

1 Sponsored by: Councilmembers Talbert and Flemming
2 Requested by: Executive/Planning and Land Services Dept.

3
4
5
6
7
8
9 **ORDINANCE NO. 2013-59**

10
11
12
13 **An Ordinance of the Pierce County Council Adopting the 2013**
14 **Amendments to the Pierce County Comprehensive Plan;**
15 **Amending Pierce County Code Title 19A, "Comprehensive**
16 **Plan"; Chapter 19B.10, "Gig Harbor Peninsula Community**
17 **Plan"; and Title 19C, "Comprehensive Plan Procedures";**
18 **Adopting Findings of Fact; and Setting Forth an Effective**
19 **Date.**

20
21 **Whereas**, the Growth Management Act (GMA) required Pierce County to
22 develop, adopt, and implement a Comprehensive Plan pursuant to Revised Code of
23 Washington (RCW) 36.70A.040; and

24
25 **Whereas**, pursuant to Chapter 36.70A RCW, on November 29, 1994, the Pierce
26 County Council adopted Ordinance No. 94-82s, which enacted the 1994 Pierce County
27 Comprehensive Plan; and

28
29 **Whereas**, RCW 36.70A.130 requires that the County's Comprehensive Plan be
30 subject to continuing review and evaluation, and any amendment or revision to the
31 Comprehensive Plan must conform to requirements of the GMA; and

32
33 **Whereas**, RCW 36.70.130 requires the adoption of procedures for amending
34 comprehensive plans and states in part: "Each county ... shall establish and broadly
35 disseminate to the public a public participation program ... that identifies ... procedures
36 ... whereby ... proposed amendments, or revisions of the comprehensive plan are
37 considered by the governing body of the county ... no more frequently than once every
38 year" except in certain, limited circumstances. In addition, RCW 36.70A.130 states, "...
39 all proposals shall be considered ... concurrently so the cumulative effect of the various
40 proposals can be ascertained"; and

41
42 **Whereas**, on April 18, 1995, the Pierce County Council adopted Ordinance No.
43 95-27s which established the procedures for amending the Pierce County
44 Comprehensive Plan (Chapter 19C.10 Pierce County Code), which was later amended
45 by Ordinance No. 96-123s on December 26, 1996; by Ordinance No. 98-16s on May
46 19, 1998; by Ordinance No. 2004-12s on April 20, 2004; by Ordinance No.2005-70s on
47 November 1, 2005; by Ordinance No. 2005-120s on February 14, 2006; by Ordinance
48 No. 2005-121s4 on June 13, 2006; by Ordinance No. 2007-91s on November 27, 2007;



1 by Ordinance No. 2008-39 on June 29, 2008; by Ordinance No. 2009-80 on November
2 3, 2009; by Ordinance No. 2009-71s on November 24, 2009; by Ordinance No.
3 Ordinance No. 2011-60s2 on October 25, 2011; and by Ordinance No. 2012-43 on
4 August 28, 2012; and

5
6 **Whereas**, on February 26, 2013, after public hearings, the Pierce County Council
7 passed Resolution No. R2013-8s which identified proposed amendments to the Pierce
8 County Comprehensive Plan being initiated by the Council, the Executive, and Cities
9 and Towns; and

10
11 **Whereas**, Resolution No. R2013-8s requested the Department of Planning and
12 Land Services (PALS) and the Planning Commission evaluate and consider proposed
13 text amendments, area-wide map amendments, urban growth area amendments, and
14 community plan amendments; and

15
16 **Whereas**, the applicable Comprehensive Plan Amendments were reviewed in
17 public meetings by the appropriate Land Use Advisory Committees (LUACs) in June
18 and July 2013, and recommendations and comments were forwarded to the Pierce
19 County Planning Commission; and

20
21 **Whereas**, the Pierce County Planning Commission held meetings and public
22 hearings on the proposed amendments on July 10, 17, 24, and 31, 2013; and

23
24 **Whereas**, on July 19, 2013, the Environmental Official for Pierce County issued
25 a Draft Supplemental Environmental Impact Statement evaluating the various proposed
26 amendments to the Comprehensive Plan; and

27
28 **Whereas**, the Pierce County Planning Commission made its recommendations
29 on proposed amendments to the Comprehensive Plan at a public meeting on July 31,
30 2013; and

31
32 **Whereas**, on August 13, 2013, the Pierce County Planning Commission
33 transmitted the above-mentioned recommendations to the County Executive for
34 transmittal to the Pierce County Council; and

35
36 **Whereas**, on _____, 2013, the Environmental Official for Pierce County
37 issued a Final Supplemental Environmental Impact Statement for all the various
38 proposed amendments to the Comprehensive Plan; and

39
40 **Whereas**, on _____, 2013, the Community Development Committee held public
41 hearings on the Planning Commission's final recommendations, and on
42 _____, 2013, passed the Committee's recommendations on the text
43 amendments, area-wide map amendments, urban growth area amendments, and
44 community plan amendments to the full Council for further consideration; and



1 **Whereas**, on _____, 2013, the Pierce County Council held a public
2 hearing on the proposed amendments to Pierce County's Comprehensive Plan and
3 considered the amendments concurrently so their cumulative effect and consistency
4 could be ascertained; and

5
6 **Whereas**, the Pierce County Council has determined that amending the Pierce
7 County Comprehensive Plan is necessary to protect the public health, safety and
8 welfare, and protect the public interest; and

9
10 **Whereas**, the Pierce County Council has determined the amendments and
11 revisions set forth herein conform to the requirements of the Growth Management Act
12 and are consistent with Pierce County's Countywide Planning Policies; **Now Therefore**,

13
14 **BE IT ORDAINED by the Council of Pierce County:**

15
16 Section 1. The 1994 Pierce County Comprehensive Plan, as adopted by
17 Ordinance No. 94-82s, is hereby amended as indicated in Sections 2 through 6.

18
19 Section 2. Title 19A of the Pierce County Code, "Comprehensive Plan," is
20 hereby amended as shown in Exhibit A, which is attached hereto and incorporated
21 herein by reference.

22
23 Section 3. Chapter 19B.10 of the Pierce County Code, "Gig Harbor Peninsula
24 Community Plan," is hereby amended as shown in Exhibit B, which is attached hereto
25 and incorporated herein by reference.

26
27 Section 4. Title 19C of the Pierce County Code, "Comprehensive Plan
28 Procedures," is hereby amended as shown in Exhibit C, which is attached hereto and
29 incorporated herein by reference.

30
31 Section 5. Findings of Fact documenting the actions taken by the County
32 Council are hereby adopted as set forth in Exhibit D, which is attached hereto and
33 incorporated herein by reference.

34
35 Section 6. All 2013 area-wide map amendments and urban growth area
36 amendments that affect the land use designations maps in the various community plans
37 and Pierce County Comprehensive Plan are hereby adopted as amendments to the
38 Comprehensive Plan Land Use Designations Map, PCC 19A30.230, and the Urban
39 Growth Areas Map, PCC 19A.30.010.

40
41 Section 7. This Ordinance shall become effective on _____, 2014.
42



1 Section 8. If any provisions of this Ordinance or the Comprehensive Plan are
2 found to be illegal, invalid, or unenforceable, the remaining provisions of this Ordinance
3 or the Comprehensive Plan shall remain in full force and effect.
4

5
6 **PASSED this _____ day of _____, 2013.**
7

8 ATTEST:

PIERCE COUNTY COUNCIL
Pierce County, Washington

9
10
11
12 _____
13 **Denise D. Johnson**
14 Clerk of the Council

Joyce McDonald
Council Chair

15
16
17 _____

Pat McCarthy
Pierce County Executive
Approved _____ Vetoed _____, this
20 _____ day of _____,
21 _____
22 2013.

23
24 Date of Publication of
25 Notice of Public Hearing: _____

26
27 Effective Date of Ordinance: _____
28
29



Only those portions of Title 19A that are proposed to be amended are shown.
Remainder of text, tables, maps and/or figures is unchanged.

INDEX TO EXHIBIT A
Amendments to Title 19A, "Comprehensive Plan"

Text Amendments

T-1 Urban Growth Area Expansion Criteria.....2
T-2 Change to Locational Criteria for Rural Neighborhood Centers3

Area-Wide Map Amendments

M-1 Pierce County Public Works & Utilities (Surface Water Management)5
M-2 Pierce County Parks and Recreation Services9
M-3 Pierce County Community Connections.....13
M-5 Key Peninsula Metropolitan Park District14
M-6 L80 LLC.....19
Amendments to Comprehensive Plan Land Use Designations Map20

Urban Growth Area Amendments

U-1 City of Bonney Lake UGA/USA expansion.....21
U-2 Technical Amendments22
Amendments to Urban Growth Areas Map29



1 **T-1 Urban Growth Area Expansion Criteria**

2
3 **19A.30.010 Urban Growth Areas.**

4 **H. LU-UGA Objective 6.** Provide criteria and priorities for the expansion of urban growth
5 areas.

6 1. Expansions of the Comprehensive Urban Growth Area (CUGA) and satellite urban
7 growth areas shall be approved by the County Council through a Comprehensive
8 Plan amendment process as established in Chapter 19C.10 PCC, only if the
9 following criteria are met:

10 ~~a. Residential land capacity within all urban growth areas is evaluated and the need~~
11 ~~for additional residential land capacity within all or any specific urban growth~~
12 ~~area is clearly demonstrated and the observed development densities are~~
13 ~~consistent with the density assumptions as documented in the most recent~~
14 ~~published Buildable Lands Report as required by RCW 36.70A.215.~~

15 ~~b. The supply of land needed for additional commercial/industrial uses outside~~
16 ~~urban growth areas is clearly demonstrated; and~~

17 a. There is a demonstrated need for additional residential or employment capacity
18 within the urban growth area affiliated with an individual jurisdiction and a
19 demonstrated Countywide need; or the expansion results in a no net gain to the
20 Countywide UGA.

21 b. The jurisdiction's observed development densities are consistent with the planned
22 density assumptions as documented in the most recently published Buildable
23 Lands Report as required by RCW 36.70A.215.

24 c. If the Buildable Lands Report identifies an inconsistency between the observed
25 and assumed densities, the jurisdiction shall either:

26 (1) demonstrate reasonable measures were adopted to rectify the inconsistency,
27 or

28 (2) document updated development data that indicates consistency. If a
29 jurisdiction adopted reasonable measures, documentation shall be submitted
30 that summarizes the monitoring results of the effectiveness of the measures
31 in rectifying density inconsistencies. ~~and/or~~

32 ~~d.~~ Documentation that adequate public facilities and services can be provided
33 within the 20-year planning horizon is provided.

34 ~~e.~~ Proposed UGA expansion areas shall be required to comply with the
35 requirements of Pierce County's TDR/PDR Program.

36 ~~f.~~ Proposed UGA expansion areas should be approved only if the proposing
37 jurisdiction provides an analysis of:

38 (1) the underdeveloped lands, consistent with the Pierce County Buildable
39 Lands program methodology, within its existing municipal boundaries and
40 affiliated UGAs, and evidence of implementation strategies in place or
41 being pursued to densify the underdeveloped lands;

42 (2) housing goals or policies in place to encourage housing for all economic
43 segments of the community; and

44 (3) how the proposal is consistent and reasonable with the jurisdiction's adopted
45 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:
 - (1a) otherwise permitted by the applicable community plan, or
 - (2b) 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.

T-2 Change to Locational Criteria for Rural Neighborhood Centers

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~~ **PCC** 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.

Rural Neighborhood Centers.

