREEMENT

**AMENDMENTS TO THE PIERCE COUNTY
COUNTYWIDE PLANNING POLICIES**

This agreement is entered into by and among the cities and towns of Pierce County and Pierce County. This agreement is made pursuant to the provisions of the Interlocal Cooperation Act of 1967, Chapter 39.34 RCW. This agreement has been authorized by the legislative body of each jurisdiction pursuant to formal action and evidenced by execution of the signature page of this agreement.

BACKGROUND:

- A. The Pierce County Regional Council (PCRC) was created in 1992 by interlocal agreement among the cities and towns of Pierce County and Pierce County. The organization is charged with responsibilities, including: serving as a local link to the Puget Sound Regional Council, promoting intergovernmental cooperation, facilitating compliance with the coordination and consistency requirements of the Growth Management Act (Chapter 36.70A RCW) and the Regional Transportation Planning Organization (Chapter 47.80 RCW), and developing a consensus among jurisdictions regarding the development and modification of the Countywide Planning Policies.
- B. The Pierce County Countywide Planning Policies provide for amendments to be adopted through amendment of the original interlocal agreement or by a new interlocal agreement. The Pierce County Countywide Planning Policies may be amended upon the adoption of amendments by the Pierce County Council and ratification by 60 percent of the jurisdictions in Pierce County representing 75 percent of the total Pierce County population as designated by the State Office of Financial Management at the time of the proposed ratification.
- C. The amendment is based on an application from the City of Tacoma to the Pierce County Regional Council for designation of a Candidate Regional Industrial/Manufacturing Center in the Pierce County Countywide Planning Policies.
- D. The Pierce County Regional Council recommended adoption of the proposed amendment on March 17, 2011.

PURPOSE:

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



1 DURATION:
2

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

9 SEVERABILITY:
10

11 If any of the provisions of this agreement are held illegal, invalid or unenforceable, the
12 remaining provisions shall remain in full force and effect.
13

14 FILING:
15

16 A copy of this agreement shall be filed with the Secretary of State, Washington
17 Department of Commerce, the Pierce County Auditor and each city and town clerk.
18

19 IN WITNESS WHEREOF, this agreement has been executed by each member
20 jurisdiction as evidenced by the signature page affixed to this agreement.
21



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45

INTERLOCAL AGREEMENT
AMENDMENTS TO THE PIERCE COUNTY
COUNTYWIDE PLANNING POLICIES

Signature Page

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

IN WITNESS WHEREOF

This agreement has been executed

(Name of City/Town/County)

BY: _____

(Mayor/Executive)

DATE: _____

Approved:

BY: _____

(Director/Manager/Chair of the Council)

Approved as to Form:

BY: _____

(City Attorney/Prosecutor)

Approved:

By: _____

(Pierce County Executive)

1
2
3
4
5
6
7

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

UNOFFICIAL DOCUMENT



1
2 **Centers**
3

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

11
12 Centers are to:

- 13
14 • be priority locations for accommodating growth;
15 • strengthen existing development patterns;
16 • promote housing opportunities close to employment;
17 • support development of an extensive multimodal transportation system which reduces
18 dependency on automobiles;
19 • reduce congestion and improve air quality; and
20 • maximize the benefit of public investment in infrastructure and services.
21

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

32 Regional Growth Centers in the Metropolitan City

33 Tacoma Central Business District
34 Tacoma Mall
35

36 Regional Growth Centers in Core Cities

37 Lakewood
38 Puyallup Downtown
39 Puyallup South Hill
40

41 Currently there are no designated Countywide Centers.
42

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



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

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

8
9 Manufacturing/Industrial Centers

- 10 Frederickson
- 11 Port of Tacoma

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

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

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

25
26 County-Level Centers Designation Process

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

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

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

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



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

3
4 Metropolitan City Center

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

6 Capital Facilities: served by sanitary sewers;

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

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

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

11
12 Regional Growth Center

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

14 Capital Facilities: served by sanitary sewers;

15 Employment: a minimum of 2,000 employees;

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

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

18
19 Countywide Center

20 Area: up to one square mile in size;

21 Capital Facilities: served by sanitary sewers;

22 Employment: a minimum of 1,000 employees;

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

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

25
26 Manufacturing / Industrial Center

27 Capital Facilities: served by sanitary sewers;

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

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

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

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

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

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



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

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

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

Candidate Regional Centers

South Tacoma – Candidate Industrial/Manufacturing Center

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



INTERLOCAL AGREEMENT

**AMENDMENTS TO THE PIERCE COUNTY
COUNTYWIDE PLANNING POLICIES**

This agreement is entered into by and among the cities and towns of Pierce County and Pierce County. This agreement is made pursuant to the provisions of the Interlocal Cooperation Act of 1967, Chapter 39.34 RCW. This agreement has been authorized by the legislative body of each jurisdiction pursuant to formal action and evidenced by execution of the signature page of this agreement.

