

Staff Report & Draft Supplemental Environmental Impact Statement

2013 Amendments to the
Pierce County Comprehensive Plan

July 19, 2013



2401 South 35th Street
Tacoma, Washington 98409-7460

July 19, 2013

To: All Interested Parties

RE: *Staff Report and Draft Supplemental Environmental Impact Statement for 2013 Amendments to the Comprehensive Plan for Pierce County, Washington*

In an effort to provide better information to the public and reduce duplication, Pierce County Planning and Land Services (PALS) and the Environmental Official have issued a combined *Staff Report and Draft Supplemental Environmental Impact Statement (SEIS)* which addresses the 2013 amendments to the Comprehensive Plan. The Pierce County Environmental Official has issued this document to provide additional analysis to support information in prior environmental documents prepared for the 1994 Comprehensive Plan and the 1995, 1996, 1997, 1998, 1999, 2001, 2003, 2005, 2006, 2007, 2009, 2011, and 2012 Amendments to the Comprehensive Plan, and the 2004 Growth Management Act Compliance Update to the Comprehensive Plan. This Draft SEIS provides analysis of proposed amendments to the Comprehensive Plan including text amendments, area-wide map amendments, urban growth area amendments, and community plan amendments.

Your review and subsequent comments concerning this document are important to ensure that all environmentally significant impacts have been identified. Our department appreciates your timely review and forwarding of comments concerning this Draft SEIS. The deadline for receiving comments regarding this Draft SEIS is August 19, 2013. Please address your comments in writing to: Environmental Official, c/o Long Range Planning Division, Room 228, Pierce County Planning and Land Services, 2401 South 35th Street, Tacoma, WA 98409-7490.

A Final SEIS, which summarizes and responds to the comments received, will be issued subsequent to the end of the comment period. You will receive notification of availability of the Final SEIS if you are on our mailing list or if you have provided your name and address to department staff when picking up your copy of the Draft SEIS.

If you have questions concerning the Staff Report and Draft SEIS, please contact Jeff Mann at (253) 798-2150 or jmann@co.pierce.wa.us. I appreciate your assistance in reviewing this document for accuracy and completeness. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Dennis Hanberg".

Dennis Hanberg
Director, Planning and Land Services

STAFF REPORT AND DRAFT
SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT
for
2013 AMENDMENTS TO THE
PIERCE COUNTY COMPREHENSIVE PLAN

PIERCE COUNTY
DEPARTMENT OF PLANNING AND LAND SERVICES
Dennis Hanberg, Director
2401 South 35th Street
Tacoma, Washington 98409

July 19, 2013

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FACT SHEET

Title and Description of Proposed Action

The 2013 adoption of amendments to the Pierce County Comprehensive Plan by the Pierce County Council is a non-project action. The Pierce County Comprehensive Plan was adopted in November 1994 and consists of objectives, principles, and standards which provide a framework for directing growth and land uses through the next 20 years. The Plan was prepared in compliance with the requirements of Washington's Growth Management Act. The initiated 2013 amendments were identified by the Pierce County Council in Resolution No. R2013-8s.

This integrated *Staff Report and Draft Supplemental Environmental Impact Statement* is intended to address the implications and impacts of four types of amendments: text amendments, area-wide map amendments, urban growth area amendments, and community plan amendments.

In addition to the Proposed Action, alternatives considered in the Draft SEIS include the No Action Alternative and a Staff Recommendation Alternative.

Proponent

Pierce County
Planning and Land Services Department

Tentative Adoption Date

Planning Commission hearings were held in July, 2013 at 7:00 p.m. in the Pierce County Public Services Building Public Meeting Room, located at 2401 South 35th Street, Tacoma. County Council hearings are not scheduled at this time but are expected to begin in August, 2013. Final adoption of the 2013 amendments by the Pierce County Council is anticipated to occur in the fall of 2013. Council hearings are held in Room 1046 of the County-City Building, 930 Tacoma Avenue South, Tacoma.

Lead Agency

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Date of Draft SEIS Issuance:

July 19, 2013

Date Comments are Due:

August 19, 2013

Environmental Review Process

Pierce County has used a phased-review process for the non-project actions required by Washington's Growth Management Act, including the Comprehensive Plan and Development Regulations - Zoning. Pierce County intends to continue to use this phased-review for adoption of amendments to the Comprehensive Plan and development regulations that implement the Plan.

Location of Background Material and Documents Incorporated by Reference

Background material and documents used to support development of the Staff Report and Draft SEIS are available for inspection at the Pierce County Planning and Land Services Department, Room 228, 2401 South 35th Street, Tacoma, WA 98409, (253) 798-3736.

Relation to Other Documents

A series of environmental documents has been prepared by Pierce County to evaluate the impacts of the Pierce County Comprehensive Plan and amendments to the Plan. These documents, listed in the Summary Section of this Draft SEIS, are incorporated by reference. Pierce County intends to continue to use a phased environmental review approach for analyzing Comprehensive Plan amendments or other GMA documents related to the Comprehensive Plan or Development Regulations. Additional environmental documentation, in the form of supplemental EISs, addenda, or other SEPA determinations may be made as the Pierce County Comprehensive Plan is further implemented. This document is not intended to satisfy individual project SEPA requirements.

SEIS Cost to the Public

A limited number of copies of the Draft SEIS are available at no charge from the Pierce County Planning and Land Services Department. Copies are available for review at the Department and at libraries throughout the County.

SUMMARY

This Staff Report and Draft Supplemental Environmental Impact Statement (Draft SEIS) analyzes the probable significant adverse impacts of the proposed 2013 amendments to the Comprehensive Plan for Pierce County, Washington. The Draft SEIS is intended to provide information to decision-makers and the public on the potential impacts of the plan amendments and impacts of alternative courses of action.

This Draft SEIS is a supplement to previously prepared environmental documents for the Comprehensive Plan. A table that lists environmental documents prepared to date can be viewed at <http://www.co.pierce.wa.us/index.aspx?nid=905> on the environmental page or at the Planning and Land Services Department. The information and analyses contained in the environmental documents described in the table identify the environmental impacts associated with the Comprehensive Plan and implementing regulations. For a full disclosure of impacts associated with the Comprehensive Plan, these documents should also be consulted. Individual applications can be reviewed at <http://www.co.pierce.wa.us/index.aspx?nid=950>.

PROPOSED ACTION

The Proposed Action is the adoption of amendments to the Pierce County Comprehensive Plan. The Comprehensive Plan, originally adopted in November 1994, is a policy document which guides growth and future land use decisions in Pierce County. The Plan was developed to address growth over a 20-year period.

The proposed amendments are divided into four distinct groupings:

- 1) Text Amendments: proposed changes to the written text or policy in the Comprehensive Plan. Two text amendments are proposed.
- 2) Area-wide map Amendments: changes to mapped land use designations in the Comprehensive Plan's Generalized Proposed Land Use Map. Six area-wide map amendments are proposed.
- 3) Urban Growth Area/Urban Service Area Amendments: proposed changes to the boundaries of city Urban Growth Areas and Urban Service Areas. There is one UGA request and one technical action to amend County land use maps to reflect recent annexations to Cities in the County.
- 4) Community Plan Amendments: proposed changes to the written text or policy in an adopted community plan. Two community plan amendments are proposed.

The impacts of each individual amendment proposal are identified in this document. Also included is an analysis of the cumulative impacts of each of the amendment types discussed above.

ALTERNATIVES CONSIDERED

This Draft SEIS considers the Proposed Action and two alternatives: the No Action Alternative and a Staff Recommendation Alternative. Under the No Action Alternative, no amendments would be enacted; the Comprehensive Plan would remain unchanged. Under the Staff Recommendation Alternative only select amendments would be adopted. These amendments were based on Pierce

County Planning and Land Services staff recommendations to the Pierce County Planning Commission.

STATE ENVIRONMENTAL POLICY ACT

The State Environmental Policy Act (SEPA) allows environmental review of proposals to be phased. This phased review allows decision-makers and the public to focus on issues that are ready for decisions while excluding from consideration those issues already decided or not yet ready (WAC 197-11-060 (5)(b)). Pierce County has used this phased review to analyze issues related to its Comprehensive Plan and Development Regulations. As amendments are proposed, appropriate environmental analysis will be conducted. This could include adoption of existing environmental documents, addenda, supplemental EISs, or Determinations of Nonsignificance.

IMPACTS AND MITIGATION MEASURES

Environment Impacts

Table 1 provides a summary of impacts of the Proposed Action and Alternatives.

| Table 1. Environmental Impacts of Proposed Action and Alternatives | | | |
|---|------------------------|------------------------------|---|
| | Proposed Action | No Action Alternative | Staff Recommendation Alternative |
| Text Amendments | No New Impacts | No New Impacts | Same as Proposed Action |
| Area-Wide Map Amendments | No New Impacts | No New Impacts | No New Impacts |
| UGA/USA Amendments | No New Impacts | No New Impacts | Same as Proposed Action |
| Community Plan Amendments | No New Impacts | No New Impacts | Same as Proposed Action |

Changes in Land Use Designation

1) Area-wide Map Amendments

The potential changes in land use designation for the Proposed Action and the Staff Recommendation Alternative are summarized in Table 2.

| Table 2. Area-Wide Map Amendments Acreage By Land Use Designation | | |
|--|---|--|
| DESIGNATION | CHANGE IN ACRES: PROPOSED ACTION | CHANGE IN ACRES: STAFF RECOMMENDATION |
| URBAN DESIGNATIONS | | |
| Moderate Density Single Family | +79.55* | No change from Proposed Action |
| RURAL AND RESOURCE LANDS DESIGNATIONS | | |
| Rural 10 | +9,367.73 | No change from Proposed Action |
| Rural 20 | +1,288 | No change from Proposed Action |
| Reserve 5 | +145 | No change from Proposed Action |
| Rural Separator | +105 | No change from Proposed Action |

| Table 2. Area-Wide Map Amendments Acreage By Land Use Designation | | |
|--|---|--|
| DESIGNATION | CHANGE IN ACRES: PROPOSED ACTION | CHANGE IN ACRES: STAFF RECOMMENDATION |
| Rural Sensitive Resource | +93.34 | No change from Proposed Action |
| Park & Recreation | +198.9 | 16.73 acres less Parks and Recreation from M-5(Map 1 of 5) |
| Rural Neighborhood Center | +16.5 | No change from Proposed Action |
| Agricultural Resource Land | -11,277** | No change from Proposed Action |
| Rural Farm | +38 | No change from Proposed Action |

*Seventy-five (75) acres owned by Pierce County Public Works and to remain in public ownership.

**Technical correction – lands did not meet ARL criteria when Land Use Designation map was amended in 2004.

2) UGA/USA Amendments

The UGA/USA Amendments will not result in the change of land use designation.

3) Community Plan Designations Amendments

The C-1 Community Plan amendment would add a use to the Rural Sensitive Resource (RSR) designation but would not change any designation. The C-2 Community Plan amendment would add an additional area of Rural Neighborhood Center (RNC) land use designation in the Gig Harbor Peninsula Community Plan area. The Staff Recommendation Alternative incorporates different policy language that supports the designation of the area as an RNC.

Mitigation Measures for the Proposed Action

No mitigation measures needed or proposed.

PROPOSED TEXT AMENDMENTS

ORGANIZATION

Text Amendments are changes or revisions in the text of the History and Background portion of the Comprehensive Plan (Title 19), and the goals, policies, objectives, principles, or standards of any element of Title 19A of the Comprehensive Plan.

T-1 COMPREHENSIVE PLAN TEXT AMENDMENT, Urban Growth Area (UGA)

Initiated by: Pierce County Executive

Applicant: Pierce County Planning and Land Services

General Description

This proposal is to amend the policies of the Comprehensive Plan Land Use Element, Title 19A.30.010 - Urban Growth Areas (UGA) to be consistent with the recently amended Countywide Planning Policies (CPPs) specifically the approved changes to Policy AT-2.3.

Countywide Planning Policy

AT-2.3 The urban growth area of a jurisdiction may be expanded only if:

- 2.3.1 the jurisdiction’s observed development densities are consistent with the planned density assumptions as documented in the most recently published Buildable Lands Report as required by RCW 36.70A.215, and
- 2.3.2 there is a demonstrated need for additional residential or employment capacity within the urban growth area affiliated with an individual jurisdiction and a demonstrated need county-wide; or the expansion results in a no net gain to the countywide UGA. (emphasis added)
- 2.3.3 the consistency evaluation, as required through the Countywide Planning Policies on Buildable Lands, policies BL-3. And BL-4., identifies an inconsistency between the observed and planned densities, the jurisdiction shall either: (emphasis added)
 - 1) demonstrate reasonable measures were adopted to rectify the inconsistencies. Documentation shall also be submitted that summarizes the monitoring results of the effectiveness of the measures in rectifying density inconsistencies, or
 - 2) document updated development data that indicates consistency.

The proposal clarifies that an urban growth area amendment shall be approved only if there is a demonstrated Countywide need for additional residential or employment capacity or the expansion results in a no net gain to the Countywide UGA. They also clarify that there must a consistency evaluation regarding observed and planned densities.

The Pierce County Council approved the CPP policy changes under Ordinance No. 2011-34s on July 19, 2011.

Proposed Text Amendment

The proposed text amendment will revise Section 19A.30.010 of the Land Use Element regarding Urban Growth Areas. Existing Section 19A.30.010 H.1.a will need to be deleted due to the clarification in the CPPs. The proposed text amendment will amend Section 19A.30.010 H to provide consistency with Countywide Planning Policies AT-2.3.2 and 2.3.3. In addition, Section 19C.10.060 which regulates Comprehensive Plan amendments will be revised to include language clarifying that it is both residential and employment land capacity that must be evaluated as part of a UGA expansion amendment.

Land Use Element - 19A.30.010 Urban Growth Areas.

- H. **LU-UGA Objective 6.** Provide criteria and priorities for the expansion of urban growth areas.
 - 1. Expansions of the Comprehensive Urban Growth Area (CUGA) and satellite urban growth areas shall be approved by the County Council through a Comprehensive Plan amendment process as established in Chapter 19C.10 PCC, only if the following criteria are met:
 - a. ~~Residential land capacity within all urban growth areas is evaluated and the need for additional residential land capacity within all or any specific urban growth area is clearly demonstrated and the observed development densities are~~

~~consistent with the density assumptions as documented in the most recent published Buildable Lands Report as required by RCW 36.70A.215.~~

- a. There is a demonstrated need for additional residential or employment capacity within the urban growth area affiliated with an individual jurisdiction and a demonstrated Countywide need; or the expansion results in a no net gain to the Countywide UGA; and
- b. The jurisdiction's observed development densities are consistent with the planned density assumptions as documented in the most recently published Buildable Lands Report as required by RCW 36.70A.215; and
- c. If the Buildable Lands Report identifies an inconsistency between the observed and assumed densities, the jurisdiction shall either: (1) demonstrate reasonable measures were adopted to rectify the inconsistency, or (2) document updated development data that indicates consistency. If a jurisdiction adopted reasonable measures, documentation shall be submitted that summarizes the monitoring results of the effectiveness of the measures in rectifying density inconsistencies.
~~and/or~~
- ~~b. The supply of land needed for additional commercial/industrial uses outside urban growth areas is clearly demonstrated; and~~
- ed. Documentation that adequate public facilities and services can be provided within the 20-year planning horizon is provided.
- de. Proposed UGA expansion areas shall be required to comply with the requirements of Pierce County's TDR/PDR Program.
- ef. Proposed UGA expansion areas should be approved only if the proposing jurisdiction provides an analysis of:
 - (1) the underdeveloped lands, consistent with the Pierce County Buildable Lands program methodology, within its existing municipal boundaries and affiliated UGAs, and evidence of implementation strategies in place or being pursued to densify the underdeveloped lands;
 - (2) housing goals or policies in place to encourage housing for all economic segments of the community; and
 - (3) how the proposal is consistent and reasonable with the jurisdiction's adopted comprehensive plan.
- fg. Future UGA expansion areas should be approved only if it is demonstrated that the area has the capability and capacity to provide urban level services to the area while maintaining a healthy natural ecosystem.
- gh. Future UGA expansion areas should avoid the inclusion of designated agricultural lands and critical areas, unless (a) otherwise permitted by the applicable community plan, or (b) the development rights are removed.
- hi. Adopted land use and design standards for proposed UGA expansion areas shall plan for design characteristics and infrastructure necessary to make transit a viable transportation alternative.
- ij. Prohibit the expansion of the UGA into the one hundred year floodplain of any river or river segment per RCW.

Comprehensive Plan Procedures – 19C.10.060

- F. **Urban Growth Area Amendments.** If the most recent Buildable Lands Report indicates that no additional residential land capacity is needed, one of the following shall be required:
1. Supplemental information updating population and development trends or documentation of regulatory changes implemented since the completion of the most recent Buildable Lands Report that justifies the need within the Countywide context to expand the Urban Growth Area; or
 2. A companion application for reducing the Urban Growth Area in another location to ensure that the amount of residential **or employment** land capacity is not increased. The properties proposed for removal from the Urban Growth Area must be contiguous with the Urban Growth boundary and be rural in character with existing rural densities.
 3. Documentation that the proposed UGA application does not increase the **Countywide** residential or ~~commercial/industrial~~ **employment** capacity.

Impact Analysis

Procedures for Amendments to the Comprehensive Plan, PCC 19C.10, requires all amendments to the Plan to be reviewed against ten criteria (PCC 19C.10.060 B.). Those criteria, and staff evaluation, are as follows:

Effect on rate of growth, development, and conversion of land as envisioned in the Plan

The proposed text amendment will not impact the rate of growth, development, or conversion of land as envisioned in the Plan. The amendment will provide additional support for the integrity of the UGA by requiring a demonstration of a Countywide need for additional residential and employment lands versus the demonstration of localized need.

Effect on the County's capacity to provide adequate public facilities

The proposed text amendment will not impact the County's capacity to provide adequate public facilities.

Effect on the rate of population and employment growth

The proposed text amendment will not impact the rate of population or employment growth. The UGA has been shown to have sufficient buildable lands for the 20 year horizon of development and therefore should allow the rate of population or employment envisioned by the Regional Growth Strategy and the Pierce County Comprehensive Plan.

Whether Plan objectives are being met as specified or remain valid and desirable

The proposed amendment will bring consistency with the adopted Countywide Planning Policies and will meet the goals and objectives of the Pierce County Comprehensive Plan. Specific applicable goals and objectives include:

19A.10.010 Goals.

The following goals, as set forth in RCW 36.70A.020, are adopted to guide development and adoption of Pierce County's comprehensive plan and development regulations. The goals are not listed in order of priority.

- A. **Urban Growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- B. **Reduce Sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

19A.30.010 Urban Growth Areas.

- C. **LU-UGA Objective 2.** Provide efficient government facilities and services.
 - 1. Contain and direct growth within the designated Comprehensive Urban Growth Area or satellite city and town UGAs where adequate public facilities exist or can be efficiently provided.
- H. **LU-UGA Objective 6.** Provide criteria and priorities for the expansion of urban growth areas.

The intent of the amendment is consistent with the Goals and Objectives of the Plan to preserve the integrity of the UGA and providing criteria for its expansion.

Effect on general land values or housing costs

The proposed text amendment will not impact general land values or housing costs.

Whether capital improvements or expenditures are being made or completed as expected

No capital improvements are necessary relative to this proposal.

Whether the amendment conforms to the requirements of the GMA, is internally consistent with the Plan and is consistent with the Countywide Planning Policies

The amendment is consistent with GMA, the Comprehensive Plan, and the Countywide Planning Policies.

Effect on critical areas and natural resource lands

The proposed text amendment will not impact critical areas or natural resource lands.

Consistency with locational criteria in the Comprehensive Plan and application requirements established by Chapter 19C.10

Locational criteria in the Comprehensive Plan are not applicable to this proposal. The submitted application meets all application requirements established by Chapter 19C.10.

Effect on other considerations

The existing policy allows for the expansion of the UGA if it can be demonstrated that there is insufficient residential lands “within all or any specific urban growth area” allowing for an argument to be made for UGA expansion based on a demonstration of lands needed in a specific area versus making a Countywide determination. The proposed policy also clarifies the need to evaluate lands that would support employment. The amendment further clarifies the Countywide

assessment that must take place and also expands the evaluation to residential and employment lands.

Staff Recommendation

Staff recommends approval of the proposed text amendment.

Implementation Requirements

Implementation of this amendment will require amending the Pierce County Comprehensive Plan in Titles 19A and 19C.

T-2 / C-2 / M-6 RURAL NEIGHBORHOOD CENTERS; ADDITIONAL RNC – GIG HARBOR PENINSULA COMMUNITY PLAN; RURAL 10 (R10) to RURAL NEIGHBORHOOD CENTER (RNC)

Initiated by: Pierce County Council R2013-8s
 Applicant: L 80 LLC

General Description

This proposal combines a text amendment, community plan amendment, and area-wide map amendment as follows:

This proposal amends the text of the Comprehensive Plan Land Use Element, Title 19A.40.060 – Rural Centers to modify the criteria for the establishment of a Rural Neighbor Center (RNC). The text amendment would modify the criteria for the establishment of an RNC area Countywide. The text amendment is requested with the intent to allow an RNC designation for the area collectively known as Fisherman’s Village located south of the City of Gig Harbor. The applicant has also requested an amendment to the Gig Harbor Peninsula Community Plan (community plan amendment C-2) modifying plan policies to identify the Fisherman’s Village area as a new RNC and an area-wide map amendment (M-6) to apply the designation to the subject parcels.

Proposed Text Amendment

The requested text amendment would revise several sections of Section 19A.40.060 of the Land Use Element regarding Rural Neighborhood Centers.

The following table shows the requested changes:

| Existing Text | Proposed Text Changes |
|--|---|
| <p>19A.40.060 A.3 To provide an alternative to strip developments along arterials and state routes;</p> | <p>Add a new policy 19A.40.060 A.6: Allow for existing rural areas of more intense development to be designated as Rural Centers if consistent with the LAMIRD standards of RCW 36.70A.070</p> |

| Existing Text | Proposed Text Changes |
|--|--|
| <p>19A.40.060 G.4 New Rural Neighborhood Centers should be located no closer than two miles from any satellite city Urban Growth Area or the Comprehensive Urban Growth Area boundary unless the proposed Rural Neighborhood Center would be at least two miles from the applicable Urban Growth Area Boundary by way of the existing road network due to a significant topographic feature, e.g., body of water, cliff; etc.</p> | <p>Delete this policy: 19A.40.060 G.4 New Rural Neighborhood Centers should be located no closer than two miles from any satellite city Urban Growth Area or the Comprehensive Urban Growth Area boundary unless the proposed Rural Neighborhood Center would be at least two miles from the applicable Urban Growth Area Boundary by way of the existing road network due to a significant topographic feature, e.g., body of water, cliff; etc.</p> |
| <p>19A.40.060 I Rural Neighborhood Centers should be limited to no more than 10 acres in size. This limitation shall not apply to a community plan prepared or updated after January 1, 1998. New development within Rural Neighborhood Centers should retain a scale and intensity that is appropriate for maintaining rural character.</p> | <p>Add language: Rural Neighborhood Centers should be limited to no more than 10 acres in size, except for Centers consistent with the LAMIRD standards of RCW 36.70A.070 5.(d). This limitation shall not apply to a community plan prepared or updated after January 1, 1998. New development within Rural Neighborhood Centers should retain a scale and intensity that is appropriate for maintaining rural character.</p> |
| <p>19A.40.060 I.1 Commercial development in continuous strips shall be discouraged.</p> | <p>Add language: Commercial development in continuous strips shall be discouraged, except for Centers consistent with the LAMIRD standards of RCW 36.70A.070.5.(d).</p> |

Proposed Community Plan Amendment

The requested community plan amendment would revise several sections of the Gig Harbor Peninsula Community Plan to add the Fisherman’s Village area as a new RNC.

The following table shows the requested changes:

| Gig Harbor Peninsula Community Plan Amendments | |
|--|--|
| Existing Text | Proposed Text |
| <p>Land Use Element, page 51, Overview: Two new RNC designations would be added to recognize the existing development pattern at Rosedale and Arletta.</p> | <p>Revise: Two Three new RNC designations would be added to recognize the existing development pattern at Rosedale and Arletta and the Fisherman's Village area.</p> |
| <p>Land Use Element, page 51, Commercial: The development possibilities are limited however, based on a five-acre maximum size for these neighborhood commercial centers.</p> | <p>Delete the sentence in entirety: The development possibilities are limited however, based on a five-acre maximum size for these neighborhood commercial centers.</p> |

| Gig Harbor Peninsula Community Plan Amendments | |
|--|---|
| Existing Text | Proposed Text |
| Land Use Element, page 52, Proposed Designations (Table 8): Rural-10 acres 14,566 RNC acres 9 | Change acreage to reflect amendment: Rural-10 acres 14,566 14,550 RNC acres 9 25 |
| Land Use Element, page 53, Rural Neighborhood Center (RNC): RNCs are not permitted to exceed five acres in size. | Delete the sentence in entirety: RNCs are not permitted to exceed five acres in size. |
| Land Use Element, page 53, Rural Neighborhood Center (RNC): The three RNCs in the plan area are located on Fox Island, Rosedale, and Arletta. | Revise: The three four RNCs in the plan area are located on Fox Island, Rosedale, and Arletta, and the Fisherman's Village area. |
| Land Use Element, page 54, Intent: ... historic communities such as Arletta, Rosedale and Fox Island shall be recognized . . . | Revise: ... historic communities and established commercial areas, such as Arletta, Rosedale, and Fox Island and the Fisherman's Village area shall be recognized... |
| Land Use Element, page 54, Objective 6: Those historic community centers located at Arletta, Rosedale and Fox Island are recognized as important neighborhood civic and commercial focal points in the rural area. | Revise: Those historic community centers located at Arletta, Rosedale, and Fox Island, and the Fisherman's Village area are recognized as important neighborhood civic and or commercial focal points in the rural area. |
| Land Use Element, page 55, Standard 6.1.2 Any future expansion of the land utilized as a RNC shall be on those parcels immediately adjacent to the existing centers. Under no circumstances shall an RNC exceed five acres in size. | Revise: Any future expansion of the land utilized as a RNC shall be on those parcels immediately adjacent to the existing centers. Under no circumstances shall an RNC exceed five acres in size. |
| New Standard (6.1.4): Any new RNC shall only be established if consistent with the LAMIRD standards of RCW 36.70A.070 Land Use Element, page 72, bottom of page: area consistent with the community plan policies. | Add a new bullet: Designate the Fisherman's Village area as an RNC |

Proposed Area-wide Map Amendment

The area-wide map amendment redesignates six parcels totaling 16.5 acres from Rural 10 (R10) to Rural Neighborhood Center (RNC) within the Gig Harbor rural area. The proposed map amendment area includes the Gateway Business Park, the Howe Investment business park, and contractor yard located on three of the parcels. The other three parcels are currently vacant and undeveloped. All sites are located between Jahn Avenue NW and State Route (SR) 16. The properties are located north of the 24th Street NW interchange on SR-16. All properties are currently designated Rural 10.

The following information is provided for each parcel in the proposed RNC area:

| Property | Parcel Number | Current Use/Development | Acreage |
|--|----------------------|---|----------------|
| Gateway Point Business Park TW LLC | Parcel #0221282039 | The business park was permitted by Site Plan Review (SPR) 16-89 and allowed eight (8) commercial buildings with a variety of offices and business uses. The first building permit was applied for Building A on November 18, 1991, and was built and finalized on August 4, 1992. | 9.15 |
| L 80 LLC | Parcel #0221282017 | Vacant and Undeveloped | 1.83 |
| Howe Investment business park | Parcel #0221282015 | The buildings were constructed and have been utilized for business purposes since approximately 1986. The site consists of 2 buildings which have car-related and gymnastic training businesses located in the buildings. | 1.78 |
| Howe Investment contractor yard/office | Parcel #0221282028 | The office building for a contractor's yard was constructed in the 1970s and is currently being used for chemical manufacturing. The County is currently working with the property owner on fire access issues. | .29 |
| Howe Investment parcel | Parcel #0221282029 | Vacant and Undeveloped | 1.56 |
| Holsinger property | Parcel #0221282010 | Vacant, Uninhabitable house | 1.89 |

Surrounding Land Use

North - Attached single-family homes in seven fourplexes, 28 units.

South - Mobile home park, 24th Street NW/SR-16 interchange.

East - SR-16 and Narrows Bridge toll booth lanes and structure.

West - Jahn Avenue NW, Single-family subdivisions with landscape buffers.

Planning History Affecting the Area

Gig Harbor Comprehensive Plan and Development Regulations – 1975-1994

On June 30, 1975, Pierce County adopted the Gig Harbor Peninsula Comprehensive Plan and Development Regulations. The Plan included an innovative approach to land use planning by designating the Plan area with eight environments. This Plan and the attendant Development Regulations designated the area on the west side of SR-16 just north of the Narrows Bridge, including the subject area, as an Urban Environment with the following Definition and Purpose:

“The urban environment is a clearly delineated area of relatively high intensity land use which may include residential, commercial, industrial and other types of development. It is an environmental designation that is

suitable only for those areas which are already subjected to relatively high intensity land use and or areas which are serviced by high volume arterials, areas easily supplied with utility services adequate to handle high intensity use. The urban environment, while providing for relatively high intensity land use, will, by the nature of its architecture and landscaping, blend with the rural, natural atmosphere of the larger peninsula.”

The Development Regulations further clarified in defining the purpose of the Urban Environment:

“In furtherance of the Comprehensive Plan, the Urban Environment is intended to designate areas where use of high intensity and density are encouraged to locate...Areas of the community designated “urban” are those which have been found to possess the capability to absorb more intense uses of the land because of their orientation to major streets and highways(emphasis added) and the availability of adequate utility service.”

The Gig Harbor Comprehensive Peninsula Plan and Development Regulations were in effect from 1975 to 1994.

Howe Investment Properties

The northerly two parcels within the area of the proposed redesignation have light industrial/commercial buildings which were built in the 1970s and 1980s. These developments were recognized in the designation of the area as an Urban Environment.

Fisherman’s Village (Gateway Pointe Business Park)

The Fisherman’s Village (now Gateway Pointe Business Park) was approved as part of Site Plan Review (SPR) 16-89 on November 10, 1989, by the Pierce County Hearing Examiner. The approval allowed the construction of eight retail buildings totaling 60,992 square feet. The findings of the staff report and the decision by the Hearing Examiner were based in part by the designation of the area as Urban Environment and the assessment of the built environment at that time. The staff report indicated the following land uses and environment designations at the time (1989):

| <u>Land Use</u> | <u>Environment</u> |
|----------------------------------|--------------------|
| North- Vacant, wooded/commercial | Urban |
| South – Mobile home park | Urban |
| East – SR-16 | Urban |
| West – Vacant- Residential | Rural |

In addition to the existing mobile home park and the commercial uses which helped define the area as urban, a review of the application also noted that the Urban Environment designation was based in part on the forthcoming freeway interchange at 24th Street NW, which has subsequently been built.

Building permits were applied for in November 1991 with the first building being built and finalized by December 1992.

1994 Comprehensive Plan

The Fisherman’s Village area was designated as Reserve 5 in the 1994 Pierce County Comprehensive Plan. The Reserve 5 was a zone for areas to be considered for future inclusion in Urban Growth Areas (UGA). The primary reason the area was designated Rural was because the City of Gig Harbor did not want to extend its UGA to the south even though there were existing urban uses in the area. The existing commercial uses became nonconforming with the adoption of the Comprehensive Plan.

1995 Comprehensive Plan Amendments and Growth Hearing Board Decision

The Fisherman’s Village area was part of a Comprehensive Plan amendment request in 1995. The request was for the designation of Fisherman’s Village and a larger surrounding area (approximately 90 acres) as a Rural Activity Center (RAC) in connection with the approval of the Tacoma Airport RAC. The decision was appealed to the Central Puget Sound Growth Management Hearings Board (CPSGMHB) which issued an order for the County to amend its Plan as it relates to RACs, disallowing the Gig Harbor RAC in particular. As part of that review and the approval of Ordinance 96-17s2, which addressed the Board’s order, the County removed the RAC designation for the South Gig Harbor RAC including the Fisherman’s Village area and the area remained designated as Reserve 5. Later, as part of the adoption of the Gig Harbor Peninsula Community Plan in 2001, this area was designated as Rural 10.

Ordinance 96-17s2 also approved additional locational language for Rural Neighborhood Centers as follows:

PCC 19A.30.060 G.4 – No Rural Neighborhood Center should be located within one-half mile of an urban commercial or industrial land use designation.

Rural Development and Limited Areas of More Intensive Rural Development (LAMIRDs)

In 1997, and subsequent to the Growth Management Hearings Board decision on Gig Harbor noted above, the GMA was amended to include criteria for limited areas of more intensive rural development (LAMIRD). The LAMIRD criteria allows for limited areas of more intensive rural development, including necessary public facilities and public services to serve a limited area. Limited areas are defined as infill, development or redevelopment of existing commercial, industrial, residential, or mixed-use areas, whether characterized as shoreline development, villages, hamlets, rural activity centers, or crossroads developments. Development or redevelopment (in terms of building size, scale, use or intensity) within these areas shall be consistent with the character of the existing areas. Development and redevelopment may include changes in use from vacant land or a previously existing use so long as the new use conforms to an existing area or existing use that was in existence on or before July 1, 1990.

