

**Application No. 994729: AREA-WIDE MAP AMENDMENT – Redesignate three parcels totaling 95.09 acres from Moderate Density Single Family land use designation to Public Institution land use designation within the South Hill Community Plan.**

Applicant: Tacoma Water

## GENERAL DESCRIPTION

The proposal would change the land use designation of three parcels totaling 95.09 acres from Moderate Density Single Family (MSF) to Public Institution (PI). The zoning would change from Residential Resource (RR) to PI.

The purpose of PI land use designation and zoning is to recognize property that serves the cultural, educational, recreational, and public service needs of the community. The PI land use designation and zoning classification is applied in many areas of the county, including areas outside of community plan areas as well as within community plan areas.

The MSF land use designation is intended to provide areas for urban residential development. The MSF land use designation is implemented by the MSF and RR zone classifications in the South Hill Community Plan. The RR zone allows residential development and limited civic and utilities uses. The RR classification is applied in areas with environmental constraints and allows a density of 1 to 3 dwellings units per acre.

The South Hill Community Plan currently does not include the application of the PI land use designation within its plan area. Tacoma Water has submitted a companion text amendment (#994728) which proposes to amend the community plan with background text and policies that would allow for the application of the PI within the community plan area.

## PROPOSED AMENDMENT

The proposal would change the land use designation for parcel numbers 0419141001, 0419141007 and 0419144004 from MSF to PI. The zoning classification would change from RR to PI.

## STAFF RECOMMENDATION

Staff recommends approval of the proposal. The application of the PI land use designation meets the objectives of the Comprehensive Plan policies and policies proposed under text amendment #994728.

## IMPLEMENTATION REQUIREMENTS

If the proposal is adopted, the Pierce County Zoning Atlas would need to be amended. Table J-2 in the South Hill Community Plan would also need to be updated to reflect the acreage and percent of the plan area zoned RR.

## IMPACT ANALYSIS

*Procedures for Amendments to the Comprehensive Plan*, [PCC 19C.10](#), requires that the merits of all amendments to the Plan be evaluated based on the following ([PCC 19C.10.060 A](#)):

1. The effect upon the rate of growth, development, and conversion of land as envisioned in the Plan.

The proposal changes the designation for three parcels that currently has water towers on the land. These parcels do not contain any residential or commercial development and are not considered as areas of capacity in the County's buildable lands analysis. As such, this change should have no negative impact on the rate of growth, development, and conversation of land as envisioned in the Comprehensive Plan.

2. The effect upon the County's capacity to provide adequate public facilities.

The proposal supports the continued use of the property for public facility and utility service. If the proposal is approved, the property owner may apply for permits to construct additional facilities. Potential public facility deficiencies and proposed improvements may be identified at the time a development project is submitted to Pierce County through the State Environmental Policy Act (SEPA) review. This review would be conducted per Pierce County Code Title 18D – Development Regulations – Environmental.

3. The effect upon the rate of population and employment growth.

While all of the properties are owned by Tacoma Water, only parcel number 0419141001 is characterized as a Utilities use in the Assessor-Treasurer (ATR) records. Parcel numbers 0419141007 and 0419144004 are listed as vacant. However, in the County's current buildable lands analysis the properties are not assumed to have capacity for new growth. The PI does not allow for new residential development that would increase residential capacity and the potential for employment capacity would be minimal.

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

This amendment is one of two partner amendments, the partner amendment (#994728) would create the Public Institution land use designation in the community plan, so that this amendment application can redesignate the specific parcels. This proposal is consistent with both the Comprehensive Plan

- Comp Plan:
  - **GOAL U-26** Promote reliable water service.
  - **GOAL U-20** Ensure adequate water supply for all uses that support growth.

The South Hill Community Plan currently does not address this topic and application #994728 would address this policy need.

5. The effect upon general land values or housing costs.

As the properties are owned by Tacoma Water and intended use has been for public utility purposes, the proposal would not increase the general land values or housing costs.

6. Whether capital improvements or expenditures, including transportation, are being made or completed as expected.

The 2022-2023 Pierce County Capital Facilities Plan indicates:

- Roads in the vicinity of the proposal meet acceptable levels of service and no additional improvements are planned;
- No surface water management projects within the proposal's vicinity; and
- No sewer capital projects within the vicinity of the proposal.

7. Whether the initiated amendment conforms to the requirements of the Growth Management Act (GMA), is internally consistent with the Plan and is consistent with the Countywide Planning Policies for Pierce County.

The proposal is consistent with the Growth Management Act, Puget Sound Regional Council (PSRC) Vision 2050, and Pierce County CPPs.

RCW 36.70A.150 of the GMA directs counties to lands useful for public purposes, including the collection and retention of potable water, designating parcels with existing water towers as public institution may assist with this directive.

Vision 2050 MPP-PS-7 and MPP-PS-23 directs city and county governments to coordinate services of public utilities including potable water in urban growth areas.