BACKGROUND:

- A. The Pierce County Regional Council (PCRC) was created in 1992 by interlocal agreement among the cities and towns of Pierce County and Pierce County. The organization is charged with responsibilities, including: serving as a local link to the Puget Sound Regional Council, promoting intergovernmental cooperation, facilitating compliance with the coordination and consistency requirements of the Growth Management Act (Chapter 36.70A RCW) and the Regional Transportation Planning Organization (Chapter 47.80 RCW), and developing a consensus among jurisdictions regarding the development and modification of the Countywide Planning Policies.
- B. The Pierce County Countywide Planning Policies provide for amendments to be adopted through amendment of the original interlocal agreement or by a new interlocal agreement. The Pierce County Countywide Planning Policies may be amended upon the adoption of amendments by the Pierce County Council and ratification by 60 percent of the jurisdictions in Pierce County representing 75 percent of the total Pierce County population as designated by the State Office of Financial Management at the time of the proposed ratification.
- C. The amendment is based on an application from the City of University Place to the Pierce County Regional Council for designation of a Candidate Regional Growth Center in the Pierce County Countywide Planning Policies.
- D. The Pierce County Regional Council recommended adoption of the proposed amendment on March 17, 2011.

PURPOSE:

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



1 DURATION:
2

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

9 SEVERABILITY:
10

11 If any of the provisions of this agreement are held illegal, invalid or unenforceable, the
12 remaining provisions shall remain in full force and effect.
13

14 FILING:
15

16 A copy of this agreement shall be filed with the Secretary of State, Washington
17 Department of Commerce, the Pierce County Auditor and each city and town clerk.
18

19 IN WITNESS WHEREOF, this agreement has been executed by each member
20 jurisdiction as evidenced by the signature page affixed to this agreement.
21



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46

INTERLOCAL AGREEMENT
AMENDMENTS TO THE PIERCE COUNTY
COUNTYWIDE PLANNING POLICIES

Signature Page

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

IN WITNESS WHEREOF

This agreement has been executed

(Name of City/Town/County)

BY: _____
(Mayor/Executive)

DATE: _____

Approved:
BY: _____
(Director/Manager/Chair of the Council)

Approved as to Form:
BY: _____
(City Attorney/Prosecutor)

Approved:
By: _____
(Pierce County Executive)



1
2
3
4
5
6
7

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

UNOFFICIAL DOCUMENT



1
2 **Centers**
3

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

11
12 Centers are to:

- 13
- 14 • be priority locations for accommodating growth;
- 15 • strengthen existing development patterns;
- 16 • promote housing opportunities close to employment;
- 17 • support development of an extensive multimodal transportation system which reduces
- 18 dependency on automobiles;
- 19 • reduce congestion and improve air quality; and
- 20 • maximize the benefit of public investment in infrastructure and services.
- 21

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

31
32 Regional Growth Centers in the Metropolitan City

33 Tacoma Central Business District
34 Tacoma Mall
35

36 Regional Growth Centers in Core Cities

37 Lakewood
38 Puyallup Downtown
39 Puyallup South Hill
40

41 Currently there are no designated Countywide Centers.

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



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

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

8
9 Manufacturing/Industrial Centers

- 10 Frederickson
- 11 Port of Tacoma

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

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

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

25
26 County-Level Centers Designation Process

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

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

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

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



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

3
4 Metropolitan City Center

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

6 Capital Facilities: served by sanitary sewers;

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

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

10 Transit: serve as a focal point for regional and local transit services.
11

12 Regional Growth Center

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

14 Capital Facilities: served by sanitary sewers;

15 Employment: a minimum of 2,000 employees;

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

17 Transit: serve as a focal point for regional and local transit services.
18

19 Countywide Center

20 Area: up to one square mile in size;

21 Capital Facilities: served by sanitary sewers;

22 Employment: a minimum of 1,000 employees;

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

24 Transit: serve as a focal point for local transit services.
25

26 Manufacturing / Industrial Center

27 Capital Facilities: served by sanitary sewers;

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

29 Transportation: within one mile of a state or federal highway or national rail line.
30

31 The minimum criteria report and statement shall be reviewed by the Growth Management
32 Coordinating Committee (GMCC) for consistency with Countywide Planning Policies, the
33 Transportation Coordination Committee for consistency with transportation improvements plans of
34 WSDOT, and with Pierce Transit’s comprehensive plan. The coordinating committees shall
35 provide joint recommendation to the PCRC.
36

37 Once included in the Countywide Planning Policies, the jurisdiction where a center is located may
38 go on to seek regional designation of the center from the Puget Sound Regional Council (PSRC) in
39 accordance with its established criteria and process.
40

41 In order to be designated a Regional Growth Center the center should meet the regional criteria and
42 requirements including those in VISION 2040, the regional growth, economic and transportation
43 strategy as may be amended and designated by the Puget Sound Regional Council.
44

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



Pierce County Countywide Planning Policies. The “clean” language below assumes the proposed VISION 2040 Consistency amendments are ratified.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

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

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

Candidate Regional Centers

University Place – Candidate Regional Growth Center

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