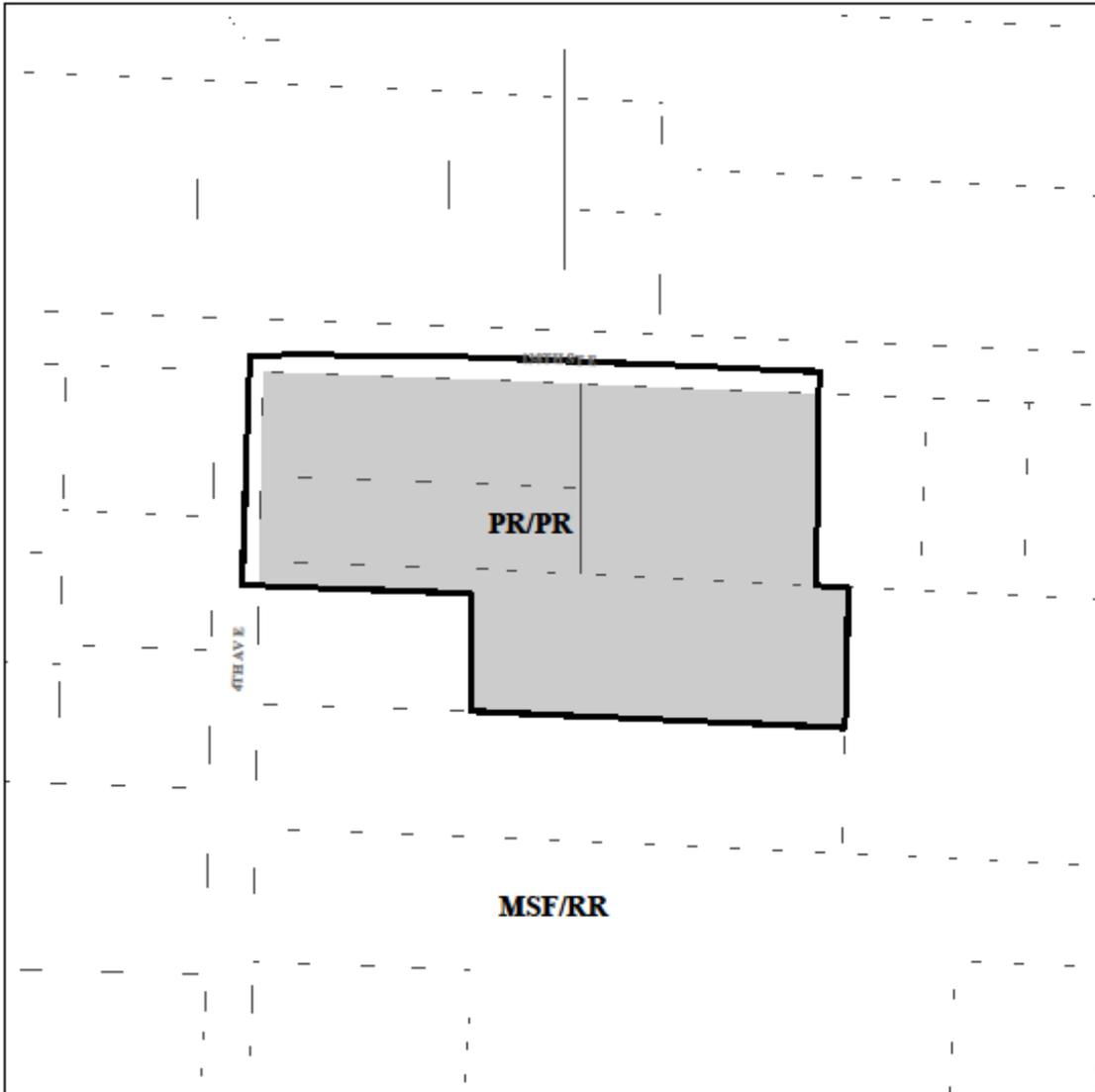
G. Locations for Rural Neighborhood Centers should be determined by the following characteristics:

1. Having established commercial uses that provide for limited convenience shopping and services;
2. Having immediate access onto state routes, major or secondary arterials;



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

- 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 PCC 19A.30.060 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 PCC 19A.30.060 B.4. shall be determined in the community plan by Comprehensive Plan amendment.



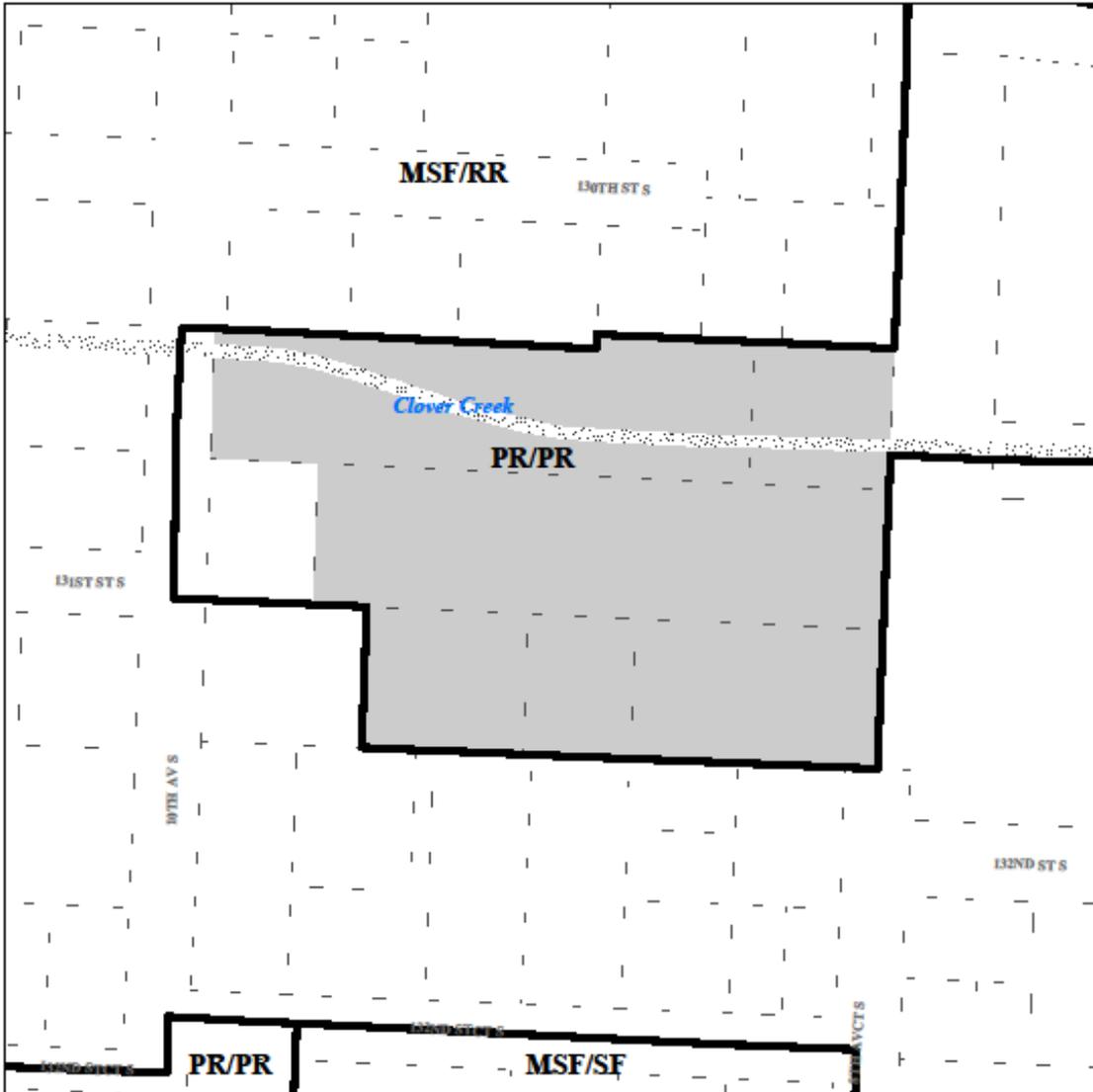
2013 PROPOSED AREA-WIDE MAP AMENDMENT
Amendment #M-1, Pierce County Public Works, SWM (Map 1 of 5)
 Initiated by Pierce County Executive

 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 3 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 = 1:1,600

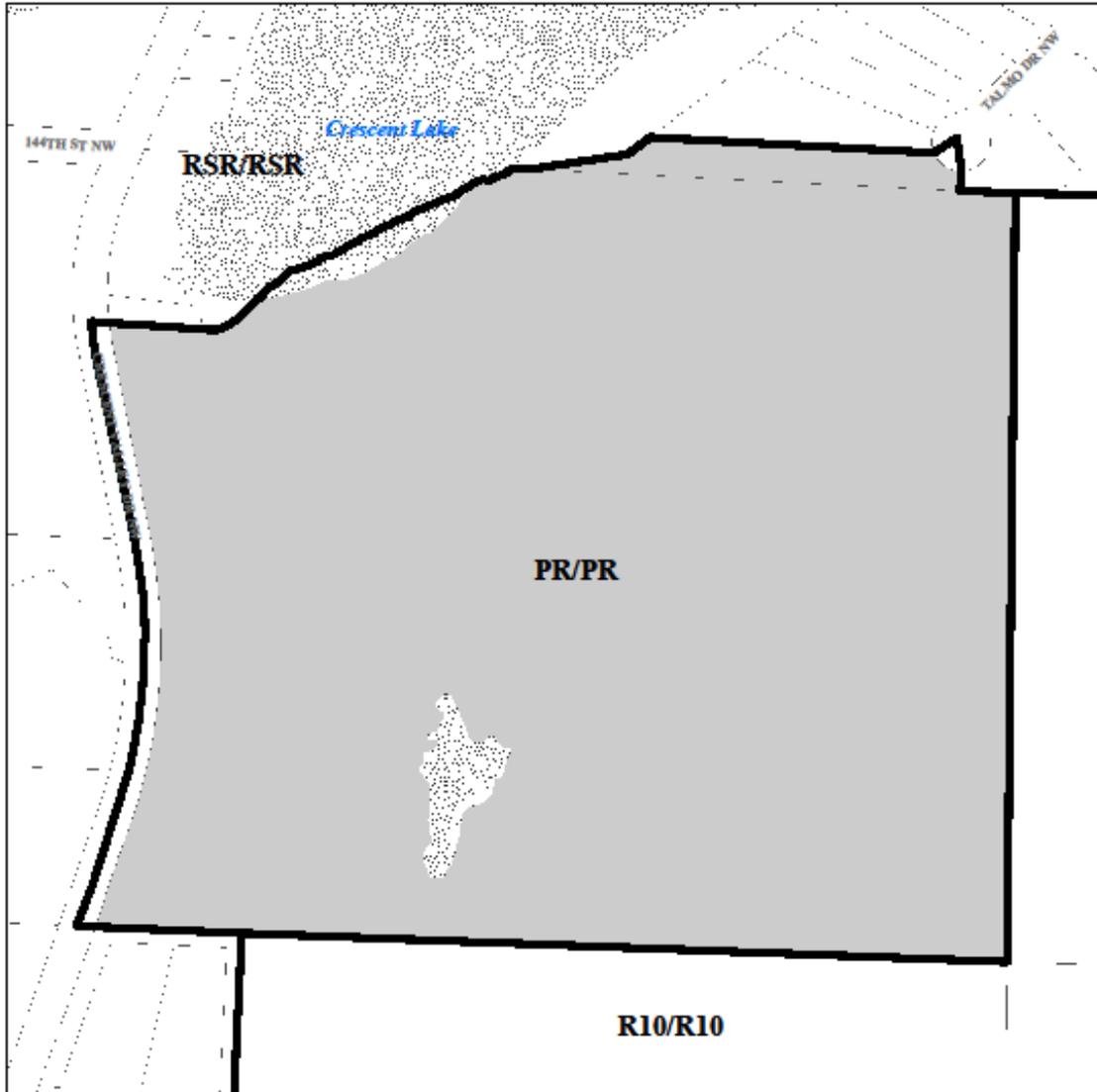
Map Document: H:\mxd\prop_area_wide_amend\2013\amendment_m_1_2013_3.mxd



