

RESOLUTION NO. 1633

A RESOLUTION OF THE CITY OF FIFE, WASHINGTON, APPROVING THE PROPOSED AMENDMENTS TO THE PIERCE COUNTY COUNTYWIDE PLANNING POLICIES AS RECOMMENDED BY THE PIERCE COUNTY REGIONAL COUNCIL AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT WITH PIERCE COUNTY RATIFYING THE PROPOSED AMENDMENTS

WHEREAS, Countywide Planning Policies (CPP's) are policies adopted by the county and cities and towns within a county planning under the Growth Management Act (GMA) to promote consistency and uniformity on matters including, but not limited to, economic development, affordable housing, education and urban growth areas; and

WHEREAS, in accordance with the State of Washington Growth Management Act, Pierce County adopted its initial Countywide Planning Policies in 1992; and

WHEREAS, since that time the Countywide Planning Policies have been amended from time to time to address new and changing circumstances and policies; and

WHEREAS, amendments to the CPP's are achieved by a new interlocal agreement; and

WHEREAS, attached hereto as Exhibit A are proposed amendments to the Pierce County Countywide Planning Policies that incorporate amendments to policies; and

WHEREAS, included in the CPP amendments are strategies to encourage annexation of unincorporated areas and among those strategies are encouraging joint planning agreements and annexation plans between cities and the County, exploring financial incentives to encourage annexation of unincorporated areas and seeking grant funding to overcome annexation obstacles; and

WHEREAS, the Pierce County Regional Council recommended adoption of the proposed amendments at its October 17 2013 meeting, and the Pierce County Council approved the proposed amendments on June 24, 2014 by County Ordinance No. 2014-17S; and

WHEREAS, amendments to the Pierce County Countywide Planning Policies must be adopted by interlocal agreement ratified by 60 percent of the jurisdictions in Pierce County representing at least 75 percent of the total Pierce County population; and

WHEREAS, a local government's approval of the CPP's can occur by either passing a resolution or ordinance expressing approval of the proposed amendments; or by taking no action on the amendment; and

WHEREAS, an Interlocal Agreement attached hereto as Exhibit B was developed for this purpose;

NOW, THEREFORE, BE IT RESOLVED that the Fife City Council hereby finds that the proposed amendments to the Pierce County Countywide Planning Policies recommended by the Pierce County Regional Council as set forth in Exhibit A attached hereto, are in the best interests of the public, the City of Fife and Pierce County, and hereby approves them.

BE IF FURTHER RESOLVED that the Fife City Council hereby authorizes the City Manager to execute the Interlocal Agreement attached hereto as Exhibit B, thereby ratifying the attached amendments to the Pierce County Countywide Planning Policies as recommended by the Pierce County Regional Council.

ADOPTED by the City Council at an open public meeting held on the 9th day of December 2014.


Tim Curtis, Mayor

Attest:


for Carol Etgen, City Clerk

Exhibit A to Ordinance No. 2013-

Proposed Amendments
to the
Pierce County Countywide Planning Policies
Addressing

**Potential Annexation Areas
And
Annexation**

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

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

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

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

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

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

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

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

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

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

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



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

5
6 In order to promote logical, orderly, and systematic annexations of the urban growth area(s), the County in
7 partnership with cities and towns, should establish joint planning agreements with annexation plans prior to
8 expanding or adding to existing PAAs. Creation of new PAAs prior to the annexation of existing PAAs may
9 directly impact Pierce County government and its service obligations, and may undermine the transition of
10 existing unincorporated lands into cities and towns.

11
12 The County encourages cities and towns to annex land within its respective PAAs. The County recognizes
13 cities and towns may not have a financial incentive to annex areas that will require more expenditures than
14 the revenue produced through property or sales tax. Jurisdictions need to be creative in identifying potential
15 financial incentives, in addition to establishing partnerships to overcome the financial obstacles. As a means
16 to allocate resources, the County should prioritize the PAAs, with the highest being unincorporated "islands"
17 between cities and towns. Pierce County shall support future annexations of areas in which a joint planning
18 agreement exists between the County and appropriate city or town.

19
20 At the same time, annexations and incorporations have direct and significant impacts on the revenue of
21 County government, and therefore, may affect the ability of the County to fulfill its role as a provider of certain
22 regional services. The municipalities will work closely with the County to develop appropriate revenue sharing
23 and contractual services arrangements that facilitate the goals of GMA.

24
25 The Countywide Planning Policies are intended to be the consistent "theme" of growth management planning
26 among the County and municipalities. The policies also spell out processes and mechanisms designed to
27 foster open communication and feedback among the jurisdictions. The County, and the cities and towns, will
28 adhere to the processes and mechanisms provided in the policies.

29 30 **Growth Targets**

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

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

53
54 It is recognized that some of the urban growth areas in existence prior to the adoption of VISION 2040
55 may contain more potential housing and employment capacity based upon zoning, allowed density, land
56 division patterns, and other factors than is needed to accommodate the growth target of the associated
57 geography. In many cases, these urban growth areas have been in existence for a decade or more,



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

6 7 Centers

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

15
16 Centers are to:

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

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

33 34 Regional Growth Centers in the Metropolitan City

35 Tacoma Central Business District
36 Tacoma Mall

37 38 Regional Growth Centers in Core Cities

39 Lakewood
40 Puyallup Downtown
41 Puyallup South Hill

42
43 Currently there are no designated Countywide Centers.