The LAMIRD criteria also allows for the intensification of development on lots containing isolated nonresidential uses or new development of isolated cottage industries and isolated small-scale businesses that are not principally designed to serve the existing and projected rural population and non-residential uses, but do provide job opportunities for rural residents. Rural

counties may allow the expansion of small-scale businesses as long as those small-scale businesses conform to the rural character. Public services and public facilities shall be limited to those necessary to serve the isolated non-residential use and shall be provided in a manner that does not permit low-density sprawl.

Each county is tasked with the responsibility to adopt measures to minimize and contain the existing areas or uses of more intensive rural development, as appropriate. Lands included in such existing areas or uses shall not extend beyond the logical outer boundary of the existing area or use, thereby allowing a new pattern of low-density sprawl. Existing areas are those that are clearly identifiable and contained and where there is a logical boundary delineated predominately by the built environment, but that may also include undeveloped lands if limited. In establishing the logical outer boundary the following shall be addressed: the need to preserve the character of existing natural neighborhoods and communities; physical boundaries such as bodies of water, streets and highways, and land forms and contours; the prevention of abnormally irregular boundaries; and the ability to provide public facilities and public services in a manner that does not permit low-density sprawl.

1997 Comprehensive Plan Amendments - Ordinance 97-87s2

In 1997, as part of the Comprehensive Plan Amendments for that cycle, the County adopted additional locational criteria or several land use designations including Rural Neighborhood Centers (RNC). The following policies were added to 19A.30.060 and 19A.40.060 addressing RNCs.

19A.30.060 Rural Centers.

B. Rural Neighborhood Centers.

LU-RC Objective 13. Provide for Rural Neighborhood Centers to serve the everyday needs of local rural residents.

3. Refer to Section 19A.40.060 G., H. and I. for criteria for creating new or expanding existing Rural Neighborhood Centers.

19A.40.060 Rural Centers.

Rural Neighborhood Centers.

G. Locations for Rural Neighborhood Centers should be determined by the following characteristics:

4. New Rural Neighborhood Centers should be located no closer than two miles from any satellite city Urban Growth Area or the Comprehensive Urban Growth Area boundary unless the proposed Rural Neighborhood Center would be at least two miles from the applicable Urban Growth Area Boundary by way of the existing road network due to a significant topographic feature, e.g., body of water, cliff, etc.

5. The boundaries of a Rural Neighborhood Center should be expanded only if:

- a.** Based on evaluation of existing developable lands and unoccupied commercial building square footage, there is a demonstrated need to provide for more land in the area as Rural Neighborhood Center;
- b.** The Rural Neighborhood Center is located at least two miles from any satellite city Urban Growth Area or the Comprehensive Urban Growth Area boundary or is located at least two miles from the applicable Urban Growth Area Boundary

by way of the existing road network due to a significant topographic feature, e.g., body of water, cliff, etc.;

c. The expansion of an existing Rural Neighborhood Center is compatible with a community plan prepared or updated after January 1, 1998, if applicable;

- I. Rural Neighborhood Centers should be limited to no more than ten acres in size. This limitation shall not apply to a community plan prepared or updated after January 1, 1998. New development within Rural Neighborhood Centers should retain a scale and intensity that is appropriate for maintaining rural character.
 1. Commercial development in continuous strips shall be discouraged.

2005 Pierce County LAMIRD Policy

In 2004, Pierce County initiated a review to complete the 10-year update of the Comprehensive Plan as required by the GMA. The update process included reviewing any new provisions that were incorporated into the GMA since the County adopted its Comprehensive Plan in 1994. One of the new provisions was the LAMIRD criteria. The County Council made the policy choice to conduct this LAMIRD evaluation at the community plan scale. A new policy was incorporated into the Pierce County Comprehensive Plan that states upon the initiation or update of a community plan in the rural area of the County, all rural centers shall be evaluated and updated as necessary to be consistent with GMA LAMIRD provisions. This policy became effective on February 1, 2005.

To date, the County has conducted this evaluation through two community plans:

- The Graham Community Plan evaluated all of its RAC and RNC per the LAMIRD criteria. The RAC at 224th and Meridian was appealed to the CPSGMHB and subsequently reduced in size. The decision of the CPSGMHB was largely based on the amount of undeveloped property that was included and that undeveloped property defined some of the outer boundaries of the RAC. The Board agreed with the County as to the uses permitted within the RAC.
- The Key Peninsula Community Plan used the LAMIRD criteria to create the RAC and RNCs and incorporated the LAMIRD criteria into its Objectives, Principles and Standards.

Impact Analysis

Procedures for Amendments to the Comprehensive Plan, PCC 19C.10, requires all amendments to the Plan to be reviewed against ten criteria (PCC 19C.10.060 B.). Those criteria, and staff evaluation, are as follows:

Effect on rate of growth, development, and conversion of land as envisioned in the Plan

The T-2 amendment as proposed could allow a number of areas with more intense rural use to be converted to Rural Neighborhood Centers in the rural areas of the County utilizing the LAMIRD criteria to the exclusion of the locational criteria for RNCs developed in the Comprehensive Plan.

The C-2 and M-6 amendments would add 16.5 acres of land designated RNC and would allow for the possible future commercial development of three infill parcels comprising five acres.

Effect on the County's capacity to provide adequate public facilities

The areas that would be affected by the proposed amendment would be located in rural areas and should not have a significant impact on the County's capacity to provide adequate public facilities. It is likely that allowing new uses in the RNC designation will result in an increased need for public services, such as police, fire, water, and traffic at the various RNC designated sites. Any future building expansion within the existing RNC sites will be subject to current standards to address resulting stormwater runoff and traffic mitigation.

Effect on the rate of population and employment growth

The T-2 amendment as proposed may increase residential and commercial development in limited rural areas with a subsequent increase in population and employment as a result of possible expansions of RNC areas and new RNC designated areas under the LAMIRD standards.

The C-2 and M-6 amendments would allow an additional 5.28 acres of commercial/employment land.

Whether Plan objectives are being met as specified or remain valid and desirable

The amendments as requested would be inconsistent with the objectives for establishing RNC areas; however, the alternative T-2 amendment would add an additional objective to the establishment of RNC areas based on the LAMIRD criteria.

Pierce County Code 19A.110.030 D regarding LAMIRDs indicates that "Upon the initiation or update of a community plan in the rural area of the County, rural centers shall be evaluated and updated as necessary to be consistent with Growth Management Act provisions in RCW 36.70A.070(5) for Limited Areas of More Intensive Rural Development (LAMIRDs)."

The C-2 amendment would constitute an update to the Gig Harbor Peninsula Community Plan and provide the opportunity for the evaluation of rural areas of more intense development by the LAMIRD criteria.

The amendments as requested would also be inconsistent with the identified RNC areas in the Gig Harbor Peninsula Community Plan. However, an alternative C-2 amendment would add an additional objective to provide for the establishment of one additional RNC area based on the LAMIRD criteria.

Effect on general land values or housing costs

The T-2 amendment may increase the value of the undeveloped/infill parcels in any new or expanding RNC areas.

The C-2 and M-6 amendments may increase the value of three infill parcels comprising 5.28 acres within the Fisherman's Village area, which would have the potential to develop with commercial uses.

Whether capital improvements or expenditures are being made or completed as expected
Significant capital improvements were made to SR-16 in connection with the construction of the 24th Street NW interchange.

Whether the amendment conforms to the requirements of the GMA, is internally consistent with the Plan and is consistent with the Countywide Planning Policies

Growth Management Act

In 1997, the GMA was amended to include criteria for limited areas of more intensive rural development (LAMIRD). The following is a summary and analysis of the amendments and the Fisherman's Village area in light of the LAMIRD criteria:

GMA LAMIRD Criteria(RCW 36.70A.070(5))

- Allows for Rural development of the infill, development, or redevelopment of existing commercial areas.
 - The amendments would allow for the infill of an existing commercial area in a rural area.
- Must be principally designed to serve the existing and projected rural population.
 - The area would serve a wider urban and rural population which has access to the site by an interchange on SR-16.
- Must be consistent with existing area
 - The surrounding area is developed with established subdivisions, a mobile home park, SR-16, and multi-family development. The area is not a typical rural area. The existing commercial development also defines the area. The relationship between the commercial development along Jahn Avenue NW and the surrounding land uses has been established. The designation and potential development of the remaining three parcels in commercial uses would be consistent with the existing area.
- Allows intensification of development on lots containing isolated non-residential uses not principally designed to serve the existing and projected rural population but do provide for job opportunities for rural residents however must conform with the rural character of the area.
 - The existing commercial development and future development allowed by a change to RNC would be consistent with the character of the existing uses in the area and is not principally designed to serve the existing and projected rural population.
 - The change may provide job opportunities for rural residents including those from residential areas at urban densities immediately to the west. The site is also located to serve a larger population given the access from SR-16.
- May include undeveloped parcels
 - The proposed change would include undeveloped parcels which are located within a logical outer boundary defined by the built environment.
- Needs to have logical outer boundaries delineated primarily by the built environment and physical characteristics.
 - The area proposed for the Fisherman's Village LAMIRD has a logical outer boundary which is defined by the following:

- North: The Howe Investment commercial buildings and existing multi-family development.
 - South: The Fisherman’s Village Business Park (now Gateway Pointe Business Park), a mobile home park, 24th Street NW freeway interchange.
 - East: SR-16.
 - West: Jahn Avenue NW, existing suburban residential development on the other side of the street.
- The area is defined by the existing built environment within and around the proposed LAMIRD area.
- It must be based on “an existing area or existing use that was in existence prior to July 1, 1990.”
 - The Fisherman’s Village area is part of a larger area that has historically been considered as an area of more intense use. This area was originally recognized in the 1975 Gig Harbor Comprehensive Plan with an Urban Environment land use and zoning designation.
 - The Howe Investment properties located on Parcels 022128-2015 and 022128-2028 were developed with commercial building in the 1970s and 1980s and would meet the LAMIRD criteria as existing uses prior to July 1, 1990.
 - The Fisherman’s Village Business Park located on Parcel 022128-2039 and was approved for construction by the Pierce County Hearing Examiner approval of SPR16-89. The first building permits for the site were filed on November 11, 1991 (Building A) and was finalized on August 4, 1992.
 - The mobile home park to the south was developed in the 1970s and predates GMA.

The GMA establishes a July 1, 1990 date for determining an “an existing area or existing use” in order to establish logical outer boundaries and uses. It is also important to consider uses that were developed in legal conformance with the applicable regulations during the time period prior to the adoption of the Pierce County Comprehensive Plan. The Fisherman’s Village Business Park relied upon the previous zoning prior to 1994, or in this case the Urban Environment designation, to develop and was later constructed under the regulations that were in place at the time of approval.

The area had a more intense use which predated the LAMIRD date of July 1, 1990. Pierce County subsequently approved the Fisherman’s Village development (SPR 16-89) based on the Urban Environment designation providing for the future construction of the Fisherman’s Village Business Park (now Gateway Pointe Business Park) which joined the Howe Investment properties in further defining the area as having a more intense use.

The Fisherman’s Village area was deemed, historically, to be an urban area with more intensive uses and had a Gig Harbor Comprehensive Plan and Development Regulation designation of Urban Environment. This was supported by the proposed freeway interchange (now built), the mobile home park, the existing commercial area (Howe Investment properties), and the delineation of the area by the 24th Street NW interchange, Jahn Avenue NW and SR-16, as a pre-existing area of higher intensity use.

The six parcels identified in the M-6 area-wide map amendment constitute the “logical outer boundary” of the LAMIRD area and is defined by the existing built environment noted above.

The Growth Management Hearings Board has considered cases involving the LAMIRD criteria and particularly the definition of existing uses and the built environment prior to July 1, 1990. The two cases are Hensley IV, 01-3-0004e and Penasco, Western Board, 00-2-0031c.

The Fisherman’s Village case differs from these cases:

1. The historical planning for the area considered the Howe Investment commercial properties and the mobile home park as more intense uses which pre-date July 1, 1990.
2. A significant factor in the planning for the area was the future (now built) 24th Street NW freeway interchange which was determined to have a significant impact on the character and use of the area. This interchange was planned and considered a factor in the 1989 decision approving the Fisherman’s Village business park and was planned prior to the July 1, 1990 date.
3. Fisherman’s Village Business Park, was approved pre-GMA in reliance on Comprehensive Plans and Development Regulations which were in effect until 1994. The use and the area have not been previously evaluated under the LAMIRD criteria.
4. The Fisherman’s Village area would have three parcels with a total 5.3 acres of possible infill commercial. The parcels are bounded by existing and built commercial and residential areas that firmly define the logical outer boundary.

Countywide Planning Policies

The Countywide Planning Policies encourage the use of existing and new tools and strategies to address vested development and that commercial retail and community services that serve rural residents are directed into cities and existing activity areas.

Pierce County Comprehensive Plan

The Pierce County policy regarding LAMIRDs indicates that “rural centers shall be evaluated and updated as necessary to be consistent with Growth Management Act provisions in RCW 36.70A.070(5) for Limited Areas of More Intensive Rural Development (LAMIRDs).”

The Fisherman’s Village area has never been reviewed under the LAMIRD criteria. The LAMIRD criteria were adopted after the initial 1994 Comprehensive Plan and 1996 Central Puget Sound Growth Management Hearings Board Gig Harbor decision. While the LAMIRDs were adopted in 1997, they were not utilized in the development of the Gig Harbor Peninsula Community Plan which was adopted in 2001. The County policy requiring the evaluation of rural centers was not adopted until 2005. The C-2 amendment would constitute an update to the Gig Harbor Peninsula Community Plan and afford the opportunity to evaluate activity areas under the LAMIRD criteria.

Gig Harbor Peninsula Community Plan

Rural Centers in the Gig Harbor Peninsula Community Plan have not been evaluated by the LAMIRD criteria.

Effect on critical areas and natural resource lands

The site has an environmental indicator of possible landslide hazard. The northerly parcels have a possible wetland indicator; however, it is from a wetland located on the east side of SR-16. The change would allow the newly designated properties to develop with commercial uses which would require environmental and critical area review as part of any permit process. The application of the regulations of the critical areas ordinance would minimize potential impacts to critical areas and resource lands.

Consistency with locational criteria in the Comprehensive Plan and application requirements established by Chapter 19C.10

The amendments, as proposed, would be inconsistent with the locational criteria for Rural Neighborhood Centers in the Comprehensive Plan.

The application for the Comprehensive Plan amendment met all the application requirements established by Chapter 19C.10.

Effect on other considerations**Consideration of the best use of the area**

The three vacant parcels within the subject area have remained undeveloped for 20 years. The R-10 zoning precludes commercial development and it is unlikely that the parcels will be developed single family homes. The parcels are not large enough to subdivide or develop as multi-family. In addition, the area is highly impacted by noise from traffic on SR-16 making it less suitable for residential development. The area is defined by the existing commercial, multi-family, and mobile home development and by its location between Jahn Avenue NW and SR-16 with close access to the 24th Street NW interchange. The applicant has also noted that “the vacant land ... is not appropriate for extremely low density rural housing or other rural type land uses.”

The land use pattern and configuration of the property remains the same as it has been for over 20 years. The property has the same characteristics as when it was designated as Urban Environment in 1975 and the Fishermen’s Village Business Park was approved in 1989. Commercial uses have been approved and constructed on the site based on that original Urban Environment land use designation and development regulations. The area is now defined/characterized as commercial. The access from SR-16 by way of the 24th Street NW interchange and Jahn Avenue NW provide further support for commercial uses in the subject area.

Staff Recommendation for T-2, C-2, M-6 Amendments

Staff recommends denial for T-2 and C-2 as proposed by the applicant. Staff recommends alternative amendments for T-2 and C-2 to support the approval of the area-wide map amendment M-6 changing the land use designation from Rural 10 to Rural Neighborhood Center for the Fisherman’s Village area. The alternative amendments for T-2 and C-2 are based on keeping the Comprehensive Plan criteria and Gig Harbor Peninsula Community Plan designation for RNCs intact while providing language that would recognize possible additional areas of more intense rural development based on GMA LAMIRD criteria. If staff’s alternative language is approved, staff recommends approval of M-6. If staff’s alternative language is not approved, staff recommends denial of M-6.

T-2 Staff Recommended Alternative

The staff recommendation is for approval with the following alternative language in Sections 19A.30.060 and 19A.40.060, the Land Use and Rural Elements respectively (see grey highlight):

Land Use Element**19A.30.060 Rural Centers.****B. Rural Neighborhood Centers.**

LU-RC Objective 13. Provide for Rural Neighborhood Centers to serve the everyday needs of local rural residents.

1. Rural Neighborhood Centers should only provide limited convenience shopping and services which meet the daily needs of residents of the surrounding rural area.
2. Rural Neighborhood Centers should be limited in size. New development within the centers should retain a scale and intensity appropriate for maintaining rural character.
3. Refer to Section 19A.40.060 G., H. and I. for criteria for creating new or expanding existing Rural Neighborhood Centers.
4. Recognize isolated areas of commercial/business park development which were approved or had existing uses or areas of higher intensity use on or before July 1, 1990 and were not identified as an RNC in a community plan as of January 2012. The size of the area and “logical outer boundaries” as defined by the LAMIRD criteria should be established by amendment to a community plan and an area-wide map amendment.

Rural Element**19A.40.060 Rural Centers.**

RUR Objective 6. The most intensive uses of rural land allowed in rural areas should be directed into Rural Centers.

- A. Rural Centers serve the following purposes:
 1. To provide centers where rural residents and others can gather, work, shop, entertain and, where appropriate, reside;
 2. To provide a focus for the surrounding rural area that is appropriate in character and scale in rural environment;
 3. To provide an alternative to strip developments along arterials and state routes;
 4. To provide services to tourists and other visitors recreating in the major recreation facilities; and/or
 5. To provide an opportunity to develop facilities that can function as a community center in those areas where an incorporated town does not serve that role for the surrounding area.
- B. Establish standards and design guidelines to protect environmental quality, rural character, and significant natural and scenic amenities and features the communities value.
- C. Provide for accessory dwelling units, senior housing and group homes, within Rural Centers.
- D. Provide three categories of Rural Centers: Rural Activity Centers, Rural Neighborhood Centers, and Rural Gateway Communities.

Rural Neighborhood Centers.

- G. Locations for Rural Neighborhood Centers should be determined by the following characteristics:
1. Having established commercial uses that provide for limited convenience shopping and services;
 2. Having immediate access onto state routes, major or secondary arterials;
 3. New Rural Neighborhood Centers should be located more than two miles from other Rural Centers. This limitation shall not apply to a community plan prepared or updated after January 1, 1998.
 4. New Rural Neighborhood Centers should be located no closer than two miles from any satellite city Urban Growth Area or the Comprehensive Urban Growth Area boundary unless the proposed Rural Neighborhood Center would be at least two miles from the applicable Urban Growth Area Boundary by way of the existing road network due to a significant topographic feature, e.g., body of water, cliff, etc.
 5. Recognize isolated areas of commercial/business park development identified in 19A.030.060 B.4
- H. Rural Neighborhood Centers should only provide limited convenience shopping and services which meet the daily needs of residents of the surrounding rural area.
1. Residential development should be permitted in Rural Neighborhood Centers so long as it is consistent with the residential density permitted in the adjacent rural designations.
- I. Rural Neighborhood Centers should be limited to no more than ten acres in size. This limitation shall not apply to a community plan prepared or updated after January 1, 1998. New development within Rural Neighborhood Centers should retain a scale and intensity that is appropriate for maintaining rural character.
1. Commercial development in continuous strips shall be discouraged.
 2. The size and logical outer boundaries of isolated areas of commercial/business park development identified in 19A.030.060 B.4 shall be determined in the community plan by Comprehensive Plan amendment.

C-2 Staff Recommendation

Staff recommends approval of the following alternative language in the Land Use Policies – Rural Area section of the Gig Harbor Peninsula Community Plan. This alternative language would leave intact the three historic Rural Neighborhood Centers and Gig Harbor Peninsula Community Plan policies regarding RNCs while providing for one additional area of RNC pursuant to the LAMIRD criteria of the GMA and limiting the area and the use of the additional area.

LAND USE POLICIES - RURAL AREA**Rural Neighborhood Centers**

- Objective 6.** **Rural Neighborhood Centers.** Those historic community centers located at Arletta, Rosedale, and Fox Island are recognized as important neighborhood civic and commercial focal points in the rural area. Limited

opportunities for continued commercial and civic land use shall be provided in these locations. Rural neighborhood centers (RNCs) shall retain the architectural characteristics that have historically been associated with these centers.

Recognize the area northwest of SR-16/24th Street NW interchange commonly known as the Fisherman’s Village area as an isolated area of commercial/business park as provided for in the Comprehensive Plan.

Principle 1. Those existing community centers that have historically been the focal points for neighborhood commercial and civic activities shall be allowed to continue being utilized for these purposes.

Standards

- 6.1.1 The initial Rural Neighborhood Centers designated by this Community Plan shall be limited to existing centers at Arletta, Rosedale and Fox Island. Only the parcels currently utilized for commercial and civic land uses shall be included in the initial designations.
- 6.1.2 Any future expansion of the land utilized as a RNC shall be on those parcels immediately adjacent to the existing centers. Under no circumstances shall a RNC exceed five acres in size.
- 6.1.3 Each RNC parcel shall have direct access onto a major or secondary County arterial road.

Principle 2. The intensity of commercial and civic uses shall be strictly limited in the Gig Harbor Peninsula RNCs.

Standards

- 6.2.1 Appropriate commercial uses shall be limited to food stores and the sale of general merchandise in buildings that do not exceed 5,000 square feet and those resource uses such as agricultural sales.
- 6.2.2 Appropriate civic uses shall be encouraged in RNCs. These uses shall be limited to daycare centers, community service centers, postal services, neighborhood parks, churches, police, and fire safety services.
- 6.2.3 New residential uses shall be prohibited in RNCs. Additions and remodels to existing dwelling units may be permitted.
- 6.2.4 Noise, dust, odorous gas, and lighting shall not be permitted to adversely affect the adjacent residential neighborhood.

- 6.2.5 New commercial and civic uses shall be buffered from adjacent lower intensity rural uses outside of the RNC designation.
- 6.2.6 Site plan review shall be required for all new civic and commercial uses in rural centers.
- 6.2.7 Site coverage including parking areas and other impervious surfaces shall be limited to 70 percent on each site.
- 6.2.8 New lots for commercial and civic purposes may be created through a binding site plan associated with a site plan review process. These lots shall be subject to a minimum lot size of 5,000 square feet.

Principle 3. Recognize the area northwest of SR-16/24th Street NW interchange commonly known as the Fisherman’s Village area as an isolated area of commercial/business park as provided for in the Comprehensive Plan.

Standards

- 6.3.1 The area will be designated as RNC to establish allowable uses only.
- 6.3.2 The area northwest of SR-16/24th Street NW interchange commonly known as the Fisherman’s Village area is comprised of a total of 16 acres. No further expansion of the Fisherman’s Village isolated area of commercial/business park shall be allowed.
- 6.3.3 Infill development of the vacant and undeveloped parcels of Fisherman’s Village isolated area of commercial/business park shall be limited to the permitted uses of the RNC designation.

Staff also recommends the change to page 52 amending the acreage of RNC in the Gig Harbor Peninsula Community Plan as follows:

| | |
|---|--|
| <p>Land Use Element, page 52, Proposed Designations (Table 8): Rural-10 acres 14,566 RNC acres 9</p> | <p>Change acreage to reflect amendment: Rural-10 acres 14,566 14,550 RNC acres 9 25</p> |
|---|--|

M-6 Staff Recommendation

Staff recommends approval of the change in land use designation from Rural 10 to Rural Neighborhood Center based on the findings and approvals of staff’s alternative language for T-1 and C-2. The area of the proposed change in land use designations constitutes the “logical outer boundary” as required by the LAMIRD criteria.

Implementation Requirements

The Pierce County Zoning Atlas for all parcels included in the amendment will require the map to be updated to reflect redesignation for these parcels.

Referenced RCW, Comprehensive Plan and Community Plan Policies

Growth Management Act

RCW 35.70A.070

(d) Limited areas of more intensive rural development. Subject to the requirements of this subsection and except as otherwise specifically provided in this subsection (5)(d), the rural element may allow for limited areas of more intensive rural development, including necessary public facilities and public services to serve the limited area as follows:

(i) Rural development consisting of the infill, development, or redevelopment of existing commercial, industrial, residential, or mixed-use areas, whether characterized as shoreline development, villages, hamlets, rural activity centers, or crossroads developments.

(A) A commercial, industrial, residential, shoreline, or mixed-use area shall be subject to the requirements of (d)(iv) of this subsection, but shall not be subject to the requirements of (c)(ii) and (iii) of this subsection.

(B) Any development or redevelopment other than an industrial area or an industrial use within a mixed-use area or an industrial area under this subsection (5) (d) (i) must be principally designed to serve the existing and projected rural population.

(C) Any development or redevelopment in terms of building size, scale, use, or intensity shall be consistent with the character of the existing areas. Development and redevelopment may include changes in use from vacant land or a previously existing use so long as the new use conforms to the requirements of this subsection (5);

(ii) The intensification of development on lots containing, or new development of, small-scale recreational or tourist uses, including commercial facilities to serve those recreational or tourist uses, that rely on a rural location and setting, but that do not include new residential development. A small-scale recreation or tourist use is not required to be principally designed to serve the existing and projected rural population. Public services and public facilities shall be limited to those necessary to serve the recreation or tourist use and shall be provided in a manner that does not permit low-density sprawl;

(iii) The intensification of development on lots containing isolated nonresidential uses or new development of isolated cottage industries and isolated small-scale businesses that are not principally designed to serve the existing and projected rural population and nonresidential uses, but do provide job opportunities for rural residents. Rural counties may allow the expansion of small-scale businesses as long as those small-scale businesses conform with the rural character of the area as defined by the local government according to RCW [36.70A.030\(15\)](#). Rural counties may also allow new small-scale businesses to utilize a site previously occupied by an existing business as long as the new small-scale business conforms to the rural character of the area as defined by the local government according to RCW [36.70A.030\(15\)](#). Public services and public facilities shall be limited to those necessary to serve the isolated nonresidential use and

shall be provided in a manner that does not permit low-density sprawl;

(iv) A county shall adopt measures to minimize and contain the existing areas or uses of more intensive rural development, as appropriate, authorized under this subsection. Lands included in such existing areas or uses shall not extend beyond the logical outer boundary of the existing area or use, thereby allowing a new pattern of low-density sprawl. Existing areas are those that are clearly identifiable and contained and where there is a logical boundary delineated predominately by the built environment, but that may also include undeveloped lands if limited as provided in this subsection. The county shall establish the logical outer boundary of an area of more intensive rural development. In establishing the logical outer boundary, the county shall address (A) the need to preserve the character of existing natural neighborhoods and communities, (B) physical boundaries, such as bodies of water, streets and highways, and land forms and contours, (C) the prevention of abnormally irregular boundaries, and (D) the ability to provide public facilities and public services in a manner that does not permit low-density sprawl;

(v) For purposes of (d) of this subsection, an existing area or existing use is one that was in existence:

(A) On July 1, 1990, in a county that was initially required to plan under all of the provisions of this chapter;

(B) On the date the county adopted a resolution under RCW [36.70A.040\(2\)](#), in a county that is planning under all of the provisions of this chapter under RCW [36.70A.040\(2\)](#); or

(C) On the date the office of financial management certifies the county's population as provided in RCW [36.70A.040\(5\)](#), in a county that is planning under all of the provisions of this chapter pursuant to RCW [36.70A.040\(5\)](#).

(e) Exception. This subsection shall not be interpreted to permit in the rural area a major industrial development or a master planned resort unless otherwise specifically permitted under RCW [36.70A.360](#) and [36.70A.365](#).

Countywide Planning Policies

Countywide Planning Policy On Rural Areas

Overarching Goal

- Rur-1. The County will sustain the ecological functions, resource value, lifestyle, and character of rural lands for future generations by limiting the types and intensities of development in rural areas.

Development Patterns

- Rur-2. Ensure that development in rural areas is consistent with the countywide and regional vision.

- Rur-3. Prohibit urban net densities in rural areas.
- Rur-4. Review and revise criteria and regulations to avoid new fully contained communities outside of the designated urban growth area because of their potential to create sprawl and undermine local, countywide, state, and regional growth management goals.
- Rur-5. In the event that a proposal is made for creating a new fully contained community, the county shall make the proposal available to the Growth Management Coordinating Committee, Pierce County Regional Council, other counties, and to the Regional Council for advance review and comment on countywide and regional impacts.
- Rur-6. Use existing and new tools and strategies to address vested development to ensure that future growth meets existing permitting and development standards and encourage consolidation where appropriate.
- Rur-7. Ensure that development occurring in rural areas is rural in character and is focused into communities and activity areas.
- Rur-8. Accommodate the county's growth first and foremost in the urban area. Ensure that development in rural areas is consistent with the rural vision.
- Rur-9. Direct commercial, retail, and community services that serve rural residents into neighboring cities and existing activity areas to prevent the conversion of rural land into commercial uses.

Pierce County Comprehensive Plan

19A.30. Land Use Element

19A.30.060 Rural Centers.

B. Rural Neighborhood Centers.

LU-RC Objective 13. Provide for Rural Neighborhood Centers to serve the everyday needs of local rural residents.

1. Rural Neighborhood Centers should only provide limited convenience shopping and services which meet the daily needs of residents of the surrounding rural area.
2. Rural Neighborhood Centers should be limited in size. New development within the centers should retain a scale and intensity appropriate for maintaining rural character.
3. Refer to Section 19A.40.060 G., H. and I. for criteria for creating new or expanding existing Rural Neighborhood Centers.

19A.40 Rural Element

19A.40.060 Rural Centers.

RUR Objective 6. The most intensive uses of rural land allowed in rural areas should be directed into Rural Centers.

- A. Rural Centers serve the following purposes:
 - 1. To provide centers where rural residents and others can gather, work, shop, entertain and, where appropriate, reside;
 - 2. To provide a focus for the surrounding rural area that is appropriate in character and scale in rural environment;
 - 3. To provide an alternative to strip developments along arterials and state routes;
 - 4. To provide services to tourists and other visitors recreating in the major recreation facilities; and/or
 - 5. To provide an opportunity to develop facilities that can function as a community center in those areas where an incorporated town does not serve that role for the surrounding area.
- B. Establish standards and design guidelines to protect environmental quality, rural character, and significant natural and scenic amenities and features the communities value.
- C. Provide for accessory dwelling units, senior housing and group homes, within Rural Centers.
- D. Provide three categories of Rural Centers: Rural Activity Centers, Rural Neighborhood Centers, and Rural Gateway Communities.

Rural Neighborhood Centers.

- G. Locations for Rural Neighborhood Centers should be determined by the following characteristics:
 - 1. Having established commercial uses that provide for limited convenience shopping and services;
 - 2. Having immediate access onto state routes, major or secondary arterials;
 - 3. New Rural Neighborhood Centers should be located more than two miles from other Rural Centers. This limitation shall not apply to a community plan prepared or updated after January 1, 1998.
 - 4. New Rural Neighborhood Centers should be located no closer than two miles from any satellite city Urban Growth Area or the Comprehensive Urban Growth Area boundary unless the proposed Rural Neighborhood Center would be at least two miles from the applicable Urban Growth Area Boundary by way of the existing road network due to a significant topographic feature, e.g., body of water, cliff, etc.
- H. Rural Neighborhood Centers should only provide limited convenience shopping and services which meet the daily needs of residents of the surrounding rural area.
 - 1. Residential development should be permitted in Rural Neighborhood Centers so long as it is consistent with the residential density permitted in the adjacent rural designations.
- I. Rural Neighborhood Centers should be limited to no more than ten acres in size. This limitation shall not apply to a community plan prepared or updated after January 1, 1998. New development within Rural Neighborhood Centers should retain a scale and intensity that is appropriate for maintaining rural character.
 - 1. Commercial development in continuous strips shall be discouraged.

19A.110.030 New Community Plans and Updates.

CO Objective 3. Support communities in the development of new community plans and in the update of existing community plans.

- D. Upon the initiation or update of a community plan in the rural area of the County, all rural centers shall be evaluated and updated as necessary to be consistent with Growth Management Act provisions in RCW 36.70A.070(5) for Limited Areas of More Intensive Rural Development (LAMIRDs).

Gig Harbor Peninsula Community Plan**LAND USE POLICIES - RURAL AREA****Rural Neighborhood Centers**

Objective 6. **Rural Neighborhood Centers.** Those historic community centers located at Arletta, Rosedale, and Fox Island are recognized as important neighborhood civic and commercial focal points in the rural area. Limited opportunities for continued commercial and civic land use shall be provided in these locations. Rural neighborhood centers (RNCs) shall retain the architectural characteristics that have historically been associated with these centers.

