



2023 Comprehensive Plan Amendments South Hill Community Plan Area

Erika Rhett Hunt
Long Range Planning Supervisor



Erika.Rhett@piercecountywa.gov



253-798-7596

Levels of Planning

Growth Management Act

- Sets the stage for local and regional policies and establishes the requirement for urban growth areas

VISION 2050 Multicounty Planning Policies

- Puget Sound Regional Council (PSRC) sets the Regional Growth Strategy for King, Pierce, Snohomish, and Kitsap counties that prioritizes new growth in designated growth centers and areas served by transit

Countywide Planning Policies

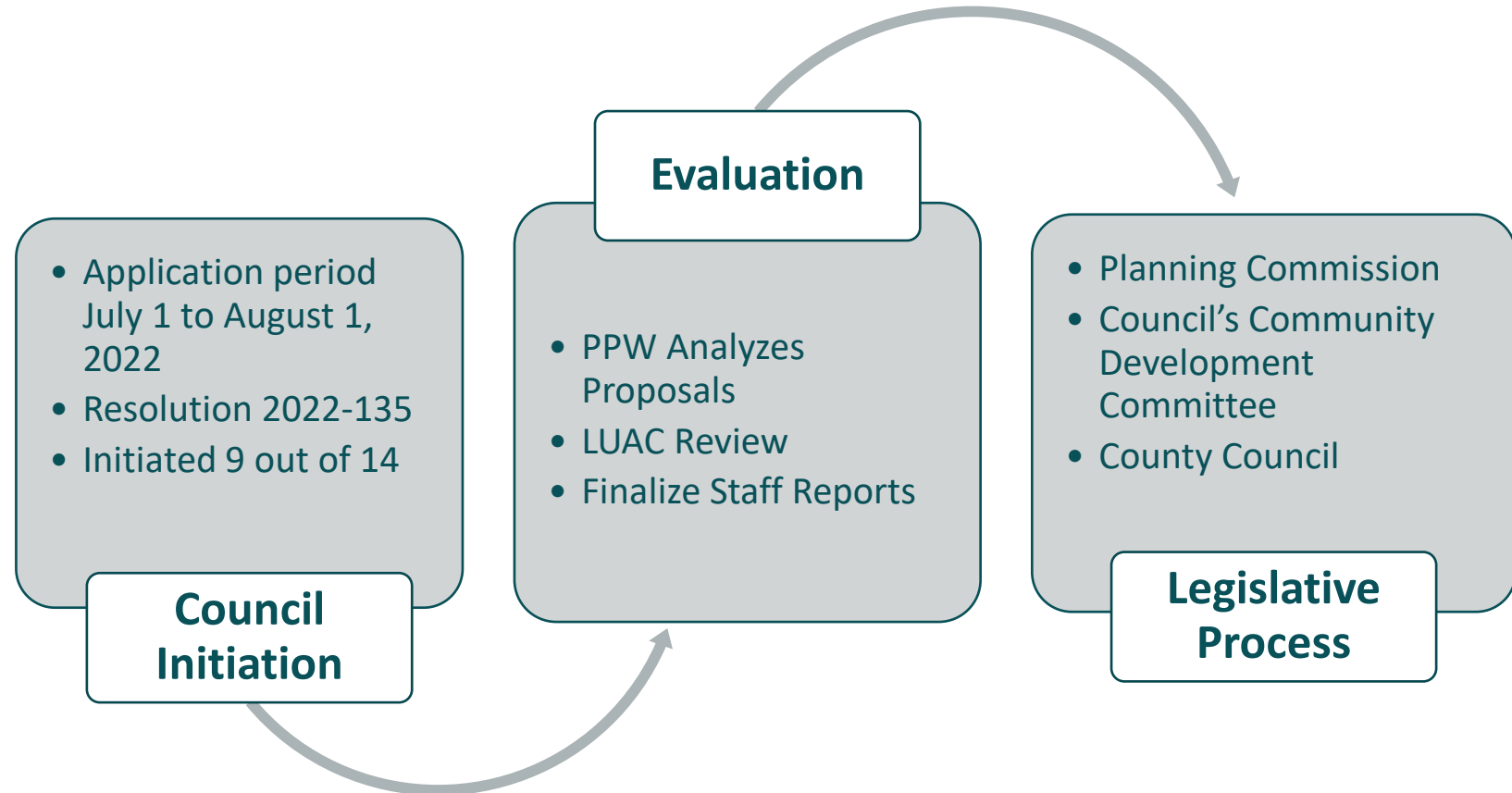
- Pierce County Regional Council (PCRC) sets policies for Pierce County and its 23 cities and towns and allocates transportation funding at the local level