Pierce County Countywide Planning Policies UGA-5 and its subsections directs the County to "adopt measures to ensure that growth and development are timed and phased consistent with the provision of adequate public facilities and services;" and later defines 'public facilities' to include domestic water systems.

8. The effect upon critical areas and natural resource lands.

Potential wetland indicators are located on one or more of these properties based upon GIS data. These indicators can be triggered by hydric soils, hydro, NWI, CWI, & regulated floodplain. Further site-specific review would be required at the time of project-specific application submittal. Any site-specific future development application would be regulated by Pierce County Code 18E – Development Regulations – Critical Areas.

9. Consistency with locational criteria in the Comprehensive Plan and application requirements established by this Chapter.

The proposal is consistent with the Comprehensive Plan and is in line with the spirit of the following provisions by creating and assigning the public institutions designation:

- **GOAL U-26** Promote reliable water service.
- **GOAL U-20** Ensure adequate water supply for all uses that support growth.

10. The effect upon other considerations as deemed necessary by the Department. (Other pertinent information.

The companion amendment (#994728) proposes to apply the PI land use designation owned by Tacoma Water in the South Hill Community Plan area. The Tacoma Water property provides domestic water supplies and is a crucial component of supporting existing and future population growth. The goal of both the Community Plan Text Amendment and Area-Wide Map Amendment is to provide a process for Tacoma Water to initiate a land use application to permit a much-needed microwave tower for TPU to provide resilient, reliable, and redundant communications. Both application requests will allow the applicant a process to improve its communications that will help support Tacoma Waters ability to adequately provide water supplies to customers in Pierce County.

EQUITY

The parcels in question score moderate or high on all equity indicators according to the Pierce County Equity Index: livability, accessibility, economy, education, and environmental health. This proposal should have no negative impact on equity and could potentially lead to improvements in all equity indicators, depending on what is developed or added to the parcels once they are designated as public institution. In particular, maintaining high quality and adequate volume of water supply would improve livability, economy, and education scores.

GROWTH MANAGEMENT ACT (GMA)

The proposal is consistent with the Growth Management Act.

**RCW 36.70A.150 Identification of lands useful for public purposes.**

Each county and city that is required or chooses to prepare a comprehensive land use plan under RCW 36.70A.040 shall identify lands useful for public purposes such as utility corridors, transportation corridors, landfills, sewage treatment facilities, stormwater management facilities, recreation, schools, and other public uses. The county shall work with the state and the cities within its borders to identify areas of shared need for public facilities. The jurisdictions within the county shall prepare a prioritized list of lands necessary for the identified public uses including an estimated date by which the acquisition will be needed.

The respective capital acquisition budgets for each jurisdiction shall reflect the jointly agreed upon priorities and time schedule.

MULTICOUNTY PLANNING POLICIES (MPPs) (VISION 2050)

The proposal is consistent with the Vision 2050 MPPs.

**Public Services Section: Public Service Policies**

**MPP-PS-7** Obtain urban services from cities or appropriate regional service providers. Encourage cities, counties, and special purpose districts, including sewer, water, and fire districts, to

coordinate planning efforts, agree on optimal ways to provide efficient service, and support consolidations that would improve service to the public.

**MPP-PS-23** Promote coordination among local and tribal governments and water providers and suppliers to meet long-term water needs in the region in a manner that supports the region's growth strategy.

## PIERCE COUNTY COUNTYWIDE PLANNING POLICIES (CPPs)

The proposal is consistent with Pierce County's CPPs which specify a need for the county to plan for and maintain public facilities, which includes the water systems present on these parcels.

### **Economic Development and Employment**

**Ec-6.** The County, and each municipality in the County, shall work to strengthen existing businesses and industries and to add to the diversity of economic opportunity and employment by:

6.6 striving to maintain adequate public facilities and service levels;

### **Urban Growth Areas, Urban Public Services**

**UGA-5.** Within the delineated urban growth areas, the County, and each municipality in the County, shall adopt measures to ensure that growth and development are timed and phased consistent with the provision of adequate public facilities and services.

5.2 "Public facilities" include:

5.2.2 Domestic water systems;

## PIERCE COUNTY COMPREHENSIVE PLAN

The proposal is consistent with the Pierce County Comprehensive Plan.

### **Utilities Element: Domestic Water systems (page 2-91)**

**GOAL LU-126** Recognize major parcels of land serving the cultural, educational, recreational, and public service needs of the community through the Public Institution designation.

- **LU-126.1** The Public Institution designation may be applied to urban or rural institutions and facilities.

**GOAL LU-127** Identify lands owned by governmental agencies for public use or benefit with the Public Institution designation or other land use designation that supports and protects these uses.

**LU-131.2** Redesignation of single parcels or single ownership should be allowed in appropriate circumstances such as the recognition of public parks, schools, and other public institutions, or proposals involving Master Planned Communities, Master Planned Resorts, Employment Based Planned Communities, or New Fully Contained Communities.