Principle 1. Those existing community centers that have historically been the focal points for neighborhood commercial and civic activities shall be allowed to continue being utilized for these purposes.

Standards

- 6.1.1 The initial Rural Neighborhood Centers designated by this Community Plan shall be limited to existing centers at Arletta, Rosedale and Fox Island. Only the parcels currently utilized for commercial and civic land uses shall be included in the initial designations.
- 6.1.2 Any future expansion of the land utilized as a RNC shall be on those parcels immediately adjacent to the existing centers. Under no circumstances shall a RNC exceed five acres in size.
- 6.1.3 Each RNC parcel shall have direct access onto a major or secondary County arterial road.

Principle 2. The intensity of commercial and civic uses shall be strictly limited in the Gig Harbor Peninsula RNCs.

Standards

- 6.2.1 Appropriate commercial uses shall be limited to food stores and the sale of general merchandise in buildings that do not exceed 5,000 square feet and those resource uses such as agricultural sales.
- 6.2.2 Appropriate civic uses shall be encouraged in RNCs. These uses shall be limited to daycare centers, community service centers, postal services, neighborhood parks, churches, police, and fire safety services.
- 6.2.3 New residential uses shall be prohibited in RNCs. Additions and remodels to existing dwelling units may be permitted.
- 6.2.4 Noise, dust, odorous gas, and lighting shall not be permitted to adversely affect the adjacent residential neighborhood.
- 6.2.5 New commercial and civic uses shall be buffered from adjacent lower intensity rural uses outside of the RNC designation.
- 6.2.6 Site plan review shall be required for all new civic and commercial uses in rural centers.
- 6.2.7 Site coverage including parking areas and other impervious surfaces shall be limited to 70 percent on each site.
- 6.2.8 New lots for commercial and civic purposes may be created through a binding site plan associated with a site plan review process. These lots shall be subject to a minimum lot size of 5,000 square feet.

CUMULATIVE ANALYSIS – TEXT AMENDMENTS

The T-1 text amendment provides consistency between policies in the Comprehensive Plan and Pierce County Countywide Planning Policies. The proposed policy does not result in the immediate conversion of rural designated lands to urban. Potential impact would be identified at a time in the future when a specific UGA/USA amendment is being considered for approval.

The T-2 text amendment would modify the criteria for the establishment of an RNC within unincorporated Pierce County. The policy proposal does not result in the immediate conversion of rural residential designated lands to commercially designated lands. Potential impact would be identified at a time in the future when a specific Area-wide Map amendment is being considered for approval.

Proposed Action

The Proposed Action would result in all of the text amendments being adopted.

No Action Alternative

Under the No Action Alternative the existing policies of the Pierce County Comprehensive Plan would remain in place.

Staff Recommendation Alternative

The Staff Recommendation Alternative for T-1 amendment is the same as the Proposed Action.

The Staff Recommendation Alternative for T-2 modifies the Proposed Action by incorporating GMA LAMIRD criteria in the RNC locational criteria.

| Text Amendments Environmental Impacts | | | |
|--|-----------------|-----------------------|----------------------------------|
| Amendment | Proposed Action | No Action Alternative | Staff Recommendation Alternative |
| T-1 | No New Impact | No New Impact | Same as Proposed Action |
| T-2 | No New Impact | No New Impact | No New Impact |

Mitigation Measures

No mitigation measures needed or proposed.

Unavoidable Impacts

No new environmental impacts.

PROPOSED AREA-WIDE MAP AMENDMENTS**ORGANIZATION**

Area-Wide Map Amendments are proposed changes or revisions to the Comprehensive Plan Land Use Designations Map that affect an area that is either comprehensive in nature, deals with homogeneous communities, is geographically distinctive, or has unified interest within the County, such as community plan areas. An Area-Wide Map Amendment, unlike a parcel or site-specific land use reclassification land use proposal, is of area-wide significance and includes many separate properties under various ownerships or multiple sites and multiple parcels owned by public entities. If approved, any change to land use designations would also result in a rezone of properties.

M-1 CHANGE PARK AND RECREATION (PR) DESIGNATIONS TO PRIOR DESIGNATIONS, SEVERAL LOCATIONS

Initiated by: Pierce County Executive

Applicant: Pierce County Public Works and Utilities Surface Water Management

General Description

This proposal is to redesignate several parcels owned by Pierce County Public Works and Utilities (PWU) from their current land use designation of Park and Recreation (PR) to the land use designation that each parcel had prior to its designation as Parks and Recreation. Pierce County PWU - Surface Water Management indicates that the PR designation should not have been applied to parcels owned by the department and policies associated with this designation could be in conflict with future surface water management or resource protection activities.

It appears that most of the properties were redesignated to PR during the 2009 Comprehensive Plan Amendment cycle under Ordinance No. 2009-71s. The Ordinance identified the properties

as “344 parcels making up 66 park properties and totaling 5,700 acres owned or operated by Pierce County Parks and Recreation, Peninsula Metropolitan Parks District, Metro Parks Tacoma and Washington State Parks.” The subject parcels are owned by the Pierce County PWU Department and should not have been included in the redesignation as they were not owned by the above noted parks agencies.

The proposal includes a total of 23 parcels. The total acreage of the parcels is approximately 117.43 acres. The parcels are located in five locations throughout the County.

| Location | Number of Parcels | Total Acreage | Current Use | Requested Land Use Designation/ Zoning Designation |
|---|-------------------|---------------|--------------------|--|
| Parkland/Spanaway 138 th St. E and 4 th Ave. E. | 4 | 2.87 | Vacant/Undeveloped | Moderate Density Single Family (MSF)/Residential Resource (RR) |
| Frederickson Military Road and 38 th Ave S. | 10 | 67.61 | Conservation Lands | Moderate Density Single Family (MSF)/Residential Resource (RR) |
| Parkland/Spanaway (Tule Lake Road) 10 th Ave. S. at 130 th St. S | 6 | 4.81 | Conservation Lands | Moderate Density Single Family (MSF)/Residential Resource (RR) |
| Gig Harbor Crescent Valley Dr. W. at southern end of Crescent Lake | 2 | 41.3 | Conservation Lands | Rural Sensitive Resource/ Rural Sensitive Resource(RSR) |
| Orting Valley Sr-162 at the Puyallup River | 1 | 0.8309 | Vacant/Undeveloped | Rural Ten/Rural 10 |

Impact Analysis

Procedures for Amendments to the Comprehensive Plan, PCC 19C.10, requires all amendments to the Plan to be reviewed against the following ten (10) criteria (PCC 19C.10.060 B.):

Effect on rate of growth, development, and conversion of land as envisioned in the Plan

The proposal will not impact the growth, development and conversion of land as envisioned by the Comprehensive Plan.

Effect on the County’s capacity to provide adequate public facilities

This proposal will not impact the County’s capacity to provide adequate public facilities

Effect on the rate of population and employment growth

This amendment should not have any effect on the rate of population and employment growth. The properties are owned by the Public Works and Utilities Department and will be used for a variety of planned stream restoration, flood control, and conservation projects as noted in this staff report.

Whether Plan objectives are being met as specified or remain valid and desirable

The proposal is to change the land use designations of the parcels at the four locations from Parks and Recreation to Moderate Density Single Family, Rural Sensitive Resource, and Rural 10 or specifically returning the designation to that which existed on the properties prior to being designated to PR.

19A.30.160 Recreation.

A. Location Criteria.

LU-Rc Objective 54. Pierce County recreation areas will be located in consideration of the following:

1. Publicly owned or managed land which is readily accessible via existing public roads or where roads can be reasonably extended to access the site should be considered for possible park and recreation sites. Public park and recreation sites should be located close to their prospective users.
5. Outdoor non-athletic recreational uses should be located at sites or areas within a park site that are easily accessible, and on land offering significant environmental features for park and open space use including unique saltwater features, estuaries and mudflats, freshwater bodies, rivers and streams, wetlands, prairies and open spaces, bluffs and steep hillsides, mountain terrains, woodlands, wildlife habitats(PCC 21.18) and other examples of important physical features that exist in the County.

Staff Comment: Land Use Objective 54 encourages the use of public lands for park and recreation sites and particularly those that have features such as streams. The parcel groups in the Parkland-Spanaway-Midland and Frederickson sites are located adjacent to Clover Creek. The Tule Lake parcel group and the Frederickson parcel group also connect or surround property currently owned by the Pierce County Parks and Recreation Department. While the policy indicates a possible use of public lands for parks and recreation, the PWU never intended these properties to be considered for parks and recreation use.

C. Park and Recreation Designation

1. **LU-Rc Objective 56b.** Consider designating specific public lands and private parks, campgrounds, historical sites or tourist attractions for park and recreational purposes when identified through a community planning process.
 - a. Public lands identified for the Park and Recreation designation may include historical sites, tourist attractions, or property improved with park or recreational facilities. Unimproved public lands may be designated Park and Recreation when identified for regional park uses.

Staff Comment: LU-Rc Objective 56b, while indicating that the Parks and Recreation designation may be applied to specific public lands, notes that if it is applied to unimproved public lands they should be identified for regional park uses. None of the proposed parcels or groups of parcels is identified for regional park uses. None of the parcels have been proposed for park use and are not included in any Pierce County Parks and Recreation plans or lists of

properties. While the policy indicates a possible use of public lands for parks and recreation, PWU never intended these properties to be considered for parks and recreation use.

Effect on general land values or housing costs

The proposal would not have any effect on general land values or housing costs.

Whether capital improvements or expenditures are being made or completed as expected

As Public Works owned properties, they may be improved to include various stormwater management and conservation projects. As noted in the application, the proposed designations would continue to reflect the County's ownership, while allowing the full extent of capital improvements needed to accomplish the projects reflected in the Capital Facilities Plan and watershed basin plans.

| Location | Future Plans or Listed in Capital Improvements or Basin Plan |
|---|---|
| Map 1 of 5 Parkland/Spanaway 138 th St. E and 4 th Ave. E. | Future Capital Improvement Project – Clover Creek Restoration Project. Projects being planned. Restoration projects typically involve removal of invasive species, replanting and re-grading as appropriate to restore proper stream flow and to allow for proper flow conveyance during storm events. The project is contained within the Clover Creek Watershed Basin Plan. |
| Map 2 of 5 Frederickson Military Road and 38 th Ave S. | This is the Naches Trail Preserve. This project is complete. A small parking lot and trails currently exist. The project is part of the Naches Trail Preserve Plan and contained in the Clover Creek Watershed Basin Plan. |
| Map 3 of 5 Parkland/Spanaway (Tule Lake Road) 10 th Ave. S. at 130 th St. S | Future projects will likely include stream/creek restoration activities. The project is contained within the Clover Creek Watershed Basin Plan. |
| Map 4 of 5 Gig Harbor Crescent Valley Dr. W. at southern end of Crescent Lake | Large portion of the property is considered floodway. Some restoration work may occur in the future for stream enhancement and restoration. The project is found in the Gig Harbor Watershed Management Plan. |
| Map 5 of 5 Orting Valley SR-162 at the Puyallup River | Future home of part of the new and improved Orting Bridge. WSDOT recently filed notice of condemnation of the property. A portion of the property is within the floodway. The future plans and use of the property will be under WSDOT jurisdiction. |

Consistency with GMA, the Plan and Countywide Planning Policies

GMA, the Pierce County Comprehensive Plan, and Pierce County Countywide Planning Policies support both residential areas and parks and recreation facilities. The Comprehensive Plan supports the location of parks and recreation facilities on public lands that have public access and services. Similarly, these plans support the provision of residential development and the Pierce

County Comprehensive Plan provides locational criteria for residential land uses. The proposed changes would also be consistent with the Residential locational criteria. The request by Public Works for the redesignation is based on the incorrect mapping of these properties to PR during the 2009 Plan Amendment Cycle and the removal of implications of the PR designation such as expectations for public access and parks and recreation development which are not planned for these properties. The proposed designation of the subject properties to residential land use and zoning designations is consistent with the original designations of the properties when Pierce County Public Works obtained them.

Effect on critical areas and natural resource lands

These properties are found to include or are adjacent to critical areas such as streams, wetlands, and wildlife habitat. Three sites are adjacent to Clover Creek in the Parkland-Spanaway-Midland and the Frederickson areas; one site is adjacent to Crescent Lake in the Gig Harbor area while one other site is located adjacent to the Puyallup River in the Orting area.

None of these parcels are designated as resource lands.

| Location | Critical Areas | Acreage |
|---|--|---|
| Map 1 of 5 Parkland/ Spanaway 138 th St. E and 4 th Ave. E. | Shoreline Designation: Urban Possible Fish and Wildlife Habitat Flood Hazard Possible Wetlands Potential Fish and Wildlife Habitat | 2.59 2.87 (all) 2.87 (all) 2.37 |
| Map 2 of 5 Frederickson Military Road and 38 th Ave S. | Flood Hazard Wetlands Possible Wetlands Potential Fish and Wildlife Habitat Oak Presence | 44.9 30.6 67.61(all) 20.04 4.38 |
| Map 3 of 5 Parkland/Spanaway (Tule Lake Road) 10 th Ave. S. at 130 th St. S | Flood Hazard Wetlands Possible Wetlands Potential Fish and Wildlife Habitat | 4.81 (all) 1.5 4.81(all) 3.3 |
| Map 4 of 5 Gig Harbor Crescent Valley Dr. W. at southern end of Crescent Lake | Shoreline Designation: Conservancy Flood Hazard Wetlands Possible Wetlands Potential Fish and Wildlife Habitat Landslide Hazard | 22.5 2.8 26.38 8.78 41.3(all) |
| Map 5 of 5 Orting Valley SR-162 at the Puyallup River | Shoreline Designation: Rural Flood Hazard Possible Wetlands Potential Fish and Wildlife Habitat Landslide Hazard Seismic Hazard Erosion Hazard | .83 (all) .83 (all) .4 .21 .83 (all) .74 |

Consistency with locational criteria in the Comprehensive Plan and application requirements established in 19C.10.

The Comprehensive Plan has locational criteria for the Moderate Density Single Family and the Parks and Recreation designations. The Parkland-Spanaway-Midland and the Frederickson community plans identify the Residential Resource zone and its location and use on lands that are environmentally sensitive. The Rural Sensitive Resource designation is noted in the Rural Element of the Comprehensive Plan; however, no locational criteria are given.

19A.30.100 Residential.

Location Criteria.

- A. **LU-Re Objective 33.** Living areas will be located in consideration of the following:
1. Living areas should be located in convenient proximity to the work, shopping and leisure time areas.
 2. Living areas should be located where they can be served by efficient, regular transit service, and a complete road network to ensure easy transit access.
 3. The spatial configuration of living areas should take the activity and residential preference patterns of various categories of households into account.
 4. Living areas should be in convenient proximity to large community open spaces and should include smaller private open spaces.
 5. Living areas should be located within walking distance of community facilities, including schools, shopping areas, and parks.
 6. Living areas should be distanced, buffered or otherwise mitigated from physical hazards, unhealthful conditions, protected from traffic and incompatible uses, such as Employment Centers with high noise, risk of explosion or fire, odor, dust or glare.
 7. Living areas should be located in areas which are economical and energy efficient to develop, affordable, and where residential densities with a range of choices can be insured.
 8. Living areas should be buffered from resource lands.

19A.30.160 Recreation.

A. **Location Criteria.**

LU-Rc Objective 54. Pierce County recreation areas will be located in consideration of the following:

1. Publicly owned or managed land which is readily accessible via existing public roads or where roads can be reasonably extended to access the site should be considered for possible park and recreation sites. Public park and recreation sites should be located close to their prospective users.
2. Outdoor non-athletic recreational uses should be located at sites or areas within a park site that are easily accessible, and on land offering significant environmental features for park and open space use including unique saltwater features, estuaries and mudflats, freshwater bodies, rivers and streams, wetlands, prairies and open spaces, bluffs and steep hillsides, mountain terrains, woodlands, wildlife habitats(PCC 21.18) and other examples of important physical features that exist in the County.

C. Park and Recreation Designation

1. **LU-Rc Objective 56b.** Consider designating specific public lands and private parks, campgrounds, historical sites or tourist attractions for park and recreational purposes when identified through a community planning process.
 - a. Public lands identified for the Park and Recreation designation may include historical sites, tourist attractions, or property improved with park or recreational facilities. Unimproved public lands may be designated Park and Recreation when identified for regional park uses.

Parkland-Spanaway-Midland Communities Plan

The Residential Resource (RR) zone classification is a new classification intended to provide for low density single-family residential uses in a manner that is compatible with areas of unique open space character or environmental sensitivity. The zone classification would be the least intensive of Pierce County's urban zones, permitting a density of one to three dwelling units per acre. In addition to the lower density range, special standards relative to environmental protection (reduced impervious coverage, vegetation retention, etc.) would also apply.

- Principle 2.** Residential densities in the MSF designation should vary depending on the natural constraints, the type of development, proximity to facilities and services, and surrounding densities.

Standards

- 22.2.1 Residential areas where substantial environmental constraints exist shall develop at densities of one to three dwelling units per acre within the Residential Resource zone.

- Principle 3.** Establish new residential zoning classifications that allow for variations in density within the Moderate Density Single-Family land use designation.

Standards

- 22.3.3 Residential Resource (RR) – The RR zoning classification shall allow a minimum density of one unit per acre when environmental constraints are present and a maximum density of three dwelling units per acre.

19A.40.020 Rural Densities.

RUR Objective 2. Encourage a range of low-intensity rural development to maintain rural character.

- A. Residential development in rural areas should be allowed on lands which can physically support it without requiring urban level services.
- D. Rural Residential densities are as follows:
 6. The Rural Sensitive Resource Designation shall allow a density of 1 dwelling unit per 10 acres.

The subject properties would be consistent with the locational criteria for PR for park use as well as the residential designations of MSF, RR and RSR.

The submitted application for this amendment meets the submittal requirements in Chapter 19C.10.

Effect on other considerations

None.

Staff Recommendation

Staff recommends approval of the proposal to redesignate the parcels within the application from PR to MSF, RR, and Rural Ten.

Implementation Requirements

The Pierce County Zoning Atlas for all parcels included in the amendment will require the maps to be updated to reflect redesignation for these parcels.

M-2 RURAL TEN (R10) to PARK AND RECREATION DESIGNATION (PR) and PARK AND RECREATION (PR) TO MODERATE DENSITY SINGLE FAMILY (MSF), Several Locations

Initiated by: Pierce County Executive

Applicant: Pierce County Parks and Recreation Services

General Description

The Pierce County Parks and Recreation Services (Parks) proposal changes the land use designation of 8 parcels, totaling 249.11 acres, in different areas of the County. The parcels either change from or to the Park and Recreation designation as shown below.

| Location | Number of Parcels | Total Acreage | Current Designation | Requested Land Use Designation/ Zoning Designation |
|-------------------|-------------------|---------------|--------------------------|---|
| Ashford Park | 1 | 47.27 | Rural 10 (R10) | Park and Recreation/PR |
| Buckley Woodlands | 2 | 200 | Rural 10 (R10) | Park and Recreation/PR |
| Foothills Trail | 1 | .439 | Rural 10 (R10) | Park and Recreation/PR |
| Ellenswood | 4 | 1.4 | Park and Recreation (PR) | Moderate Density Single Family/MSF |

Impact Analysis

Procedures for Amendments to the Comprehensive Plan, PCC 19C.10, requires all amendments to the Plan to be reviewed against the following ten (10) criteria (PCC 19C.10.060 B.):

Effect on rate of growth, development, and conversion of land as envisioned in the Plan

The change will not have a significant impact on growth, development or conversion of land. The Ashford Park, Buckley Woodlands, and Foothills Trail properties are located in the Rural Area and not intended to accommodate growth.

Likewise, the redesignation of the Ellenswood property and the future development of the four existing lots under the MSF zone will not have a significant impact on growth, development or conversion of land.

Effect on the County’s capacity to provide adequate public facilities

The redesignation of the Ashford Park, Buckley Woodlands, and Foothills Trail properties will allow for a more streamlined permitting process at the time Pierce County Parks develops the sites.

The Ellenswood properties have urban services including water service by the City of Tacoma and a private gravity sewer main in the street.

Effect on the rate of population and employment growth

The change to the Ashford Park, Buckley Woodlands, and Foothills Trail properties will not impact the County’s ability of reach adopted rural population and housing targets.

The change to the Ellenswood property will allow four homes and potential population of up to 12 persons; however, this will not have a significant impact on population or employment.

Whether Plan objectives are being met as specified or remain valid and desirable

The change to the Ashford Park, Buckley Woodlands, and Foothills Trail properties to Parks and Recreation would be consistent with the locational criteria for recreational areas (19A.30.160 A) and the criteria for applying the Park and Recreation designation and the Moderate Density Single Family land use designation (19A.30.160 C.1)

The change to the Ellenswood properties to Moderate Density Single Family would be consistent with the locational criteria for Residential land use and the Moderate Density Single Family land use designation (19A.30.055 - Moderate Density Single Family)

Effect on general land values or housing costs

The PR land use designation prohibits residential development and as such it is likely that land values for the undeveloped Ashford Park, Buckley Woodlands, and Foothills Trail properties will decrease since they will no longer be available for development.

The change of the Ellenwood properties to MSF should increase the land value as they would be available for development.

Whether capital improvements or expenditures are being made or completed as expected

As Parks owned properties, capital improvements to these lands will be reflected in the Pierce County Parks, Recreation and Open Space Plan. The following improvements and expenditures have been made for the parks listed:

| Park Property | Improvements |
|---------------|---|
| Ashford Park | Capital improvements to this site include 1.2 miles of walking trails, a children's play area, restroom, and a 75-space parking area. |

| Park Property | Improvements |
|----------------------|--|
| Buckley Woodlands | There are no capital improvements at this site. |
| Foothills Trail | This parcel contains a portion of the 12-foot-wide paved multi-use trail located just north of the Orting urban growth boundary. |

Consistency with GMA, the Plan and Countywide Planning Policies

The Growth Management Act, the Pierce County Comprehensive Plan, and Pierce County Countywide Planning Policies encourage preservation, dedication, and development of public open spaces for recreation and preservation. This proposal removes barriers to park and recreation development on those parcels already acquired by Pierce County Parks for proposed parks, preserves, and recreation spaces.

The change is consistent with the Comprehensive Plan Recreation Policies (19A.030.160). The Plan calls for Pierce County to coordinate with local government agencies in providing park and recreational facilities. The proposal is also consistent with the Comprehensive Plan objective to designate specific public lands for parks and recreation including properties that are improved with parks or recreational facilities or unimproved public lands (19A.30.160 C.1).

The change to the Ellenswood properties to Moderate Density Single Family would also be consistent with the Plan for residential land uses.

Effect on critical areas and natural resource lands

The Ashford Park expansion will place PR-designated land immediately adjacent to lands designated Forest Lands (FL) located to the North.

| Location | Critical Areas Indicators |
|-------------------|---|
| Ashford Park | Possible Wetlands Floodplain Hazard Landslide Hazard Mine Hazard |
| Buckley Woodlands | Possible Wetlands Steep Slopes Possible Fish and Wildlife Habitat |
| Foothills Trail | Floodplain Hazard Possible Wetlands Seismic Hazard |
| Ellenswood | Possible Wetlands |

Consistency with locational criteria in the Comprehensive Plan and application requirements established in 19C.10.

The change is consistent with the locational criteria found in the Comprehensive Plan (19A.30.160 C Park and Recreation Designation and 19A.30.100 A Residential). The submitted application met application requirements established in 19C.10.

Effect on other considerations

For the Buckley Woodlands and Ashford Park sites, the PR designation is being expanded because of future park improvements. The following future improvements are proposed:

| Park Property | Future Plan for the Park Property |
|-------------------|---|
| Ashford Park | Future plans for the site call for an outdoor amphitheater, community meeting space, additional parking, and an extension of the trail system. |
| Buckley Woodlands | The County is developing a habitat management plan for the site, along with a trail plan to accommodate hiking and equestrian use. Potential improvements include a trailhead with parking and restroom facilities. |

Staff Recommendation

Staff recommends approval.

Implementation Requirements

The Pierce County zoning atlas will require the map to be updated to reflect the change in designation for all parcels included in the amendment.

Referenced Comprehensive Plan Policies**19A.030.160 – Recreation****C. Park and Recreation Designation.**

1. **LU-Rc Objective 56b.** Consider designating specific public lands and private parks, campgrounds, historical sites or tourist attractions for park and recreational purposes when identified through a community planning process.
 - a. Public lands identified for the Park and Recreation designation may include historical sites, tourist attractions, or property improved with park or recreational facilities. Unimproved public lands may be designated Park and Recreation when identified for regional park uses.
 - b. Privately owned properties identified for the Park and Recreation designation may only include properties improved with park, campground or other recreational amenities that are open to the general public with or without fee.
 - c. The Park and Recreation designation shall be applicable in Urban or Rural designations. Resource Lands shall not be designated or zoned Park and Recreation.
2. Development and improvement of park and recreational facilities, other than new regional parks, on sites designated as Park and Recreation should be permitted outright. New regional parks should require conditional use permits.
3. Uses permitted on Park and Recreation designated sites may include passive or active recreation.
4. The conversion of lands designated as Park and Recreation to other uses is discouraged.

19A.30.100 Residential.**Location Criteria.**

- A. **LU-Re Objective 33.** Living areas will be located in consideration of the following:
1. Living areas should be located in convenient proximity to the work, shopping and leisure time areas.
 2. Living areas should be located where they can be served by efficient, regular transit service, and a complete road network to ensure easy transit access.
 3. The spatial configuration of living areas should take the activity and residential preference patterns of various categories of households into account.
 4. Living areas should be in convenient proximity to large community open spaces and should include smaller private open spaces.
 5. Living areas should be located within walking distance of community facilities, including schools, shopping areas, and parks.
 6. Living areas should be distanced, buffered or otherwise mitigated from physical hazards, unhealthful conditions, protected from traffic and incompatible uses, such as Employment Centers with high noise, risk of explosion or fire, odor, dust or glare.
 7. Living areas should be located in areas which are economical and energy efficient to develop, affordable, and where residential densities with a range of choices can be insured.
 8. Living areas should be buffered from resource lands.

M-3 CHANGE PARK AND RECREATION (PR) DESIGNATIONS TO MODERATE DENSITY SINGLE FAMILY (MSF)

Initiated by: Pierce County Executive

Applicant: Pierce County Planning and Land Services/Community Connections

General Description

This proposal is to change the land use designation for ten (10) parcels from Park and Recreation (PR) to Moderate Density Single Family (MSF). The parcels sit on the west side of 10th Ave. S. between 132nd St. Ct. S. and 134th St. Ct. S. in the Parkland area.

| Location | Number of Parcels | Total Acreage | Current/Proposed Use | Requested Land Use Designation/Zoning Designation |
|---|-------------------|---------------|--|---|
| Parkland/ Spanaway 10 th Ave S. and 132 nd St Ct S. | 10 | 2.86 | Undeveloped/ Future County-sponsored affordable housing development | Moderate Density Single Family (MSF)/Single Family (SF) |

Surrounding Land Uses/Land Use Designation/Zoning Classification**North:** Residential, MSF/RR**South:** Residential, MSF/SF**East:** Residential, MSF/SF

West: Gonyea Park, PR/PR Gonyea Park listed as a Local Park in the Parks, Recreation and Open Space Plan.

Impact Analysis

Procedures for Amendments to the Comprehensive Plan, PCC 19C.10, requires all amendments to the Plan to be reviewed against the following ten (10) criteria (PCC 19C.10.060 B.):

Effect on rate of growth, development, and conversion of land as envisioned in the Plan

The proposal allows an additional 17 units. The population may increase by up to 49 persons. The proposal does not significantly impact the rate of growth, development and conversion of land.

Effect on the County's capacity to provide adequate public facilities

The proposal does not impact the County's capacity to provide adequate public facilities. It may lead to the construction of more surface water infrastructure and management activities.

Effect on the rate of population and employment growth

The proposal does not have significant effect on the rate of population and employment growth. Changing the 10 parcels to the MSF designation allows for up to 17 additional housing units. The population may increase up to 49 persons.

Whether Plan objectives are being met as specified or remain valid and desirable

The site within the proposal has not been identified in the Parkland-Spanaway-Midland Communities Plan as a high priority future park acquisition and it will not serve to expand an existing facility. With no future park use, the PR designation does not meet the intent as expressed in the PR policies.

Effect on general land values or housing costs

The proposal should not have any significant effect on land values or housing costs. The proposal is consistent with the surrounding area.

Whether capital improvements or expenditures are being made or completed as expected

The proposal should not affect capital improvements or expenditures. The Capital Facilities Plan continues to set the direction for sewer and other capital improvements.

Consistency with GMA, the Plan and Countywide Planning Policies

The proposal is consistent with the provisions of these documents. The property is not expected to be improved as a park. With no future park use, the PR designation does not meet the intent as expressed in the PR policies. If the PR designation is removed, it is consistent with the policies to apply a designation that abuts the proposal area, MSF.

Effect on critical areas and natural resource lands

The data sources indicate a small area of potential critical areas affecting the northerly two parcels. A more detailed critical area assessment shall occur prior to any new or additional development. The amendment does not affect any natural resource lands.

| Location | Critical Areas Indicators |
|---|--|
| Ten Parcels located on the west side of 10 th Ave. S. between 132 nd St. Ct. S. and 134 th St. Ct. S. in the Parkland area | Possible Flood Hazard Possible Wetlands |

Consistency with locational criteria in the Comprehensive Plan and application requirements established in 19C.10.

The proposal is consistent with the locational criteria. The application met the submittal requirements.

Effect on other considerations

The Pierce County Parks and Recreation Department (Parks) owns the property. In review of the property, Parks concludes it is not viable for a future park facility. Parks has agreed to transfer the properties to the Pierce County Community Connections Department (CC). Community Connections plans to develop single-family homes affordable to low and moderate income families.

In 1994, under Ordinance 94-87, the County approved a three-part plan to develop the site for affordable housing. This plan included 1) The sale of a portion of the site to a private developer and using funds for a park, 2) the designation of the subject 10 parcels as the park area, and 3) the surplus sale of the remainder of the block to the Pierce County Community Development Corporation for the development of an affordable housing project. The project was not completed and all the remaining property is now owned by the Pierce County Community Connections Department.

Staff Recommendation

Staff recommends approval.

Implementation Requirements

The Pierce County Land Use Designation Map and Zoning Atlas for all the parcels included in the amendment will require the map to be updated to reflect the redesignation for these parcels.

Referenced Comprehensive Plan and Community Plan Policies

Comprehensive Plan Policies

Land Use Element

19A.30.160 Recreation.

Pierce County citizens enjoy a wealth of recreational lands. Examples of Pierce County parks are North Lake Tapps Park, Frontier Park, Fort Steilacoom Park and Golf Course, Harry Sprinker Recreation Center, Spanaway Park and Lake Spanaway Golf Course. These parks provide recreational options for all local residents.

The GMA requires that the designation, proposed general distribution, general location and extent of Pierce County recreation lands be identified in the Land Use Element of the Comprehensive Plan. Areas suitable for open space corridors within and between Urban Growth Areas are also required to be identified. According to the GMA, one of the identified uses of open space lands is recreation.

A. Location Criteria.

LU-Rc Objective 54. Pierce County recreation areas will be located in consideration of the following:

1. Publicly owned or managed land which is readily accessible via existing public roads or where roads can be reasonably extended to access the site should be considered for possible park and recreation sites. Public park and recreation sites should be located close to their prospective users.
5. Outdoor non-athletic recreational uses should be located at sites or areas within a park site that are easily accessible, and on land offering significant environmental features for park and open space use including unique saltwater features, estuaries and mudflats, freshwater bodies, rivers and streams, wetlands, prairies and open spaces, bluffs and steep hillsides, mountain terrains, woodlands, wildlife habitats(PCC 21.18) and other examples of important physical features that exist in the County.

C. Park and Recreation Designation

1. **LU-Rc Objective 56b.** Consider designating specific public lands and private parks, campgrounds, historical sites or tourist attractions for park and recreational purposes when identified through a community planning process.
 - a. Public lands identified for the Park and Recreation designation may include historical sites, tourist attractions, or property improved with park or recreational facilities. Unimproved public lands may be designated Park and Recreation when identified for regional park uses.

Housing Element

19A.70.005 Policy Intent and Application.

HS Objective 1. It is the intent of the policies within the Housing Element to create solutions for affordable housing that collectively address all economic segments of the population, emphasizing low income, very low income, and extremely low income households (≤ 80 percent area median income, ≤ 50 percent area median income, and ≤ 30 percent area median income, respectively).

19A.70.040 New Housing.

- A. HS Objective 5.** Encourage the development of new housing within the urban growth areas where existing or future facilities and services exist.
1. Increase density in communities with existing infrastructure.
 - a. Allow for use of accessory dwelling units, cottage housing, and Katrina cottages for reduction in housing cost to residents.
 - b. Redevelop properties where infrastructure exists. Housing structures should not exceed infrastructure capabilities.
 - (1) Identify County surplus property that could be used for developments that provide for affordable housing.

