



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT  
PLANNING DIVISION

## **Agenda Planning & Building Committee**

Due to public health concerns, this meeting will be accessible to listen by using the information below:

Link: <https://zoom.us/j/97300020277>

Call-in: (253) 215- 8782

Meeting ID: 973 0002 0277

**Monday, March 1, 2021  
3:00 P.M. – 4:30 P.M.**

### **3:00 p.m. - Call to order, roll call**

**Approval of Minutes:** February 1, 2021

### **Agenda Items:**

- I. Buildable Lands Overview- Presentation Jessica Gwilt, Senior Planner | Long Range Planning Pierce County Planning & Public Works
  - A. Purpose and Growth Management Act Requirements
  - B. Coordination and Report Development
  - C. 2021 Buildable Lands Report Process (timeline and milestones)
- II. Growth Target Allocation Continuation-Council Discussion



### **Other Business**

Next Meeting Monday, April 5, 2021

### **Adjournment**



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT  
PLANNING DIVISION

**DRAFT Minutes  
Planning & Building Committee**

**Monday, February 1, 2021  
3:00 P.M. – 4:30 P.M.**

**3:00 p.m. - Call to order, roll call** Councilmember Franich, Councilmember Markley and Councilmember Himes

Staff: Mayor, Kit Kunh; Bob Larson, City Administrator; Katrina Knutson, Community Development Director; Senior Planner, Carl deSimas; Paul Rice, Building Officer/Fire Marshal & Michelle Thomas, Planning Technician

**Approval of Minutes:** January 4, 2021 Motion Franich/Markley, all in favor minutes approved as written

**Agenda Items:**

I. **Legislative Coordination on GMA Bills** Presentation Josh Weise, Gordon Thomas Honeywell- Discussed Bills: 1099 Additional requirements for Salmon preservation, 1117 Climate Change, 1337 Accessory Dwelling Units, 5221 detached Accessory Dwelling Units outside Urban Growth Area, 1220 Update Housing goals in the Growth Management Act, 1232 Similar to 1220, 5269 City and County policies to increase residential density, 1157 incentives to encourage density, 1241 allows Cities/Counties to do updates on a 10 year cycle vs. 8 year cycle, 1440 small cell telecom facilities.

II. **Regional Planning Framework** (PSRC/PCRC) Presentation Katrina Knutson & Carl de Simas and Council Discussion – PCRC Countywide Planning Policy Updates

III. **Population Target Setting** – Presentation Katrina Knutson & Carl de Simas and Council Discussion – Vision 2050

IV. **Pierce County Comprehensive Plan Amendments Update** Presentation Carl de Simas and Council Discussion – Reviewed upcoming Comprehensive Plan Updates & background on Peninsula Advisory Commission (PAC)

1. Application 939790: 5 parcels, 3 parcels totaling 17.01-acres zoned R10 0221282036, 0221282009 and 0221282044 at 2416 14<sup>th</sup> Ave NW for Community Recreation Center. 74.9-acre parcel zoned R5 0122363026 at Bujacich Rd NW for

Rotary Dog Park. .36-acre parcel zoned R10 6535000020 at Olympic View Dr NW all parcels to be rezoned to Park and Recreation.

2. Application 940337: 2 parcels totaling .88 acres 7055000100 & 7055000110 located in the Purdy area Gig Harbor UGA zoned Employment Center to be rezoned to Mixed Use Districts.

3. Application 940172: amendments to the density calculation from a net formula to a simple gross formula in the urban residential area.

4. Application 940163: Updating the background information and maps for the Gig Harbor Peninsula Community Plan, coordinating land use and infrastructure planning in the UGA at Purdy with the City of Gig Harbor, and amendments suggested by the Land Use Advisory Commission including but not limited to tree preservation.

### **Other Business**

Next Meeting Monday, March 1, 2021

### **Adjournment**

Motion Markley/Himes all in favor meeting adjourned 5:01 PM

CITY OF GIG HARBOR – PLANNING AND BUILDING COMMITTEE

# Pierce County Buildable Lands Program

Jessica Gwilt, Senior Planner, Pierce County Planning and Public Works

[Jessica.Gwilt@piercecountywa.gov](mailto:Jessica.Gwilt@piercecountywa.gov) | (253) 798-6924

# Presentation Outline

- Buildable Lands Overview
  - Purpose and Growth Management Act (GMA) Requirements
  - Coordination and Report Development
- Buildable Lands Methodology
  - Inventory and Capacity Analysis
  - Consistency Analysis and Reasonable Measures
- Related Projects – Growth Target Allocation
- 2021 Buildable Lands Report Next Steps