1

2





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

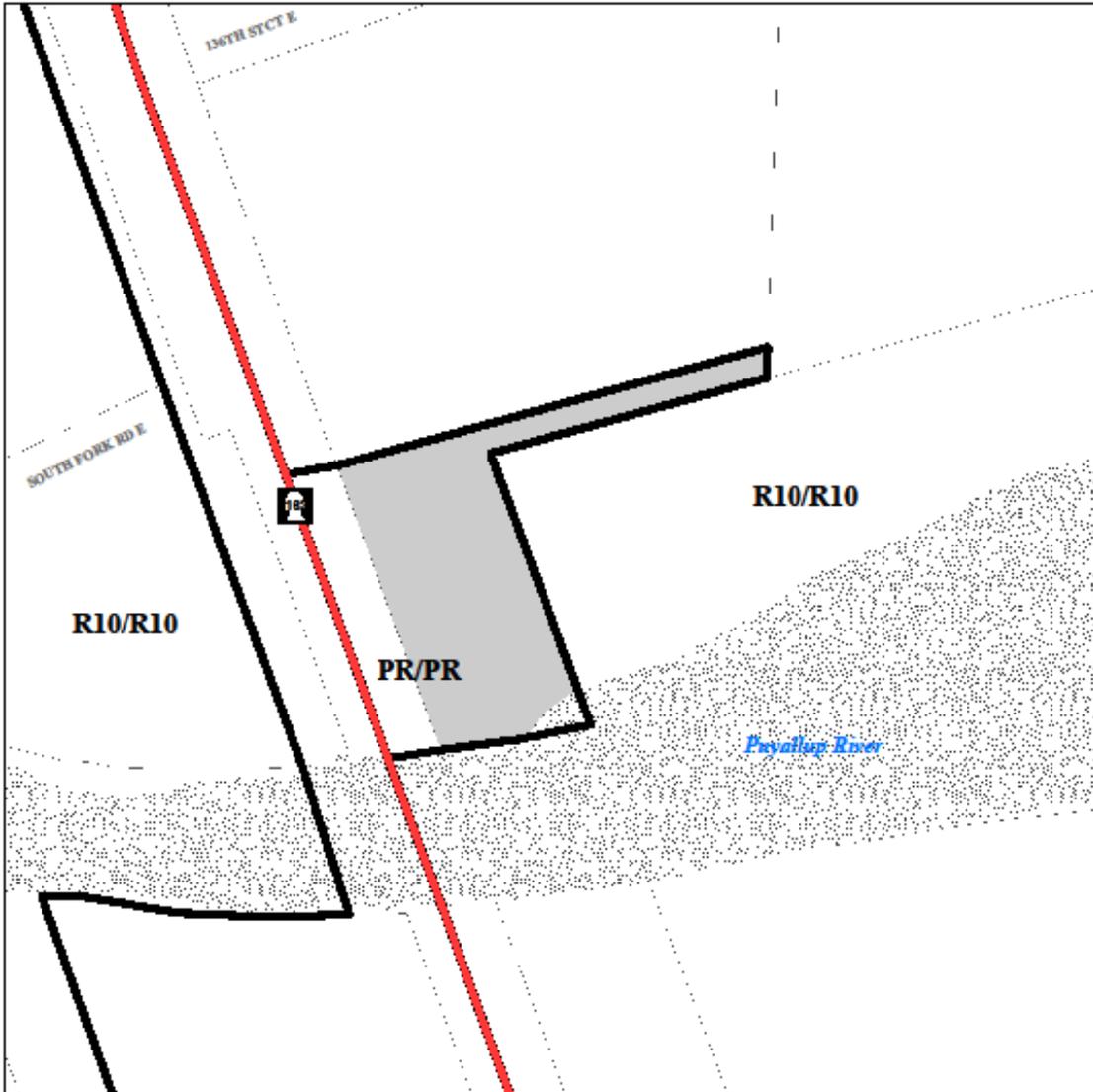


Map Document: H:\mxd\prop_area_wide_amend\2013\amendment_m_1_2013_4.mxd

1

2





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

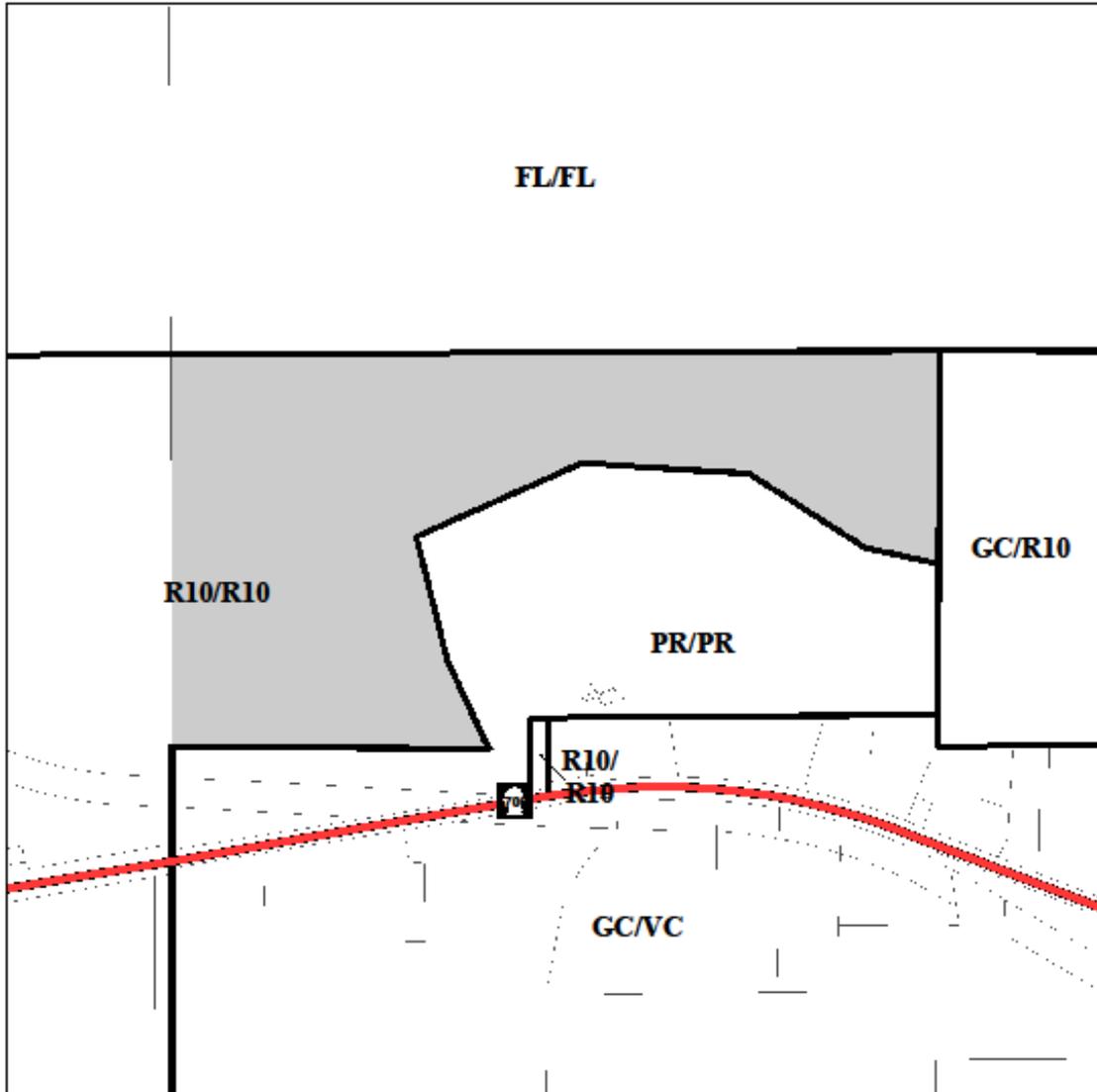
Map Document: H:\mxd\prop_area_wide_amend\2013\amendment_m_1_2013_5.mxd



1

2





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

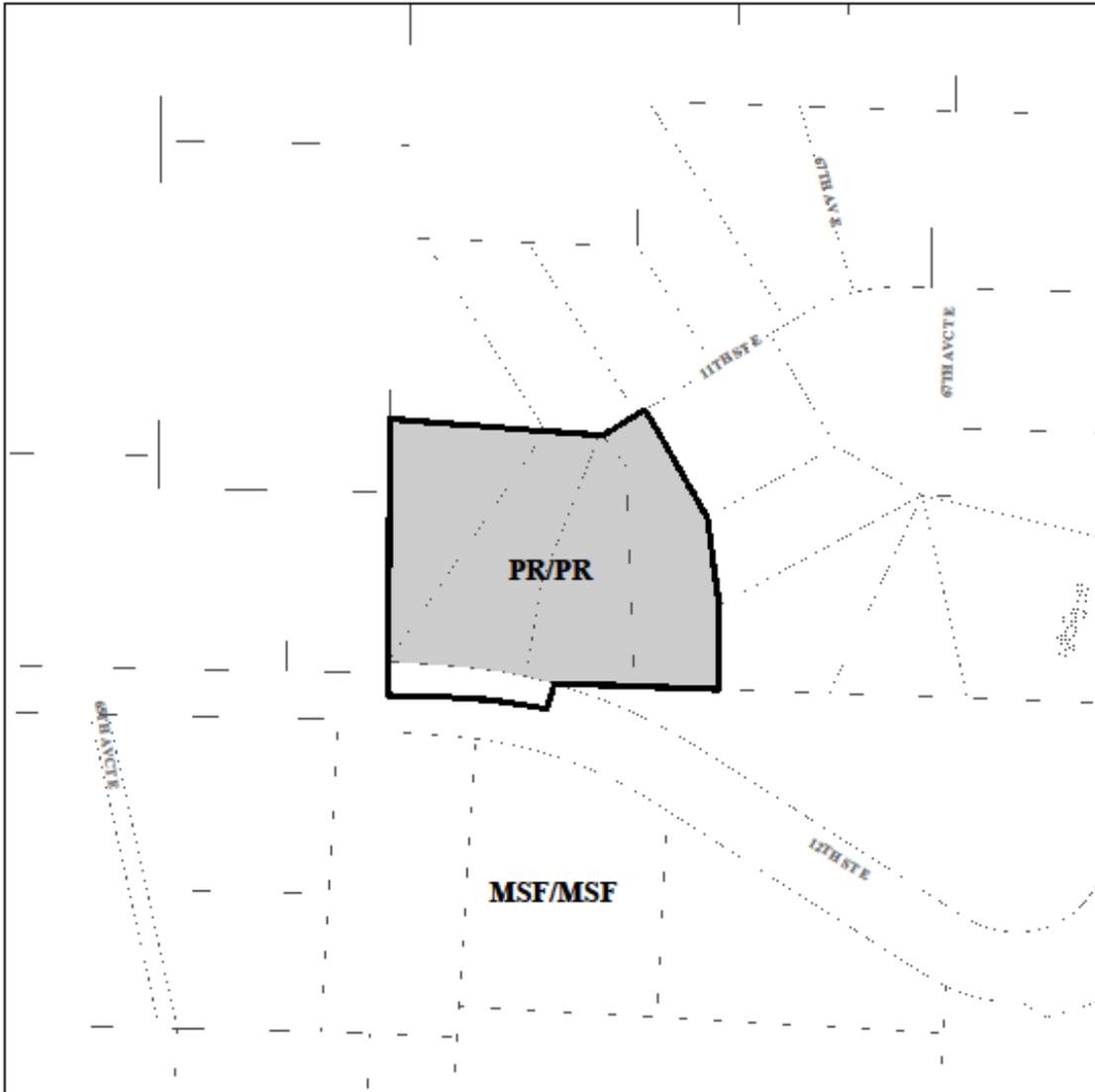
Map Document: H:\mxd\prop_area_wide_amend\2013\amendment_m_2_2013_ashford.mxd