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

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



1
2 Manufacturing / Industrial Centers

3 Frederickson
4 Port of Tacoma
5

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

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

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

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

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

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

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

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

44 Metropolitan City Center

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

52 Regional Growth Center

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



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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 (TCC) 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.

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 the other two candidate centers are an Industrial/Manufacturing Center.

Candidate Regional Centers

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

Urban Growth Outside of Centers

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

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

10
11 **Countywide Planning Policy**
12

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

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

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

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

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

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

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

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

49 UGA-2. The following specific factors and criteria shall dictate the size and boundaries of urban growth
50 areas:
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52 2.1 Size
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54 2.1.1 Urban growth areas must be of sufficient size to accommodate the urban growth
55 projected to occur over the succeeding 20-year planning period taking into
56 account the following:



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

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

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

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

2.2 Boundaries

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

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

Phasing of Development within the Urban Growth Area

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

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

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

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2.3.2 The County and each municipality in the County should identify appropriate levels of service and concurrency standards that address schools, sewer, water, and parks.

2.3.3 The County and each municipality in the County shall identify appropriate levels of service and multimodal concurrency standards that address roads.

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

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

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

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

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

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

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

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

~~3.1 A city or town shall first identify a Potential Annexation Area(s) within its respective Comprehensive Plan.~~

~~3.2 Potential Annexation Area boundaries shall be determined with consideration for the following additional factors:~~

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

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

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

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

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

3.4. The urban service areas and satellite urban growth areas as designated through the Pierce County Comprehensive Plan as of June 30, 2015 shall be recognized as designated Potential Annexation Areas.

3.4.1. Urban service area designations approved by the Pierce County Council through its 2015 Comprehensive Plan Amendment Cycle shall be recognized as a Potential Annexation Area.

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

Annexation within the Urban Growth Area

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



INTERLOCAL AGREEMENT

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

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

BACKGROUND:

- A. The Pierce County Regional Council (PCRC) was created in 1992 by interlocal agreement among the cities and towns of Pierce County and Pierce County. The organization is charged with responsibilities including: Serving as a local link to the Puget Sound Regional Council, promoting intergovernmental cooperation, facilitating compliance with the coordination and consistency requirements of the Growth Management Act (Chapter 36.70A RCW) and the Regional Transportation Planning Organization (Chapter 47.80 RCW), and developing a consensus among jurisdictions regarding the development and modification of the Countywide Planning Policies.
- B. The Pierce County Countywide Planning Policies provide for amendments to be adopted through amendment of the original interlocal agreement, or by a new interlocal agreement. The Pierce County Countywide Planning Policies may be amended upon the adoption of amendments by the Pierce County Council and ratification by 60 percent of the jurisdictions in Pierce County representing 75 percent of the total Pierce County population as designated by the State Office of Financial Management at the time of the proposed ratification.
- C. A demonstration of ratification shall be by execution of an interlocal agreement or the absence of a legislative action to disapprove a proposed amendment.
- D. A jurisdiction shall be deemed as casting an affirmative vote if it has not taken legislative action to disapprove a proposed amendment within 180 days from the date the Pierce County Council formally authorizes the Pierce County Executive to enter into an interlocal agreement.
- E. The amendment incorporates new policies intended to provide a more coordinated annexation strategy for unincorporated urban areas adjacent to cities and towns.
- F. The Pierce County Regional Council recommended adoption of the proposed amendment on October 17, 2013.

1 | PURPOSE:

2 |
3 | This agreement is entered into by the cities and towns of Pierce County and Pierce
4 | County for the purpose of ratifying and approving the attached amendment to the Pierce
5 | County Countywide Planning Policies (Attachment).
6 |

7 | DURATION:

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9 | This agreement shall become effective upon execution by 60 percent of the jurisdictions
10 | in Pierce County, representing 75 percent of the total Pierce County population as
11 | designated by the State Office of Financial Management at the time of the proposed
12 | ratification. This agreement will remain in effect until subsequently amended or repealed
13 | as provided by the Pierce County Countywide Planning Policies.
14 |

15 | SEVERABILITY:

16 |
17 | If any of the provisions of this agreement are held illegal, invalid, or unenforceable, the
18 | remaining provisions shall remain in full force and effect.
19 |

20 | FILING:

21 |
22 | A copy of this agreement shall be filed with the Secretary of State, Washington
23 | Department of Commerce, the Pierce County Auditor, and each city and town clerk.
24 |

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

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

Signature Page

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

IN WITNESS WHEREOF

This agreement has been executed by _____
(Name of City/Town/County)

BY: _____
(Mayor/Executive)

DATE: _____

Approved:

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

Approved as to Form:

BY: _____
(City Attorney/Prosecutor)

Approved:

BY: _____
(Pierce County Executive)