- (2) Develop a process for disposing County surplus properties for affordable housing purposes.
- (3) Explore the potential to sell County surplus property for less than full market value in return for achieving the public benefit of affordable housing.

Parkland-Spanaway-Midland Communities Plan Policies

This vision statement of the Parkland-Spanaway-Midland Communities Plan highlights the desire to have sufficient parks and provide for housing to serve different income levels.

The Parkland-Spanaway-Midland Communities Plan envisions a community where:

- Enough parks and playgrounds to meet our needs.
- Public and privately owned active and passive recreation facilities are available for all ages.
- A variety of housing is available to serve different income levels.

Park Site Acquisition

FS-P Objective 105 Acquire selected parcels of land for future development of park and recreational facilities.

Principle 1. Focus on park site acquisitions that serve to expand existing facilities.

Principle 2. Purchase additional land throughout the plan area for future development of park facilities. High priority areas for future park acquisition include:

- a. Areas around Ford Middle School and Harvard and Midland Elementary Schools
- b. 169th and 170th and SR-7.
- c. Around the Spanaway Speedway (22nd and Military Road).
- d. 176th past B Street by the Prairie House Museum (Spanaway Historical Society) located at 824 E. 176th Street.
- e. South Spanaway area.
- f. South of Tule Lake Road and Clover Creek and along the edges of Clover Creek and North Fork Clover Creek.
- g. Larger park or several smaller parks south of 152nd and east of SR-7.
- h. Golden Given and 105th Street E.
- i. C Street on the south side of Clover Creek;
- j. A Street and B Street and along 132nd, 133rd, 134th, etc.; and
- k. Other designated locations along Clover Creek.

Residential Uses

LU-R Objective 21. Provide for a mix of housing types and densities that will accommodate the needs of the community while enhancing the existing neighborhood character and protecting the resources of the natural environment.

Principle 1. Provide for a broad range of housing choices to meet the socio-economic needs of the community through land use regulations.

M-4 AGRICULTURAL RESOURCE LANDS (ARL) TO VARIOUS DESIGNATIONS and VARIOUS DESIGNATIONS TO AGRICULTURAL RESOURCE LANDS (ARL), Several Locations

Initiated by: Pierce County Executive

Applicant: Planning and Land Services Department

Note: The application indicates 11,516 acres to be removed from ARL and 412 acres to be added. The application further states that the acreages may change based on supplemental analysis. This supplemental analysis has been completed and the updated acreages are reflected in this staff report.

General Description

This amendment is a technical correction which changes the land use designation on 12,316 acres from Agricultural Resource Lands (ARL) to various designations and also designates 1,039 acres from various designations to ARL. The proposal corrects the initial mapping exercise that resulted in the designation of lands as Agricultural Resource Lands (ARL) that did not meet the Comprehensive Plan criteria and also adds additional properties to ARL that do meet the criteria.

| ARL Changes by Acreage and Parcels | | |
|---|---------------|---------------------|
| Corrected to ARL | Acres | # of parcels |
| R-10 to ARL | 773 | 61 |
| RSep to ARL | 53 | 8 |
| RSR to ARL | 105 | 12 |
| R-20 to ARL | 55 | 4 |
| RF to ARL | 53 | 7 |
| Total Added | 1,039 | 92 |
| Corrected from ARL | | |
| ARL to R-10 | 10,453 | 591 |
| ARL to RSep | 158 | 12 |
| ARL to RSR | 181 | 23 |
| ARL to R-20 | 1,288 | 86 |
| ARL to Rsv 5 | 145 | 15 |
| ARL to RF | 91 | 9 |
| Total Removed | 12,316 | 736 |

Key to Zones: ARL – Agricultural Resource Land, R-10-Rural 10, RSep-Rural Separator
RSR – Rural Sensitive Resource, R-20 – Rural 20, Rsv 5 – Reserve 5, RF – Rural Farm

Background

The ARL Criteria is Adopted in 2004

During the 2004 Comprehensive Plan Amendment cycle, the County amended the Pierce County Comprehensive Land Use Map and the Pierce County Zoning Atlas with the newly established Agricultural Resource Land (ARL) designation. The properties designated as ARL were based on specific criteria established in the Comprehensive Plan through the same amendment cycle.

(19A.30.070 Resource Lands – Agriculture.) The Natural Resource Conservation Service (NRCS) soil data is a key criterion for the designation of the ARL lands.

The County Determines a Mapping Error

County staff determined an error in the application of the ARL designation criterion after the adoption and implementation of the 2004 Comprehensive Plan amendments. Technical errors occurred using the County’s GIS data layer. The County corrected the GIS data layer with the soil information provided in the Pierce County Soil Survey, February 1979. Site soils have been verified by the GIS data layer and are found to be or not be Prime Farmland soils with associated yields that warrant the Agricultural Resource Land designation according to Section 19A.30.070 B.

The County Corrects the Mapping Error

The County has proactively corrected some mapping errors through the adoption of several community plans. A few corrections have also been made through individual technical amendments requested during past Comprehensive Plan Amendment cycles. This amendment corrects the remaining properties identified in the mapping error.

Impact Analysis

Procedures for Amendments to the Comprehensive Plan, PCC 19C.10, requires all amendments to the Plan to be reviewed against ten criteria (PCC 19C.10.060.B.). Those criteria, and staff evaluation, are as follows:

Effect on rate of growth, development, and conversion of land as envisioned in the Plan

The correction would result in minimal increase in population growth and development in rural areas of Pierce County. Uses allowed in the rural residential zones are primarily residential and include other compatible rural uses such as agricultural activities. The County does not anticipate significant conversions of land due to the changes proposed in this technical correction.

Effect on the County's capacity to provide adequate public facilities

The ARL designation and rural residential zones are found in rural unincorporated areas of Pierce County. Neither designation would affect the County’s capacity to provide adequate public facilities.

Effect on the rate of population and employment growth

The correction would have a minimal effect on population and employment growth. All designations would remain consistent with the Rural area of the County. Densities yields from residential development are similar between the designations and zones.

Whether Plan objectives are being met as specified or remain valid and desirable

ARL Criteria

Criteria for designating and removing ARL are found in Section 19A.30.070 in the Pierce County Comprehensive Plan. The criteria for designating ARL lands are found in PCC

19A.30.070 B and for removal in PCC 19A.30.070 D. The changes are consistent with the objectives of the Comprehensive Plan and the ARL criteria for designation and removal.

Section 19A.30.070 D. provides a process for removing properties from the ARL designation. This provision allows for the de-designation of ARL lands due to technical errors made during the designation process. This amendment is a technical correction. The County's soil geographic data base did not match the 1979 Pierce County soil survey and other NRCS data specific to yield criteria.

Key Criteria for Correction: Soil Classification and Yield

The key criteria for making the correction in ARL lands are the presence of the County's most productive agricultural soil types and production yield. This includes soils classified under the NRCS soil classification as "Prime Farmland". These soils must also have a grass/legume production yield of 3.5 tons per acre or greater according to the NRCS Field Office Technical Guide for Pierce County , Section 2, distributed February 24, 2003.

Areas Proposed for ARL designation

The proposal changes 1,039 acres (92 parcels) to ARL. For example, one of the sites specifically contains the 6A, Briscot and 42A, Sultan soils with a yield production of 5 tons per acres. Other parcels found in the foothills plateau area contain the 8A, Buckley soils with a production yield of 4 tons per acres. These soil types are identified as "Prime Farmland" according to the NRCS Field Office Technical Guide for Pierce County, Section 2, distributed February 24, 2003. All of the parcels to be added to the ARL lands are consistent with the criteria in Section 19A.30.070 B.

Areas Proposed for removal from ARL designation

The proposal changes 12,316 acres (736 parcels) from ARL to various Rural land use designations. Examples of areas with parcels to be removed from the ARL designation are described below:

- Nisqually River Delta - Much of the current ARL lands are covered by soil type 43A (Tacoma silt loam). This is not mapped as a Prime Farmland Soil and also does not meet the Yield Criteria (2.0 Yield).
- Western Upper Nisqually and Southeastern Southwest Pierce County - The underlying soils in this area where ARL was inappropriately mapped meet the Yield Criteria, but are NOT considered Prime Farmland Soils. The dominate soil types are: 1) 36C (Scamman silt loam, 6 to 15 percent slopes), yield of 3.5 tons/acre; and 2) 10C (Cinebar silt loam, 6 to 15 percent slopes), and yield of 4.5 tons/acre.
- Remainder of Southwest Pierce County - The underlying soils in this area where ARL was inappropriately mapped do NOT meet the Yield Criteria, but are considered Prime Farmland Soils. The dominate soil types are: 1) 12A (Dupont Muck), yield of 2.0 tons/acre; 2) 45A (Tisch silt), yield of 2.0 tons/acre; 3) 26A (Norma fine sandy loam), yield of 2.0 tons/acre; 4) 19B (Kapowsin gravelly loam, 0 to 6 percent slopes), yield of 3.0 tons/acre; and 5) 22A (McKenna gravelly loam), yield of 2.0 tons/acre.

- Mid-County - The underlying soils in this area where ARL was inappropriately mapped do NOT meet the Yield Criteria, but are considered Prime Farmland Soils. The dominate soil types are: 1) 12A (Dupont Muck), yield of 2.0 tons/acre; 2) 19B (Kapowsin gravelly loam, 0 to 6 percent slopes), yield of 3.0 tons/acre; 3) 39A (Snohomish silty clay loam), yield of 3.0 tons/acre; and 4) 38A (Shalcar muck, 0 to 1 percent slopes), yield of 2.0 tons/acre.
- Foothills Plateau - The underlying soils in this area where ARL was inappropriately mapped do NOT meet the Yield Criteria, but are considered Prime Farmland Soils. The dominate soil types are: 1) 12A (Dupont Muck), yield of 2.0 tons/acre; 2) 26A (Norma fine sandy loam), yield of 2.0 tons/acre; and 3) 22A (McKenna gravelly loam), yield of 2.0 tons/acre.
- Anderson Island - The underlying soils in this area where ARL was inappropriately mapped meet the Yield Criteria, but are NOT considered Prime Farmland Soils. The dominate soil type is: 1) 05C (Bow silt loam, 8 to 15 percent slopes), yield of 4.0 tons/acre.
- Gig Harbor - The underlying soils in this area where ARL was inappropriately mapped are mixed. Some (05C) met the yield criteria, but are not considered prime farmland soils. Others (26A and 22A) are considered prime farmland soils, but did not meet the yield criteria.

All of the parcels to be removed from the ARL lands are consistent with the criteria in Section 19A.30.070 D as a technical correction for consistency between the adopted Comprehensive Plan criteria for ARL designation and the adopted land use designation map.

Effect on general land values or housing costs

This correction would result in some increase in general land values or housing costs for properties designated from ARL to another rural designation. The increase would result from some additional development potential under the non-ARL designations and zones.

This correction would result in some decrease in general land values or housing costs for properties designated from another rural designation to ARL. The decrease would result from the limitations on development potential under the ARL designation and zone.

Additional lot creation resulting from the change of parcels from ARL to another rural zone would be limited to rural densities and activities as prescribed in Title 18A density and dimension requirements and use tables.

Whether capital improvements or expenditures are being made or completed as expected

The correction would not result in a need for added capital improvements.

Consistency with GMA, the Plan and Countywide Planning Policies

Comprehensive Plan policies that address ARL lands are consistent with Countywide Planning Policies and have been deemed consistent with the Growth Management Act by the Central Puget Sound Growth Management Hearings Board (CPSGMHB Case No. 05.3.001 6c). The

amendments are consistent with adopted policies of the Comprehensive Plan for adding and removing ARL lands. (Sections 19A.30.070 B and D.)

The current designation of the lands that do not meet the ARL criteria is inconsistent with the policies of the Comprehensive Plan. Similarly, lands that do meet the criteria need to be designated ARL as this would be consistent with the policies of the Comprehensive Plan.

Effect on critical areas and natural resource lands

The correction returns 12,316 acres of ARL designated lands, which never met the criteria for ARL, to an appropriate rural designation. Since the lands never qualified as resource land, the correction will not have any impact on resource lands of the County.

The correction will also designate 1,039 acres as ARL that meet the Comprehensive Plan criteria. The correction will add to the overall ARL lands that correctly meet the Comprehensive Plan criteria.

Low density rural residential development that would be allowed through de-designation would not significantly increase impacts to critical areas. Future residential development and agricultural activities on parcels added or removed from the ARL will be regulated by the County land use regulations and Critical Areas Ordinance.

Consistency with locational criteria in the Comprehensive Plan and application requirements established by Chapter 19C.10

Section 19A.30.070 D. provides the criteria and process for removing properties from the ARL designation. PCC Chapter 19C.10 describes application requirements for map amendments. The proposed amendment is consistent with the provisions of Titles 19A.30 and meets the requirements outlined in 19C.10. The parcels corrected from ARL to another designation do not meet the ARL designation criteria. The parcels corrected to ARL from another designation meet the ARL designation criteria. Both require a map correction to be consistent with the Comprehensive Plan criteria for ARL resource lands.

Effect on other considerations

Summary by Community Plan and Non-Community Plan Areas

The following table summarizes the parcels being corrected by community plan and non-community plans areas:

| ARL Changes by Community Plan | | | | | |
|--------------------------------------|---------------------------------|-----------------------------|-----------------------------------|---------------------------------|----------------------|
| Community Plan | Acreage Corrected to ARL | Parcels Added to ARL | Acreage Corrected from ARL | Parcels Removed from ARL | Total Parcels |
| Alderton-McMillin | 114 | 14 | 217 | 34 | 48 |
| Anderson/Ketron Island | 59 | 8 | 7 | 4 | 12 |
| Gig Harbor | 8 | 1 | 425 | 54 | 55 |

| ARL Changes by Community Plan | | | | | |
|--------------------------------------|---------------------------------|-----------------------------|-----------------------------------|---------------------------------|----------------------|
| Community Plan | Acreage Corrected to ARL | Parcels Added to ARL | Acreage Corrected from ARL | Parcels Removed from ARL | Total Parcels |
| Key Peninsula | 25 | 4 | 62 | 11 | 15 |
| Mid-County | 53 | 8 | 158 | 12 | 20 |
| Upper Nisqually | 0 | 0 | 2,643 | 148 | 148 |
| Graham | 130 | 11 | 54 | 6 | 17 |
| | | | | | |
| No Community Plan | 650 | 46 | 8,750 | 467 | 513 |
| Total | 1,039 | 92 | 12,316 | 736 | 828 |

Summary of ARL Lands Countywide

The following table summarizes the overall change in ARL lands with the correction:

| Summary of ARL Resource Land | | |
|-------------------------------------|----------------|----------------|
| | Acreage | Parcels |
| Existing ARL | 23,028 | 1,530 |
| ARL Added by Correction | 1,039 | 92 |
| ARL Removed by Correction | 12,316 | 736 |
| Total Net ARL | 11,751 | 886 |

Staff Recommendation

Staff recommends approval of the proposed amendment as a technical correction for consistency between the adopted Comprehensive Plan criteria for ARL designation and the adopted land use designation map.

Implementation Requirements

The Pierce County zoning atlas for all the parcels included in the amendment will require the map to be updated to reflect the correct designation for these parcels.

Referenced Comprehensive Plan and Community Plan Policies

Pierce County Comprehensive Plan

19A.30.070

- B. **LU-Ag Objective 16.** Designate Agricultural Resource Lands (ARL) based on the Growth Management Act definition and the Minimum Guidelines of WAC 365-190-050.
 1. Agricultural Resource Lands are lands meeting the definition in RCW 36.70A.030(2): "... land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140, finfish in upland hatcheries, or livestock, and that has long-term commercial significance for agricultural production."

2. The focus for preservation of agricultural lands must be on lands not already characterized by urban growth, characterized by more intensive rural development, designated Reserve-5 for future urban growth of a city or town, or dedicated to Forest Lands.
 - a. Only rural lands shall be considered for Agricultural Resource Lands designation.
 - b. Properties already characterized by urban growth, characterized by more intensive rural development, designated Reserve-5 for future urban growth of a city or town, shall be excluded, and are defined as follows:
 - (1) Lands designated Rural Activity Center, Rural Neighborhood Center;
 - (2) Lands rezoned to Rural Activity Center, Rural Neighborhood Center, Limited Area of More Intensive Rural Development (LAMIRD), or Reserve-5 in the adoption of a community plan or associated Comprehensive Plan Amendment;
 - (3) Lands that are part of a preliminary plat approved prior to February 1, 2005, or a final plat recorded prior to February 1, 2005, including any associated open space or other non-buildable tracts identified on the face of the plat; and
 - (4) Lands with mobile home parks.
 - c. Designated Forest Lands shall be excluded.
3. Designation of Agricultural lands of "long-term commercial significance" requires consideration of growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas and the possibility of more intense uses of the land (RCW 36.70A.030(10)). WAC 365-190-050 prescribes the minimum guidelines for identifying agricultural lands of long-term commercial significance and said minimum guidelines shall be considered in designating land as Agricultural Resource Land, including the following:
 - a. Soils. The key criterion for defining Agricultural Resource Lands is the presence of the County's most productive agricultural soil types and their associated production yield: soils identified as "Prime Farmland" in the NRCS Field Office Technical Guide for Pierce County, Section 2., distributed February 24, 2003 , which have a grass/legume production yield of 3.5 tons per acre or greater, as identified by the U.S. Department of Agriculture, Natural Resources Conservation Service soil classification system.
 - (1) Minimum parcel size. The threshold size used as a basis for the designation of Agricultural Resource Lands is 5 acres or larger in size because soils data is most reliable at this size. Options for including parcels below the 5-acre threshold are provided in community planning processes, see 19A.30.070 C. or the Comprehensive Plan Amendment process.
 - (2) Portion affected. The identified soil types and yield must be found on 50 percent or more of the parcel area, PROVIDED that for properties abutting the Carbon, Puyallup, or White River, the threshold shall be 25 percent or more of the parcel area. The designation would affect the whole parcel, not just the portion containing the soil types and yield. Options for including parcels not meeting this criteria are provided in community planning

processes, see 19A.30.070 C., or the Comprehensive Plan Amendment process.

- b. Intensity of Nearby Uses. To address the intensity of nearby uses, parcels that are adjacent to lots of record of one acre or less on more than 50 percent of the perimeter of the parcel shall not be designated Agricultural Resource Lands.
 - c. Pressures to Urbanize. Community planning and joint planning efforts may be used to define and establish an appropriate buffer of Reserve-5 around the urban growth area of a city or town. In determining whether a Reserve-5 buffer should be established, the following criteria shall be considered:
 - (1) Proximity to Urban Growth Area. A buffer of a reasonable width of Reserve-5 designation adjacent to the city/town urban growth boundary, following property lines, may be proposed in a community plan or joint planning agreement. Such a proposal must be accompanied by findings that support the designation and width of the buffer consistent with the Growth Management Act, the Countywide Planning Policies and the Comprehensive Plan. Once established, the buffer shall not be expanded except through the Compliance review required by RCW 36.70A.130. Designation shall be accompanied by implementing regulations which address setbacks and other zoning techniques used to protect adjacent agriculture activities.
 - (2) Economic Viability and Environmental Impacts of Farming. In the community plan/joint planning evaluation of a potential buffer of Reserve-5 adjacent to a city or town pursuant to (1) above, economic viability and environmental impacts of farming may be considered as additional factors for inclusion of specific parcels in the Reserve-5 buffer. However, economic viability or environmental impacts of farming shall not be the only determining factors for re-designation.
 - (3) Other Criteria. In establishing a Reserve-5 buffer, and notwithstanding any other provisions of 19A.30.070 B., a community planning board or parties to a joint planning effort shall consider all of the criteria prescribed in WAC 365-190-050 and shall document such consideration in its recommendation to the County Council.
 - d. Landowner intent. While landowner intent cannot be used as a rationale for de-designation, it can be used as a criterion for inclusion when reflected by the tax status of the land (inclusion in the County's Current Use Assessment program as agriculture).
- D. **LU-Ag Objective 18**. Provide the criteria and process for removing properties from the Agricultural Resource Lands Designation.
1. Removal of properties from the Agricultural Resource Lands designation must be evaluated against the same criteria as designation (see 19A.30.070 B. above).
 2. Removal of properties from the Agricultural Resource Lands designation shall be limited to the following processes:
 - a. The approval of a Map Amendment to correct technical errors under the timelines and procedures established for regular Comprehensive Plan Amendments.
 - b. The adoption of a community plan that includes re-designation of parcels consistent with 19A.30.070 C.

- c. The approval of a Map Amendment to establish a Reserve-5 buffer for a city or town, following a recommendation of an approved joint planning agreement consistent with the provisions of 19A.30.070 C.1. and 3.
 - d. De-designation of Agricultural Resource Lands for the purpose of expanding a Reserve-5 buffer for a city or town created pursuant to 19A.30.070 C. shall only be considered during the Compliance review required by RCW 36.70A.130.
 - e. De-designation of agricultural resource lands for the purposes of expanding the Urban Growth Area, provided that such de-designation is allowed for and consistent with the applicable community plan.
3. Agricultural Resource Lands cannot be amended directly into the Urban Growth Area unless permitted by the applicable community plan.

M-5 PARK AND RECREATION DESIGNATION, SEVERAL LOCATIONS (Revised)

Initiated by: Pierce County Council (R2013-8s)

Applicant: Key Peninsula Metropolitan Parks District

(Revised from KPAC Staff Report of 10/19/2013 – Revised Staff recommendation)

General Description

The proposal redesignates eight parcels, totaling 89.61 acres, to the Park and Recreation designation. The parcels are located at five different areas on the Key Peninsula. The Key Peninsula Metropolitan Parks District (Key Pen Parks) owns all of the parcels.

| Location | Number of Parcels | Total Acreage | Current Land Use Designation/Zoning Classification | Requested Land Use Designation/Zoning Designation |
|-------------------------------------|--------------------------|----------------------|---|--|
| Gateway Park Map 1 of 5 | 2 | 38.95 | Agricultural Resource Land/ARL and Rural Sensitive Resource/RSR | Park and Recreation/PR |
| Minter Creek Property Map 2 of 5 | 1 | 5.00 | Rural 10/R10 | Park and Recreation/PR |
| Ketcham Property Map 3 of 5 | 1 | 4.89 | Rural 10/R10 | Park and Recreation/PR |
| Home Park Map 4 of 5 | 1 | 1.74 | Rural Sensitive Resource/RSR | Park and Recreation/PR |
| Taylor Bay Property Map 5 of 5 | 3 | 39.03 | Rural 10/R10 | Park and Recreation/PR |

Impact Analysis

Procedures for Amendments to the Comprehensive Plan, PCC 19C.10, requires all amendments to the Plan to be reviewed against the following ten (10) criteria (PCC 19C.10.060 B.):

Effect on rate of growth, development, and conversion of land as envisioned in the Plan

The proposal does not have an impact on growth, development or conversion of land.

Effect on the County’s capacity to provide adequate public facilities

The proposal does not impact the County’s capacity to provide adequate public facilities.

Effect on the rate of population and employment growth

The proposal does not impact the County ability to meet adopted population and housing targets for the rural area.

Whether Plan objectives are being met as specified or remain valid and desirable

All the proposals, except for the parcel designated ARL in the Gateway Park site, meet the objectives of the PR land use designation (PCC 19A.30.160 C). This designation allows Key Pen Parks to obtain required approvals for future improvements in a more streamlined manner (PCC 19A.30.160 C.2).

The ARL designated parcel in the Gateway Park site would be inconsistent with the objectives of the Comprehensive Plan to retain resource lands. Section 19A.030.160 C.1.c. of the Comprehensive Plan indicates that “Resource Lands shall not be designated or zoned Park and Recreation.”

Effect on general land values or housing costs

The PR land use designation prohibits residential development. Land values of the five parcels would most likely decrease.

Whether capital improvements or expenditures are being made or completed as expected

The capital improvements proposed for each park will be reflected in the Key Pen Park District’s Park Plan which will be updated this year.

| Location | Existing Use/Improvements |
|--|--|
| Gateway Park Map 1 of 5 | Single Family Residence and several outbuildings |
| Minter Creek Property Map 2 of 5 | Undeveloped |
| Ketcham Property Map 3 of 5 | Undeveloped |
| Home Park Map 4 of 5 | Picnic Shelter, concrete vault toilet, playground structure and swings |
| Taylor Bay Property Map 5 of 5 | Undeveloped |

Consistency with GMA, the Plan and Countywide Planning Policies

The Growth Management Act, the Pierce County Comprehensive Plan, and Pierce County Countywide Planning Policies encourage preservation, dedication, and development of public

open spaces for recreation and preservation and also support the protection and preservation of Resource Lands.

The changes for all sites, except for the parcel designated ARL in the Gateway Park site, are consistent with the Comprehensive Plan Recreation Policies (PCC 19A.030.160). The Plan calls for Pierce County to coordinate with local government agencies in providing park and recreational facilities on the Key Peninsula. The Comprehensive Plan objectives also support the designation of specific public lands for parks and recreation including properties that are improved with parks or recreational facilities or unimproved public lands (PCC 19A.30.160 C.1). The changes for all sites, except for the parcel designated ARL in the Gateway Park site, are also consistent with the Key Peninsula Community Plan to “recognize all existing public and private parks and campgrounds through a Park and Recreation land use zone.”

The change from ARL to PR on the westerly 16.73 acre portion of the Gateway Park site (Parcel #0122164701) would be inconsistent with the Comprehensive Plan policies for ARL designated properties which have been determined to be Resource Lands of the County. Section 19A.030.160 C.1.c. of the Comprehensive Plan indicates that “Resource Lands shall not be designated or zoned Park and Recreation.” The property does meet the ARL criteria outlined in PCC 19A.30.070 B and does not meet the criteria allowing removal in PCC 19A.30.070 D.

The parcel meets the ARL criteria as it is larger than 5 acres at 16.73 acres, and has the identified soil types and yield found on 67% of the site, exceeding the 50% requirement. The parcel does not have adjacent lots of record of one acre or less on more than 50% of the perimeter of the parcel. The property is not in an area under consideration for Reserve 5 designation.

Although the Key Peninsula Community Plan indicates that public parks should be designated Parks and Recreation, the Comprehensive Plan has an overriding objective to protect resource lands and specifically prohibits the application of the Parks and Recreation designation to Resource Lands.

Effect on critical areas and natural resource lands

The proposal does not affect critical areas and natural resource lands. A more detailed critical areas assessment shall occur prior to new or additional park development.

| Location | Critical Areas Indicators |
|-------------------------------------|--|
| Gateway Park Map 1 of 5 | Possible Fish and Wildlife Possible Wetlands Wetlands |
| Minter Creek Property Map 2 of 5 | Shoreline Designation: Conservancy Possible Wetlands Wetlands |
| Ketcham Property Map 3 of 5 | Possible Wetlands Flood Hazard Landslide Hazard |

| Location | Critical Areas Indicators |
|-----------------------------------|--|
| Home Park Map 4 of 5 | Possible Wetlands Flood Hazard Landslide Hazard |
| Taylor Bay Property Map 5 of 5 | Shoreline Designation: Rural Wetlands Possible Wetlands Flood Hazard Landslide Hazard |

Consistency with locational criteria in the Comprehensive Plan and application requirements established in 19C.10.

The changes are consistent with the locational criteria found in the Comprehensive Plan (PCC 19A.30.160 C Park and Recreation Designation) except for the ARL parcel in the Gateway Park site. Comprehensive Plan policies indicate that “Resource Lands shall not be designated or zoned Park and Recreation.” The application meets the requirements established in 19C.10.

Effect on other considerations

Future plans for the sites may include:

| Location | Future Plans/Expansions |
|--|---|
| Gateway Park Map 1 of 5 | Possible regional park facility to include various amenities. |
| Minter Creek Property Map 2 of 5 | Possible water access point |
| Ketcham Property Map 3 of 5 | Trail head to adjoining DNR land |
| Home Park Map 4 of 5 | No additional plans |
| Taylor Bay Map 5 of 5 | Possible water access point |

Staff Recommendation

Staff recommends approval of the amendments to the:

- Gateway Park Property (Map 1 of 5) – Easterly 22.22 acres (Parcel# 0122153701)
- Minter Creek Property (Map 2 of 5)
- Ketcham Property (Map 3 of 5)
- Home Park Property (Map 4 of 5)
- Taylor Bay Property (Map 5 of 5)

Staff recommends denial of the ARL portion (Parcel# 0122164701) of the Gateway Park (Map 1 of 5) amendment based on inconsistency with the ARL removal criteria found in the Pierce Comprehensive Plan, 19A.30.070 D.

Implementation Requirements

Update the Pierce County zoning atlas to implement the new designation with the PR zoning classification.

Referenced Comprehensive Plan and Community Plan Policies

Pierce County Comprehensive Plan

19A.30.070

- B. **LU-Ag Objective 16.** Designate Agricultural Resource Lands (ARL) based on the Growth Management Act definition and the Minimum Guidelines of WAC 365-190-050.
1. Agricultural Resource Lands are lands meeting the definition in RCW 36.70A.030(2): "... land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140, finfish in upland hatcheries, or livestock, and that has long-term commercial significance for agricultural production."
 2. The focus for preservation of agricultural lands must be on lands not already characterized by urban growth, characterized by more intensive rural development, designated Reserve-5 for future urban growth of a city or town, or dedicated to Forest Lands.
 - a. Only rural lands shall be considered for Agricultural Resource Lands designation.
 - b. Properties already characterized by urban growth, characterized by more intensive rural development, designated Reserve-5 for future urban growth of a city or town, shall be excluded, and are defined as follows:
 - (1) Lands designated Rural Activity Center, Rural Neighborhood Center;
 - (2) Lands rezoned to Rural Activity Center, Rural Neighborhood Center, Limited Area of More Intensive Rural Development (LAMIRD), or Reserve-5 in the adoption of a community plan or associated Comprehensive Plan Amendment;
 - (3) Lands that are part of a preliminary plat approved prior to February 1, 2005, or a final plat recorded prior to February 1, 2005, including any associated open space or other non-buildable tracts identified on the face of the plat; and
 - (4) Lands with mobile home parks.
 - c. Designated Forest Lands shall be excluded.
 3. Designation of Agricultural lands of "long-term commercial significance" requires consideration of growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas and the possibility of more intense uses of the land (RCW 36.70A.030(10)). WAC 365-190-050 prescribes the minimum guidelines for identifying agricultural lands of long-term commercial significance and said

minimum guidelines shall be considered in designating land as Agricultural Resource Land, including the following:

- a. Soils. The key criterion for defining Agricultural Resource Lands is the presence of the County's most productive agricultural soil types and their associated production yield: soils identified as "Prime Farmland" in the NRCS Field Office Technical Guide for Pierce County, Section 2., distributed February 24, 2003 , which have a grass/legume production yield of 3.5 tons per acre or greater, as identified by the U.S. Department of Agriculture, Natural Resources Conservation Service soil classification system.
 - (1) Minimum parcel size. The threshold size used as a basis for the designation of Agricultural Resource Lands is 5 acres or larger in size because soils data is most reliable at this size. Options for including parcels below the 5-acre threshold are provided in community planning processes, see 19A.30.070 C. or the Comprehensive Plan Amendment process.
 - (2) Portion affected. The identified soil types and yield must be found on 50 percent or more of the parcel area, PROVIDED that for properties abutting the Carbon, Puyallup, or White River, the threshold shall be 25 percent or more of the parcel area. The designation would affect the whole parcel, not just the portion containing the soil types and yield. Options for including parcels not meeting this criterion are provided in community planning processes, see 19A.30.070 C., or the Comprehensive Plan Amendment process.
- b. Intensity of Nearby Uses. To address the intensity of nearby uses, parcels that are adjacent to lots of record of one acre or less on more than 50 percent of the perimeter of the parcel shall not be designated Agricultural Resource Lands.
- c. Pressures to Urbanize. Community planning and joint planning efforts may be used to define and establish an appropriate buffer of Reserve-5 around the urban growth area of a city or town. In determining whether a Reserve-5 buffer should be established, the following criteria shall be considered:
 - (1) Proximity to Urban Growth Area. A buffer of a reasonable width of Reserve-5 designation adjacent to the city/town urban growth boundary, following property lines, may be proposed in a community plan or joint planning agreement. Such a proposal must be accompanied by findings that support the designation and width of the buffer consistent with the Growth Management Act, the Countywide Planning Policies and the Comprehensive Plan. Once established, the buffer shall not be expanded except through the Compliance review required by RCW 36.70A.130. Designation shall be accompanied by implementing regulations which address setbacks and other zoning techniques used to protect adjacent agriculture activities.
 - (2) Economic Viability and Environmental Impacts of Farming. In the community plan/joint planning evaluation of a potential buffer of Reserve-5 adjacent to a city or town pursuant to (1) above, economic viability and environmental impacts of farming may be considered as additional factors for inclusion of specific parcels in the Reserve-5 buffer. However, economic viability or environmental impacts of farming shall not be the only determining factors for re-designation.