# Purpose and GMA Requirements

**Monitor:** are jurisdictions achieving planned urban densities?

- Collect permit data
- Compare data to comprehensive plan/zoning code

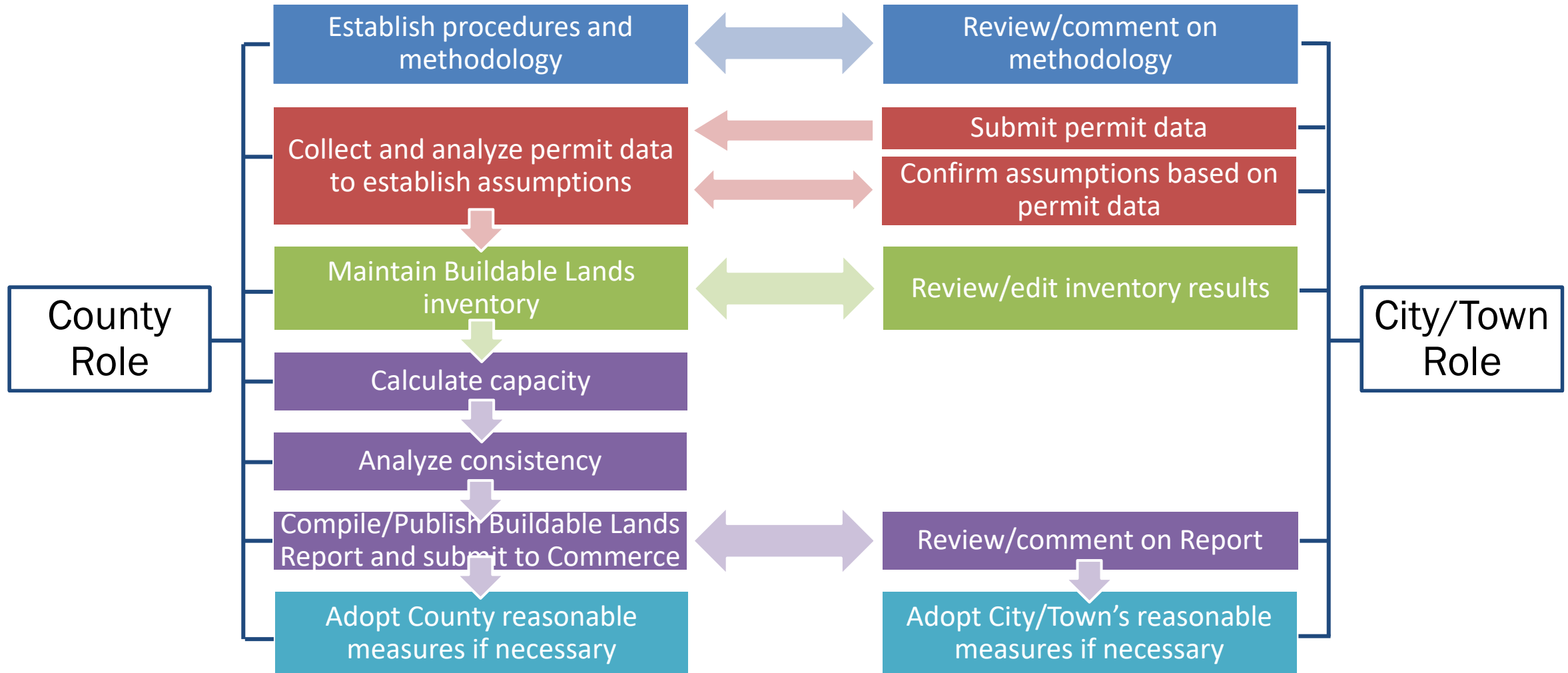
**Identify reasonable measures** to reconcile differences between:

- Growth assumptions/plans and actual development patterns
- Capacity of land suitable for development and 20-year housing and employment growth targets

**Report:** is there suitable land in the UGA to accommodate 20-year housing and employment targets?

- Develop assumptions based on permit data
- Assess/categorize land in inventory
- Use inventory to calculate capacity