Comp Plan

- Pierce County Comprehensive Plan addresses 20-year growth in the unincorporated areas and is the foundation for sub-plans like the community plans and capital facilities plan

Amendments to the Comprehensive Plan

- Every two years, according to Pierce County Code
- County departments, Cities/Towns, interested public may apply
- Mandated Periodic Update to Comprehensive Plan (*due December 2024*)



Types of Plan Amendments

Urban Growth Area Amendments

- Changes to designated Urban Growth Areas

Area-Wide Map Amendments

- Changes in the Land Use Map resulting in changes in zoning

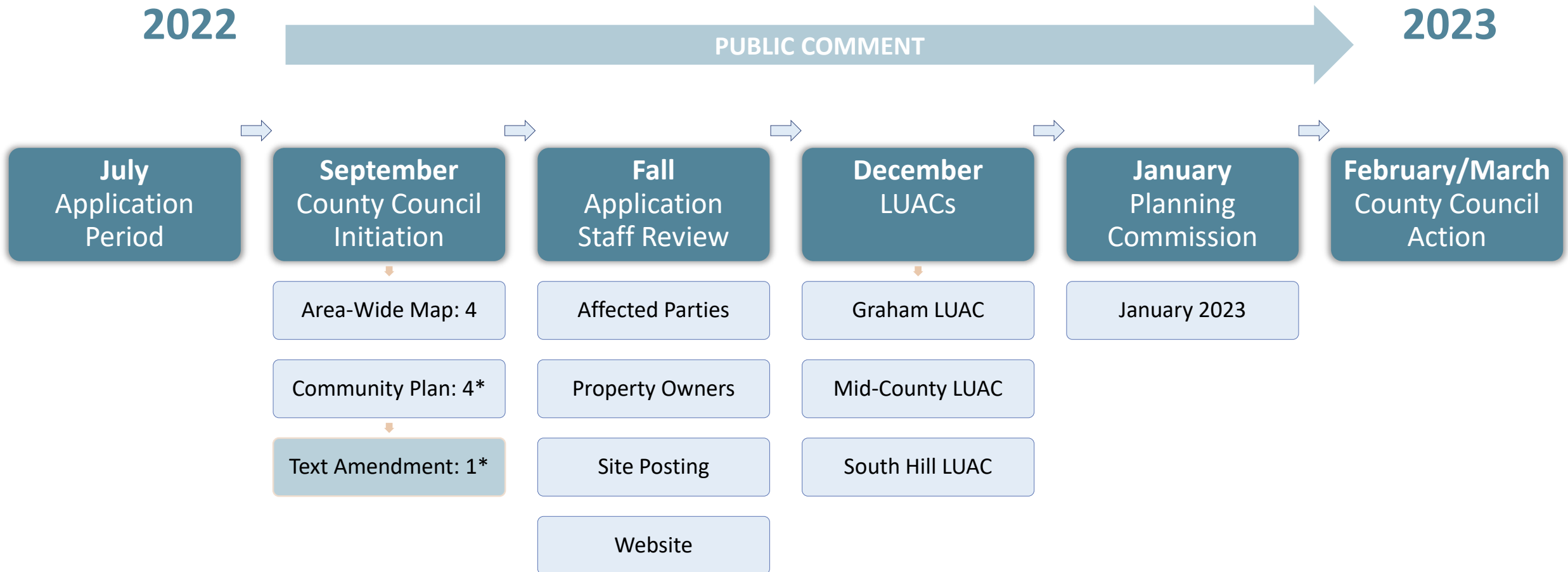
Text Amendments

- Changes in policies or text to the Comprehensive Plan

Community Plan Amendments

- Changes to text or policies of a community plan

Process and Timeline



* Two applications have been withdrawn by the applicant. Seven applications proceeding forwarding for consideration.