- (3) **Other Criteria.** In establishing a Reserve-5 buffer, and notwithstanding any other provisions of 19A.30.070 B., a community planning board or parties to a joint planning effort shall consider all of the criteria prescribed in WAC 365-190-050 and shall document such consideration in its recommendation to the County Council.
 - d. **Landowner intent.** While landowner intent cannot be used as a rationale for de-designation, it can be used as a criterion for inclusion when reflected by the tax status of the land (inclusion in the County's Current Use Assessment program as agriculture).
- D. LU-Ag Objective 18.** Provide the criteria and process for removing properties from the Agricultural Resource Lands Designation.
1. Removal of properties from the Agricultural Resource Lands designation must be evaluated against the same criteria as designation (see 19A.30.070 B. above).
 2. Removal of properties from the Agricultural Resource Lands designation shall be limited to the following processes:
 - a. The approval of a Map Amendment to correct technical errors under the timelines and procedures established for regular Comprehensive Plan Amendments.
 - b. The adoption of a community plan that includes re-designation of parcels consistent with 19A.30.070 C.
 - c. The approval of a Map Amendment to establish a Reserve-5 buffer for a city or town, following a recommendation of an approved joint planning agreement consistent with the provisions of 19A.30.070 C.1. and 3.
 - d. De-designation of Agricultural Resource Lands for the purpose of expanding a Reserve-5 buffer for a city or town created pursuant to 19A.30.070 C. shall only be considered during the Compliance review required by RCW 36.70A.130.
 - e. De-designation of agricultural resource lands for the purposes of expanding the Urban Growth Area, provided that such de-designation is allowed for and consistent with the applicable community plan.
 3. Agricultural Resource Lands cannot be amended directly into the Urban Growth Area unless permitted by the applicable community plan.

19A.030.160 Recreation

C. Park and Recreation Designation.

1. **LU-Rc Objective 56b.** Consider designating specific public lands and private parks, campgrounds, historical sites or tourist attractions for park and recreational purposes when identified through a community planning process.
 - a. Public lands identified for the Park and Recreation designation may include historical sites, tourist attractions, or property improved with park or recreational facilities. Unimproved public lands may be designated Park and Recreation when identified for regional park uses.
 - b. Privately owned properties identified for the Park and Recreation designation may only include properties improved with park, campground or other recreational amenities that are open to the general public with or without fee.

- c. The Park and Recreation designation shall be applicable in Urban or Rural designations. Resource Lands shall not be designated or zoned Park and Recreation.
2. Development and improvement of park and recreational facilities, other than new regional parks, on sites designated as Park and Recreation should be permitted outright. New regional parks should require conditional use permits.
3. Uses permitted on Park and Recreation designated sites may include passive or active recreation.
4. The conversion of lands designated as Park and Recreation to other uses is discouraged.

Key Peninsula Community Plan

Rural Residential

Objective 2. Establish a Park and Recreation designation to recognize campgrounds, parks, and recreational areas.

Principle 1. Zone all undeveloped County and State properties on the Key Peninsula for future park and recreational use.

Principle 2. Recognize all existing public and private parks and campgrounds through a Park and Recreation land use zone.

Principle 3. Encourage recreational activities throughout the community plan area for the benefit of local residents and to encourage tourism.

Standards

2.3.1 Streamline the permitting process for land use activities at public parks. Development within existing parks should be permitted outright.

2.3.2 Support the development of shoreline access points for boat launches, public docks and piers, beach walking, wildlife viewing, and other shoreline dependant uses.

2.3.3 Permitted uses include neighborhood and community parks, amusement and recreation uses, campgrounds, community centers, museums, performing arts facilities, caretaker residences, and similar uses. New regional parks shall be a conditional use.

2.3.4 Discourage the conversion of recreational areas, campgrounds and parks to other uses.

Regional Parks

Objective 42. Achieve and sustain an acceptable level of service for regional park facilities. Regional parks should provide both passive and active recreational amenities.

Principle 1. The Pierce County Parks and Recreation Department should work with the Key Peninsula Metro Parks District, civic, community groups, and other local government agencies that provide park and recreational facilities on the Key Peninsula.

Recreation

Objective 45. Encourage the development of indoor and outdoor recreation facilities for public use throughout the community at parks and at school sites. Recreational facility providers should retain natural features on these sites and provide habitat enhancement whenever possible.

Principle 1. Promote the development of recreational facilities at existing park locations and support the acquisition of new park sites that will provide a variety of recreational services.

Standards

45.1.1 Additional active and passive recreational uses including sports fields, a community recreation center, equestrian facilities, a community garden, and trails are important to the community.

M-6 See T-2/C-2/M-6

CUMULATIVE ANALYSIS – AREA-WIDE MAP AMENDMENTS

Map Amendments M-1 and M-3 propose to change the land use designation of property from Parks and Recreation to another residential land use designation. The PR designation was originally established in the 2007 Comprehensive Plan Amendment cycle. Various properties were designated as PR through comprehensive plan amendment cycles since. The PR designation was established not to restrict the use of property, rather, to provide a more streamlined permitting process for public agencies proposing park and recreation facilities. Prior to the establishment of the PR designation, all of these properties had one of various residential designations applied.

Map Amendments M-2 and M-5 propose to change the land use designation of property from an urban or rural residential land use designation to the PR designation. The application of the PR designation restricts potential development to mainly park and recreation facilities and services. These are facilities and services that are currently allowed for under the existing land use designation. The benefit of the PR designation is the streamlined permitting process for public agencies proposing park and recreation facilities.

Map Amendment M-4 is a technical correction to ensure consistency between the ARL criteria adopted through the Comprehensive Plan and the adopted Land Use Designation Map. The

majority of the properties are proposed as Rural 10 (R10) which allows for one home per 10 acres, with an opportunity to develop up to one home per 5 acres through the preservation of open space.

Map Amendment M-6 redesignates six parcels totaling 16.5 acres from Rural 10 (R10) to Rural Neighborhood Center (RNC) within the Gig Harbor rural area. Three of these six parcels have already been developed as commercial properties. While designated as rural, the surrounding area is also already built-out as suburban residential which include single-family development, a mobile home park and higher density residential.

Proposed Action

The Proposed Action would result in all the Area-wide Map Amendments being adopted.

No Action Alternative

Under the No Action Alternative, the land use designations in the Comprehensive Plan would remain as currently mapped.

Staff Recommendation Alternative

The Staff Recommendation Alternative is the same as the Proposed Action with the exception of M-5. M-5 proposes to de-designate an existing ARL property. The staff recommendation maintains this parcel as ARL.

| Area-Wide Map Amendments Environmental Impacts | | | |
|---|------------------------|------------------------------|---|
| Amendment | Proposed Action | No Action Alternative | Staff Recommendation Alternative |
| M-1 | No New Impact | No New Impact | No New Impact |
| M-2 | No New Impact | No New Impact | No New Impact |
| M-3 | No New Impact | No New Impact | No New Impact |
| M-4 | No New Impact | No New Impact | No New Impact |
| M-5 | No New Impact | No New Impact | No New Impact |
| M-6 | No New Impact | No New Impact | No New Impact |

Mitigation Measures

No mitigation measures needed or proposed.

Unavoidable Impacts

No new environmental impacts.

Implementation Requirements

The Zoning Atlas would need to be amended to be consistent with any revisions to the Land Use Designations Map.

PROPOSED URBAN GROWTH AREA AMENDMENTS

ORGANIZATION

Urban Growth Area (UGA) Amendments are changes or revisions to the designated Comprehensive Urban Growth Area (CUGA), or designated urban growth area (UGA), or urban service area (USA) of any city or town within Pierce County. There is one UGA request and one technical action to amend County land use maps to reflect recent annexations to Cities in the County.

ENVIRONMENTAL DOCUMENTATION

The discussion of UGA amendments in this Staff Report/Draft SEIS provides a general analysis of the amendment but does not address the potential environmental impacts of the proposed amendment to UGA/USA for City of Bonney Lake. The City of Bonney Lake is required to develop its own comprehensive plan, as well as environmental documentation in compliance with the State Environmental Policy Act (SEPA). Detailed environmental analysis for the proposed UGA amendment for cities and towns can be found in the environmental documentation by the cities and towns in their respective comprehensive plans. This document does not attempt to supplement the environmental work of cities and towns that have not completed adequate environmental review.

U-1 URBAN GROWTH AREA (UGA)/URBAN SERVICE AREA (USA) EXPANSION, SOUTHWEST OF THE CITY OF BONNEY LAKE

Initiated by: City of Bonney Lake

Applicant: City of Bonney Lake

General Description

This change expands the City of Bonney Lake Urban Growth Area (UGA) and Urban Service Area (USA) by adding 2,534 parcels on 1,859.18 acres (including right-of-ways) in an area southwest of the City of Bonney Lake. This area is within the Comprehensive Urban Growth Area (CUGA) of the County and is not affiliated with the City of Bonney Lake. The change would affiliate the UGA/USA with the City of Bonney Lake. The change would not expand or convert any rural lands to urban.

Impact Analysis

Procedures for Amendments to the Comprehensive Plan, PCC 19C.10, requires all amendments to the Plan to be reviewed against ten criteria (PCC 19C.10.060 B.). Those criteria, and staff evaluation, are as follows:

Effect on rate of growth, development, and conversion of land as envisioned in the Plan

The City of Bonney Lake recently adopted Ordinance No. 1408 which applied a pre-annexation zoning, similar to the County's, to the proposed expansion area. There should be no significant difference in the growth and development of the area based on zoning.

There should also be no significant difference in the growth and development of the area based on utilities. The same utility providers will serve the area after the expansion and have planned for the future development of the area.

Population.

The Washington State Office of Financial Management (OFM) estimates the population within the incorporated limits of Bonney Lake at approximately 17,730 in 2012. The existing Bonney Lake UGA has an estimated population of 360. The combined estimated population for the incorporated city limits and the small areas in the City's existing UGA is 18,090 people.

The change would add approximately 6,429 people to the current population in the City and its current UGA areas. The combined estimated population of the City, its current UGA, and the proposed UGA/USA expansion area is 24,519. This is an increase of 26% over the current population.

The estimated 2030 population of the City of Bonney Lake is 21,540 people. The City of Bonney Lake evaluated the potential population increase from the northern developed area of the proposed UGA/USA expansion area as well as the Plateau 465 development. The City estimates that there are 46 acres of vacant property and 120 acres of underdeveloped property in the northerly portion of the expansion area which would yield approximately 1,071 units by 2030. This would yield an expected 3,010 additional population for this area.

The Plateau 465 development is approved for 2,968 units plus an additional 135 affordable housing units; however, it has an existing cap on development of 1,900 units. The City estimates that only 15% of the 1,900 units would be developed by 2030. This is expected to yield approximately 801 additional population.

Combined with the current estimated population of 6,429, the proposed UGA/USA expansion area would have a 2030 population of 10,240, increasing the City's 2030 overall population to 31,880. This represents an increase of 46%.

Effect on the County's capacity to provide adequate public facilities

This change would not impact the County's capacity to provide capital facilities in the area. Services are provided by the City of Bonney Lake and other service districts that serve the UGA/USA expansion area.

Effect on the rate of population and employment growth

The change does not affect the rate of population and employment growth. The City has adopted zoning regulations that are similar to the County and also recognize the Plateau 465 development. This would allow future development to proceed at the same rate as would be allowed under existing Pierce County regulations.

Whether Plan objectives are being met as specified or remain valid and desirable

The change would be consistent with the policies of the Pierce County Comprehensive Plan encouraging urban development and densities to occur in urban areas and in cities and towns where urban services are available. The inclusion of this area into the City's UGA/USA would continue to promote the efficient provision of government facilities and services through the City of Bonney Lake or other providers who currently serve the expansion area. (19A.30.010)

The Comprehensive Plan policies require public involvement and a community meeting as part of a UGA expansion. While the City of Bonney Lake has held hearings, it has not held a community meeting in the UGA/USA expansion area as outlined in LU-UGA Objective 4A.2.

Effect on general land values or housing costs

The change will not affect the general land values or housing costs within the expansion area.

Whether capital improvements or expenditures are being made or completed as expected

The proposed UGA/USA expansion area will be served by public facilities and services provided by the City of Bonney Lake and other service providers. The City has analyzed the impact of the change on these services including City General Services and Facilities, Non-City governmental services and Utilities.

City General Services and Facilities

City Facilities

The City of Bonney Lake has adopted a Facility Level of Service (FLOS) for City Facilities. Based on the FLOS, the City analysis identified the following facilities needs for two scenarios: 1) Current needs based on the inclusion of the proposed UGA/USA expansion; and 2) 2030 needs based on the inclusion of the proposed UGA/USA expansion area.

Current

| Facility Type | Standard | Total SF Space Need | Available Space | SF Surplus/Deficit |
|--------------------|--------------------|---------------------|-----------------|--------------------|
| Police Station | .93 SF per capita | 22,803 SF | 10,200 SF | (12,603) SF |
| City Hall w/ Court | 1.46 SF per capita | 35,797 SF | 21,000 SF | (14,797) SF |
| PW Operations | 2.51 SF per capita | 61,543 SF | 32,250 SF | (29,293) SF |

Based on the current square footage of the City's existing facilities, if the current UGA and proposed UGA/USA expansion areas were annexed into the City, the City would fall below its adopted FLOS in the near-term.

2030

| Facility Type | Standard | Total SF Space Need | Available Space | SF Surplus/Deficit |
|--------------------|--------------------|---------------------|-----------------|--------------------|
| Police Station | .93 SF per capita | 29,648 SF | 10,200 SF | (19,448) SF |
| City Hall w/ Court | 1.46 SF per capita | 46,545 SF | 21,000 SF | (25,545) SF |
| PW Operations | 2.51 SF per capita | 80,019 SF | 32,250 SF | (47,769) SF |

By 2030, the City's the need for general governmental facilities would continue to increase.

The City's current Capital Facilities Element provides a number of strategies to provide the recommended square footage for each facility type based on the adopted FLOS:

Police Station and Services

The City's current police station occupies approximately 10,200 square feet of the 36,935 square foot Public Safety Building which is shared with the East Pierce County Fire and Rescue (EPFR). EPFR is expected to build a new facility in 2014 and the police station would then occupy the entire facility. This additional space will provide sufficient square footage to meet the City's adopted FLOS based on the current 2030 population allocation and the population in the proposed UGA/USA expansion area.

The City would assume police protection and law enforcement responsibilities for the proposed UGA/USA expansion area. The City expects to provide a response level of 1.0 officer per thousand at the time of annexation which would exceed the current services level provided by the Pierce County Sheriff of 0.6 officers per thousand and would be sufficient to respond to all calls in a timely manner.

City Hall and Court

In 2013, the General City Governmental Services (Finance, Administration, Human Resources, City Clerk, and Community Development) moved to the Justice Center which was renamed the Justice and Municipal Center. The relocation of the general governmental services to the Justice Center is consistent with the strategy identified in the Capital Facilities Element to meet the FLOS for the City's current population. In order to comply with FLOS in the long term, the City plans to construct a civic campus which will include the construction of a new City Administration Building housing the court and general city governmental services.

Public Works

In order to provide sufficient facilities for Public Works maintenance and operations, the City plans to issue utility bonds to finance the construction of the new public works maintenance center located in Eastown. (*Bonney Lake Comprehensive Plan* pg. 8-14)

Parks

The *Bonney Lake Comprehensive Plan* – Park Element was based on a 2025 population of 35,120 which is more than the current 2030 estimated population of 31,880. The estimated 2025 population in the Park Element included the proposed UGA/USA expansion area.

The Park Element does indicate that the City is not currently meeting its adopted park level of service (PLOS) for the existing population and that the proposed UGA/USA expansion area would increase these deficiencies in the short term. The Park Element includes a long term plan to meet the adopted PLOS and includes a proposed funding plan for the additional facilities.

Non-City Governmental Services***East Pierce County Fire District***

The entire UGA/USA expansion area is already served by East Pierce County Fire District. The District has planned its fire service based on the planned densities and population for the area which will remain consistent with this change.

Sumner School District

The majority (96%) of the proposed UGA/USA expansion area is served by the Sumner School District. The change would not result in an increased demand in school services when compared to growth under County jurisdiction which is already accounted for in the *Sumner School District 2012 Capital Facilities Plan*.

White River School District

A small portion (4%) of the proposed UGA/USA expansion area is served by the White River School District. Based on the buildable lands methodology, the area has the capacity for approximately seven (7) new homes. The change would not result in an increased demand in school services.

Utilities***Water – City of Bonney Lake***

Water service is currently provided by City of Bonney Lake Water for approximately a third of the proposed UGA/USA expansion area. The total estimated 2030 population for the current incorporated area and UGA and the proposed UGA/USA expansion area within the water service area is 22,525. The current *City of Bonney Lake Comprehensive Water Plan* assumes an estimated 2026 population of 27,284 for this area which would indicate that the City has the ability and capacity to provide water service for this additional population growth.

Water – Tacoma Water

The remaining two-thirds of the proposed UGA/USA expansion area is currently served by Tacoma Water. *Tacoma Water's Comprehensive Water System Plan* (2006) plans for a 2020 population which would accommodate future growth in the expansion area. Adding the proposed UGA/USA expansion area would not result in an increase in demand for water when compared to the current projected densities for the area.

Sewer – City of Bonney Lake

The proposed UGA/USA expansion area is wholly within the City of Bonney Lake's South Sewer Service Area and addressed in the *City of Bonney Lake Comprehensive Sewer Plan* (2009). In March of 2012, the City signed an Interlocal Agreement with the City of Sumner to increase the capacity of the Sewer Treatment Plant to accommodate future sewer demand. This additional capacity will provide the sewer treatment capacity required to handle the sewer needs for the City and the South Sewer Service area forecast for 2030.

Whether the amendment conforms to the requirements of the GMA, is internally consistent with the Plan and is consistent with the Countywide Planning Policies

The majority of GMA and Countywide policies are directed to UGA expansions where rural areas would be brought into the Urban Growth Area and do not specifically address the expansion of an Urban Service Area. The expansion of an Urban Service Area within an existing UGA is addressed more by policies addressing urban density and the provision of facilities and services.

The area affected by the City's UGA/USA amendment furthers the GMA goals by ensuring that development occurs within areas already characterized by urban growth consistent with RCW 36.70A.020 (1) and (2).

The change would affiliate a portion of the CUGA with the City of Bonney Lake, identifying it as part of the City's USA, consistent with RCW 36.70A.110 (7). The amendment will also further the objective of RCW 36.70A.110 (4) by recognizing that cities are the most appropriate unit of government to provide urban governmental services.

The City has adopted Ordinance No. 1408 which established a pre-annexation land use designation and zoning classification for the expansion area including a Public Facility pre-annexation zoning for the future Bonney Lake – Buckley Regional Park.

Effect on critical areas and natural resource lands

Both the City of Bonney Lake and Pierce County have adopted Critical Areas Ordinances to protect and preserve critical slopes, wetlands, and habitat. Any development will need to prepare the appropriate studies to determine the existence of critical areas and provide protection or mitigation in conformance with the Critical Area Ordinances.

Environmental studies were prepared for the Plateau 465 which found no wetlands on the site; however, there is an aquifer recharge area in the northeast portion of the site and significant trees which would need to be considered as part of future development.

There are no resource lands in or adjacent to the proposed UGA/USA expansion area.

Consistency with locational criteria in the Comprehensive Plan and application requirements established by Chapter 19C.10

The change is consistent with the policies of the Comprehensive Plan which encourage urban development to occur in areas that have urban services.

The City of Bonney Lake has submitted the appropriate application and accompanying materials for the County to accept the application for processing. The application was initiated by the Pierce County Council by Resolution R2013-8s on February 26, 2013.

While the 19C.10.055 language on public outreach does not specifically call out requirements for USA expansions, since the amendment will lead to the expansion of the City's satellite UGA, a public outreach program should be conducted and should include a community meeting within the proposed UGA/USA expansion area.

Effect on other considerations

Plateau 465 Master Plan

On October 30, 2007, the Pierce County Council passed Ordinance No. 2007-86s which created and imposed detailed and comprehensive conditions, regarding the development of the Plateau 465 Master Planned Community (MPC), through an area-wide map amendment. The Plateau 465 Master Planned Community (MPC) is located within the UGA/USA expansion area of this amendment request. The MPC consists of a 487-acre parcel and proposes a total of 2,968

dwelling units are proposed, with a mix of rental units, condominiums, and single family residential lots of mixed lot sizes. An additional 135 units of affordable housing is required by the conditions of approval.

The Plateau 465 MPC and the associated conditions of approval will need to be considered in the Joint Planning Agreement with the City of Bonney Lake.

2010 City of Bonney Lake Annexation Request

On September 30, 2010, the City of Bonney Lake filed Notice of Intent (NOI) application with the Boundary Review Board (BRB) requesting annexation of the same area being considered in this application.

On January 10, 2011, Pierce County invoked jurisdiction requesting the BRB to review this matter. The BRB held a hearing and on March 29, 2011 issued a decision disapproving the annexation request.

2008 Annexation Study

In preparation for the 2010 Annexation application, the City of Bonney Lake prepared a Potential Annexation Area Study: Final Report and Analysis dated December 5, 2008 (2008 Annexation Study). This study provides substantial information about the proposed USA expansion area and is referred to throughout this staff report.

City Planning Actions

The City of Bonney Lake has done a substantial amount of planning in preparation for the UGA/USA expansion and future annexation. The following is a listing of the various plans and amendments to the City Comprehensive Plan that have been updated to include the expansion area and consider its future development, facilities and utilities needs:

- Buckley-Bonney Lake Plateau Regional Park Master Plan, February 18, 2008, Pierce County Parks and Recreation Department
 - References the proposed eighty-acre County regional park located within the expansion area on County-owned land just north of Plateau 465.
- Potential Annexation Area Study: Final Report and Analysis, December 5, 2008 City of Bonney Lake. The Annexation Study studied four sub-areas totaling 6,964 acres including the 1,851 acres of this UGA/USA expansion area.
- City of Bonney Lake Comprehensive Sewer System Plan, February 2009, City of Bonney Lake.
- Bonney Lake Ordinance No. 1368, December 14, 2010 which replaced the “Other Capital Facilities” element of the City’s Comprehensive Land Use Plan with an element entitled “Capital Facilities.”

- Bonney Lake Ordinance No. 1369, December 14, 2010 which amended the Transportation element of the City’s comprehensive land use plan. Includes list of transportation projects affecting the expansion area.
- Bonney Lake Ordinance 1408, December 13, 2011, amended the City’s Comprehensive Plan to identify the proposed UGA/USA expansion area as part of the proposed Bonney Lake UGA. The Ordinance the City also established pre-annexation zoning for the area including:
 - An R-2 Medium-Density Residential zone.
 - A Planned Community District (PCD) zone for Plateau 465.
 - A Public Facility zone for the future Bonney Lake – Buckley Regional Park.

Staff Recommendation

Staff recommends approval with the following condition:

Pierce County and the City of Bonney Lake will adopt a joint planning agreement reflecting the approval of Plateau 465 with its associated conditions and the agreements, agreements on improvements to the 198th Street corridor, and the planning and alternative selection for the Rhodes Lake Road Corridor. The agreement should be approved prior to the effective date of this amendment.

Implementation Requirements

Approval of the amendment will necessitate a corresponding update to the Urban Growth Areas map in the Comprehensive Plan.

Referenced Countywide and Comprehensive Plan Policies

Countywide Planning Policies

The Countywide Planning Policy (CPP) on Urban Growth Areas 2.3 states the following:

- 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;

CPP Policy UGA 3.6.5 also provides that:

- 3.6.5 Urban government services shall be provided primarily by cities and urban government services shall not be provided in rural areas.”

The Countywide Planning Policies also identify the need for a Joint Planning agreement for the UGA areas:

- UGA-1. Joint planning. Joint planning between local governments can provide numerous possible benefits, including but not limited to:
- a. More efficient delivery of services;
 - b. Shared use of public facilities;
 - c. Coordinated permitting processes;
 - d. Cost-sharing for planning and construction of public facilities (e.g., water, sewer infrastructure, parks, etc.);
 - e. Consistent development standards;
 - f. Shared regional data, including GIS data;
 - g. Proactive identification of potential issues.
- 1.1 Joint planning may be municipal-municipal as well as municipal-County. The County and each municipality shall jointly plan for the designated urban growth area of that municipality (outside of municipal corporate limits) and may include municipal utility service areas. Joint municipal-municipal planning may occur in those other areas where the respective jurisdictions agree such planning would be beneficial.

Pierce County Comprehensive Plan

The following policies contained within the Pierce County Comprehensive Plan support the City proposed amendment:

- 19A.10.010 (A) Urban Growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- 19A.20.050 (C) Contain urban sprawl by designating an urban/rural boundary and focusing infrastructure development in proposed employment centers and near cities and towns where a full range of urban services are available.
- 19A.20.090 (G) Pierce County shall rely primarily upon cities and towns and special purpose districts as providers of local facilities and services appropriate to serve those local needs, except where the County is the local service provider.

The following objectives in the Land Use Element of the Pierce County Comprehensive Plan relate to this proposed expansion of the UGA:

19A.30.010 Urban Growth Areas.

- C. **LU-UGA Objective 2.** Provide efficient government facilities and services.
1. Contain and direct growth within the designated Comprehensive Urban Growth Area or satellite city and town UGAs where adequate public facilities exist or can be efficiently provided.
 - a. Assure that urban level facilities and services are provided prior to or concurrent with development. These services include, but are not limited to, potable water

- supply, adequate sewage disposal, surface water management, roads, and transit.
- b. Assure that urban level facilities and services are only provided within the designated Urban Growth Areas.
 - c. Seek to reduce the per unit cost of public facilities and services by encouraging urban density development within the designated Urban Growth Areas, while encouraging rural densities in the rural areas.
- F. **LU-UGA Objective 4A.** Ensure a public participation strategy is incorporated in the process to establish a new or expand an existing urban growth area.
1. The public participation strategy should ensure broad public notification of the proposed urban growth area amendment occurs through newspaper publication including the official newspaper of record and newspaper of general circulation in the affected area, posting of public notice signs, property owner notification, and other methods as appropriate. The notification should include a description of the proposed action, opportunities and process for commenting on the proposed action, public hearing dates, and contact information for questions or additional information regarding the proposed action.
 2. The public participation strategy should include at least one community meeting within or in close proximity to the proposed urban growth area. This meeting should be structured to inform interested parties of the proposed action and to provide opportunities for public comment.
- G. **LU-UGA Objective 5.** Coordinate planning within Urban Growth Areas.
1. Prior to any further expansion of a designated Urban Growth Area or Urban Service Area affiliated with a city or town, a joint planning agreement must be in place for any existing designated Urban Growth Area or Urban Service Area affiliated with that city or town.
 - a. Joint planning shall also occur in those other areas where the respective jurisdictions agree such joint planning would be beneficial.
 - b. The parties involved in the joint planning process may include one or more municipalities, special districts, and the County.
 - c. When joint planning is required, the joint planning effort shall determine and resolve issues including, but not limited to, the following:
 - (1) How zoning, subdivision and other land use approvals in designated Urban Growth Areas or Urban Service Areas of municipalities will be coordinated;
 - (2) How appropriate service level standards for determining adequacy and availability of public facilities and services will be coordinated;
 - (3) How the rate, timing, and sequencing of boundary changes will be coordinated;
 - (4) How the provision of capital improvements to an area will be coordinated; and
 - (5) To what extent a jurisdiction(s) may exercise extrajurisdictional responsibility.
 - d. Joint planning may be based upon factors including, but not limited to, the following:
 - (1) Contemplated changes in municipal and special purpose district boundaries;

- (2) The likelihood that development, capital improvements, or regulations will have significant impacts across a jurisdictional boundary;
 - (3) The consideration of how public facilities and services are and should be provided and by which jurisdiction(s); or
 - (4) The consideration of how economic development may best be encouraged and supported.
2. Adopt the urban development standards for new developments in urban growth areas, as provided in the Countywide Planning Policies.
- H. **LU-UGA Objective 6.** Provide criteria and priorities for the expansion of urban growth areas.
1. Expansions of the Comprehensive Urban Growth Area (CUGA) and satellite urban growth areas shall be approved by the County Council through a Comprehensive Plan amendment process as established in Chapter 19C.10 PCC, only if the following criteria are met:
 - c. Documentation that adequate public facilities and services can be provided within the 20-year planning horizon is provided.
 - d. Proposed UGA expansion areas shall be required to comply with the requirements of Pierce County's TDR/PDR Program.
 - e. Proposed UGA expansion areas should be approved only if the proposing jurisdiction provides an analysis of:
 - (3) how the proposal is consistent and reasonable with the jurisdiction's adopted comprehensive plan.
 - f. Future UGA expansion areas should be approved only if it is demonstrated that the area has the capability and capacity to provide urban level services to the area while maintaining a healthy natural ecosystem.
 - g. Future UGA expansion areas should avoid the inclusion of designated agricultural lands and critical areas, unless (a) otherwise permitted by the applicable community plan, or (b) the development rights are removed.
 2. The following priorities for expanding the 20-year CUGA boundary or satellite city or town UGA boundary shall be considered during the Plan amendment process:
 - a. Future UGA expansion areas should be affiliated with a city or town.

Comprehensive Plan Procedures

19C.10.055 Applications for Comprehensive Plan Amendments.

E. Requirements for Acceptance of Applications.

6. Applications for expansion of an Urban Growth Area shall include the following documentation:
 - a. the proposal has been included in the appropriate Comprehensive Plan, if affiliated with a city or town;
 - b. SEPA has been completed;
 - c. the proposal is consistent with an adopted Capital Facilities Plan which demonstrates how public facilities and services will be provided; and
 - d. a public outreach program that includes affected property owners has been conducted. Such outreach may be accomplished by:
 - (1) the jurisdiction's public involvement program for the related city or town Comprehensive Plan amendment or SEPA process, provided that the

- unincorporated property owners were included in the notices and that such notice was clear about the property involved, or
- (2) through a public hearing before a County land use advisory commission. If this was not done, public outreach may be accomplished through public notice and public hearings associated with the city or town legislative body's decision to forward the Urban Growth Area application to the County Council.
 - e. documentation acknowledging the requirement to comply with the requirements of Pierce County's TDR/PDR program or community plan if applicable.
 - f. documentation acknowledging the requirement to remove all development rights from designated agricultural land and critical areas or from commensurate agricultural land pursuant to an applicable community plan, if a UGA expansion is approved that encompasses such lands.

U-2 TECHNICAL AMENDMENTS - ANNEXATIONS

Initiated by: Pierce County Executive

Applicant: Planning and Land Services Department

General Description

This proposal brings County maps up to date with annexations to cities and towns. County Land Use Designations shall be removed from properties within the following annexations and labeled as the appropriate city or town: (1) Town of Eatonville Ordinance No. 2012-18; (2) City of Gig Harbor Ordinance No. 1212; (3) City of Puyallup Ordinance Nos. 2984, 2994, and 3039; (4) City of Milton Ordinance No. 1785-12; and (5) City of Sumner Ordinance No. 2378.

Impact Analysis

Procedures for Amendments to the Comprehensive Plan, PCC 19C.10, requires all amendments to the Plan to be reviewed against ten criteria (PCC 19C.10.060.B.). Those criteria, and staff evaluation, are as follows:

Effect on rate of growth, development, and conversion of land as envisioned in the Plan

Proposed changes to address annexations do not affect the rate of growth.

Effect on the County's capacity to provide adequate public facilities

Proposed changes to address annexations do not affect the County's capacity to provide adequate public facilities.

Effect on the rate of population and employment growth

Proposed changes to address annexations do not affect the rate of population and employment growth.

Whether Plan objectives are being met as specified or remain valid and desirable

Proposed changes to address annexations are consistent with Plan objectives.

Effect on general land values or housing costs

The proposed changes do not affect land values or housing costs.

Whether capital improvements or expenditures are being made or completed as expected
No capital improvements are proposed or needed relative to the proposed amendment.

Consistency with GMA, the Plan and Countywide Planning Policies

The proposed changes are consistent with the GMA, Pierce County Comprehensive Plan, and Countywide Planning Policies. Proposed changes to address annexations are consistent with the intent for cooperative planning between the County and cities and towns involved with changes to jurisdictional boundaries.

Effect on critical areas and natural resource lands

The proposed changes do not affect critical areas or natural resource lands.

Consistency with locational criteria in the Comprehensive Plan and application requirements established by Chapter 19C.10

Locational criteria in the Comprehensive Plan do not apply to the proposed amendment. The proposed amendment meets the application requirements outlined in 19C.10.

Effect on other considerations

No effects on other considerations are anticipated.

Staff Recommendation

Staff recommends approval of the proposed amendment.

Implementation Requirements

The Pierce County Zoning Atlas needs to be updated to reflect the changes indicated in the proposed amendment.