# Coordination and Report Development



# Inventory and Capacity Analysis

## Inventory categories:

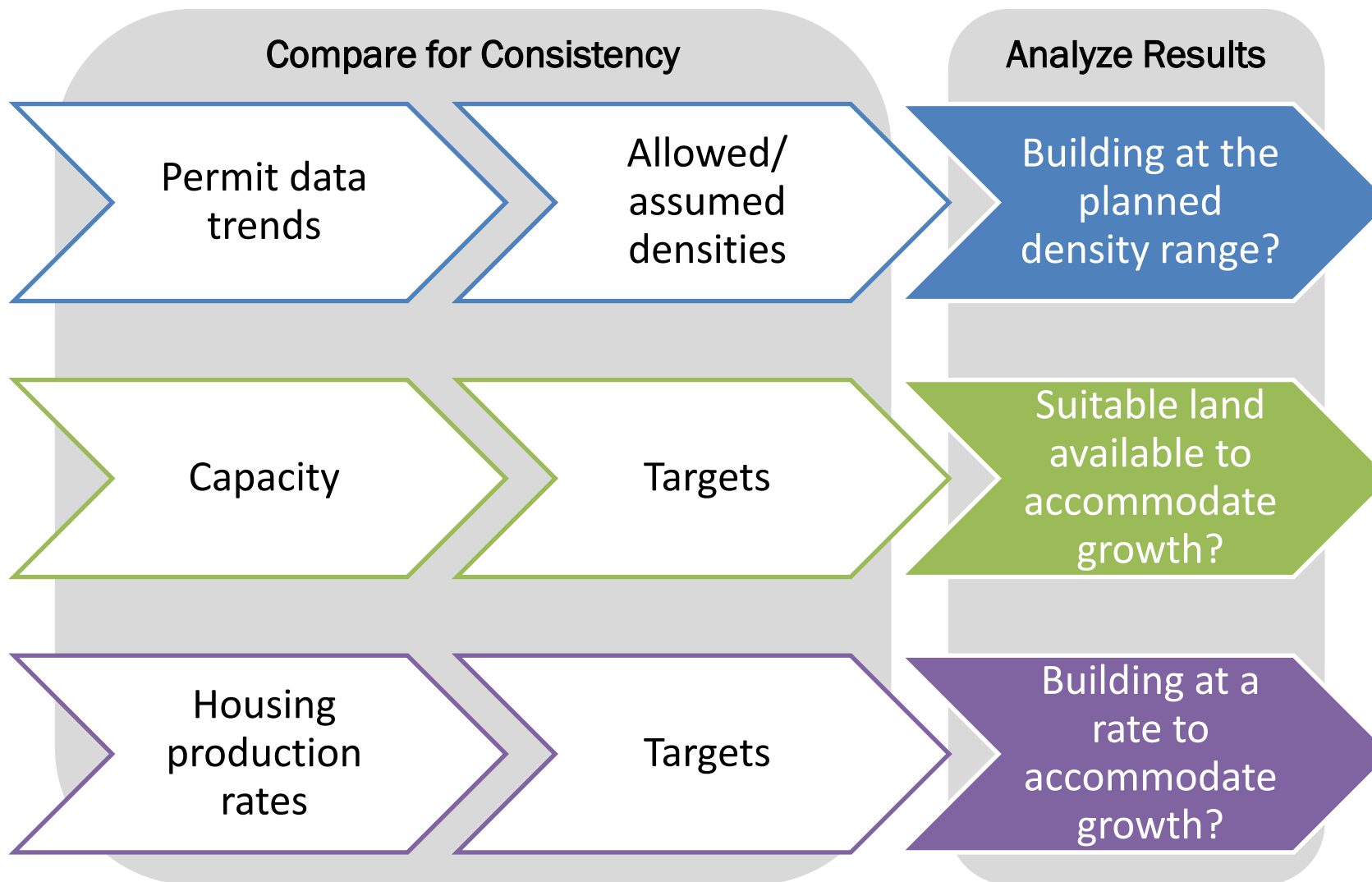
- Vacant (subdividable)
- Vacant (single unit)
- Underutilized
- Undevelopable
- Built out

## Capacity analysis process:

- Summarize land by zone/category
- Account for infrastructure gaps
- Split mixed use zones by housing and employment calculation tables
- Apply deductions and market factor
- Multiply by assumed density
- Factor in pipeline, vacant single units
- Deduct displaced units/jobs