1

2





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

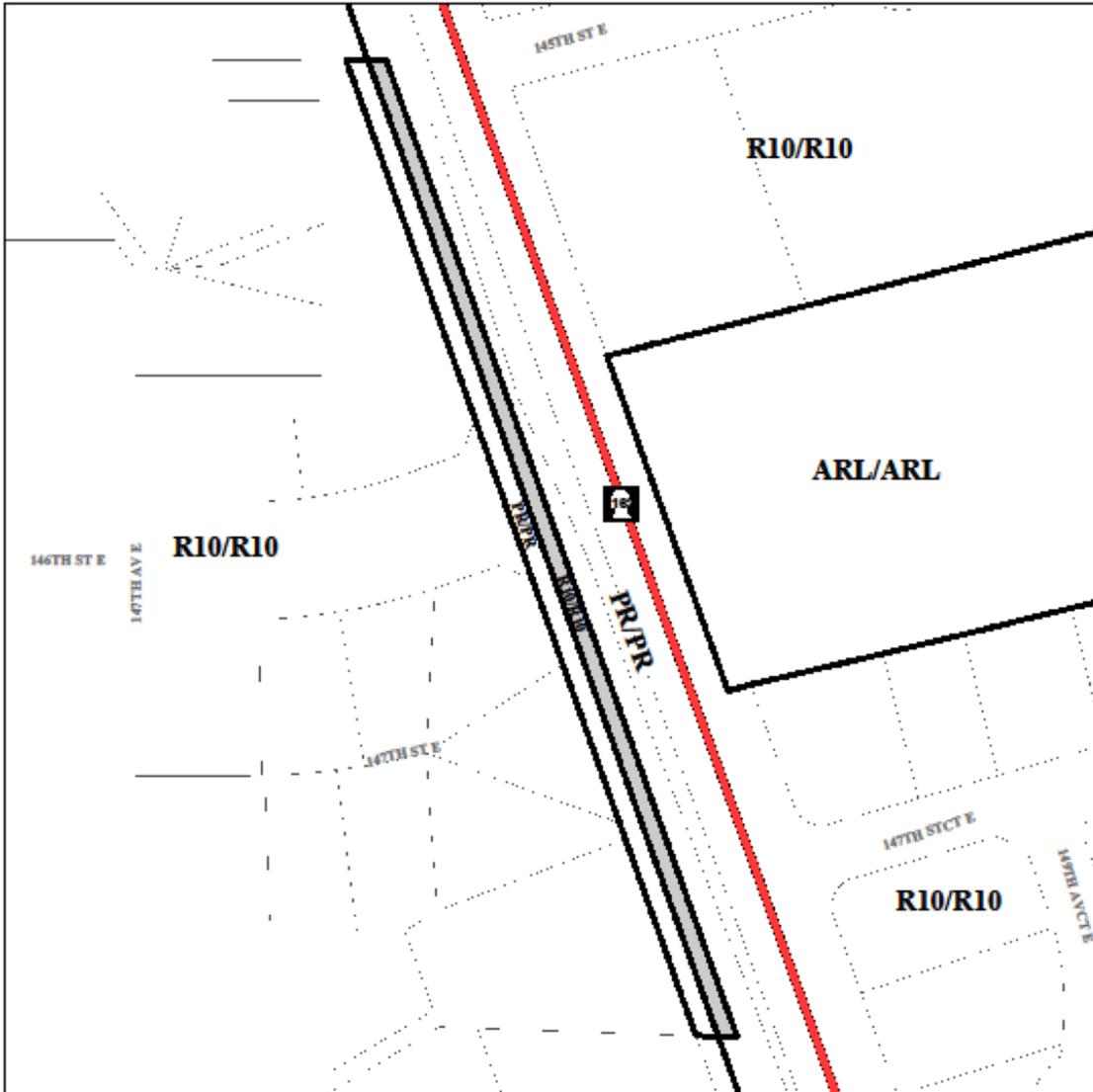


Map Document: H:\mxd\prop_area_wide_amend\2013\amendment_m_2_2013_ellenswood.mxd

1

2





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

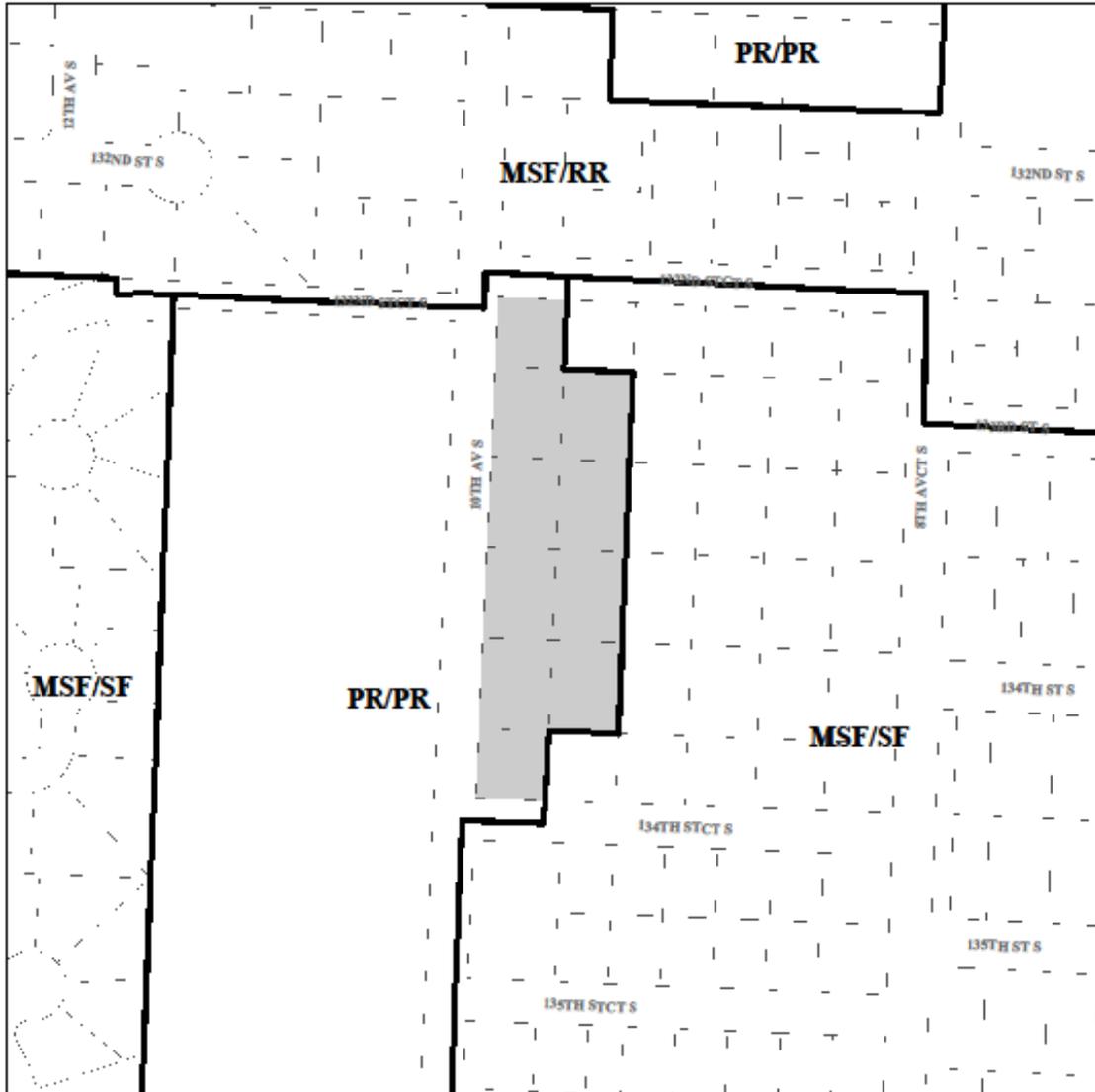
Map Document: H:\mxd\prop_area_wide_amend\2013\amendment_m_2_2013_fthill_trail.mxd



1

2





2013 PROPOSED AREA-WIDE MAP AMENDMENT

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

Initiated by Pierce County Executive

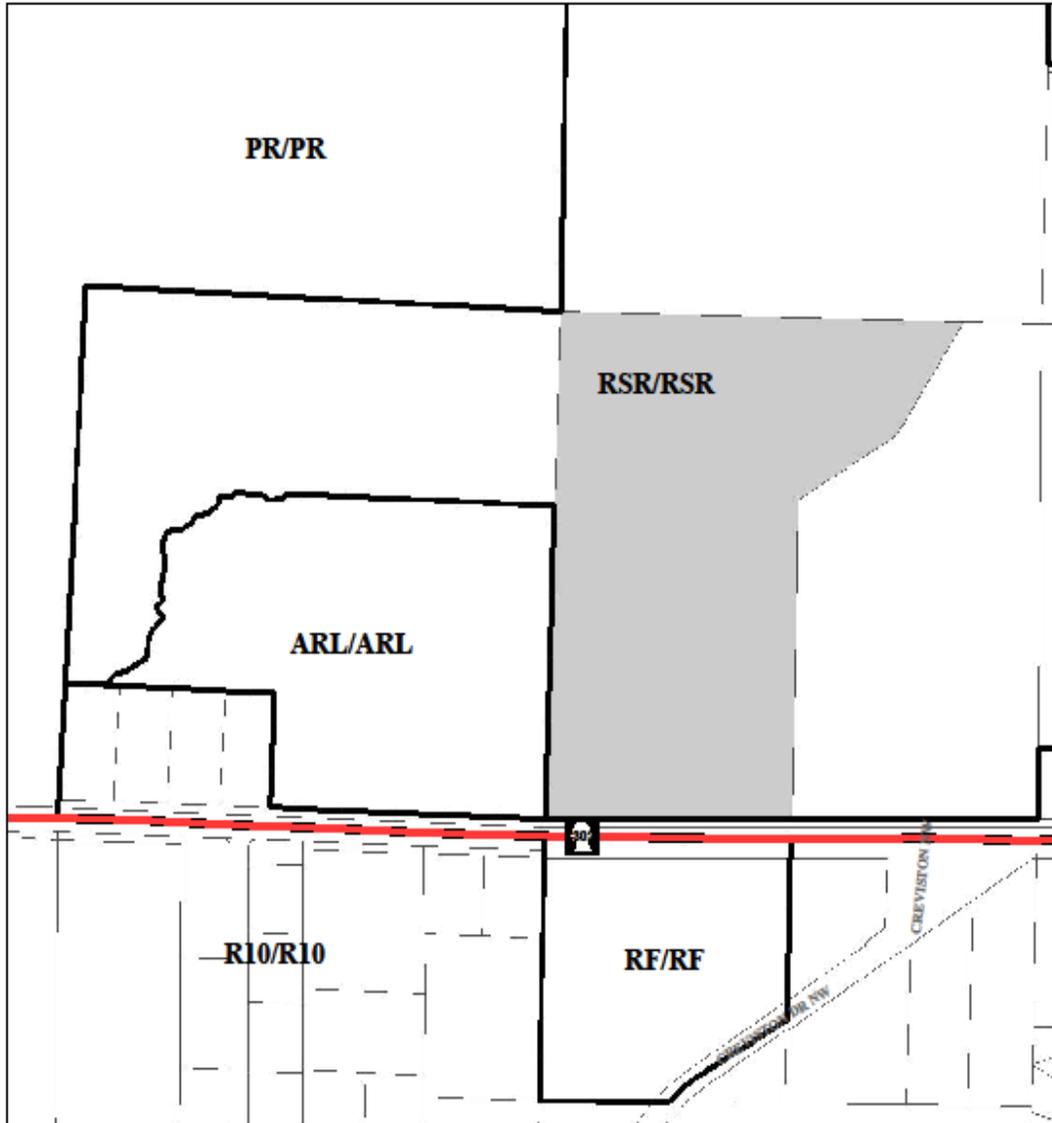
 Redesignate/Rezone from PR/PR to MSF/SF