CUMULATIVE ANALYSIS – URBAN GROWTH AREA AMENDMENTS

Proposed Action

This change expands the City of Bonney Lake Urban Growth Area (UGA) and Urban Service Area (USA) by adding 2,534 parcels on 1,859.18 acres (including rights-of-way) in an area southwest of the City of Bonney Lake. This area is within the Comprehensive Urban Growth Area (CUGA) of Pierce County and is not affiliated with the City of Bonney Lake. The change would affiliate the UGA/USA with the City of Bonney Lake. The change would not expand or convert any rural lands to urban.

The potential changes in land use designation for the Proposed UGA amendments and the Staff Recommendation Alternative are summarized in Table 5.

The amendments involves a change in the jurisdictional governance status of the area from a Comprehensive Urban Growth Area to an Urban Growth Area/Urban Service Area (UGA/USA) affiliated with the City of Bonney Lake. There is no change to land use designations, zoning, service providers or taxing and/or financing mechanisms. There would be no environmental impacts from the change in governance status.

No Action Alternative

Under the No Action alternative, the area would remain within the Comprehensive Urban Growth Area as identified in the current Comprehensive Plan.

Staff Recommendation Alternative

The Staff Recommendation alternative is the same as the Proposed Action

| UGA/USA Amendments Environmental Impacts | | | |
|---|------------------------|------------------------------|---|
| Amendment | Proposed Action | No Action Alternative | Staff Recommendation Alternative |
| U-1 | No New Impact | No New Impact | No New Impact |

Mitigation Measures

No mitigation measures needed or proposed.

Unavoidable Impacts

No new environmental impacts.

Implementation Requirements

The zoning atlas would need to be updated for any reclassification of the area as a UGA/USA affiliated with the City of Bonney Lake .

A joint planning agreement between Pierce County and Bonney Lake is required prior to the effective date of the proposed Comprehensive Plan amendment.

PROPOSED COMMUNITY PLAN AMENDMENTS

ORGANIZATION

Community Plan amendments are changes or revisions in the text of an adopted community plan. The affected text could include narrative or the goals, policies, objectives, principles, or standards of any element of the community plan. Both community plan amendments are located within the Gig Harbor Peninsula Community Plan.

**C-1 POLICY AMENDMENT TO ALLOW SMALL SCALE AG PRODUCTION & SALES IN RURAL SENSITIVE RESOURCE (RSR) DESIGNATION
GIG HARBOR PENINSULA COMMUNITY PLAN**

Initiated by: Pierce County Council R2013-8s

Applicant: Gary & Wendy Sleeper

General Description

The proposal requests an amendment to the policies and standards of the Gig Harbor Peninsula Community Plan to allow small scale agricultural production and sales including wine

production facilities and sales, up to 2,500 square feet, in the Rural Sensitive Resource (RSR) designation.

Proposed Amendment

The applicant requests to change Objective 10, Standard 10.2.1 (Rural Sensitive Resource designation) in the Gig Harbor Peninsula Community Plan.

Rural - Sensitive Resource Designation

Objective 10. **Rural - Sensitive Resource Lands (RSR).** Several environmentally sensitive stream, lake, and wetland areas have been identified within the rural area. These areas include but are not limited to Crescent Valley, the Wollochet and Artondale Creek drainages, and the Rosedale Valley area. Many of these areas were recognized when the community adopted its first comprehensive plan in 1975 and have historically been protected through performance based zoning and other special land use controls. It is the desire of the community that the protections of these environmentally sensitive areas continue. In support of this goal, these areas will be mapped and given a designation of Rural-Sensitive Resource. This designation is intended to protect surface waters, aquifers, and fish and wildlife habitat from impairment, pollution, or degradation. Lands located within this designation will be limited to low density residential uses and natural resource uses. Extensive buffering of streams and other surface waters will be required.

Principle 2. Carefully control development activities in the rural area through implementation of the Rural Sensitive Resource designation on sites that have been identified as open space on the Comprehensive Plan Open Space/Greenbelt Map that are not adequately protected through the Shoreline Master Program or the Critical Area regulations

Standards

10.2.1 Land uses within the Rural-Sensitive Resource designation shall be limited to single-family residential, agriculture, and forestry. Commercial and industrial development shall not be allowed. Provide opportunities for natural resource based uses that include direct marketing of agricultural products and commercial wineries up to 2500 feet.

10.2.1.1 The Hearing Examiner may approve a specific land use through a site plan review process based on the unique characteristics of each site.

10.2.1.2 Detached single-family residential homes and associated accessory structures may be permitted outright.

- 10.2.1.3 Uses that create minimum impacts to the integrity of the open space corridor such as pervious trails are encouraged.
- 10.2.1.4 Uses that do not involve significant buildings or impervious surfaces such as farming and forestry are encouraged.
- 10.2.1.5 Uses involving production and sales of agricultural products such as small scale commercial wineries should be allowed through a conditional use permit process.

Impact Analysis

Procedures for Amendments to the Comprehensive Plan, PCC 19C.10, requires all amendments to the Plan to be reviewed against ten criteria (PCC 19C.10.060 B.). Those criteria, and staff evaluation, are as follows:

Effect on rate of growth, development, and conversion of land as envisioned in the Plan

The amendment would not impact the rate of growth, development, or conversion of land as envisioned in the plan. Approving the amendment may encourage additional development of small winery operations.

Effect on the County's capacity to provide adequate public facilities

The amendment would not impact the County's capacity to provide adequate public facilities.

Effect on the rate of population and employment growth

The amendment would not impact the rate of population and employment growth. Allowing small scale winery operations may provide incidental employment supporting the operation or secondary employment in services providing equipment or products to a winery.

Whether Plan objectives are being met as specified or remain valid and desirable

The amendment would be consistent with the objectives of the Comprehensive Plan. The objectives and standards of the Comprehensive Plan (19A.40.010 - RUR Objective 1 (A-D)) support land uses in the rural area having a lower intensity of use, compatible with the rural character, and size and scale of the use. The policies also support land uses in rural areas related to farms and allow industrial uses meeting home occupation or cottage industry criteria.

The amendment would allow agricultural-related cottage industries at a scale that is compatible with the rural area. Requiring a conditional use permit allows review of compatibility and addresses issues such as access, noise, hours of operation. Rural Sensitive Resource (RSR) zone standards requiring the use of Low Impact Development techniques and other standards that protect sensitive resource would increase the compatibility of the small scale agricultural facilities including winery accessory uses.

While the amendment as requested would be consistent with the Plan objectives, it cites natural resources industries, which could include mining and forestry activities, and also introduces regulatory language into the plan policies. The amendment request should be revised to limit the activity to agriculture but allow for other agricultural uses including wineries. The regulatory

elements such as size of building and the requirement for a conditional use permit should be in the County zoning code.

The requirements of the RSR zoning and the Critical Areas Ordinance would provide the additional protections to sensitive areas such as surface waters, aquifers, and fish and wildlife habitat to assure minimal impairment, pollution, or degradation and consistency with the intent of the RSR zone.

Effect on general land values or housing costs

The amendment allows an accessory use that may increase the value of the rural land. Housing costs should not be affected. The value of properties next to this type of accessory use should not decrease because of the required conditions of approval.

Whether capital improvements or expenditures are being made or completed as expected

The amendment does not require capital improvements or spending at this time.

Consistency with GMA, the Plan and Countywide Planning Policies

The amendment is consistent with GMA general goals, the Comprehensive Plan, and community plan goals for maintaining rural character and encouraging agriculturally related activities in the rural area.

GMA strives to

“ . . . maintain and enhanced natural resource based industries including...agriculture”
(RCW 36.70.020)

And

“ . . . recognizes that not all business developments in rural counties require an urban level of services; and that many businesses in rural areas fit within the definition of rural character identified by the local planning unit.” (RCW 36.70A.011)

The Comprehensive Plan encourages “ . . . diverse economic opportunities and uses compatible with and supportive of a rural way of life.” and supports “ . . . cottage industries and accessory uses... throughout the rural area.” (19A.40.010 Obj.1 and 19A.40.010 Obj. 1.C)

The proposal remains consistent with the policies of the community plan to allow land uses within the Rural-Sensitive Resource designation such as single-family residential, agriculture, and forestry (Land Use Objective 10); however it is overly restrictive with the reference to winery operations. Allowing other small scale agricultural operations using agricultural products for processing and sales would be more consistent with the policies promoting agricultural activities in the County.

Effect on critical areas and natural resource lands

The proposed agricultural facilities allowed by the amendment would require environmental and critical area review as part of the conditional use permit process. The application of the

regulations of the critical areas ordinance would minimize potential impacts to critical areas and resource lands.

Consistency with locational criteria in the Comprehensive Plan and application requirements established by Chapter 19C.10

The locational criteria within the Comprehensive Plan or community plan do not apply to the proposed amendment. The submitted application met the applicable Chapter 19C.10 submittal requirements.

Effect on other considerations

None.

Staff Recommendation

Staff recommends approval of modified policy language that would allow the desired use. This language, as suggested below, allows for the small winery uses as well as other small scale agricultural facilities that use, process, or sell an agricultural product in the RSR designation in the Gig Harbor Peninsula Community Plan. The requirement for a conditional use permit would be added to Title 18A and a definition outlining the size and scale of operations would be added to Title 18.25. The following alternative language is recommended:

Standards

- 10.2.1 Land uses within the Rural-Sensitive Resource designation shall be limited to single-family residential, agriculture, and forestry. Commercial and industrial development shall not be allowed unless directly related to an agricultural product and conducted on a scale that has minimal impact to surrounding properties.
- 10.2.1.1 The Hearing Examiner may approve a specific land use through a site plan review process based on the unique characteristics of each site.
- 10.2.1.2 Detached single-family residential homes and associated accessory structures may be permitted outright.
- 10.2.1.3 Uses that create minimum impacts to the integrity of the open space corridor such as pervious trails are encouraged.
- 10.2.1.4 Uses that do not involve significant buildings or impervious surfaces such as farming and forestry are encouraged.
- ~~10.2.1.5 Uses involving production and sales of agricultural products such as small scale commercial wineries should be allowed through a conditional use permit process.~~

Implementation Requirements

The Gig Harbor Peninsula Community Plan would need amended to reflect the revised language regarding the RSR designation specifically in Objective 10, Standard 10.2.1.

The Gig Harbor Peninsula Use Tables in Title 18A would need amended to include the allowance for small scale agricultural operations in the RSR zone requiring a conditional use permit.

A new definition would be added in PCC 18.25 for small scale agricultural operations including square footage of buildings which would limit the size and scale of the operation.

CUMULATIVE ANALYSIS – COMMUNITY PLAN AMENDMENTS

The Community Plan Amendments clarify or change existing policies, or add new policies to a community plan. The proposed community plan amendments would not result in significant adverse environmental impacts. Proposed community plan amendments that would have associated impacts are discussed below.

Proposed Action

The Proposed Action would result in both of the community plan amendments being adopted.

The C-1 amendment adds a policy to the Gig Harbor Peninsula Community Plan that would allow small scale agricultural production and sales in the RSR zone in the Gig Harbor Peninsula Community Plan. The policy proposal does not result in the immediate conversion of rural residential designated lands to commercially designated lands. Potential impact would be identified at a time in the future when a specific area-wide map amendment is being considered for approval.

The C-2 amendment includes descriptive text and policy to allow for an RNC in the Fisherman's Village area. This amendment is directly tied to area-wide map amendment M-6 which proposes to redesignate six parcels totaling 16.5 acres from Rural 10 (R10) to Rural Neighborhood Center (RNC) within the Gig Harbor rural area. Three of these six parcels have already been developed as commercial properties. While designated as rural, the surrounding area is also already built-out as suburban residential which include single-family development, a mobile home park and higher density residential.

No Action Alternative

Under the No Action Alternative the existing policies in community plans would remain in place

Impacts – Staff Recommendation Alternative

The Staff Recommendation Alternative is the same as the Project Action

| Community Plan Amendments Environmental Impacts | | | |
|--|------------------------|------------------------------|---|
| Amendment | Proposed Action | No Action Alternative | Staff Recommendation Alternative |
| C-1 | No New Impact | No New Impact | Same as Proposed Action |
| C-2 | No New Impact | No New Impact | No New Impact |

Mitigation Measures

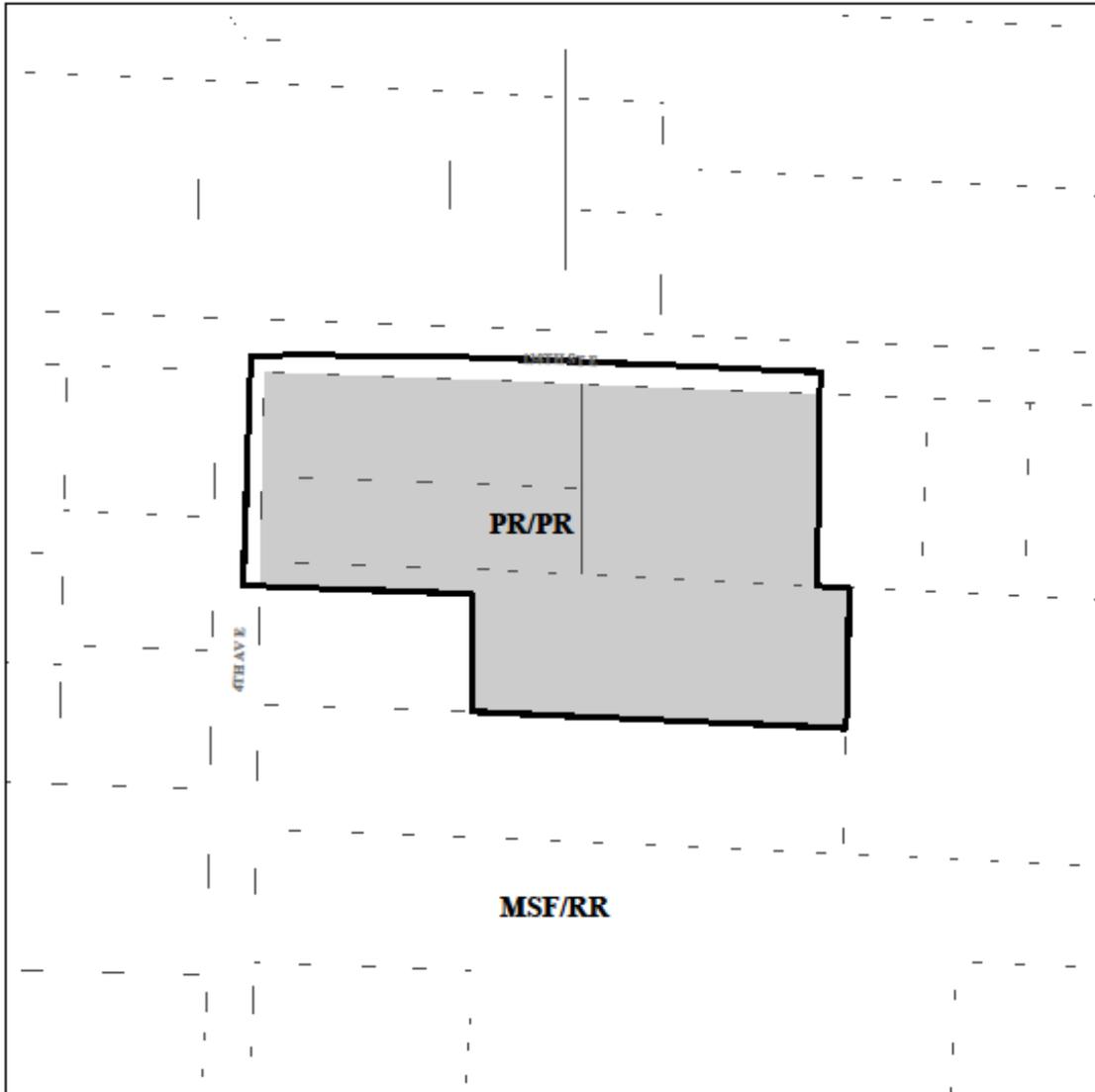
No mitigation measures needed or proposed.

Unavoidable Impacts

No new environmental impacts.

Appendix A

Amendment Maps



2013 PROPOSED AREA-WIDE MAP AMENDMENT

Amendment #M-1, Pierce County Public Works, SWM (Map 1 of 5)

Initiated by Pierce County Executive

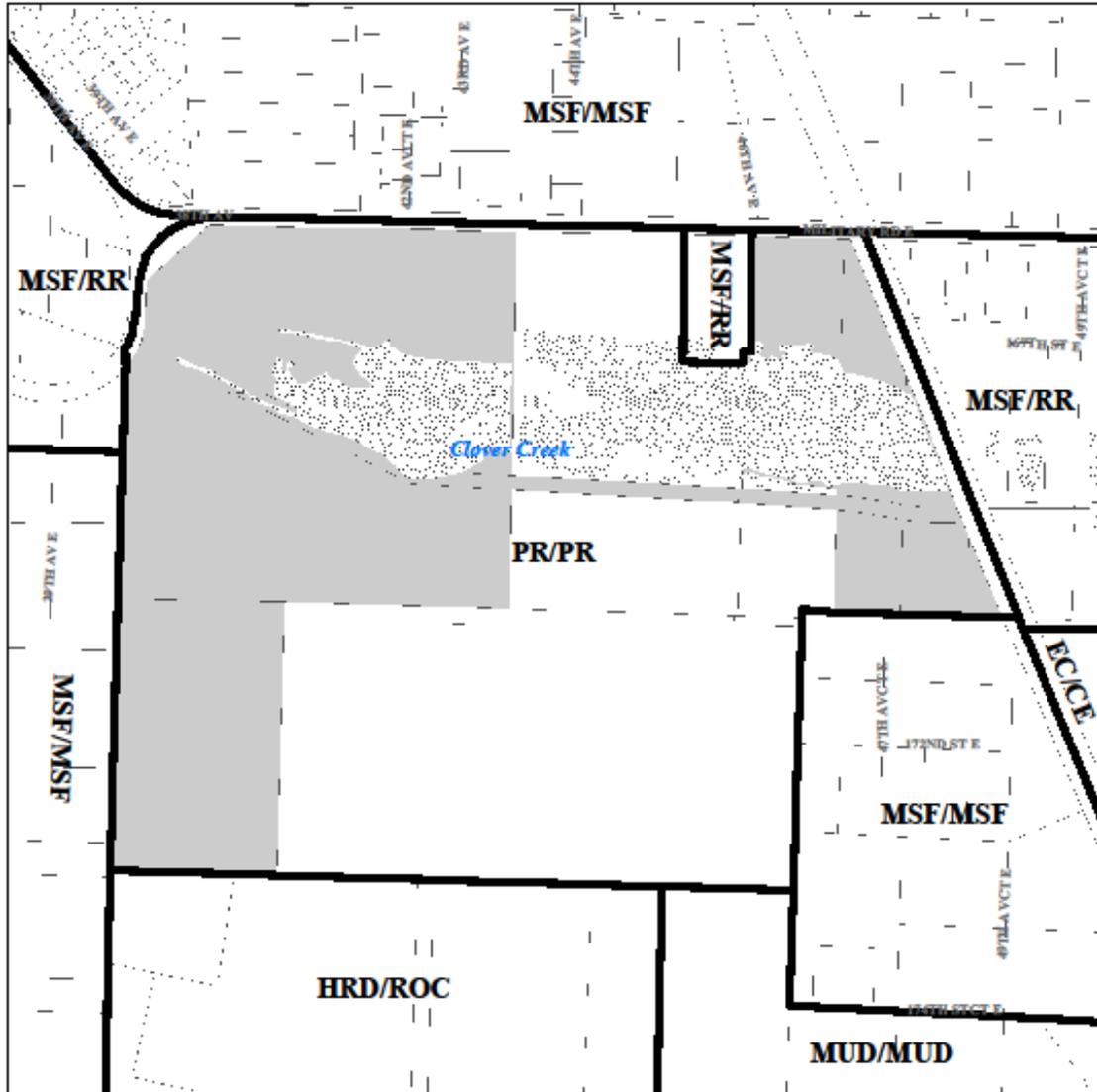
 Redesignate/Rezone from PR/PR to MSF/RR

Department of Planning and Land Services

Plot Date: April 01, 2013 Scale = 1:1,500

Map Document: H:\mxd\prop_area_wide_amend\2013\amendment_m_1_2013_1.mxd





2013 PROPOSED AREA-WIDE MAP AMENDMENT

Amendment #M-1, Pierce County Public Works, SWM (Map 2 of 5)

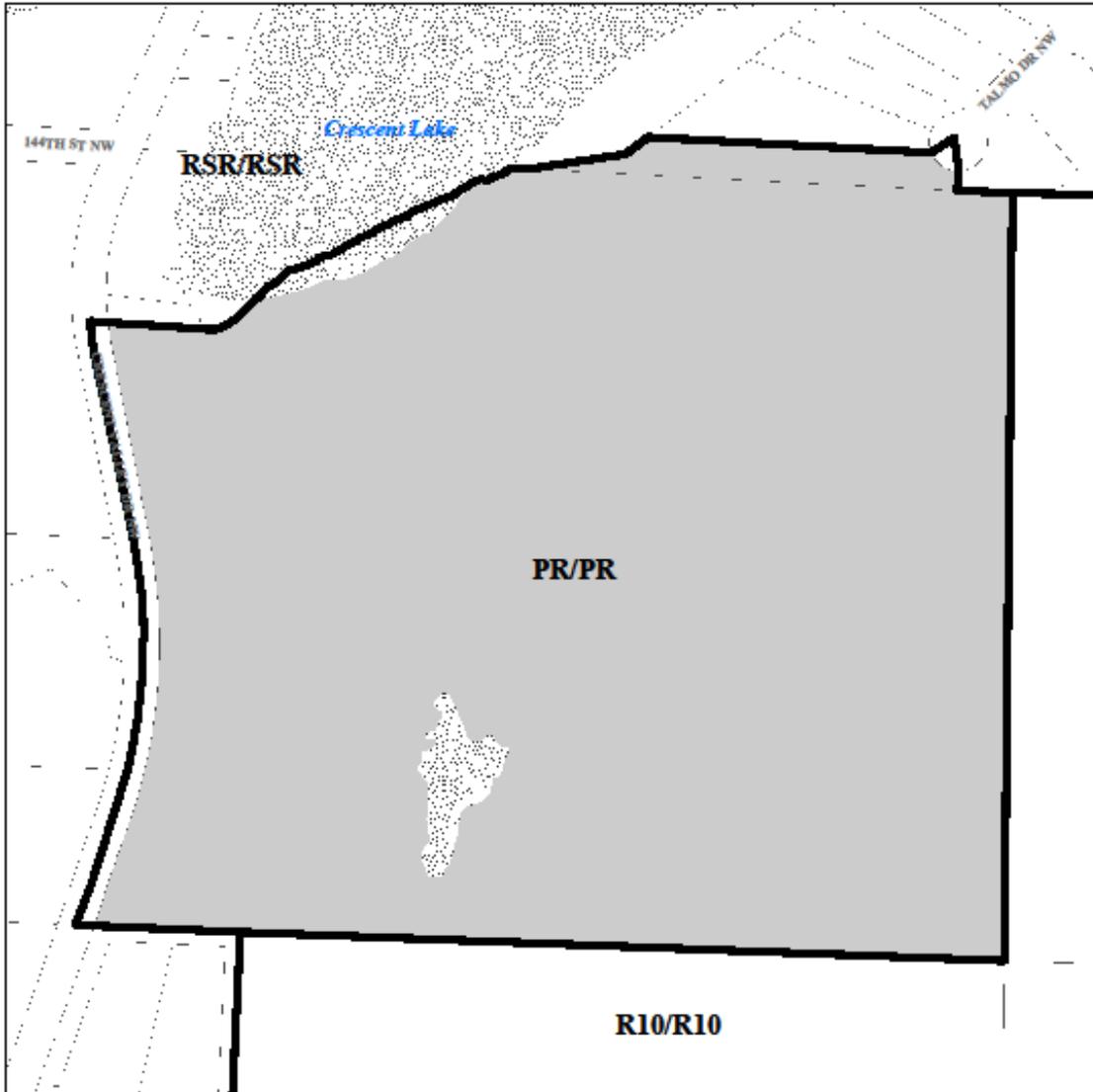
Initiated by Pierce County Executive

Redesignate/Rezone from PR/PR to MSF/RR

Department of Planning and Land Services
Plot Date: April 01, 2013 Scale = 1:6,000



Map Document: H:\mxd\prop_area_wide_amend\2013\amendment_m_1_2013_2.mxd



2013 PROPOSED AREA-WIDE MAP AMENDMENT

Amendment #M-1, Pierce County Public Works, SWM (Map 4 of 5)

Initiated by Pierce County Executive

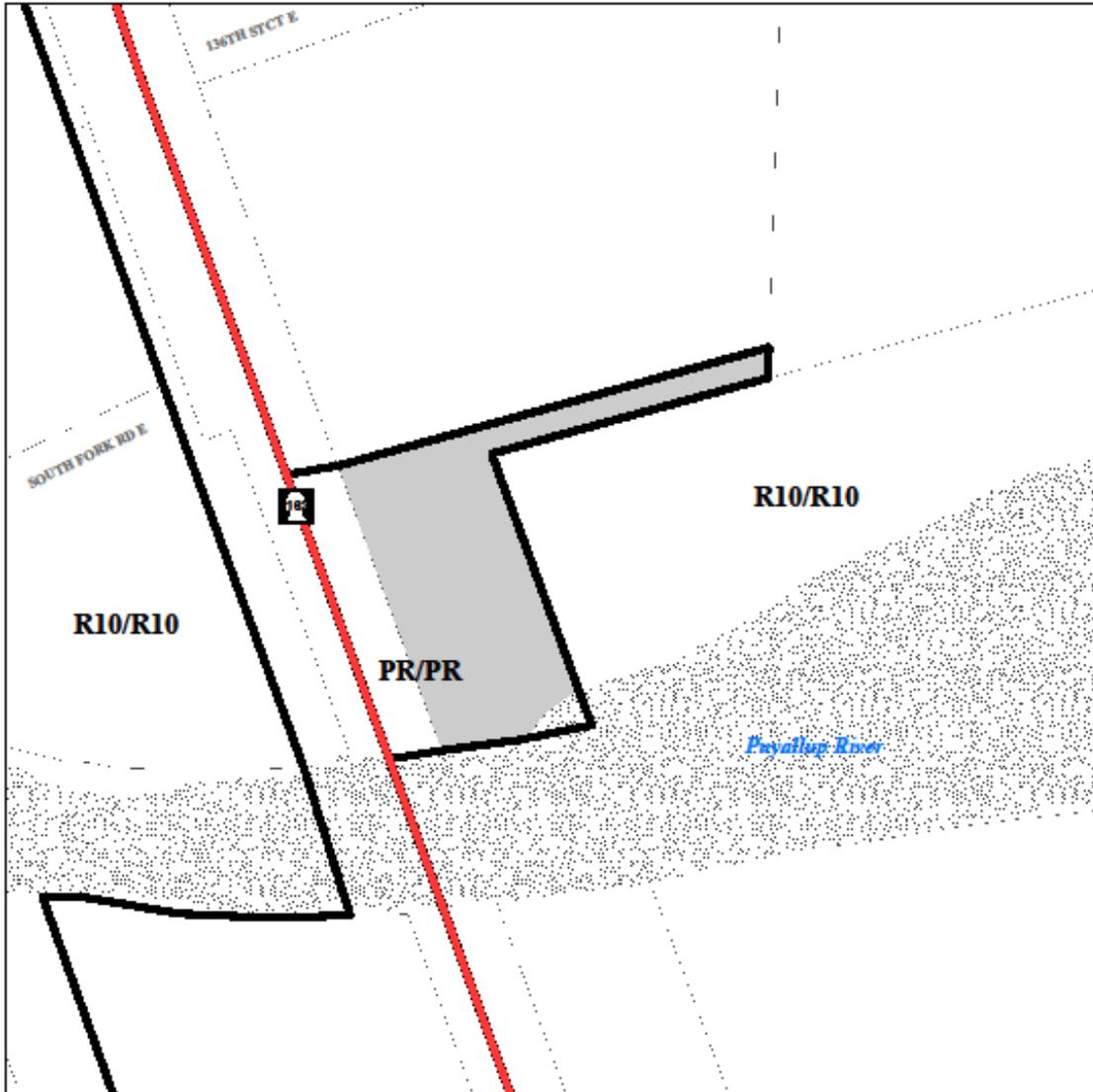
Redesignate/Rezone from PR/PR to RSR/RSR

Department of Planning and Land Services

Plot Date: April 01, 2013 Scale = 1:3,000

Map Document: H:\mxd\prop_area_wide_amend\2013\amendment_m_1_2013_4.mxd





2013 PROPOSED AREA-WIDE MAP AMENDMENT

Amendment #M-1, Pierce County Public Works, SWM (Map 5 of 5)

Initiated by Pierce County Executive

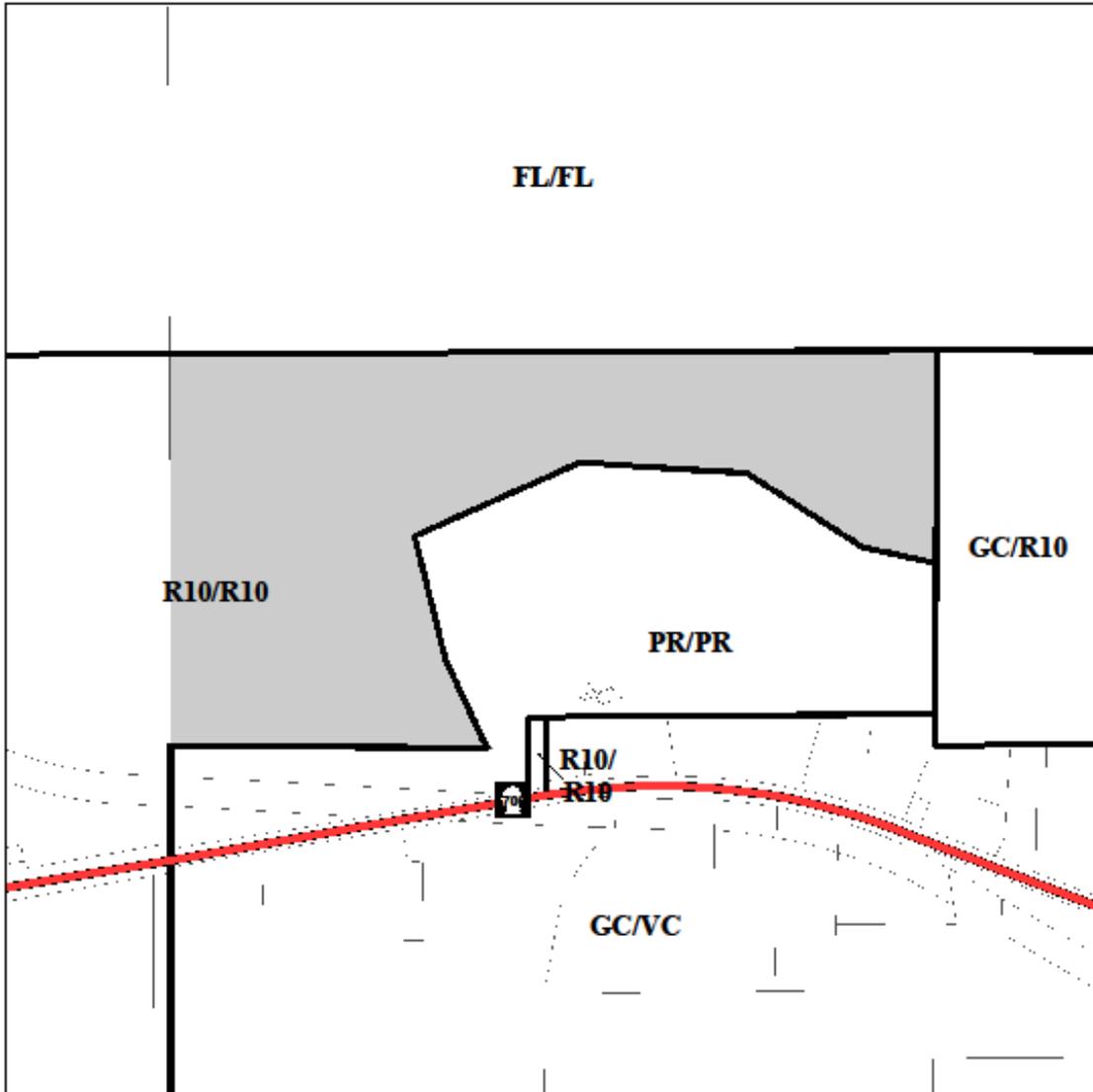
 Redesignate/Rezone from PR/PR to R10/R10

Department of Planning and Land Services

Plot Date: April 01, 2013 Scale = 1:1,200

Map Document: H:\mxd\prop_area_wide_amend\2013\amendment_m_1_2013_5.mxd





2013 PROPOSED AREA-WIDE MAP AMENDMENT

Amendment #M-2, Pierce County Parks and Recreation (Ashford Property)

