

RESOLUTION NO. 1485

**A RESOLUTION OF THE CITY OF FIFE, PIERCE COUNTY, 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 of 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, a copy of which is attached to this resolution, 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, Ordinance No 2011-35s includes as Exhibits B, C and D Interlocal Agreements entitled Amendments to the Pierce County Countywide Planning Policies, which ratify the inclusion of each candidate regional center to the Pierce County Countywide Planning Policies; 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 the amendments and proposed interlocal agreements June 5, 2012;

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

Section 1. The City Council finds that it is in the public interest to authorize the City Manager to execute the interlocal agreements with the County and its cities and towns thereby ratifying the proposed amendments to the Pierce County CPPs.

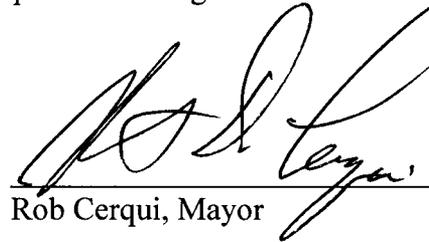
Section 2. The City Manager is hereby authorized to execute the Interlocal Agreement attached hereto as Exhibit B to Pierce County Ordinance No. 2011-35s and by this reference incorporated herein, thereby ratifying the attached amendments adding the Sumner-Pacific Candidate Manufacturing/Industrial Center to the Pierce County County-Wide Planning Policies as recommended by the Pierce County Regional Council.



Section 3. 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 4. 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.

ADOPTED by the City Council at an open public meeting held on the 26<sup>th</sup> day of June 2012.



Rob Cerqui, Mayor

Attest:



Carol Etgen, City Clerk



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

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

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

21  
22 **Whereas**, the Pierce County Regional Council (PCRC) was created in 1992 by  
23 interlocal agreement among the cities and towns of Pierce County and Pierce County  
24 Government (the County), and charged with responsibilities, including: serving as a  
25 local link to the Puget Sound Regional Council, promoting intergovernmental  
26 cooperation, facilitating compliance with the coordination and consistency requirements  
27 of the Growth Management Act (Chapter 36.70A. RCW) and the Regional  
28 Transportation Planning Organization (Chapter 47.80 RCW), and developing a  
29 consensus among jurisdictions regarding the development and modification of the  
30 Pierce County Countywide Planning Policies; and

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

36  
37 **Whereas**, the framework is intended to ensure that the County and municipal  
38 comprehensive plans are consistent; and

39  
40 **Whereas**, the County adopted its initial CPPs on June 30, 1992; and

41  
42 **Whereas**, six Regional Growth Centers were identified in the initial Pierce  
43 County CPPs; and



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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

13       **Whereas**, the County Council held a public hearing on July 19, 2011, where oral  
14 and written testimony was considered; and  
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16       **Whereas**, the County Council finds that it is in the public interest to authorize the  
17 Pierce County Executive to execute the interlocal agreement; **Now Therefore**,

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

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

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

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

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

6 ATTEST:

PIERCE COUNTY COUNCIL  
Pierce County, Washington

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9 Denise D. Johnson

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11 Denise D. Johnson  
12 Clerk of the Council

Roger Bush

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17 Roger Bush  
18 Council Chair

Pat McCarthy

19  
20 Pat McCarthy  
21 Pierce County Executive

22 Approved  Vetoed , this  
23 16 day of August,  
24 2011.

25 Date of Publication of

Notice of Public Hearing: June 22, 2011

Effective Date of Ordinance: August 26, 2011



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



1  
2 **Centers**  
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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.



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

**Metropolitan City Center**

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

**Regional Growth Center**

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

**Countywide Center**

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

**Manufacturing / Industrial Center**

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

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

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

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

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



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

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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



**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.

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19 **IN WITNESS WHEREOF**, this agreement has been executed by each member  
20 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

\_\_\_\_\_  
(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)



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



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:

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- 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.

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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.

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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.

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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.

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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

\_\_\_\_\_

(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)

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



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.

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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.

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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.

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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.

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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

\_\_\_\_\_ (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)



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



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.

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

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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.  
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18 places to live and work, while supporting efficient public services such as transit and being  
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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.  
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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  
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38 Planning Policies.  
39

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41 provide the PCRC with a report demonstrating that the proposed center meets the minimum criteria  
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47 designed to reduce vehicle trips.



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

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

12  
13 Candidate Regional Centers

14 University Place – Candidate Regional Growth Center

15  
16 *(Note there are three separate interlocal agreements that propose the designation of candidate*  
17 *regional centers. Once these proposals have been ratified the appropriate language shall replace*  
18 *the blank spaces as depicted as "( ).")*  
19  
20



Findings of Fact

The Pierce County Council finds that:

1. The Pierce County Regional Council (PCRC) was created in 1992 by interlocal agreement among the cities and towns of Pierce County and Pierce County, and charged with responsibilities, including: serving as a local link to the Puget Sound Regional Council, promoting intergovernmental cooperation, facilitating compliance with the coordination and consistency requirements of the Growth Management Act (Chapter 36.70A RCW) and the Regional Transportation Planning Organization (Chapter 47.80 RCW), and developing a consensus among jurisdictions regarding the development and modification of the Countywide Planning Policies.
2. The Growth Management Act required Pierce County to adopt a countywide planning policy in cooperation with the cities and towns located within the County.
3. The Countywide Planning Policies are to be used for establishing a countywide framework from which the comprehensive plans for Pierce County and the cities and towns within Pierce County are developed and adopted.
4. On June 30, 1992, the Pierce County Council passed Ordinance No. 92-74 adopting the initial Pierce County Countywide Planning Policies.
5. The Pierce County Countywide Planning Policies currently identify five Urban Centers and two Manufacturing/Industrial Centers that have been adopted into the VISION 2040.
6. The Pierce County Countywide Planning Policies include minimum criteria for the designation of new regional centers.
7. The Pierce County Countywide Planning Policies identifies a process for local jurisdictions to submit applications for the designation of candidate regional centers.
8. If a proposal is ratified by Pierce County and its cities and towns, the local jurisdiction may request the Puget Sound Regional Council to designate the appropriate center within VISION 2040.
9. The Cities of Sumner and Pacific jointly applied for the designation of a candidate Regional Industrial/Manufacturing Center.
10. The City of Tacoma applied for the designation of a candidate Regional Industrial/Manufacturing Center.
11. The City of University Place applied for the designation of candidate Regional Growth Center.
12. The submitted applications are complete and consistent with the Pierce County Countywide Planning Policies.



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