COMMUNITY PLAN AMENDMENT APPLICATION No. 994728

Applicant

- Tacoma Water

Proposal

- Adds policies to allow for the Public Institution (PI) land use designation to be applied within the South Hill Community Plan area.

Background

- The companion amendment (Land Use Action permit No. 994729) proposes to apply the PI land use designation to property owned by Tacoma. The Tacoma Water property provides domestic water supplies.

COMMUNITY PLAN AMENDMENT APPLICATION No. 994728

- Staff supports the proposal:
 - The allowance of applying the PI land use designation within the South Hill Community Plan reflects the intention of state, regional and local policies.
 - Ensures delivery of urban services for existing and future growth.

AREAWIDE MAP AMENDMENT APPLICATION No. 994729

Applicant

- Tacoma Water

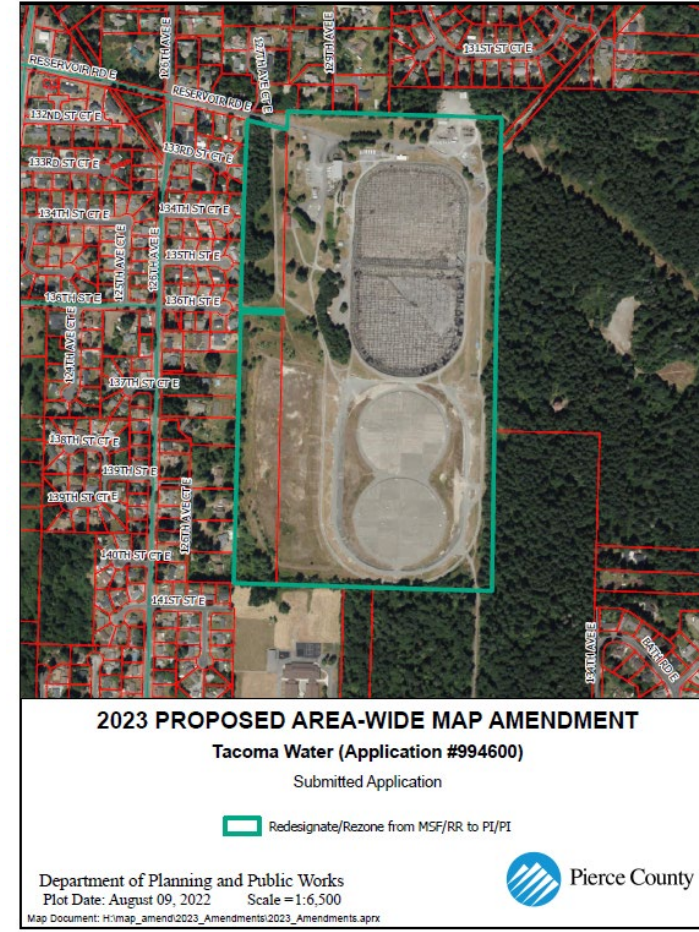
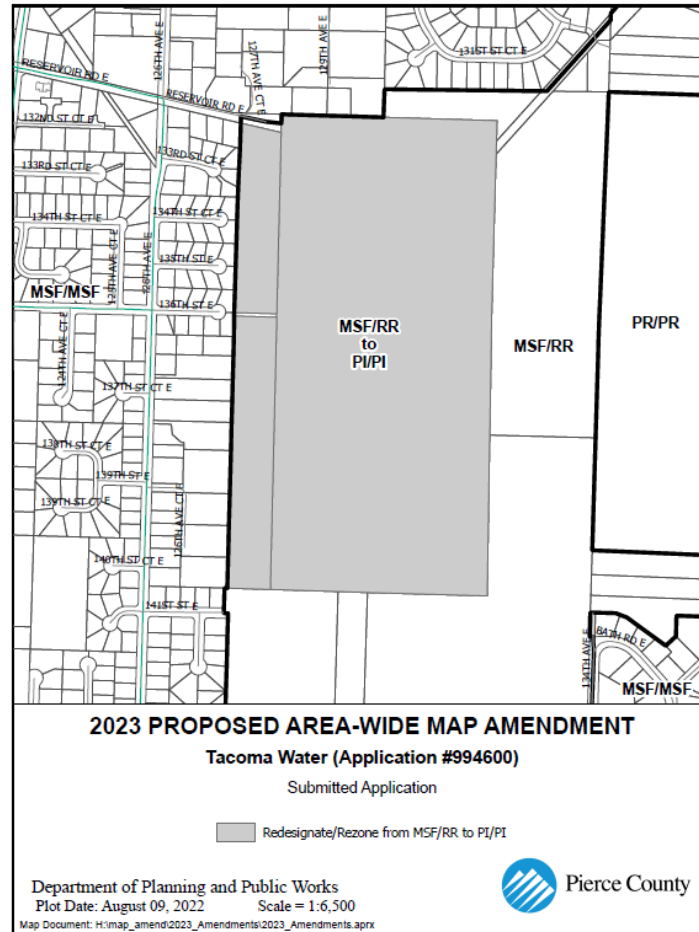
Proposal