Initiated by Pierce County Executive

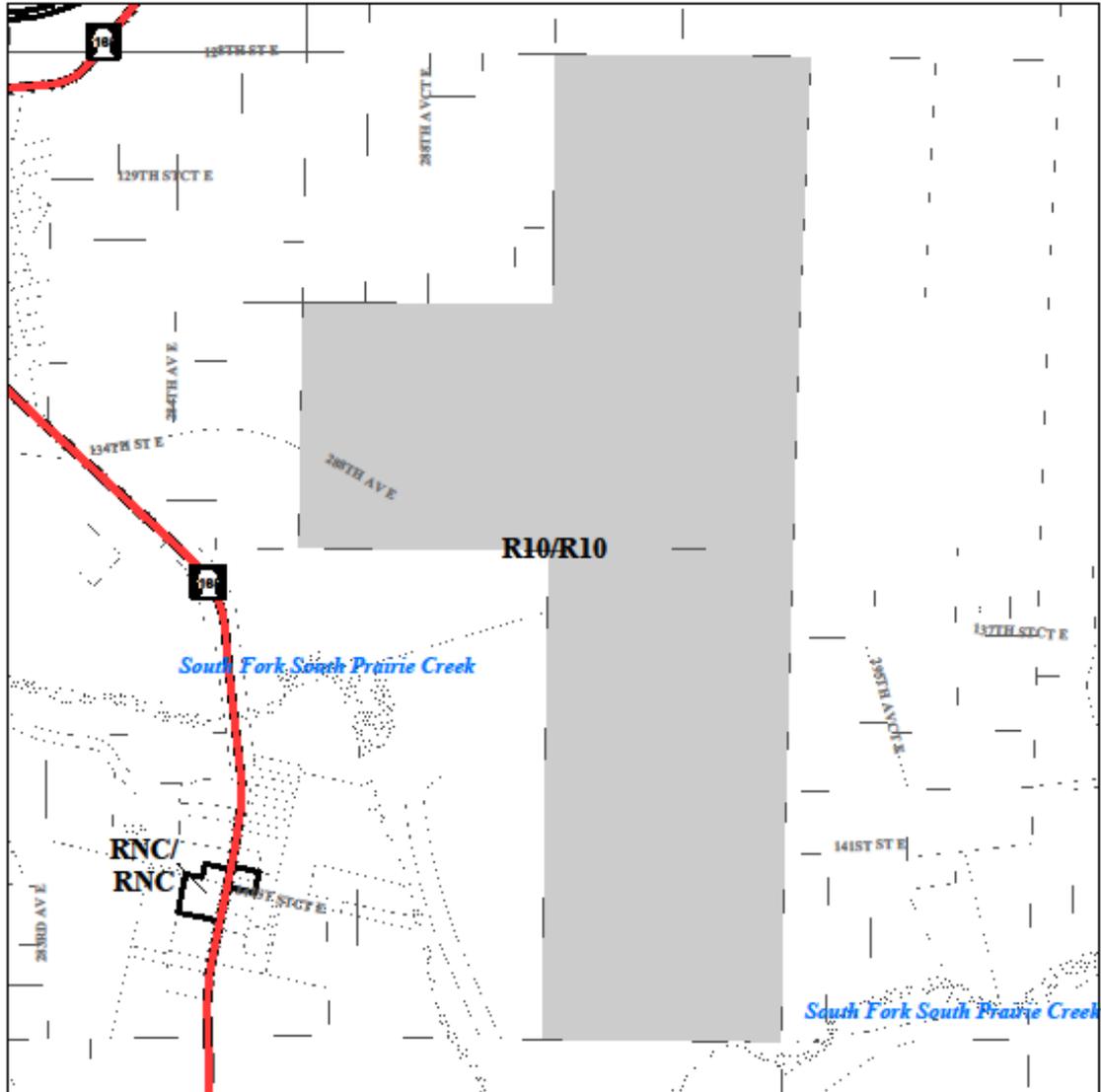
 Redesignate/Rezone from R10/R10 to PR/PR

Department of Planning and Land Services

Plot Date: April 01, 2013 Scale = 1:6,000

Map Document: H:\mxd\prop_area_wide_amend\2013\amendment_m_2_2013_ashford.mxd





2013 PROPOSED AREA-WIDE MAP AMENDMENT

Amendment #M-2, Pierce County Parks and Recreation (Buckley Woodlands)

Initiated by Pierce County Executive

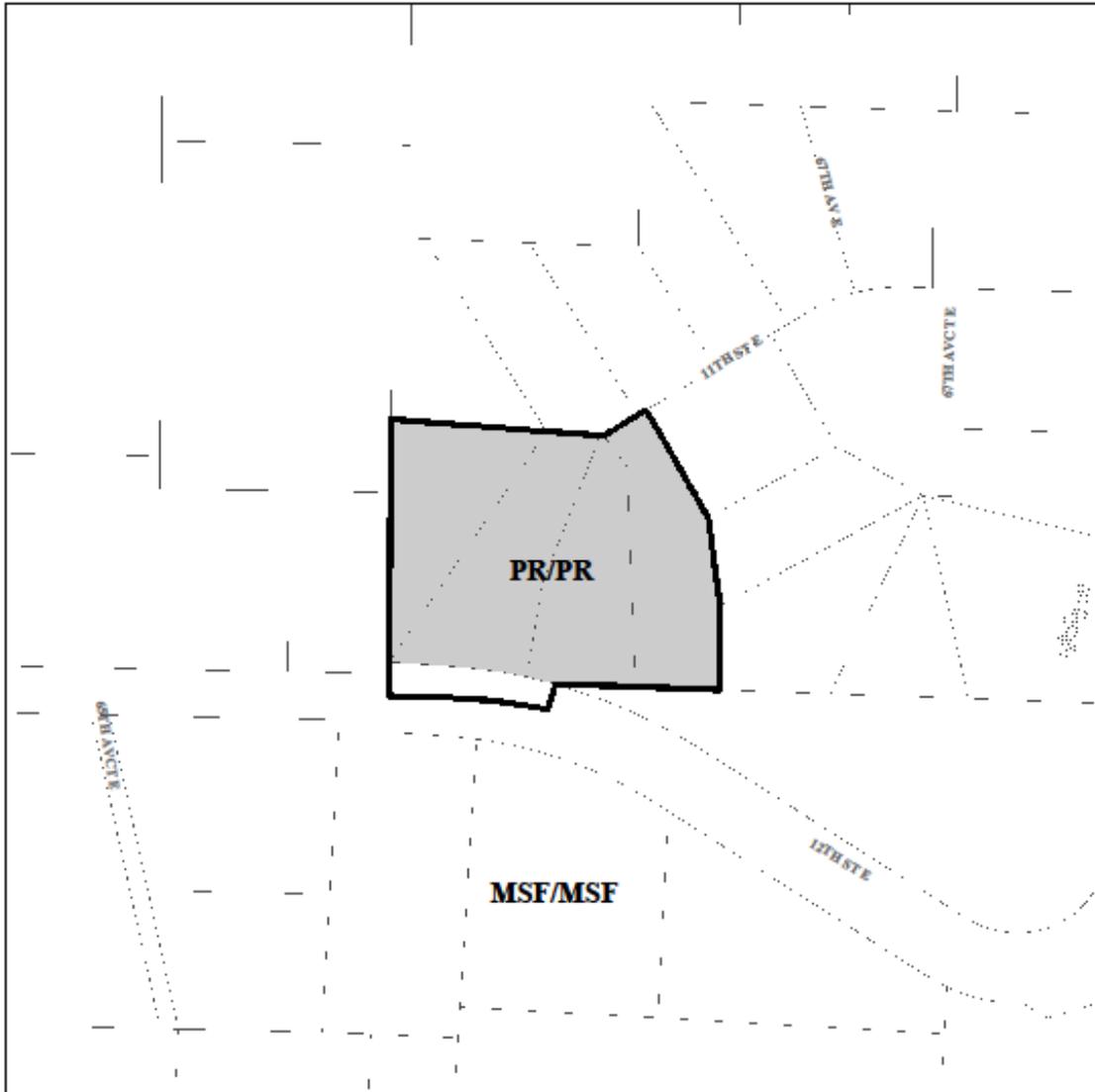
Redesignate/Rezone from R10/R10 to PR/PR

Department of Planning and Land Services

Plot Date: April 01, 2013 Scale = 1:9,500

Map Document: H:\mxd\prop_area_wide_amend\2013\amendment_m_2_2013_buckley.mxd





2013 PROPOSED AREA-WIDE MAP AMENDMENT

Amendment #M-2, Pierce County Parks and Recreation (Ellenswood)

Initiated by Pierce County Executive

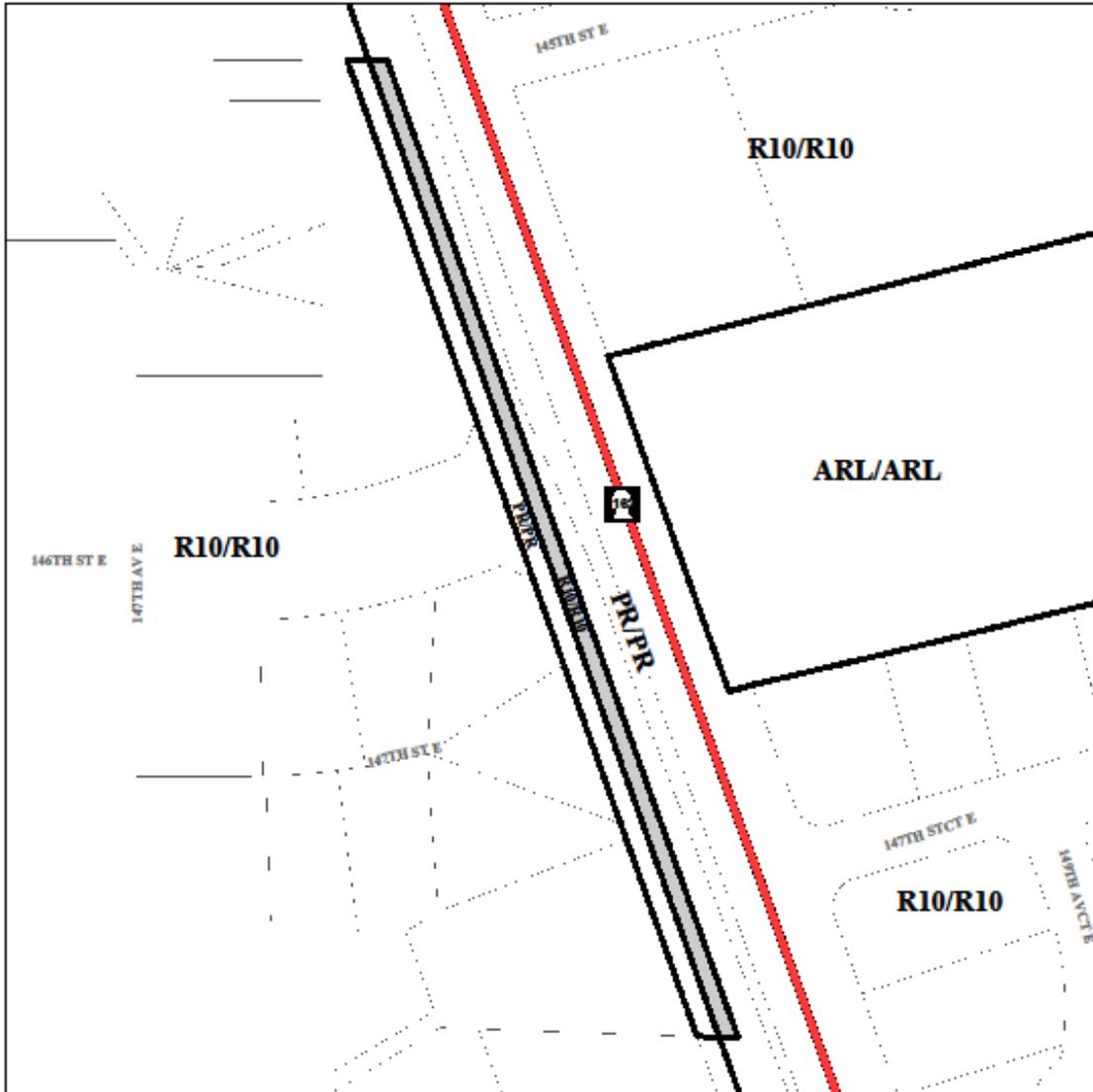
 Redesignate/Rezone from PR/PR to MSF/MSF

Department of Planning and Land Services

Plot Date: April 01, 2013 Scale = 1:1,500

Map Document: H:\mxd\prop_area_wide_amend\2013\amendment_m_2_2013_ellenswood.mxd





2013 PROPOSED AREA-WIDE MAP AMENDMENT

Amendment #M-2, Pierce County Parks and Recreation (Foothills Trail)

Initiated by Pierce County Executive

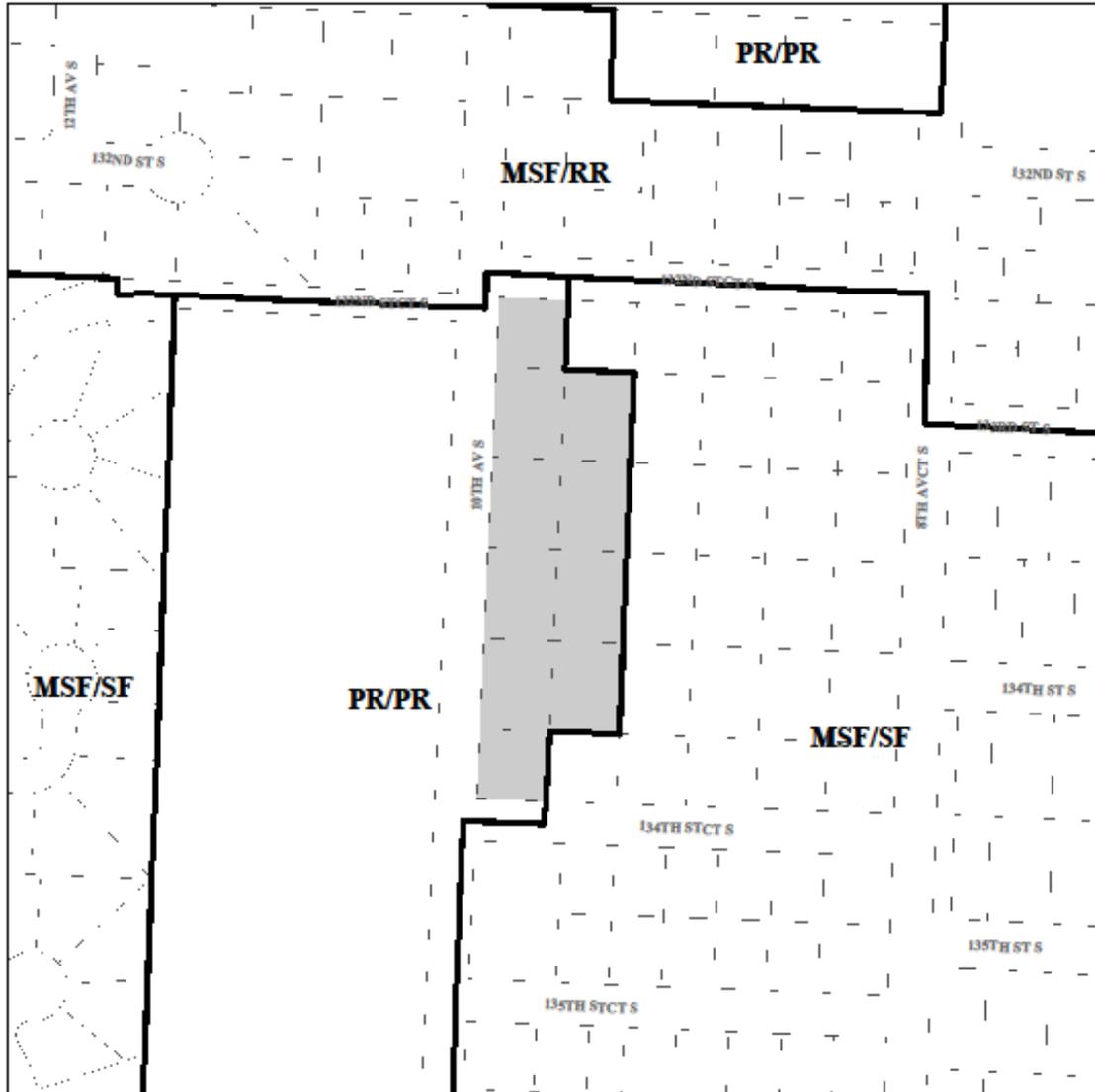
 Redesignate/Rezone from R10/R10 to PR/PR

Department of Planning and Land Services

Plot Date: April 01, 2013 Scale = 1:1,500

Map Document: H:\mxd\prop_area_wide_amend\2013\amendment_m_2_2013_fthill_trail.mxd





2013 PROPOSED AREA-WIDE MAP AMENDMENT

Amendment #M-3, Pierce County PALS and Community Connections

Initiated by Pierce County Executive

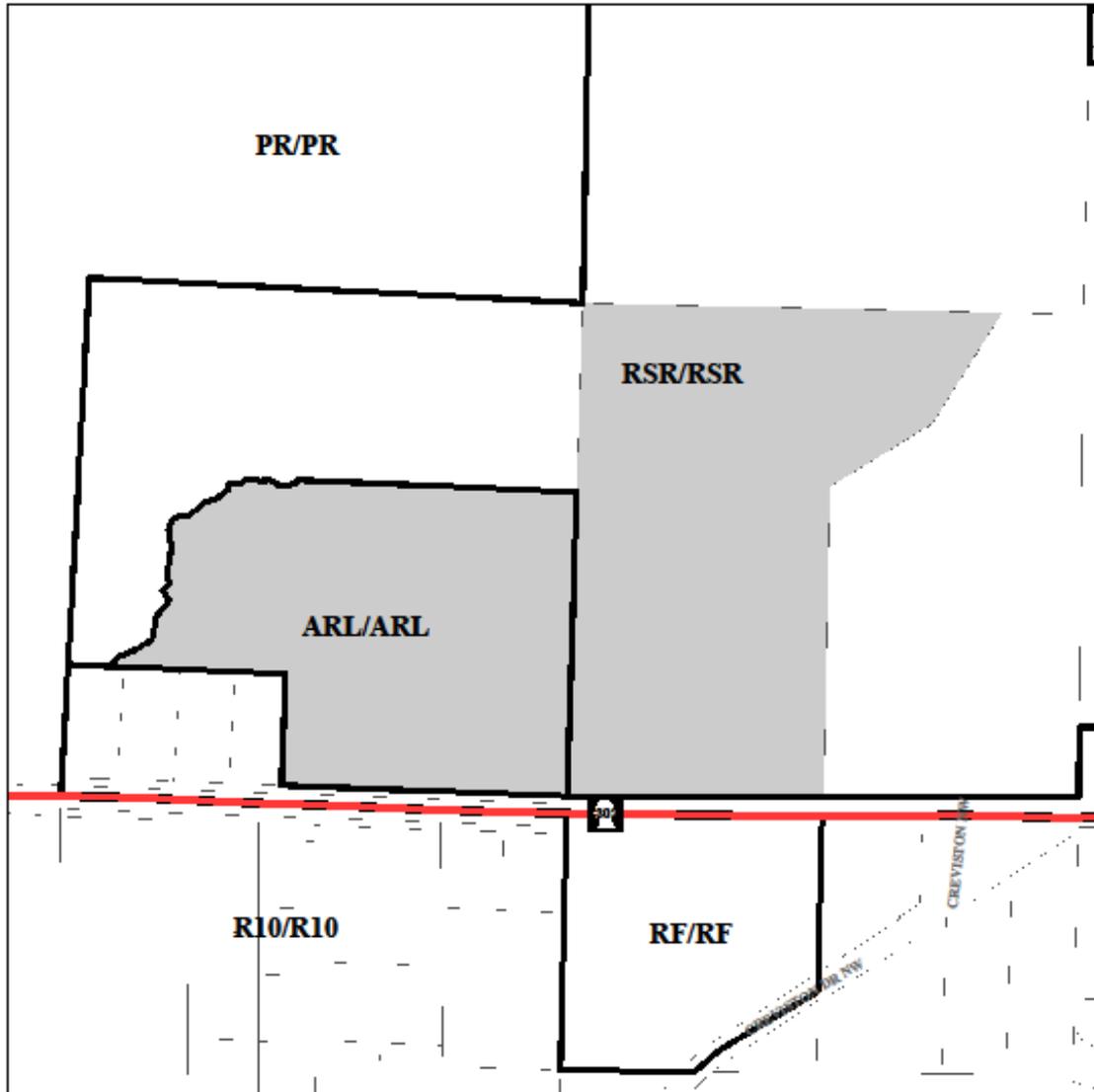
Redesignate/Rezone from PR/PR to MSF/SF

Department of Planning and Land Services

Plot Date: April 01, 2013 Scale = 1:2,500

Map Document: H:\mxd\prop_area_wide_amend\2013\amendment_m_3_2013.mxd





2013 PROPOSED AREA-WIDE MAP AMENDMENT

Amendment #M-5, Key Peninsula Metropolitan Park District (Map 1 of 5)

Initiated by Pierce County Council

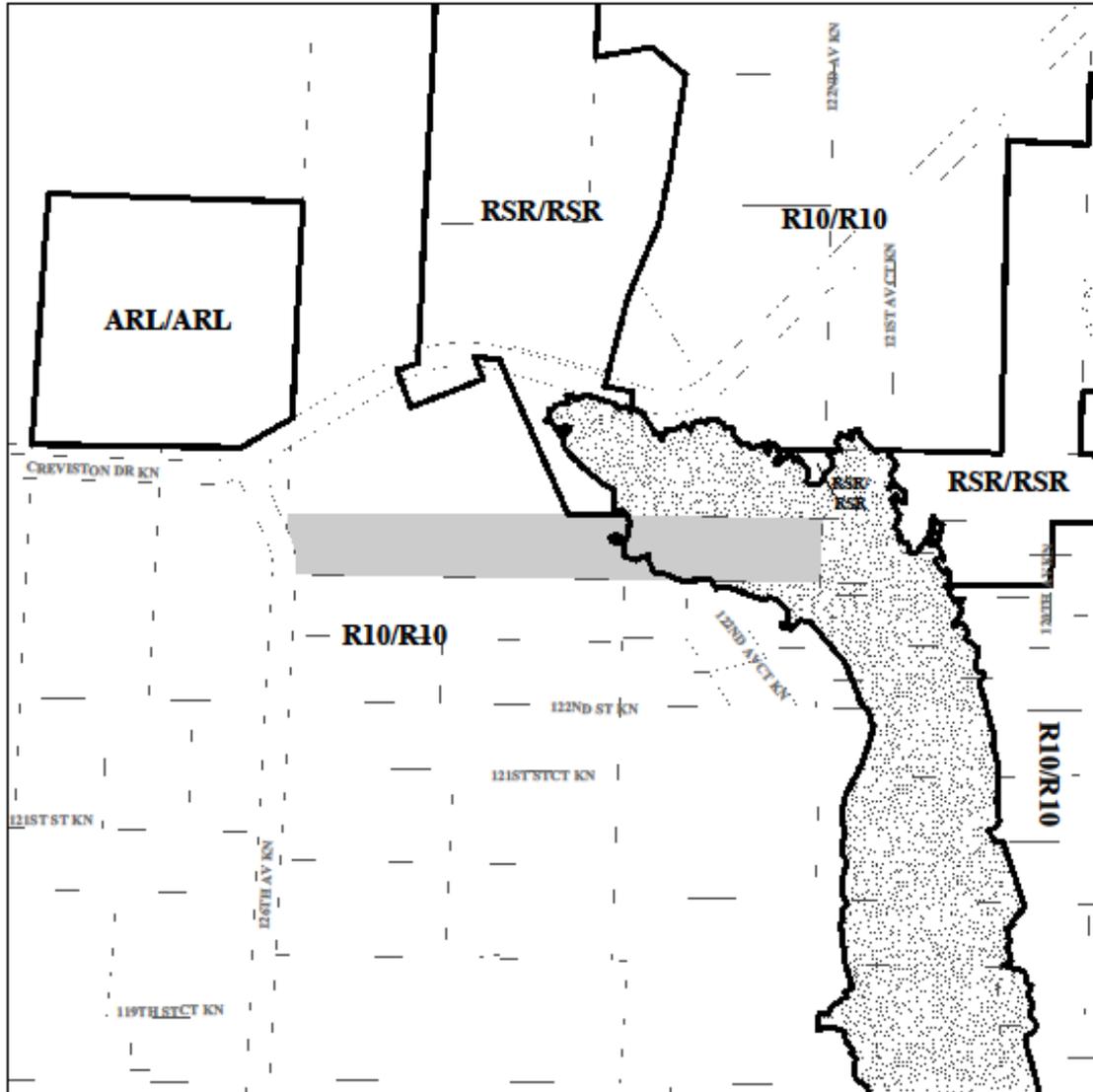
 Redesignate/Rezone from RSR/RSR and ARL/ARL to PR/PR

Department of Planning and Land Services

Plot Date: April 01, 2013 Scale = 1:4,500

Map Document: H:\mxd\prop_area_wide_amend\2013\amendment_m_5_2013_1.mxd





2013 PROPOSED AREA-WIDE MAP AMENDMENT

Amendment #M-5, Key Peninsula Metropolitan Park District (Map 2 of 5)

Initiated by Pierce County Council

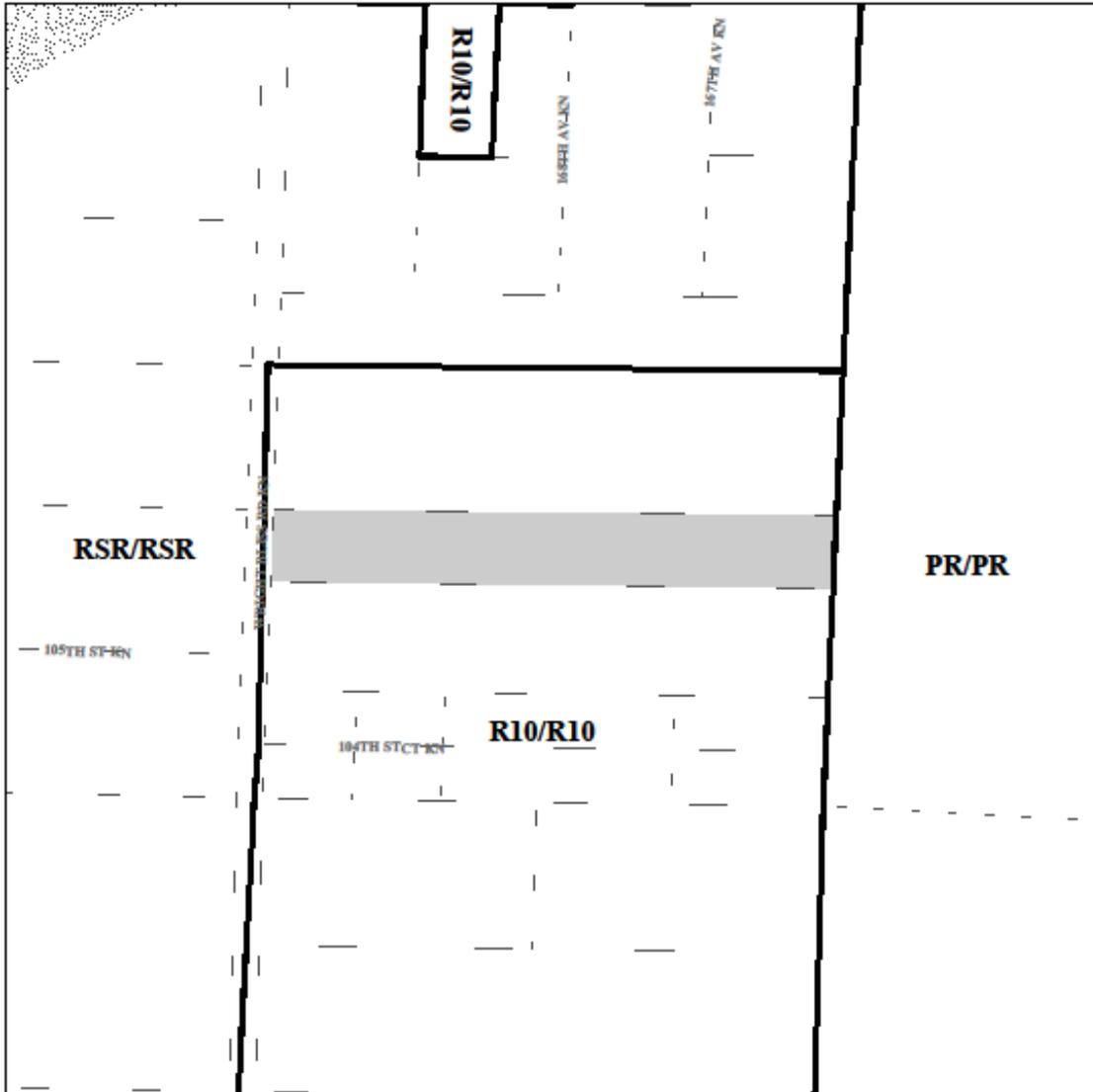
Redesignate/Rezone from R10/R10 to PR/PR

Department of Planning and Land Services

Plot Date: April 01, 2013 Scale = 1:4,500

Map Document: H:\mxd\prop_area_wide_amend\2013\amendment_m_5_2013_2.mxd





2013 PROPOSED AREA-WIDE MAP AMENDMENT

Amendment #M-5, Key Peninsula Metropolitan Park District (Map 3 of 5)

Initiated by Pierce County Council

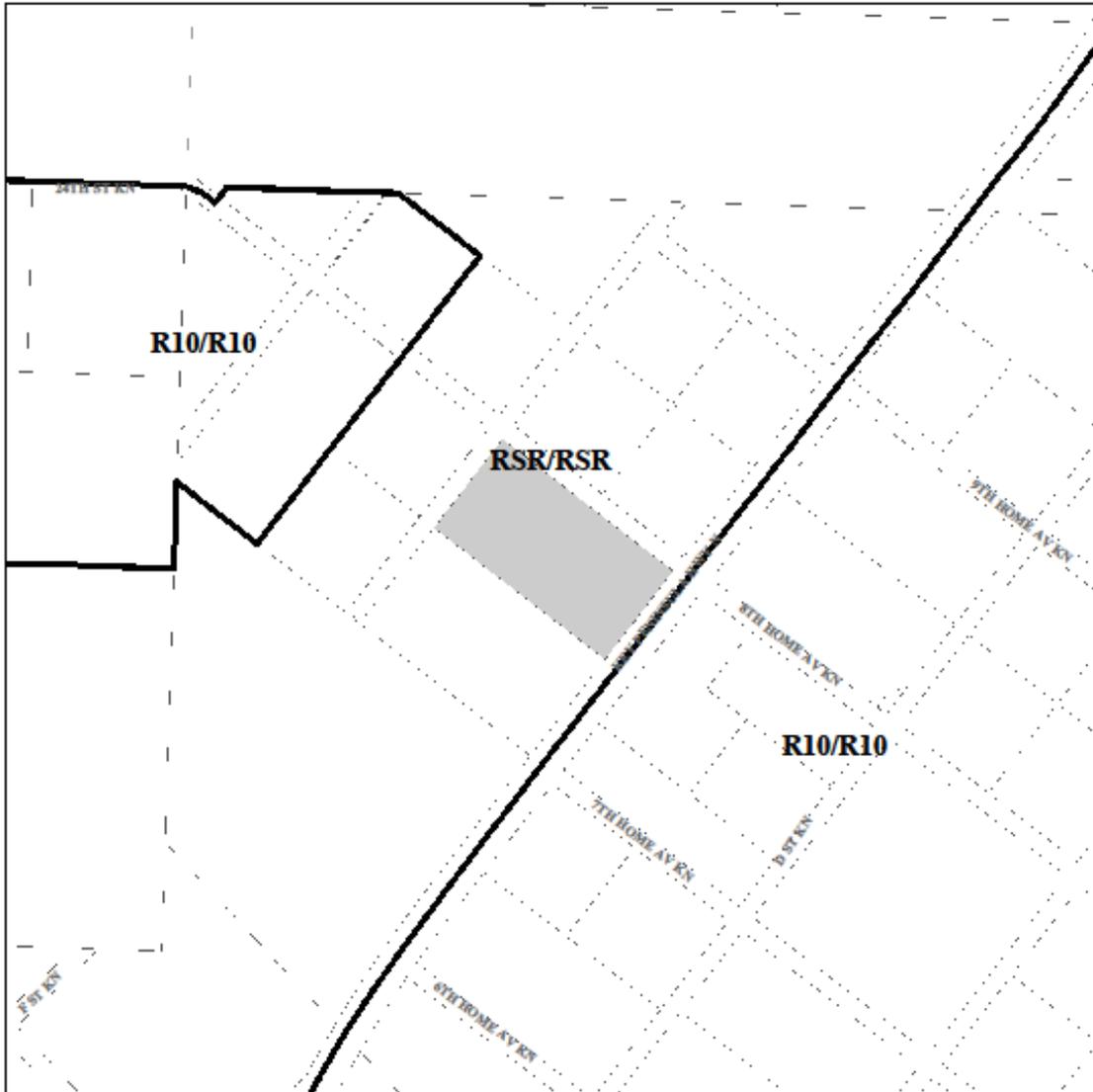
 Redesignate/Rezone from R10/R10 to PR/PR