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

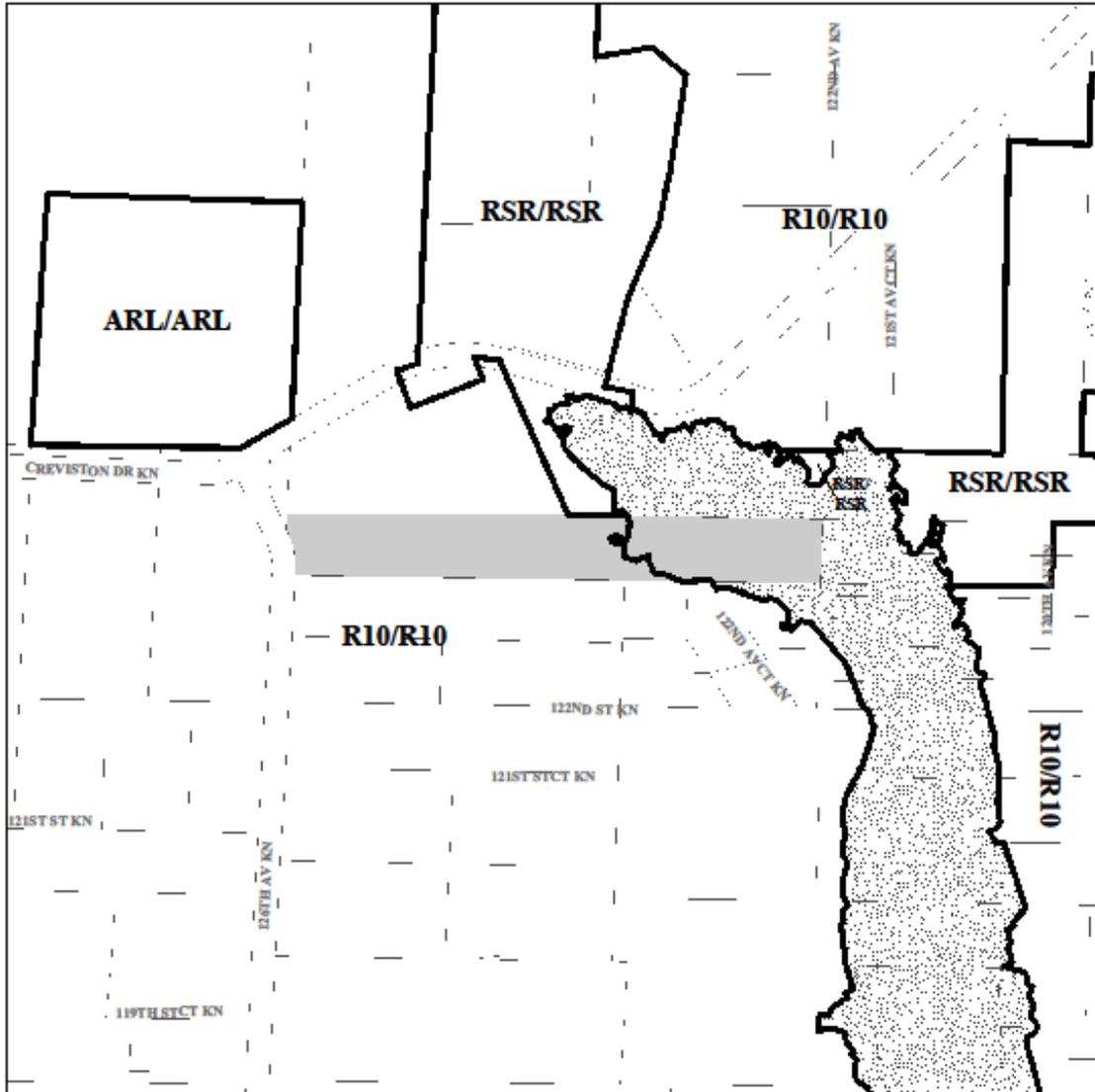
 Redesignate/Rezone from RSR/RSR to PR/PR

Department of Planning and Land Services

Plot Date: August 13, 2013 Scale = 1:4,500

Map Document: H:\mxd\prop_area_wide_amend\2013\amendment_m_5_2013_1_plan_comm.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

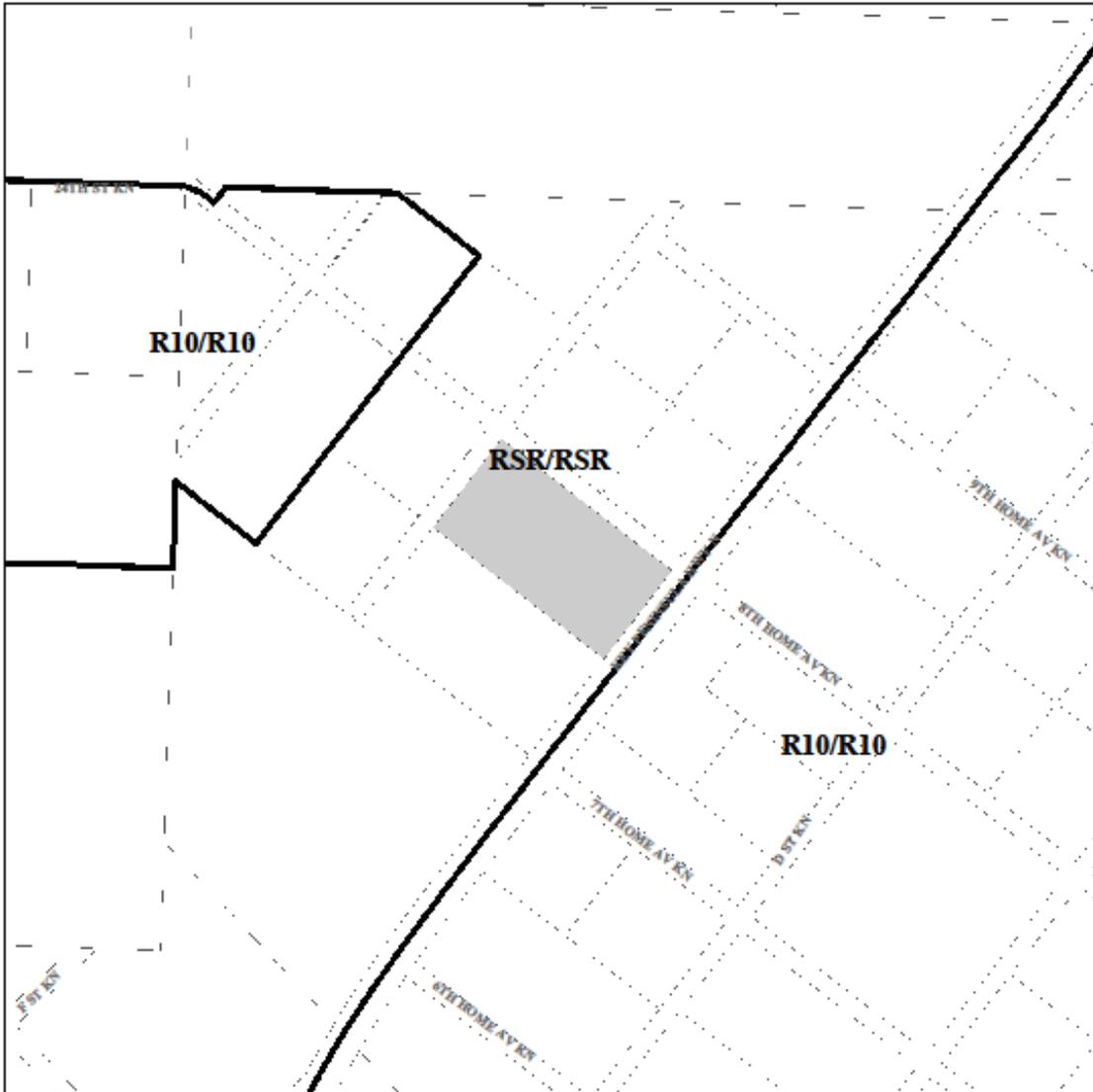
Map Document: H:\mxd\prop_area_wide_amend\2013\amendment_m_5_2013_2.mxd



1

2





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

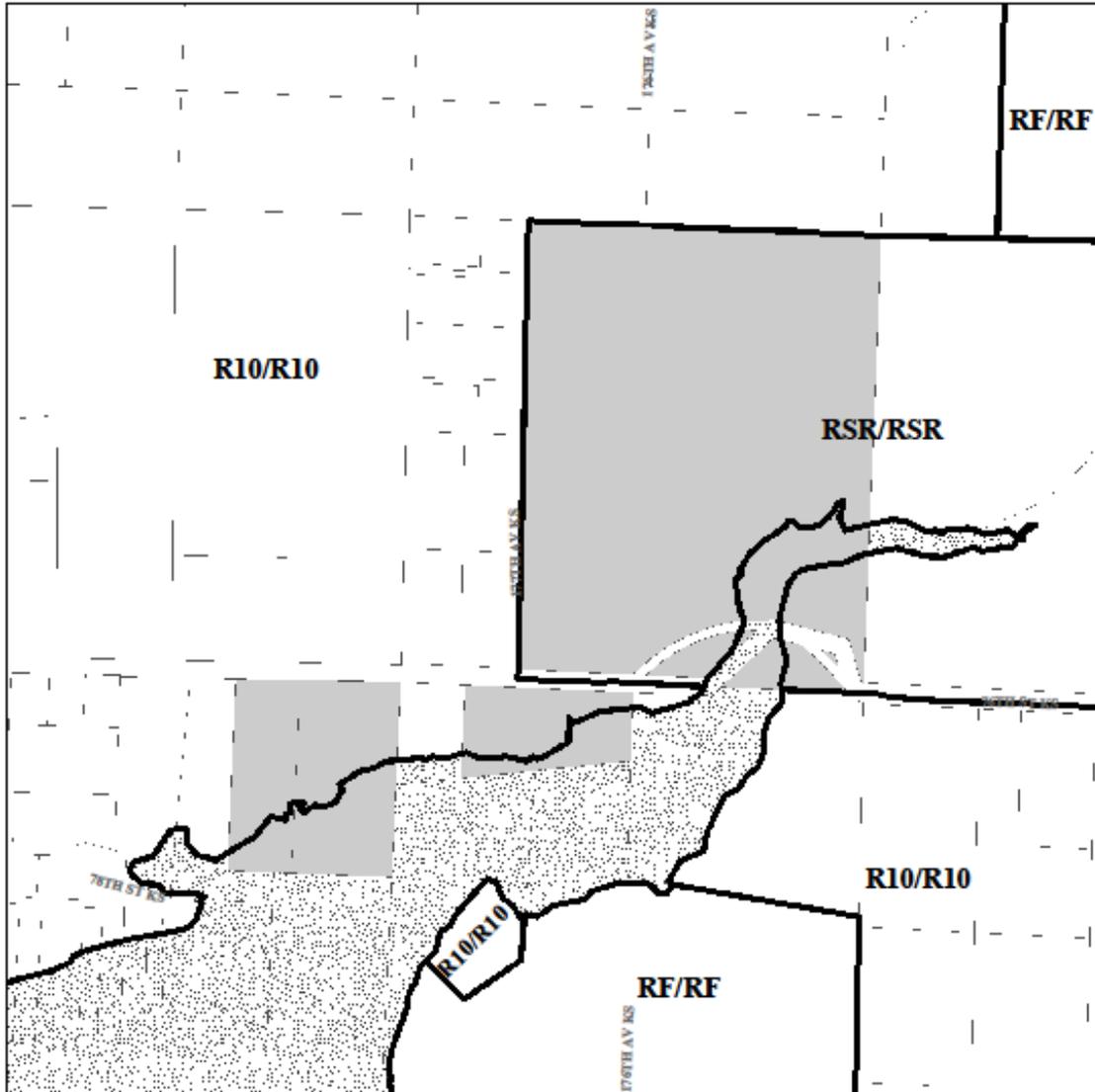
Map Document: H:\mxd\prop_area_wide_amend\2013\amendment_m_5_2013_4.mxd



