

1 Sponsored by: Councilmembers Han Zeiger, Amy Cruver, and Dave Morell  
2 Requested by: County Council

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7 **ORDINANCE NO. 2022-42**  
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11 **An Ordinance of the Pierce County Council Amending Chapter 2.45 of the**  
12 **Pierce County Code, "Land Use Advisory Commissions," by**  
13 **Amending Section 2.45.110, "Functions," and Adopting a**  
14 **New Section 2.45.116, "South Hill Advisory Commission," to**  
15 **Expand the Function of the South Hill Advisory Commission**  
16 **(SHAC) to Include Early Input on Projects of Significant**  
17 **Community Interest and to Provide a Forum for Local Issues,**  
18 **Concerns, Education, and Opportunities to Preserve and**  
19 **Expand Community Identity; and Setting an Effective Date.**  
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21 **Whereas,** the Pierce County Charter provides for the formation of boards and  
22 commissions to advise the County; and  
23

24 **Whereas,** in 1998, Pierce County adopted Ordinance No. 98-15 establishing  
25 Land Use Advisory Commissions to serve in an advisory capacity on land use matters  
26 within their respective communities; and  
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28 **Whereas,** the South Hill Advisory Commission (SHAC) was created by  
29 Ordinance No. 98-82 and became operational in 1999 following the appointment of the  
30 initial SHAC members through Resolution No. R99-69; and  
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32 **Whereas,** the South Hill Community Plan was adopted in 2003 through  
33 Ordinance No. 2003-10s; and  
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35 **Whereas,** pursuant to Chapter 2.45 of the Pierce County Code (PCC), the SHAC  
36 currently serves as an advisory body to the County Council and Executive on limited  
37 matters relating to land use and development in the South Hill area; and  
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39 **Whereas,** two members of the SHAC serve as ex-officio non-voting members of  
40 the Pierce County Airport/Thun Field Advisory Commission for discretionary land use  
41 permit review; and  
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1           **Whereas**, the Pierce County Council modified Chapter 2.45 PCC through the  
2 adoption of Ordinance No. 2014-1s to expand membership and modify duties of the Key  
3 Peninsula Advisory Commission (KPAC) through a pilot program to better focus on  
4 communication between all County departments and Key Peninsula residents, property  
5 owners, and business owners regarding significant issues affecting the community with  
6 Pierce County's jurisdiction; and

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8           **Whereas**, the KPAC focuses on issues including, but not limited to, land use,  
9 environmental regulations, infrastructure, schools, transportation improvements, and  
10 public safety; and

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12           **Whereas**, the duties of the KPAC became permanent in 2018 through Ordinance  
13 No. 2018-9 when the Council eliminated the pilot program and established permanent  
14 functions for improving communication and providing recommendations and  
15 coordination with Pierce County government; and

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17           **Whereas**, amendments to the structure and function of the existing SHAC would  
18 result in the Commission serving as a venue for South Hill residents, County staff and  
19 local government leaders to participate in "community hall" type meetings to discuss a  
20 broader array of local issues and concerns similar to the role provided by the Anderson  
21 Citizens' Advisory Board (AICAB) on Anderson Island; and

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23           **Whereas**, to build on the accomplishments of the Anderson Island Citizens'  
24 Advisory Board, the existing Land Use Advisory Commissions, and the success of the  
25 Key Peninsula LUAC pilot program, Pierce County wishes to modify the functions of the  
26 SHAC in order to focus on communication between all County departments and South  
27 Hill residents, property owners, and business owners regarding significant issues  
28 affecting the community within Pierce County's jurisdiction; **Now Therefore**,

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30           **BE IT ORDAINED by the Council of Pierce County:**

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32           Section 1. Chapter 2.45 of the Pierce County Code, "Land Use Advisory  
33 Commissions," is hereby amended as shown in Exhibit A, which is attached hereto and  
34 incorporated herein by reference.



1 Section 2. The effective date of this Ordinance shall be September 1, 2022.

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4 PASSED this 12<sup>th</sup> day of July, 2022.

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7 ATTEST:

PIERCE COUNTY COUNCIL  
Pierce County, Washington

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10 Denise D. Johnson  
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12 **Denise D. Johnson**  
13 Clerk to the Council

Derek Young  
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15 **Derek Young**  
16 Council Chair

Bruce F. Dammeier  
17  
18 **Bruce F. Dammeier**  
19 Pierce County Executive  
20 Approved X Vetoes \_\_\_\_\_, this  
21 25<sup>th</sup> day of July,  
22 2022.

23 Date of Publication of  
24 Notice of Public Hearing: June 22, 2022

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26 Effective Date of Ordinance: September 1, 2022  
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Only those portions of Chapter 2.45 that are proposed to be amended or necessary for context are shown. Remainder of text, maps, tables and/or figures is unchanged.