Department of Planning and Land Services

Plot Date: April 01, 2013 Scale = 1:4,000

Map Document: H:\mxd\prop_area_wide_amend\2013\amendment_m_5_2013_3.mxd





2013 PROPOSED AREA-WIDE MAP AMENDMENT

Amendment #M-5, Key Peninsula Metropolitan Park District (Map 4 of 5)

Initiated by Pierce County Council

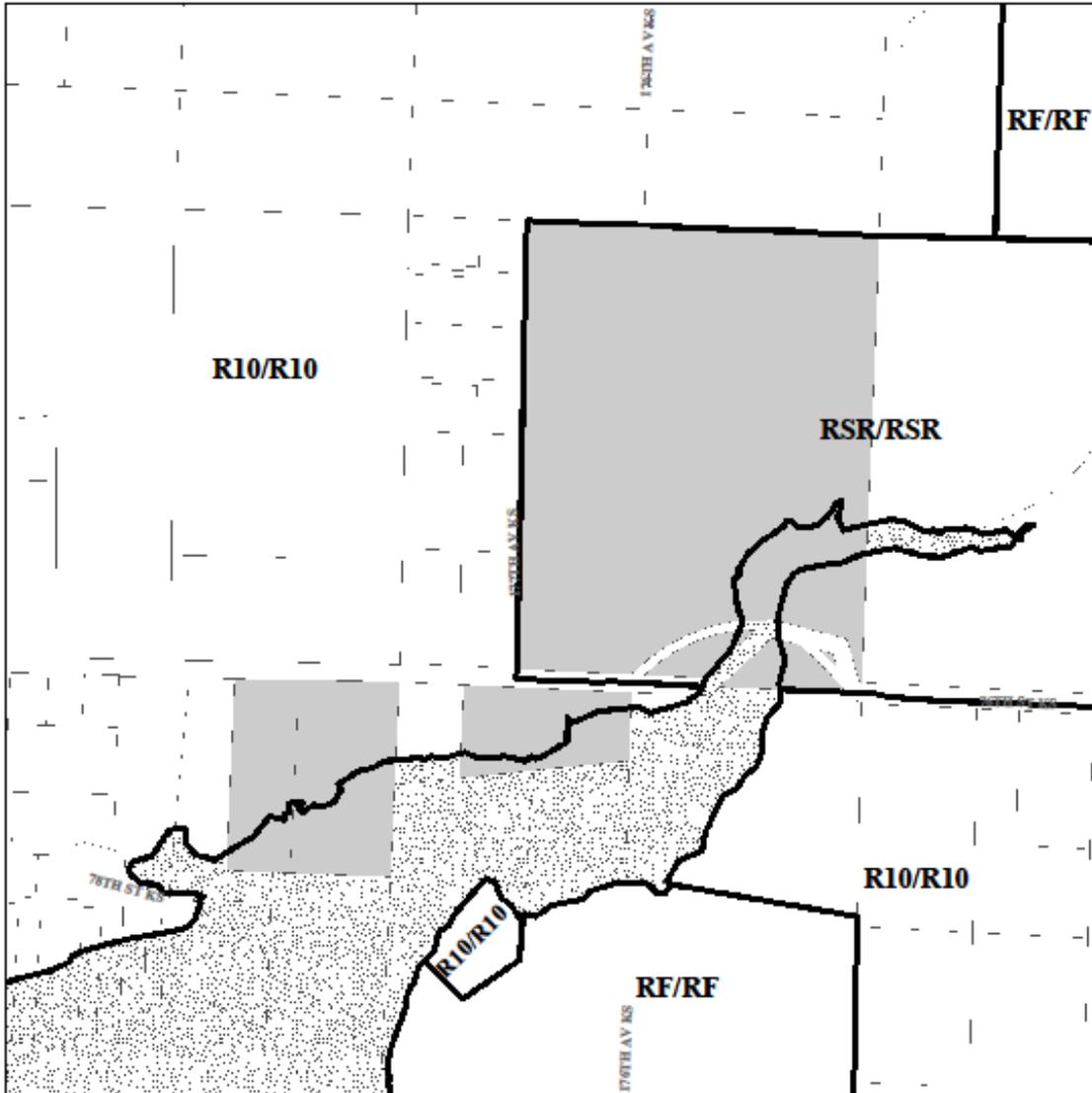
 Redesignate/Rezone from RSR/RSR to PR/PR

Department of Planning and Land Services

Plot Date: April 01, 2013 Scale = 1:3,000

Map Document: H:\mxd\prop_area_wide_amend\2013\amendment_m_5_2013_4.mxd





2013 PROPOSED AREA-WIDE MAP AMENDMENT

Amendment #M-5, Key Peninsula Metropolitan Park District (Map 5 of 5)

Initiated by Pierce County Council

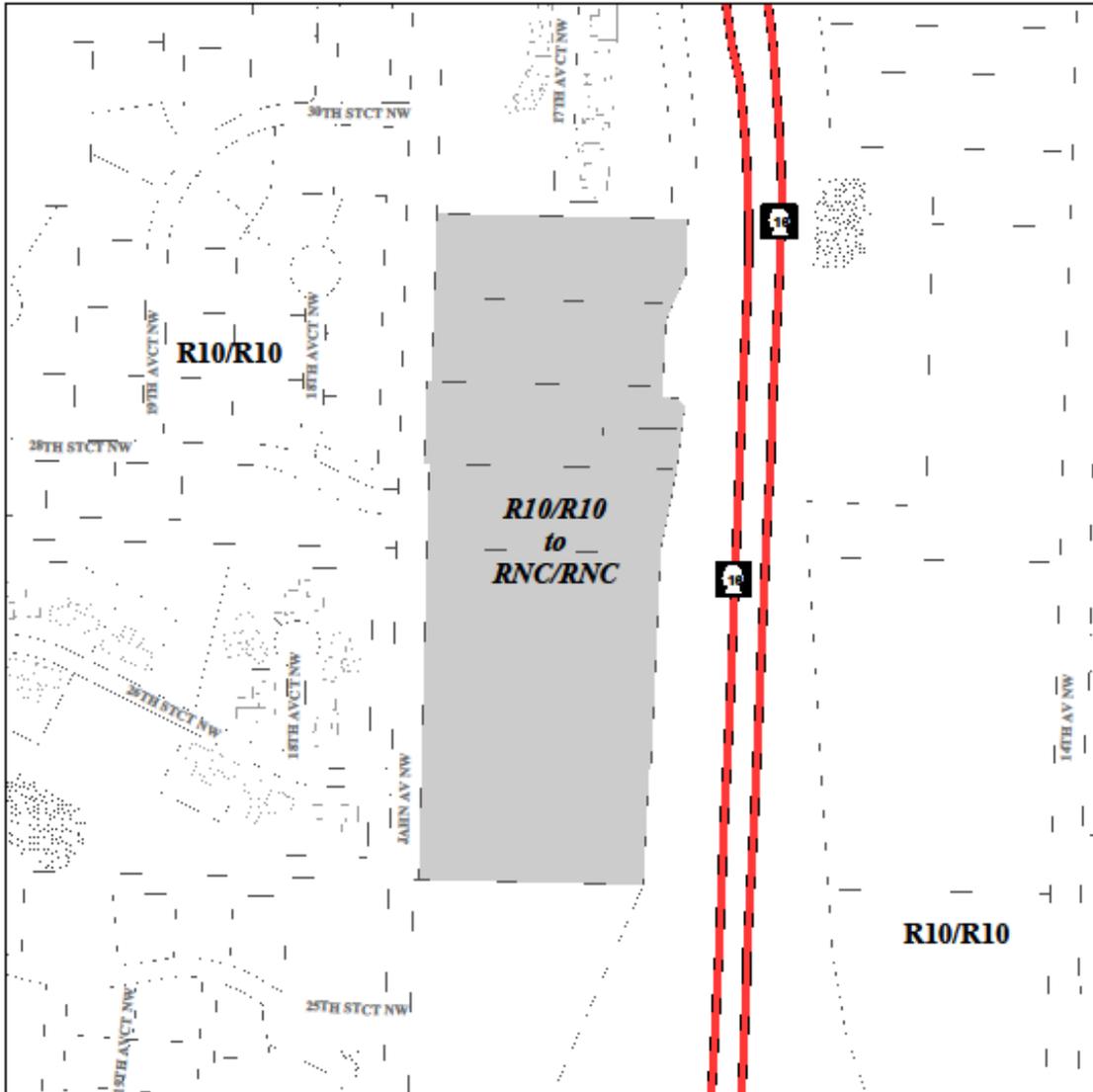
 Redesignate/Rezone from RSR/RSR and R10/R10 to PR/PR

Department of Planning and Land Services

Plot Date: April 01, 2013 Scale = 1:5,000

Map Document: H:\mxd\prop_area_wide_amend\2013\amendment_m_5_2013_5.mxd





2013 PROPOSED AREA-WIDE MAP AMENDMENT

Amendment #M-6, L80 LLC/ Carl Halsan

Initiated by Pierce County Council

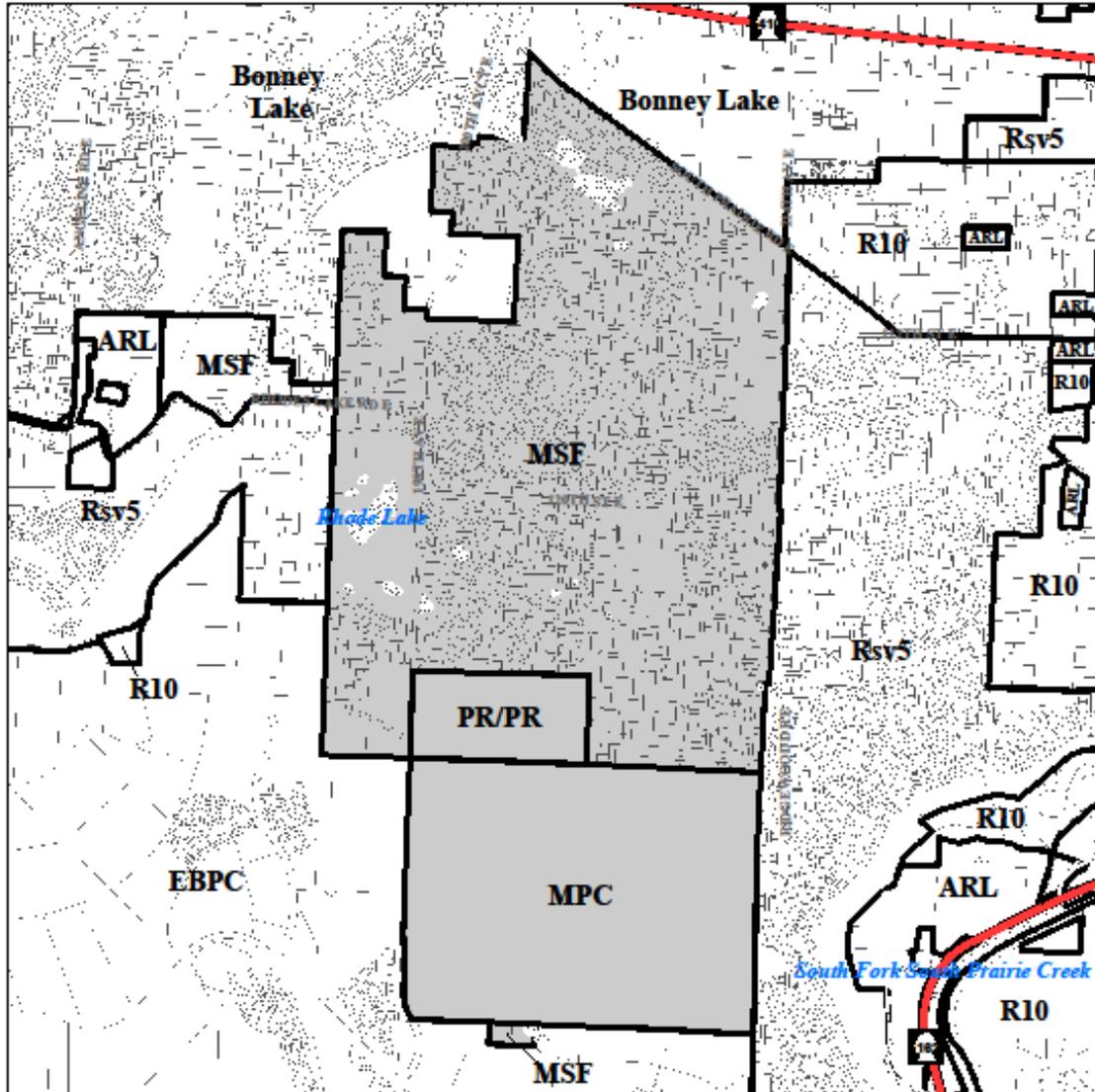
 Redesignate/Rezone from R10/R10 to RNC/RNC

Department of Planning and Land Services

Plot Date: June 25, 2013 Scale = 1:3,500

Map Document: H:\mxd\prop_area_wide_amend\2013\amendment_m_6_2013.mxd





2013 PROPOSED URBAN GROWTH AREA AMENDMENT

Amendment #U-1, City of Bonney Lake

Initiated by Pierce County Council

 Add to City of Bonney Lakes Urban Service Area

Department of Planning and Land Services

Plot Date: April 30, 2013 Scale = 1:26,647

Map Document: H:\mxd\prop_area_wide_amend\2013\amendment_u_1_2013_letter.mxd



Appendix B

Distribution List

| | | |
|---|--|---|
| PIERCE COUNTY EIS LIST \\ADMIN\LST\EIS LABELS 2013.DOC | KING CO LAND USE PLANNING DDES LAND USE SERVICES 900 OAKESDALE AVE SW RENTON, WA 98055-1219 | KITSAP COUNTY PLANNING ENV REVIEW SECTION 614 DIVISION M/S 36 PORT ORCHARD, WA 98366 |
| THURSTON REGIONAL PLANNING COUNCIL 2424 HERITAGE COURT SW, SUITE A OLYMPIA, WA 98502 | MASON COUNTY REG PLAN COUNCIL STEVE GOINGS 411 N. 5TH ST SHELTON WA 98584 | PIERCE COUNTY SHERIFF'S DEPT SOUTH HILL PRECINCT 271 JOHN BANANOLA WAY E PUYALLUP WA 98374 |
| US ARMY CORPS OF ENGINEERS SEATTLE DISTRICT PO BOX 3755 SEATTLE, WA 98124-3755 | ROUTE: JOSEPH COPPO PIERCE COUNTY PARKS | YAKIMA CO PLANNING DEPT ENV REVIEW SECTION ROOM 417 COURTHOUSE YAKIMA WA 98901 |
| ROUTE: PC PARKS & REC DEPT 9112 LAKEWOOD DRIVE SW TACOMA WA 98499 | THUN FIELD C/O BRUCE DUNN 16715 MERIDIAN E, BLDG B PUYALLUP WA 98373 | ROUTE: PC FIRE PREV BUREAU ANNEX |
| ROUTE: PAT MCCARTHY PC EXECUTIVE COUNTY/CITY BLDG RM 737 | ROUTE: BRIAN ZIEGLER PC PUBLIC WORKS & UTILS DEPT ESB - UNIVERSITY PLACE | ROUTE: PETE PHILLEY DEPUTY PROSECUTING ATTY 955 TACOMA AVE SO #301 |
| ROUTE: P C SHERIFF'S DEPARTMENT SHERIFF'S WING COUNTY-CITY BLDG | ROUTE: JIM HALL ASSESSOR-TREASURER'S OFFICE ANNEX BLDG | ROUTE: STEVE WAMBACK PC PUBLIC WORKS & UTILS DEPT SOLID WASTE DIVISION |
| ROUTE: ANN-MARIE MARSHALL-DODY SURFACE WATER MANAGEMENT | TACOMA PUBLIC LIBRARY 1102 TACOMA AVE S TACOMA WA 98402 | STEVE MAREK TPCHD ENV HEALTH DIVISION 3629 SOUTH "D" ST TACOMA WA 98408 |
| PIERCE COUNTY COUNCIL (12) RM 1046 COUNTY-CITY BLDG TACOMA WA 98405 | PIERCE COUNTY PLANNING COMMISSION (8) 2401 SO 35TH ST RM 228 TACOMA, WA 98409 | ROUTE: PLANNING AND LAND SERVICES BUILDING DIVISION ANNEX |
| ROUTE: KEVIN PHELPS DEPUTY EXECUTIVE COUNTY/CITY BLDG RM 737 | ROUTE: PUBLIC WORKS & UTILITIES WATER PROGRAMS ESB | ROUTE: ROB ALLEN ECONOMIC DEVELOPMENT 950 PACIFIC AVE #720 |

ROUTE:

KATHLEEN LARRABEE
 PALS RESOURCE MANAGEMENT
 2401 SO 35TH ST

ROUTE:

JESSE HAMASHIMA
 PWU TRANSPORTATION
TMOB

P C LIBRARY PAC
3005 112TH ST EAST
TACOMA WA 98446

PCFPD #2 (LAKEWOOD)
 10928 PACIFIC HWY SW
 LAKEWOOD WA 98499

PCFPD #3 (UNIVERSITY PLACE)
 3631 DREXLER DR W SUITE B
 UNIVERSITY PLACE WA 98466-4496

PCFPD #5 (GIG HARBOR)
 10222 BUJACICH RD
 GIG HARBOR WA 98332

PCFPD #4, 6, 7, 9, 11
 CENTRAL PIERCE FIRE AND RESCUE
 ATTN: MATT HOLM
 17520 - 22ND AVE. E.
 TACOMA WA 98445

PCFPD #18 (ORTING)
 P O BOX 385
 ORTING WA 98360-1779

PCFPD #10 (FIFE)
 TACOMA FIRE DEPT. HQ
 901 S FAWCETT
 TACOMA WA 98402-5699

DEPT OF COMMERCE
 NAT'L OCEANIC/ATMOS ADM
 7600 SAND POINT WAY NE
 SEATTLE WA 98109

P.C.F.P.D. #1 (SUMNER)
 18421 OLD BUCKLEY HWY , SUITE F
 BONNEY LAKE, WA 98391-7109

PCFPD #13 (BROWNS POINT/DASH
 POINT)
 4815 WA-TAU-GAU AVENUE NE
 TACOMA WA 98422

PCFPD #14 (RIVERSIDE)
 4114 - 56TH AVE E
 PUYALLUP WA 98371

SO. PIERCE COUNTY FIRE & RESCUE
 5403 - 340TH ST E
 EATONVILLE WA 98328

PCFPD #16 (LAKEBAY)
 8911 KEY PENIN HWY KPN
 LAKEBAY WA 98349

PCFPD #21 (GRAHAM)
 P O BOX 369
 GRAHAM WA 98338

P.C.F.P.D. #22 (BONNEY LAKE)
 EAST PIERCE FIRE AND RESCUE
 18421 OLD BUCKLEY HWY
 BONNEY LAKE WA 98390

PCFPD #20 (SOUTH PRAIRIE)
 18421 OLD BUCKLEY HWY SUITE F
 BONNEY LAKE WA 98321-8781

PCFPD #27 (ANDERSON ISLAND)
 10011 LK JOSEPHINE BLVD
 ANDERSON IS WA 98303

PCFPD #12 (BUCKLEY)
 18421 OLD BUCKLEY HWY SUITE F
 BONNEY LAKE WA 98321-8781

PCFPD #23 (ELBE)
 P O BOX 842
 ELBE WA 98330-0842

PIERCE TRANSIT
 LAND USE REVIEW
 P O BOX 99070
 TACOMA WA 98499-0070

PCFPD #25 (CRYSTAL MOUNTAIN)
 32004 CRYSTAL MOUNTAIN BLVD
 CRYSTAL MOUNTAIN, WA 98022

PCFPD #26 (GREENWATER)
 59705 SR 410 EAST
 GREENWATER WA 98022-8023

FEDERAL AVIATION ADM
 EXECUTIVE STAFF ANM-4
 1601 LIND AVE SW
 RENTON WA 98055-4056

DOH-OFFICE OF SHELLFISH
 AIRDUSTRIAL CTR BLDG #4
 PO BOX 47824 LD-11
 OLYMPIA WA 98405-7824

FCC
 11410 NE 122ND WAY #312
 KIRKLAND WA 98034-6927

UNIV OF WASHINGTON
TACOMA CAMPUS LIBRARY
1900 COMMERCE ST #WCG-105
TACOMA WA 98402-3112

PORT OF TACOMA
PO BOX 1837
TACOMA WA 98401

TACOMA NARROWS AIRPORT
1022 - 26TH AVE NW
GIG HARBOR WA 98335

CENTER DIRECTOR'S OFFICE
NW/ALASKA FISHERIES
2725 MONTLAKE BLVD E
SEATTLE WA 98112

DEPT OF THE INTERIOR
NAT'L PARK SERVICE
PACIFIC NW REGION
909 1ST AVE STE 630
SEATTLE WA 98104-1060

TPCAR
3939 SO ORCHARD
TACOMA, WA 98466

MT BAKER-SNOQ NATL FOREST
SUPERVISOR'S OFFICE
2930 WETMORE AVE., SUITE 3A
EVERETT, WA 98201-4044

GIFFORD-PINCHOT NATL FOR
FOREST SUPERVISOR
10600 NE 51ST CIR
VANCOUVER WA 98682

TACOMA WEEKLY
4412 6TH AVE, SUITE 4
TACOMA WA 98406

CITY OF TACOMA
CITY MANAGER
747 MARKET ST
TACOMA WA 98402

PUBLIC WORKS DEPT
CITY OF TACOMA
747 MARKET ST
TACOMA WA 98402

DEPT OF THE AIR FORCE
HDQTR 62ND COMBAT SUP
GRP(MAC)
62 CES/DEE
MCCHORD AFB WA 98438

EPA REGION 10
ENV EVAL BRANCH
1200 6TH AVE
M/S WD-139
SEATTLE WA 98101

KAREN WALTER
MUCKLESHOOT INDIAN TRIBE
FISHERIES DIVISION
39015 172ND AVE SE
AUBURN WA 98092

COREY LEW
COMMUNITY CONNECTIONS
1305 TACOMA AVE S, #104
TACOMA WA 98402

JEFFREY THOMAS
PUYALLUP TRIBE (FISHERIES)
6824 PIONEER WAY W
PUYALLUP WA 98371

RAUL RAMOS
PUYALLUP TRIBE (FISHERIES)
6824 PIONEER WAY W
PUYALLUP WA 98371

MUCKLESHOOT INDIAN TRIBE
ATTN: CHANTAL STEVENS
ENVIRONMENTAL DIVISION CHIEF
39015 172ND SE
AUBURN WA 98002

NISQUALLY INDIAN TRIBE
4820 SHE-NAH-NUM DRIVE SE
OLYMPIA WA 98504

SQUAXIN ISLAND INDIAN TRIBE
SE 70 SQUAXIN LANE
SHELTON WA 98584

RUSSELL CARTER
LAND USE DEPARTMENT
PUYALLUP INDIAN TRIBE
3009 E. PORTLAND AVE.
TACOMA WA 98405

MARIAN BEREJIKIAN
FRIENDS OF PIERCE COUNTY
P O BOX 2084
GIG HARBOR WA 98335

TAHOMA AUDUBON SOCIETY
2917 MORRISON RD W
TACOMA WA 98466-4619

TACOMA PC ECON DEV BD
ATTN: PRESIDENT
P O BOX 1555
TACOMA WA 98401

Paul D. Carr, Air Resource Specialist
Puget Sound Clean Air Agency
1904 Third Ave. Suite 105
Seattle WA USA 98101-3317

PSRC
1011 WESTERN AVENUE STE 500
SEATTLE WA 98104-1035

TACOMA BLDG/LAND USE
SEPA PUBLIC INFORMATION CENTER
747 MARKET ST STE 308
TACOMA WA 98402

GREG GRIFFITH
DEPT OF COMM DEV
OFFICE OF HISTORIC PREV
PO BOX 48343
OLYMPIA WA 98504-8343

DEPARTMENT OF ECOLOGY
ENV REVIEW SECTION
PO BOX 47703
OLYMPIA WA 98504-7703

GMA COORDINATOR
WA STATE DOW
600 CAPITOL WAY N
OLYMPIA WA 98501-1091

Katie Knight
Land Use and Environmental Planner
Puget Sound Habitat Program
Washington Dept. Fish and Wildlife
600 Capitol Way North
Olympia, WA 98501-1091

TACOMA CH OF COMM
P O BOX 1933
TACOMA, WA 98401

PIERCE CONSERV DIST
PO BOX 1057
PUYALLUP WA 98371-0256

UNIV PLACE PARK & REC DIST
3715 BRIDGEPORT WAY W
UNIVERSITY PLACE WA 98466

COMMANDER - THIRTEENTH
COAST GUARD DISTRICT
915 SECOND AVE
SEATTLE WA 98104

SOUTH HILL COMMUNITY COUNCIL
12111 - 94TH AVE E
PUYALLUP WA 98371

TILLICUM COMM PLANNING
14916 WASHINGTON AVE SW
TILLICUM WA 98498

FIRGROVE CITIZENS FOR
A BETTER ENVIRONMENT
14602-106TH AVE CT E
PUYALLUP WA 98371

LEAGUE OF WOMEN VOTERS
702 BROADWAY SUITE 105
TACOMA WA 98402

WASH ENV COUNCIL
1402 3RD AVE STE 1400
SEATTLE WA 98104

GIG HARBOR CH OF COMM
PO BOX 102
GIG HARBOR WA 98335-0102

DEPARTMENT OF AGRICULTURE
P O BOX 42560
OLYMPIA WA 98504-2560

PENINSULA GATEWAY
PO BOX 407
GIG HARBOR WA 98335

PIERCE COUNTY HERALD
P O BOX 517
PUYALLUP WA 98371-0170

SEATTLE TIMES
P O BOX 70
SEATTLE WA 98111

MORNING NEWS TRIBUNE
PO BOX 11000
TACOMA WA 98411

ENUMCLAW COURIER HERALD
P O BOX 157
ENUMCLAW WA 98002

THE DISPATCH
PO BOX 248
EATONVILLE WA 98328

KEY PENINSULA NEWS
P O BOX 3
VAUGHN WA 98394

KSTW-TV CHANNEL 11
2320 S 19TH
TACOMA WA 98411

UNIVERSITY OF PUGET SOUND
ADMINISTRATIVE SERVICES
1500 NORTH WARNER
TACOMA WA 98498406

KCPQ-CHANNEL 13
1813 WESTLAKE AVE N
SEATTLE, WA 98109-2706

TACOMA COMMUNITY COLLEGE
ADMINISTRATIVE SERVICES
6501 S. 19TH
TACOMA WA 98466

PIERCE COLLEGE
ADMINISTRATIVE SERVICES
9401 FARWEST DRIVE SW
LAKEWOOD WA 98498

| | | |
|--|--|---|
| PACIFIC LUTHERAN UNIVERSITY ADMINISTRATIVE SERVICES TACOMA WA 98447 | TACOMA SCHOOL DIST #10 ADMINISTRATION PO BOX 1357 TACOMA WA 98401 | FIFE SCHOOL DISTRICT #417 5802 - 20TH EAST FIFE WA 98424 |
| WHITE RIVER SCH DIST #416 240 N "A" BUCKLEY WA 98321 | YELM SCHOOL DIST #2 PO BOX 476 YELM WA 98597 | CLOVER PARK SCH DIST #400 BUSINESS OFFICE 10903 GRAVELLY LAKE DR SW TACOMA WA 98499-1341 |
| PENINSULA SCHOOL DIST #401 14015 - 62ND AVE NW GIG HARBOR WA 98335 | EATONVILLE SCH DIST #404 PO BOX 698 EATONVILLE WA 98328 | PUYALLUP SCHOOL DIST #3 PO BOX 370 PUYALLUP WA 98371 |
| ORTING SCHOOL DIST #344 PO BOX 460 ORTING WA 98360 | SUMNER SCHOOL DIST #320 1202 WOOD AVENUE SUMNER WA 98390 | DIERINGER SCH DIST #343 1320 - 178TH AVE EAST SUMNER WA 98390 |
| STEILACOOM HIST SCH'L DIST #1 511 CHAMBERS STEILACOOM WA 98388 | UNIVERSITY PLACE SCHOOL DIST #83 3717 GRANDVIEW DR W UNIVERSITY PLACE WA 98466-2136 | FRANKLIN PIERCE SCH DIST #402 315 - 129TH ST S TACOMA WA 98444 |
| BETHEL SCHOOL DIST #403 5410 184TH ST EAST PUYALLUP WA 98375 | AGC OF WASHINGTON SOUTH DISTRICT 942 PACIFIC AVE TACOMA WA 98402-4402 | CITY OF AUBURN 25 W. MAIN STREET AUBURN WA 98001 |
| CITY OF FIRCREST 115 RAMSDELL FIRCREST WA 98466 | CITY OF ENUMCLAW 1339 GRIFFIN AVE ENUMCLAW WA 98022 | CITY OF PACIFIC 100 3RD AVENUE SO PACIFIC WA 98047 |
| CITY OF PUYALLUP PLANNING DEPARTMENT 333 SOUTH MERIDIAN PUYALLUP WA 98371 | TOWN OF STEILACOOM 1030 ROE STREET STEILACOOM WA 98388 | TOWN OF RUSTON 5117 N. WINNIFRED RUSTON WA 98407 |
| CITY OF UNIVERSITY PLACE 3715 BRIDGEPORT WAY WEST UNIVERSITY PLACE WA 98466 | TOWN OF WILKESON PO BOX 89 WILKESON WA 98396 | CITY OF FIFE 5411 23RD ST E FIFE WA 98424 |

CITY OF FEDERAL WAY
PO BOX 9718
FEDERAL WAY, WA 98063-9718

CITY OF YELM
TODD STAMM
P O BOX 479
YELM WA 98597

CITY OF SUMNER
1104 MAPLE STREET
SUMNER WA 98390

CITY OF BONNEY LAKE
PO BOX 7380
BONNEY LAKE WA 98390

CITY OF ROY
PO BOX 700
ROY WA 98580

CITY OF BUCKLEY
PO BOX 1960
BUCKLEY WA 98321

CITY OF CARBONADO
PO BOX 2, DRAWER 91
CARBONADO WA 98323

CITY OF DUPONT
1700 CIVIC DRIVE
DUPONT WA 98327

TOWN OF EATONVILLE
PO BOX 309
EATONVILLE WA 98329

CITY OF EDGEWOOD
2224 104th AVENUE EAST
EDGEWOOD WA 98372

CITY OF GIG HARBOR
3510 GRANDVIEW STREET
GIG HARBOR WA 98335

CITY OF LAKEWOOD
6000 MAIN STREET
LAKEWOOD WA 98499

CITY OF MILTON
1000 LAUREL STREET
MILTON WA 98354

CITY OF ORTING
PO BOX 489
ORTING WA 98360

TOWN OF SOUTH PRAIRIE
PO BOX F
SOUTH PRAIRIE WA 98385

PIERCE COUNTY REGIONAL
COUNCIL
(INCLUDING EX-OFFICIO MEMBERS)

**GROWTH MANAGEMENT
COORDINATING COMMITTEE**

FUTUREWISE
APRIL PUTNEY
814 2ND AVE #500
SEATTLE WA 98104

Washington State Dept of Commerce
Attn: Anne Fritzel
PO Box 42525
Olympia, WA 98504-2525

DEPT OF CORRECTIONS
P O BOX 41112
OLYMPIA WA 98504

JESSICA BRAND
FUTUREWISE
814 2ND AVE #500
SEATTLE WA 98104

JILL VANHULLE
DEPT OF ECOLOGY
WATER RESOURCES
P O BOX 47775
OLYMPIA WA 98504-7775

DEBBIE CARNEVALI
WA STATE DOW
2330 LORRAINE DR SE
OLYMPIA, WA 98501

TACOMA PUBLIC UTILITIES
ATTN: PROPERTY MGMT
P O BOX 11007
TACOMA WA 98411-9918

J C DILLMAN
DRAINAGE DISTRICT #25
15511 106TH ST E
PUYALLUP WA 98374

AUBURN SCHOOL DISTRICT
915 4TH STREET NE
AUBURN, WA 98002

TIFFANY SPEIR
MBA
P O BOX 1913
TACOMA WA 98401

JEFFREY SHOWMAN
UTILS & TRANSP COMMISSION
P O BOX 47250
OLYMPIA WA 98504-7250

WASHINGTON WATER SERVICE CO.
C/O ENGINEERING DEPT
6800 MERIDIAN RD SE
OLYMPIA WA 98513

TELEPHONE UTIL OF WASH
8102 SKANSIE AVENUE
GIG HARBOR WA 98335

RICHARD A COLEMAN
DRAINAGE DISTRICT #14
10625 25TH AVE S
TACOMA WA 98445

PENINSULA LIGHT CO INC
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