1

2





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

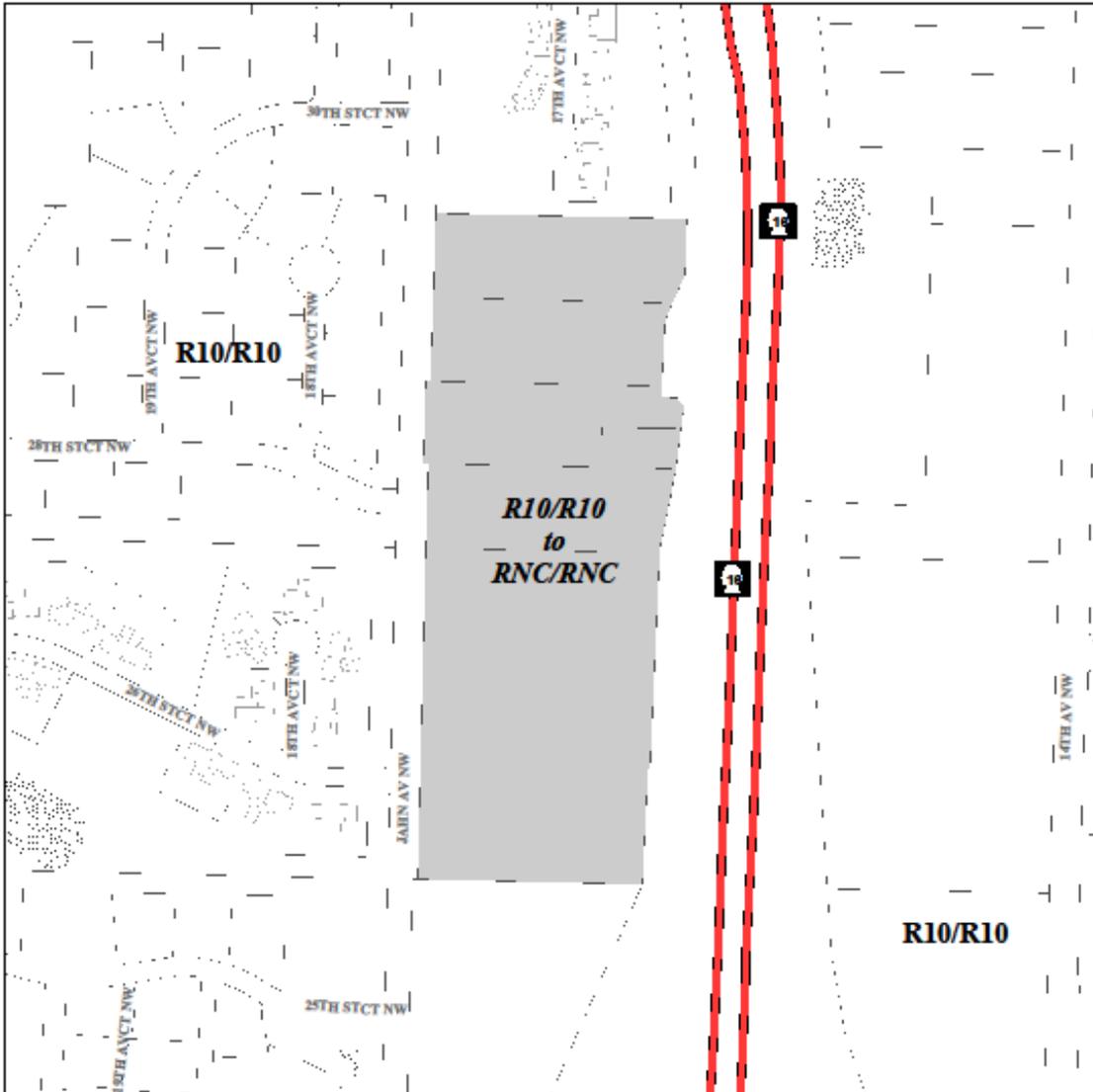
Map Document: H:\mxd\prop_area_wide_amend\2013\amendment_m_5_2013_5.mxd



1

2





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



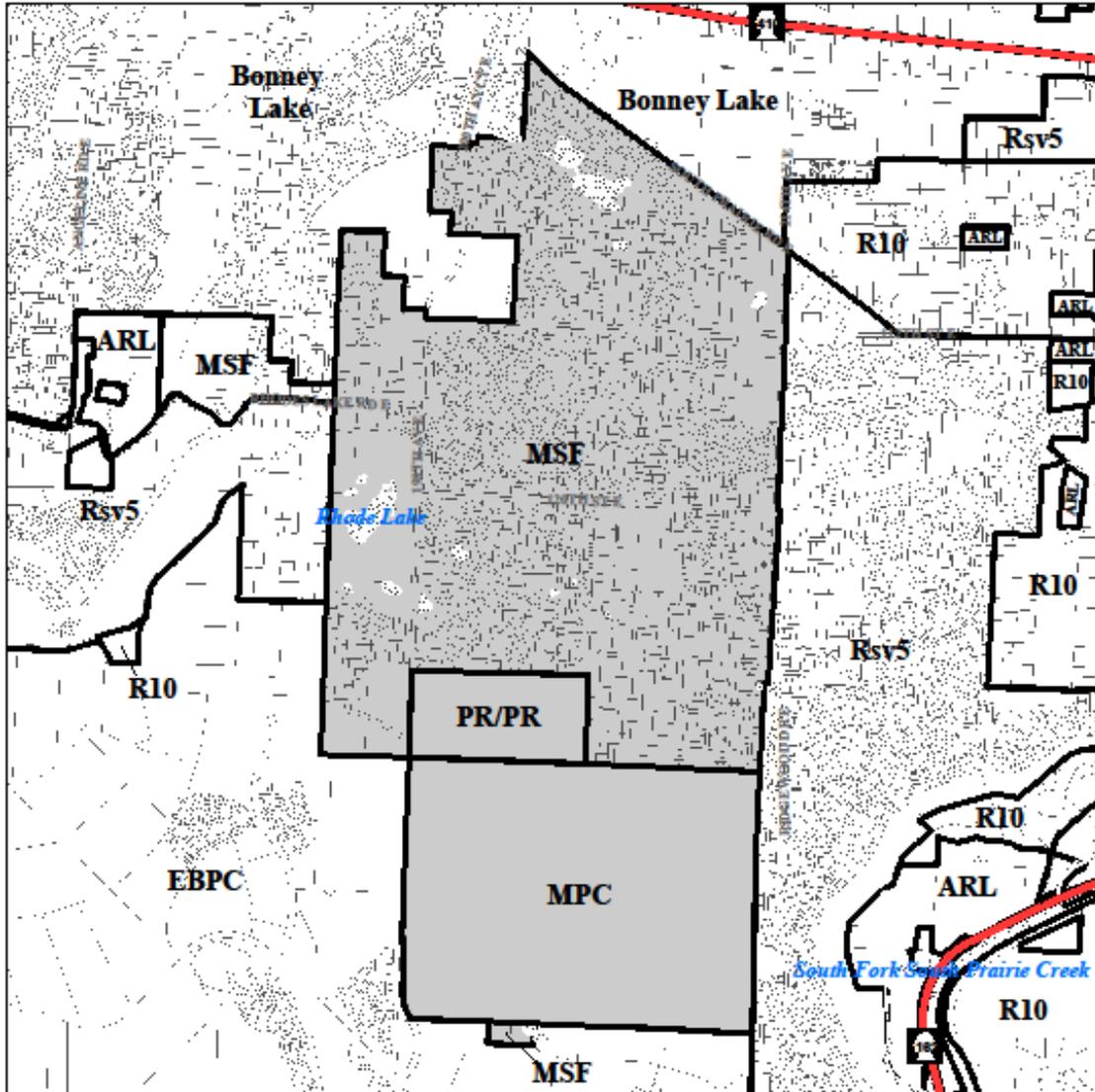
1 **Amendments to Comprehensive Land Use Designations Map**

2

3 The Comprehensive Land Use Designations Map, PCC 19A.30.230, is amended to reflect the
4 Map amendments approved in this Ordinance

5





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

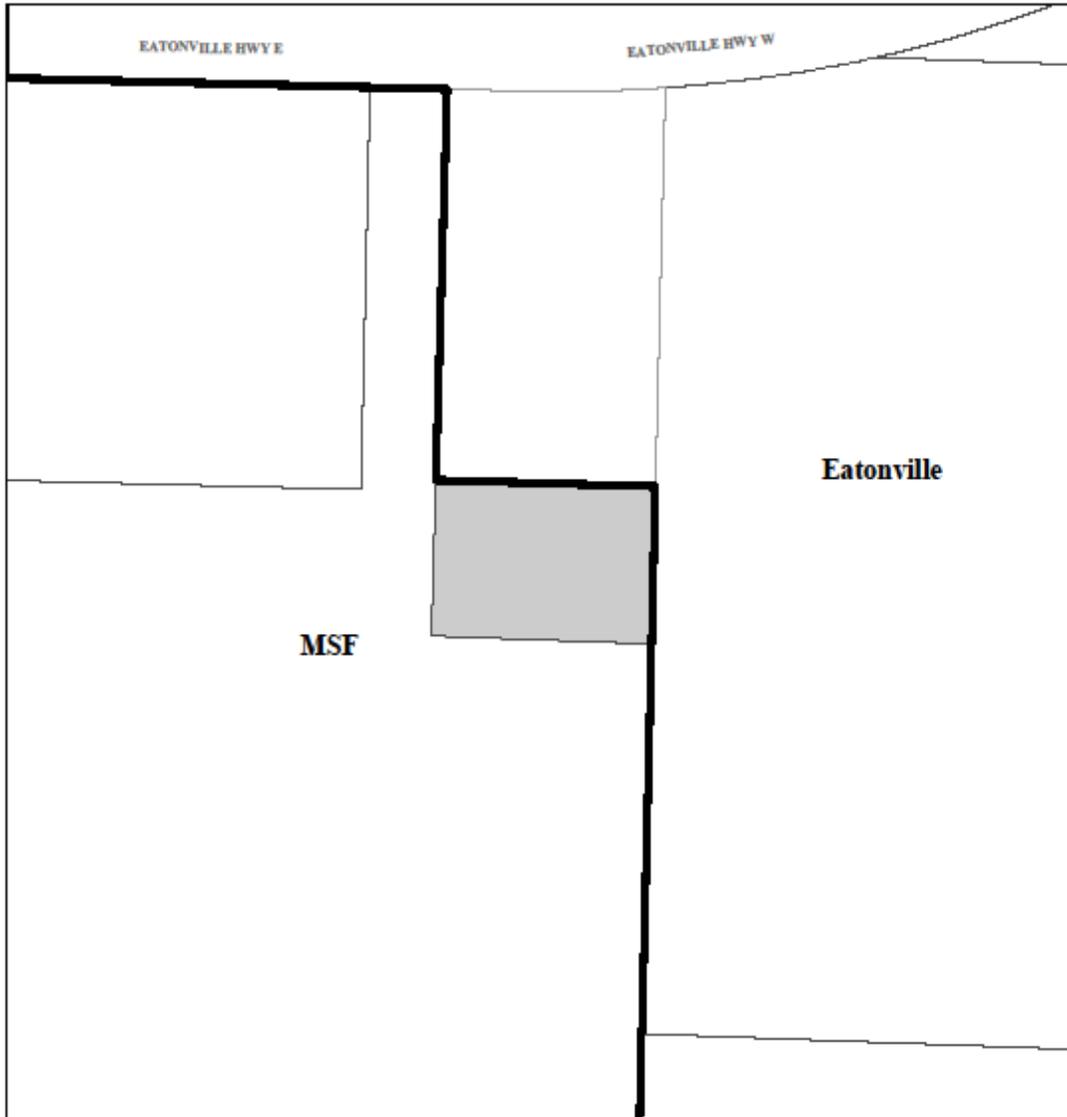
Plot Date: April 30, 2013 Scale = 1:26,647