Chapter 2.45

LAND USE ADVISORY COMMISSIONS

Sections:

- 2.45.010 Purpose.
- 2.45.020 Created.
- 2.45.030 Composition.
- 2.45.040 Membership – Terms of Office.
- 2.45.050 Vacancies.
- 2.45.060 Removal from Office.
- 2.45.070 Officers.
- 2.45.080 Rules and Records.
- 2.45.090 Quorum.
- 2.45.100 Voting Privileges.
- 2.45.110 Functions.
- 2.45.115 Key Peninsula Land Use Advisory Commission.
- 2.45.116 South Hill Advisory Commission.
- 2.45.120 Coordination.
- 2.45.130 Recommendations.
- 2.45.140 Boundaries of Each LUAC.

2.45.110 Functions.

LUACs are ad hoc commissions which make recommendations to the County on land use matters relative to the community it represents, as described in this Chapter. To this end, the LUACs shall have the following functions:

- ~~D.~~ The South Hill Advisory Commission shall recommend to the Executive two members to serve as ex-officio non-voting members of the Pierce County Airport/Thun Field Advisory Commission for discretionary land use permit review.
- DE. The Peninsula Advisory Commission shall recommend to the Executive one member to serve as a voting member of the Tacoma Narrows Airport Advisory Commission.
- EF. Review applications for proposed Shoreline Substantial Development Permits and Shoreline Administrative Conditional Use Permits within the represented community and provide a recommendation to the Planning and Public Works Department providing the rationale for such recommendation.

2.45.116 South Hill Advisory Commission.

- A. Purpose. The South Hill LUAC shall serve in an advisory capacity to the County Council and Executive. The purpose of the South Hill LUAC is to facilitate a structured two-way communication process between the County and South Hill residents, property owners, and business owners regarding significant issues affecting the community within Pierce County's jurisdiction. Issues include, but are not limited to, land use,



1 environmental regulations, infrastructure, schools, public safety, and potential  
2 annexation or incorporation.

3 B. *Composition.* The Composition of the South Hill LUAC is described in PCC 2.45.030.  
4 Every appointed member shall reside in, own a business, own property, or work within  
5 the geographical boundaries set forth in the community plan and a majority of the  
6 appointed members shall reside within the geographical boundaries set forth in the  
7 community plan.

8 C. *Functions.* The functions of the South Hill LUAC shall be as follows:

9 1. The South Hill LUAC shall perform all functions set forth in PCC 2.45.110.

10 2. The South Hill LUAC may serve as a public forum for the presentation and  
11 discussion of public projects and public services provided by Pierce County that  
12 affect South Hill including, but not limited to, public works projects and law  
13 enforcement.

14 3. The South Hill LUAC may serve as a public forum for a discussion of issues related  
15 to the potential annexation or incorporation of all or any portion of the South Hill  
16 Community Plan area within or outside of the formal boundaries of the South Hill  
17 Community Plan

18 4. The South Hill LUAC may serve as a public forum to discuss other issues of  
19 importance to the community and to articulate and communicate issues of concern to  
20 the County Council and/or Executive.

21 5. The South Hill LUAC may invite County representatives to participate in regular  
22 "town hall" type meetings to discuss community issues.

23 6. The South Hill LUAC may devise a recommended plan of action to address issues of  
24 interest to the residents of South Hill.

25 7. The South Hill LUAC shall recommend to the Executive two members to serve as  
26 ex-officio non-voting members of the Pierce County Airport/Thun Field Advisory  
27 Commission for discretionary land use permit review.

28 D. *Recommendations.*

29 1. The South Hill LUAC shall make recommendations as set forth in PCC 2.45.130

30 2. The South Hill LUAC shall also be authorized to make recommendations regarding  
31 public projects and services and other issues of importance to the community. All  
32 such recommendations shall require majority approval by a quorum of the South Hill  
33 LUAC and shall only be made after a properly noticed public hearing regarding the  
34 subject project, service, or issue has been held by the LUAC.

35 E. *Coordination.* The South Hill Advisory Commission shall coordinate all matters relating  
36 to the Commission's performance of its duties, recommendations, and annual work plan,  
37 including administration of the meetings with the County Council and Executive. The  
38 South Hill Advisory Commission shall also:

39 1. Coordinate and provide advanced notice to Planning and Public Works (PPW) of  
40 agenda topics required for noticing and in accordance with PCC 2.45.116 C. The  
41 Commission shall prepare minutes of meetings and recommendations except for  
42 matters related to PCC 2.45.120. The Commission shall provide PPW a copy of  
43 approved meeting minutes. PPW will continue to support, prepare noticing, and  
44 develop minutes relating to matters on pending land use applications and proposed  
45 Comprehensive Plan amendments and Community Plan amendments affecting the  
46 community plan area.  
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2. As an advisory body to the County, the Commission shall work with the County to ensure compliance with Chapter 42.30 RCW – Open Public Meetings Act, Chapter 42.56 RCW – Public Records Act, and other applicable state laws and county codes.
3. Prepare bylaws outlining rules of procedures and operating guidelines including coordination of agenda topics, records, and noticing no later than December 31, 2022. Following consultation with PPW, the establishment of and amendments to bylaws and guidelines shall go into effect by a majority vote of the Commission.

