



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT

**Agenda
Planning & Building Committee**

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

Link: <https://us06web.zoom.us/j/91881567826>

Call-in: (253)215-8782

Meeting ID: 918 8156 7826

Monday, August 2, 2021

3:00 P.M. – 4:30 P.M.

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

Approval of Minutes: July 7, 2021

Agenda Items:

- I. Buildable Lands Report Update – Carl de Simas
- II. Population and Employment Targets - Discussion

Other Business

Next Meeting Monday, September 7, 2021

Adjournment



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**DRAFT Minutes
Planning & Building Committee**

**Tuesday, July 6, 2021
3:00 P.M. – 4:30 P.M.**

3:06 p.m. - Call to order, roll call Councilmember Franich,
Councilmember Markley & Chair Councilmember Himes Community
Development Director, Katrina Knutson; Senior Planner, Carl deSimas;
Planning Technician, Michelle Thomas; Mayor, Kit Kuhn & City
Administrator, Tony Piasecki

Approval of Minutes: May 3, 2021 Motion Franich/Markley All in favor
approved as written.

Agenda Items:

- I. Buildable Lands Report Status Update – Carl deSimas
- II. Countywide Planning Policies Discussion – Councilmember Himes
- III. Employment Target Setting Introduction – Carl deSimas
- IV. Special Use Permit COVID Relief Discussion – Katrina Knutson

Other Business

Next Meeting Monday, August 2, 2021

Adjournment Motion Franich/Markley All in favor, meeting adjourned at
4:39



COMMUNITY DEVELOPMENT

STAFF MEMORANDUM

August 2, 2021

FROM: Carl de Simas, Senior Planner
TO: Planning and Building Committee
CC: Mayor Kit Kuhn
Tony Piasecki, City Administrator
Katrina Knutson, AICP, Community Development Director
RE: Pierce County Buildable Lands Report/2044 Population and Employment Growth Targets

Introduction

The Buildable Lands Program is a planning tool required under the Growth Management Act (GMA) in Pierce County and its 23 cities and towns that seeks to establish a coordinated system for collecting and monitoring data regarding growth and development both at the county-wide level and the local jurisdictional level. The program primarily focuses on evaluating two aspects of growth management: achieved permitting densities for the previous planning period (Is the jurisdiction's growth consistent with their zoning code?) and land availability for population and employment (How much land is available for future population and jobs?) The land capacities from the Buildable Lands Report (BLR) can be utilized in planning for the next Comprehensive Plan Update.

The next 20-year Comprehensive Plan update is due June 30, 2024 and encompasses a planning period of 2024-2044. This means the City will need to conduct a review of its

Comprehensive Plan in 2022/2023 and adopt by June of 2024. To this end, Pierce County, together with cities and towns, have been working on the Buildable Lands Report. In 2020, City Staff provided the necessary development and geospatial data to County Staff for the necessary analysis. A draft BLR was released and reviewed by City Staff to confirm consistency between the County’s understanding of the land-use inventory and that of the City. Also, the draft has been reviewed to confirm and agree upon the assumptions used in the capacity analysis, which provides us with a better understanding of the total acreage of land that is either vacant or underutilized within each zoning district. The land capacity results will be utilized in comparison to proposed population and employment targets to determine any zoning changes required in the Comprehensive Plan Update.

- The Building Lands Report is currently in final draft format and is scheduled to be presented to the County Council in August 2021. Once the report is adopted and capacities are finalized, staff will analyze the capacities with proposed growth targets and provide this information to the Committee.
- The population and employment growth targets are scheduled to go through the County Council’s legislative process in 2022. The City still has time to consider the land capacity outcomes prior to locking in a population and job growth rate.

Analysis

At recent Planning and Building Committee Meetings, staff had presented growth target recommendations based on the information and evaluations done to that point. A draft report including the growth targets for all of Pierce County was provided to The Department of Commerce in late June. The report did not include targets for the City of Gig Harbor as we expressed concern over not having not yet seen the buildable lands inventory or capacity analyses. The following tables depict the growth target staff recommendations:

Table A: Employment Target

2019 Base Year PSRC Employment Estimate	2013 Total Employment Adopted Target	Preliminary 2044 Employment Growth Share	2044 Employment Target Total	Jobs Per Year
12,422	10,189	3,500	15,922	140

Table B: Preliminary Population & Housing Targets

2020 Population, Actual	Avg. Annual Growth Rate (Assumed)	2044 Total Population	Increase Population Over Base Year	Additional Housing Units Based on 2.20 Persons Per Household
11,240	1.3%	14,840	3,600	1,636
11,240	1.4%	15,140	3,900	1,773
11,240	1.5%	15,340	4,100	1,863
11,240	1.6%	15,640	4,400	2,000
11,240	1.7%	15,940	4,700	2,136

The Draft Buildable Lands Report, while incomplete to date, does provide for a preliminary view of the City’s capacity relative to housing units and jobs. The report provides the detailed data and summarized data by zoning district. It should be noted that the totals include pipeline data – meaning projects that are either permitted and not built out; or, are under some level of permitting process and expected to build out over the next few years.

Table C: Buildable Lands Report – Capacity Summary

Employment Capacity	Employment Pipeline	Housing Unit Capacity	Housing Unit Pipeline
4,451	594	2,100	204

Based on this data, it appears the City has capacity to support the recommended growth targets as shown in Tables A and B of this memo. Further analysis is necessary to confirm that the assumptions are valid, the allowed zoning is building out within the range allowed, and if there is enough capacity and development occurring to meet the growth targets. If there is an indication that there is an inconsistency between these datapoints, there should be further review into the extent and cause of the inconsistency. This consistency analysis is the next and final step in the

Buildable Lands Report process. As noted previously, this analysis will begin after the growth targets are adopted in early 2022.

At the Planning and Building Committee meeting, staff will be available to answer questions and discuss schedule for future discussions regarding population and employment targets.