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



1
2





2013 PROPOSED URBAN GROWTH AREA AMENDMENT

Amendment #U-2, PALS, Long Range Planning Division (Map 1 of 6)

Initiated by Pierce County Executive

 Annexation - City of Eatonville (Ordinance No. 2012-18)

Department of Planning and Land Services

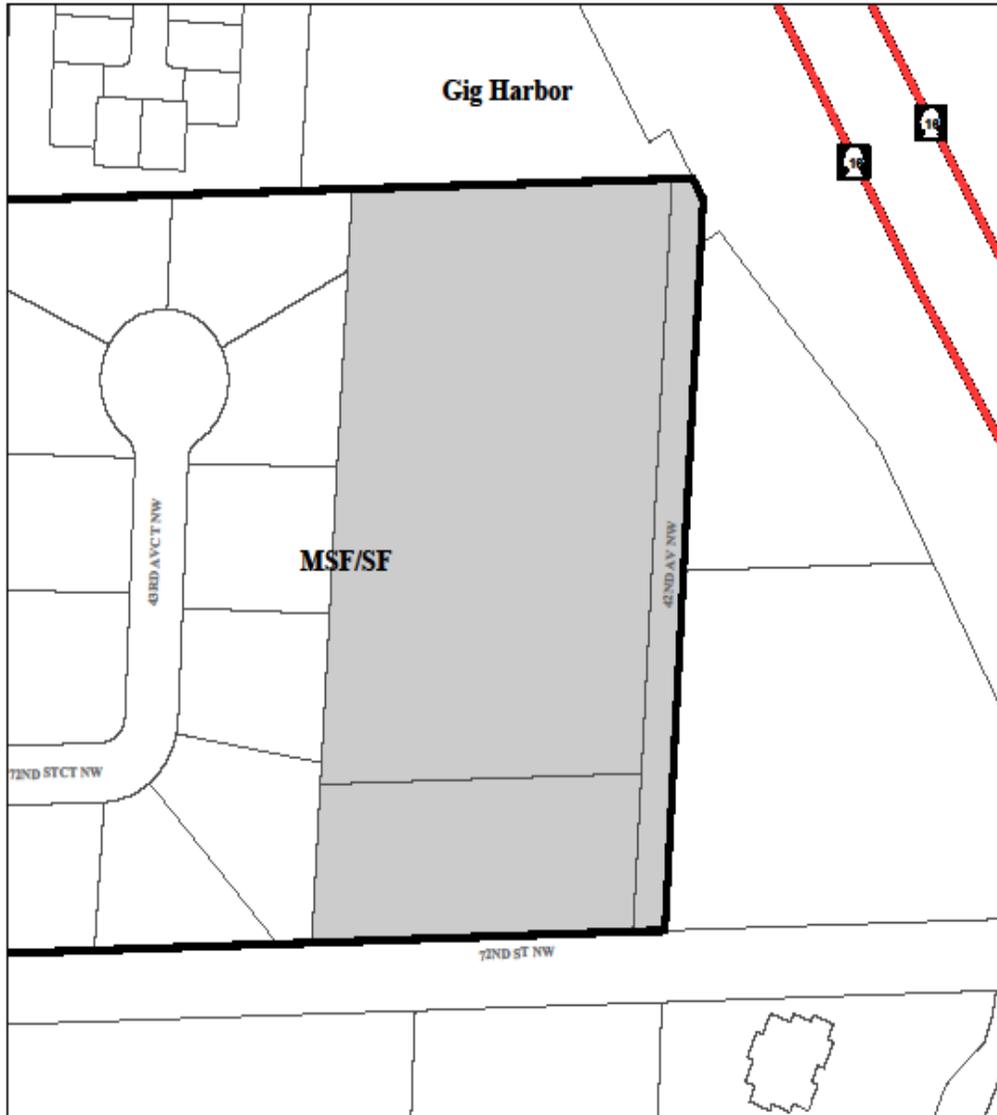
Plot Date: June 19, 2013 Scale = 1:1,200

Map Document: H:\mxd\prop_area_wide_amend\2013\city_annexation\amendment_2013_annex_eatonville_2012_18.mxd



1
2





2013 PROPOSED URBAN GROWTH AREA AMENDMENT

Amendment #U-2, PALS, Long Range Planning Division (Map 2 of 6)

Initiated by Pierce County Executive

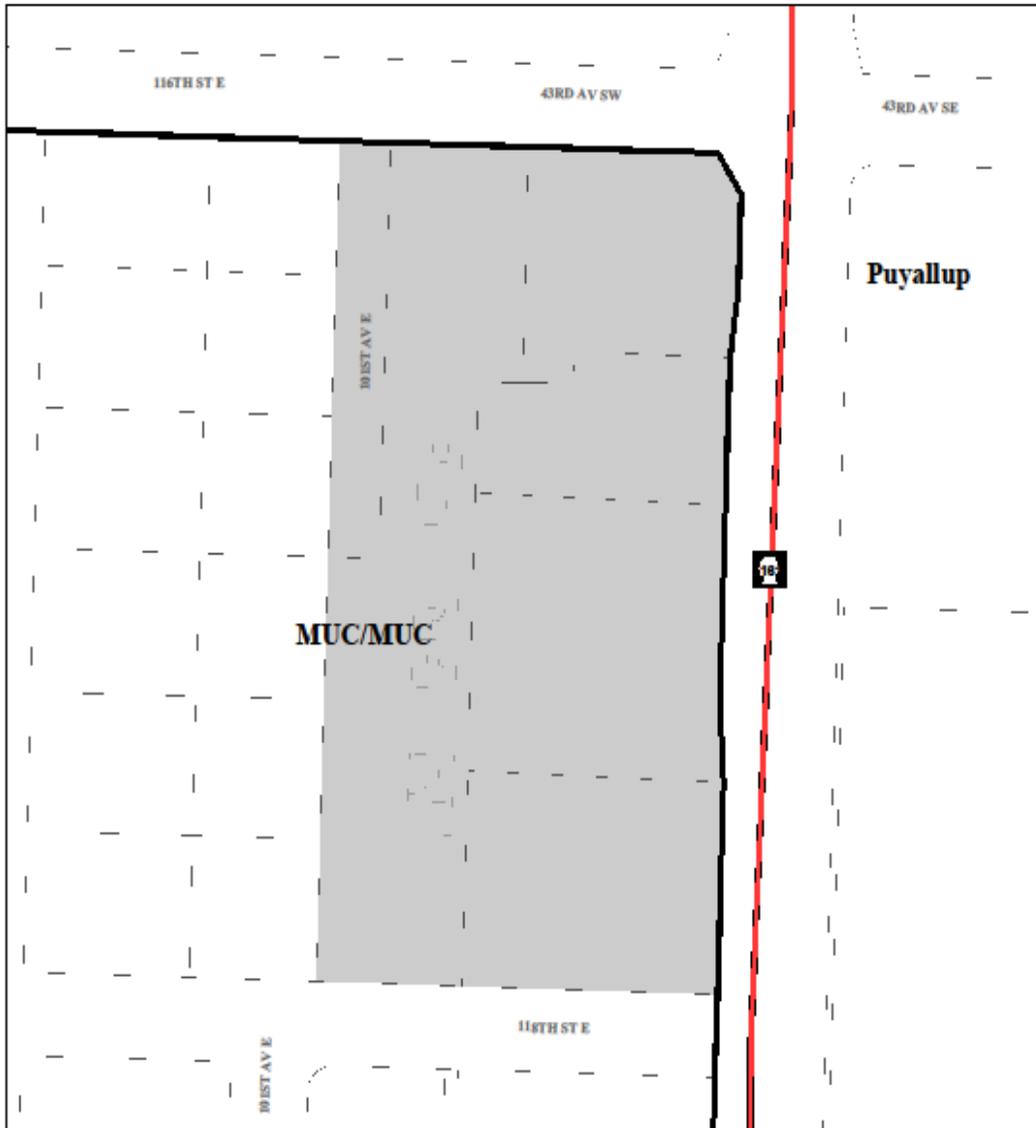
 Annexation - City of Gig Harbor (Ordinance No. 1212)

Department of Planning and Land Services

Plot Date: June 19, 2013 Scale = 1:1,500

Map Document: H:\mxd\prop_area_wide_amend\2013\city_annexation\amendment_2013_annex_gig_harbor_1212.mxd





2013 PROPOSED URBAN GROWTH AREA AMENDMENT

Amendment #U-2, PALS, Long Range Planning Division (Map 3 of 6)