- Redesignate 3 parcels totaling 95.09 acres from Moderate Density Single Family (MSF) land use designation to Public Institution (PI) land use designation along Reservoir Rd E in the northeastern part of South Hill Community Plan area.

Background

- The goal of the applications is to provide a process for Tacoma Water to initiate a land use application to permit a microwave tower to support service delivery.

AREAWIDE MAP AMENDMENT APPLICATION No. 994729



AREAWIDE MAP AMENDMENT APPLICATION No. 994729

- Staff supports the proposal:
 - Ensures delivery of urban services for existing and future growth.
 - The allowance of applying the PI land use designation within the South Hill Community Plan reflects the intention of state, regional and local policies.

AREAWIDE MAP AMENDMENT APPLICATION No. 994726

Applicant

- PPW

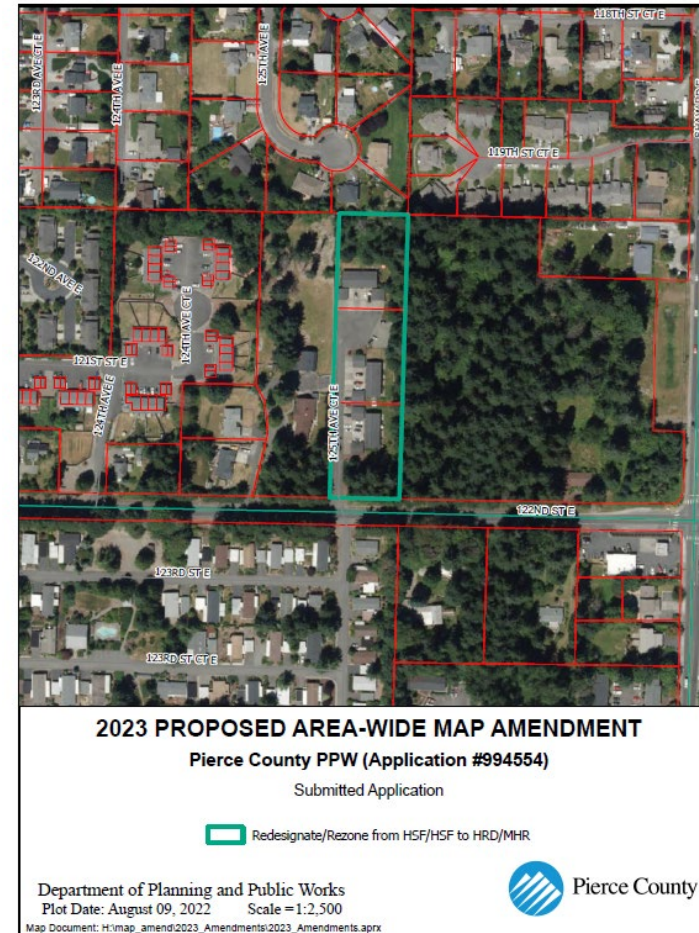
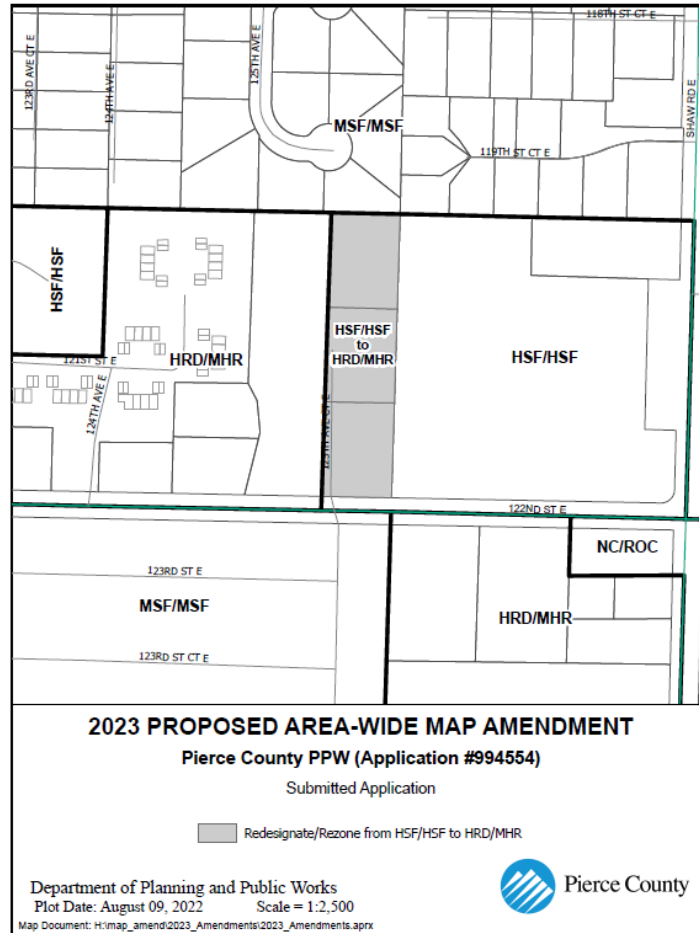
Proposal

- Correct a map error that occurred in 2020 by redesignating three parcels totaling 2.25 acres from the High-Density Single Family (HSF) designation to the High Density Residential (HRD) designation with a Moderate-High Density Residential (MHR) zone classification along 125th Avenue Ct E in the northeastern part of South Hill Community Plan area.

Background

- The designation of the parcels as High Density Residential was unintentionally made through the 2020 adoption of the South Hill Community Plan update.

AREAWIDE MAP AMENDMENT APPLICATION No. 994726



AREAWIDE MAP AMENDMENT APPLICATION No. 994726

- Staff supports the proposal:
 - Correct a map error that occurred in 2020.
 - Area is already developed consistent with MHR zoning classification.
 - The Planning Commission amended the proposal to retain HRD/MHR on the properties through the 2020 South Hill Community Plan update at the request of the property owner.
 - Map used to make the amendment was drawn incorrectly and did not include all properties that were part of the request.
 - Consistent with state, regional and local policies.

Questions / Public Testimony

The Planning Commission public hearing scheduled for January 17th with deliberations on January 24, 2023.

Written Comments must be received not later than 4:30 p.m. on January 18, 2022.

E-mail: erika.rhett@piercecountywa.gov

Letter: Pierce County Annex

ATTN: Erika Rhett Hunt, Long Range Planning Supervisor

2401 S. 35th Street Room 2

Tacoma, WA 98409