# Consistency Analysis and Reasonable Measures

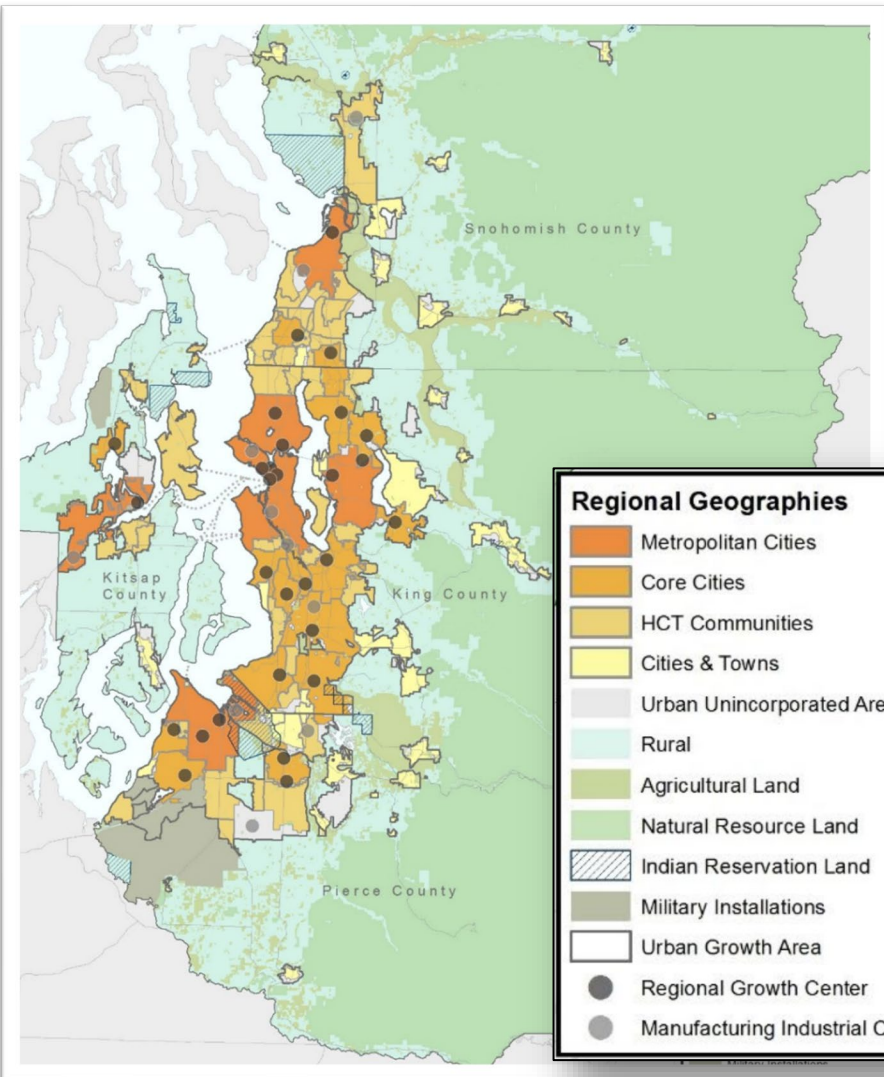


If inconsistent, consider reasonable measures to correct inconsistencies:

- Rezone land
- Regulatory changes
  - Permitted uses
  - Density
  - Height
  - Parking
  - Lot size and setbacks
  - Density calculation
- Incentives
- Other applicable policy or regulatory adjustments

# Related Projects – Growth Target Allocation

## VISION 2050 Regional Growth Strategy 2020-2044 Growth



**Regional Geographies**

- Metropolitan Cities
- Core Cities
- HCT Communities
- Cities & Towns
- Urban Unincorporated Areas
- Rural
- Agricultural Land
- Natural Resource Land
- Indian Reservation Land
- Military Installations
- Urban Growth Area
- Regional Growth Center
- Manufacturing Industrial Center

Metropolitan Cities
38% population 100,618 persons
48% employment
<ul style="list-style-type: none"> <li>• Tacoma</li> </ul>

Core Cities
23% population 60,900 persons
23% employment
<ul style="list-style-type: none"> <li>• Auburn (part)</li> <li>• Lakewood</li> <li>• Puyallup</li> <li>• University Place</li> </ul>

High-Capacity Transit (HCT) Communities
21% population 55,605 persons
15% employment
<ul style="list-style-type: none"> <li>• DuPont</li> <li>• Fife</li> <li>• Fircrest</li> <li>• Mid-County (urban part)</li> <li>• Parkland-Spanaway-Midland</li> <li>• South Hill</li> <li>• Sumner</li> </ul>

Cities and Towns
7% population 18,535 persons
6% employment
<ul style="list-style-type: none"> <li>• Bonney Lake</li> <li>• Buckley</li> <li>• Carbonado</li> <li>• Eatonville</li> <li>• Edgewood</li> <li>★ Gig Harbor</li> <li>• Milton (part)</li> <li>• Orting</li> <li>• Pacific (part)</li> <li>• Roy</li> <li>• Ruston</li> <li>• South Prairie</li> <li>• Steilacoom</li> <li>• Wilkeson</li> </ul>

Unincorporated Urban
8% population 21,181 persons
6% employment
<ul style="list-style-type: none"> <li>• Remainder of unincorporated urban (not in High-Capacity Transit Communities)</li> </ul>

Unincorporated Rural
3% population 7,944 persons
2% employment
<ul style="list-style-type: none"> <li>• Rural</li> </ul>

Total population growth (2020-2044): 264,783 persons  
 Employment growth TBD

# 2021 Buildable Lands Report Next Steps

Deliverables available for review/comment/edits:

## March

- Development trends
- Assumptions

## April

- Inventory
- Capacity

## May

- City/town report sections
- Preliminary consistency analysis

## June

- Full report
- Report due 6/30

## Questions?

Jessica Gwilt, Senior Planner, Pierce County  
Planning & Public Works

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