Initiated by Pierce County Executive

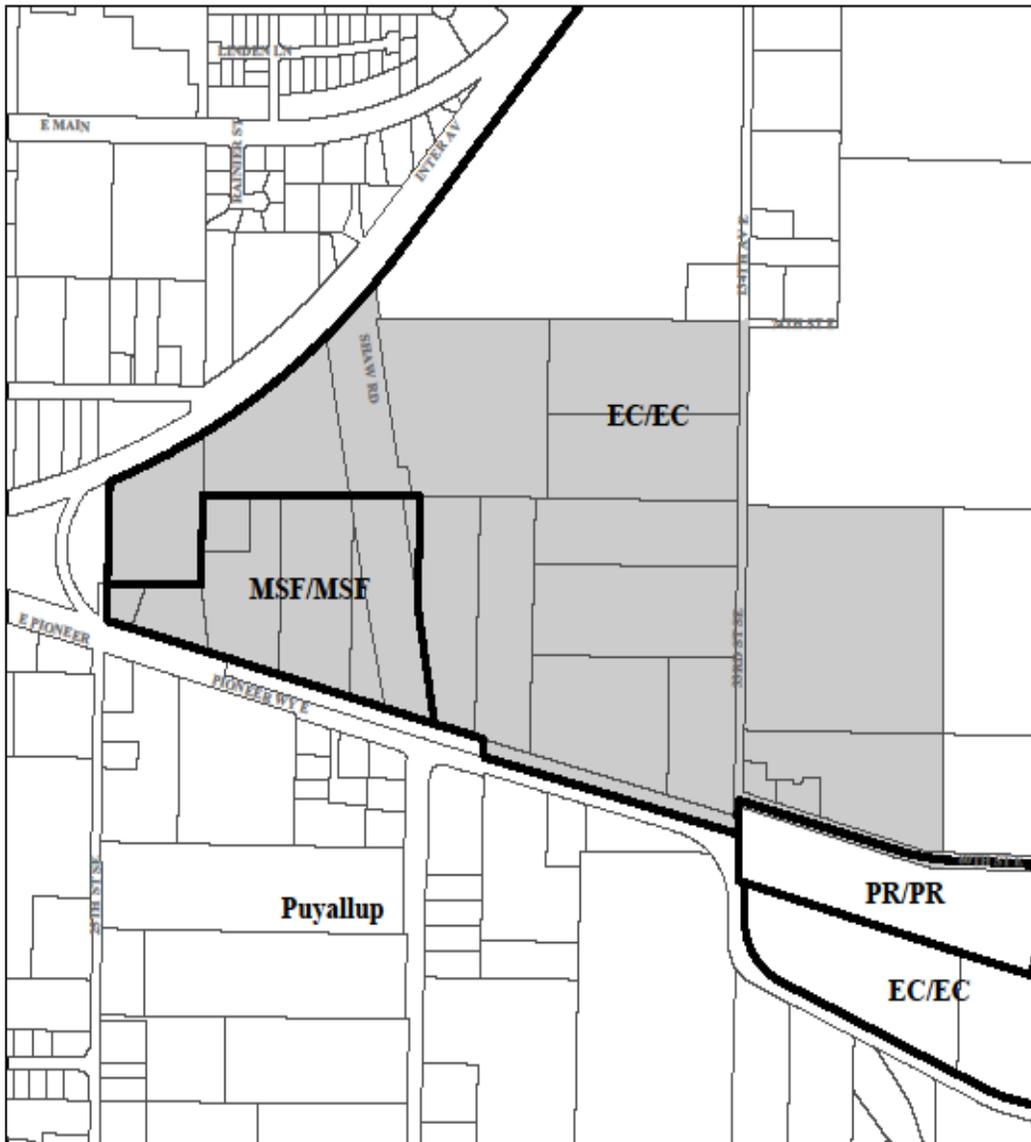
-  Urban Growth Area Boundary
-  Annexation - City of Puyallup (Ordinance No. 2984)

Department of Planning and Land Services

Plot Date: June 19, 2013 Scale = 1:1,300

Map Document: H:\mxd\prop_area_wide_amend\2013\city_annexation\amendment_2013_annex_puyallup_2984.mxd





2013 PROPOSED URBAN GROWTH AREA AMENDMENT

Amendment #U-2, PALS, Long Range Planning Division (Map 4 of 6)

Initiated by Pierce County Executive

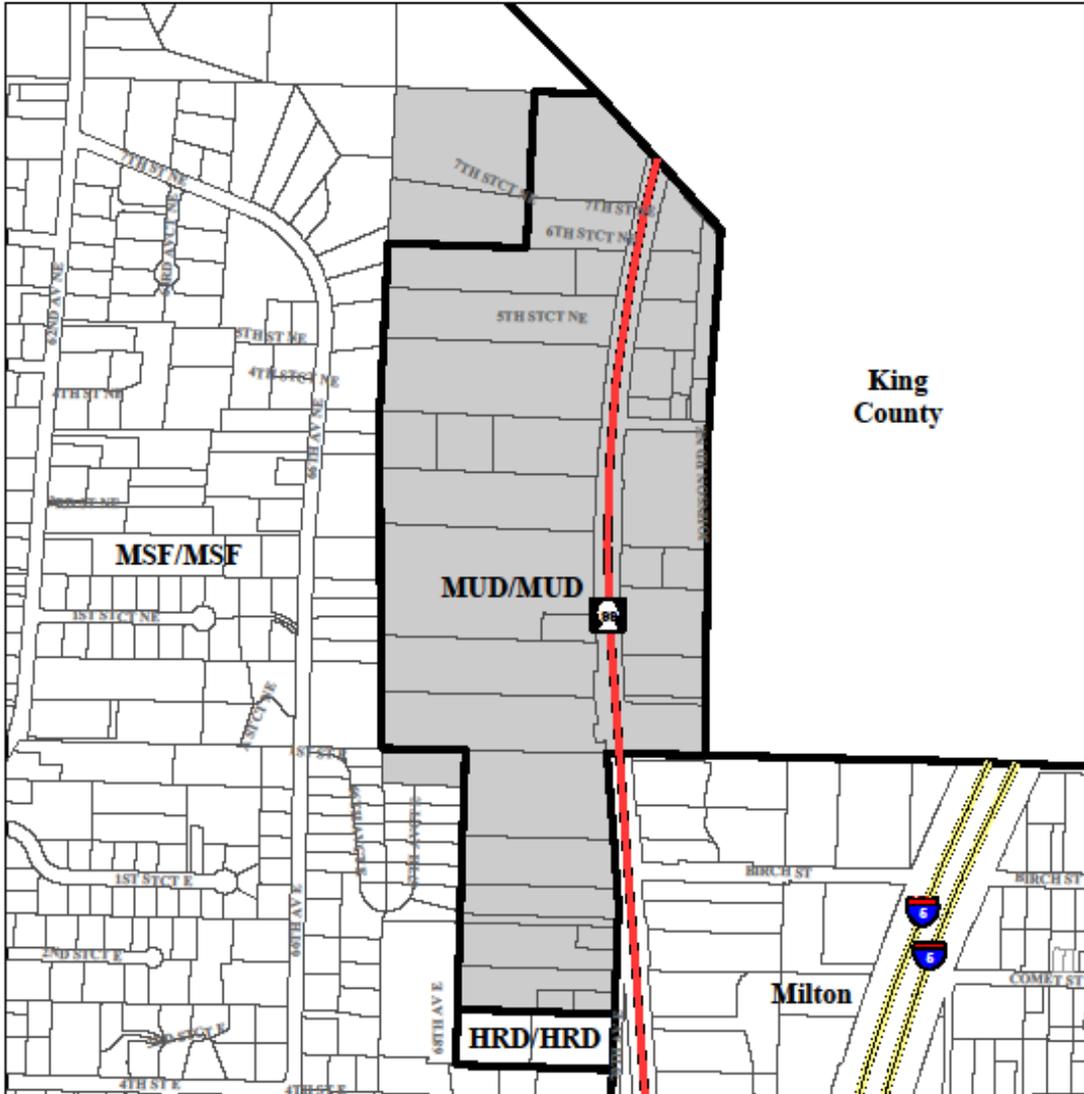
■ Annexation - City of Puyallup (Ordinance No. 2994)

Department of Planning and Land Services

Plot Date: June 19, 2013 Scale = 1:7,000

Map Document: H:\mxd\prop_area_wide_amend\2013\city_annexation\amendment_2013_annex_puyallup_2994.mxd





2013 PROPOSED URBAN GROWTH AREA AMENDMENT

Amendment #U-2, PALS, Long Range Planning Division (Map 5 of 6)

Initiated by Pierce County Executive

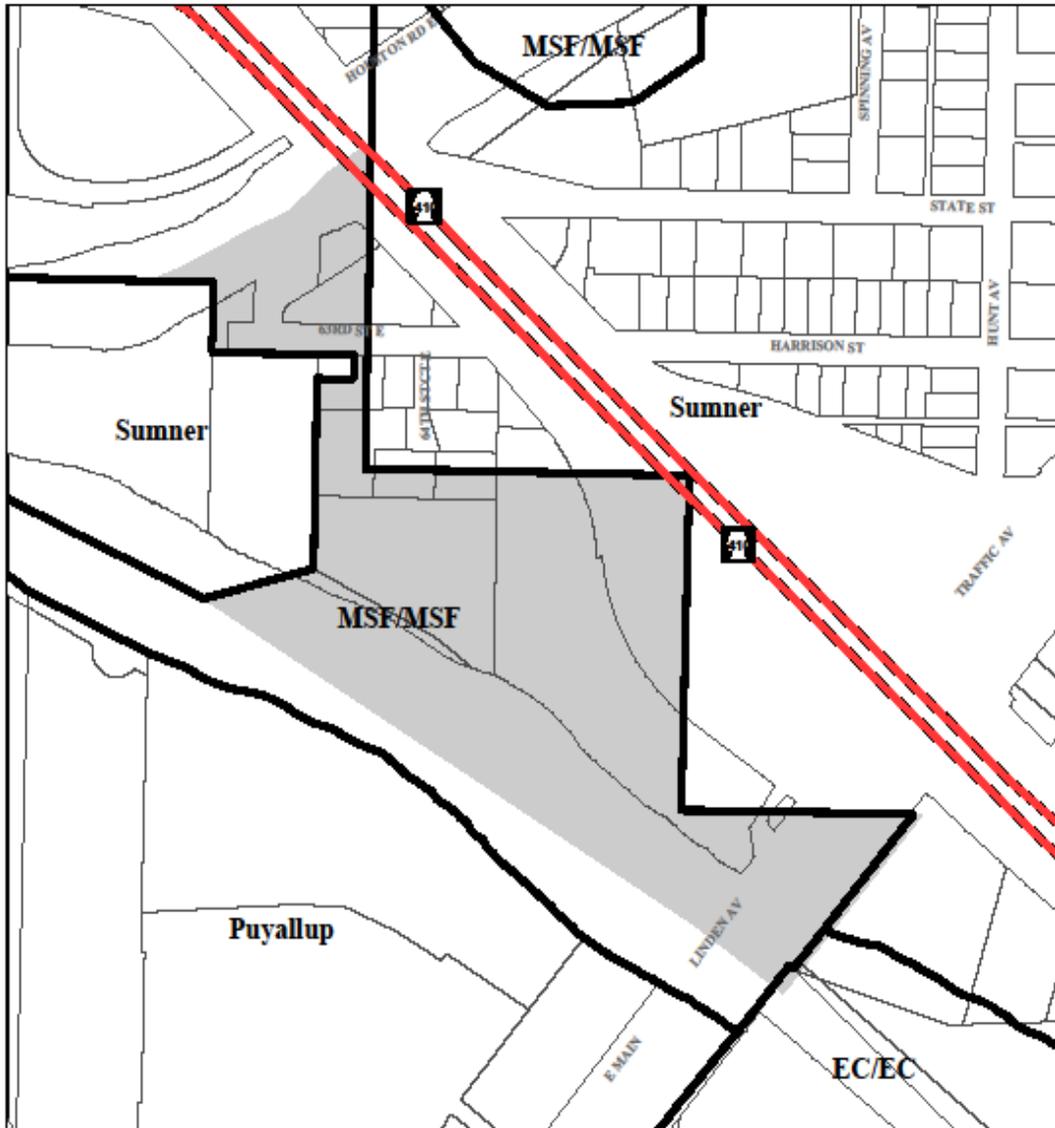
■ Annexation - City of Milton (Ordinance No. 1785-12)

Department of Planning and Land Services

Plot Date: June 19, 2013 Scale = 1:7,000

Map Document: H:\mxd\prop_area_wide_amend\2013\city_annexation\amendment_2013_annex_milton_1785_12.mxd





2013 PROPOSED URBAN GROWTH AREA AMENDMENT

Amendment #U-2, PALS, Long Range Planning Division (Map 6 of 6)

Initiated by Pierce County Executive

 Annexation - City of Sumner (Ordinance No. 2378)

Department of Planning and Land Services

Plot Date: June 19, 2013 Scale = 1:3,500



Map Document: H:\mxd\prop_area_wide_amend\2013\city_annexation\amendment_2013_annex_sumner_2378.mxd



1 **Amendments to Urban Growth Areas Map**

2

3 The Urban Growth Areas Map, PCC 19A.30.010, is amended to reflect all Urban Growth Area
4 amendments approved in this Ordinance.

5

6

