



2023 Comprehensive Plan Amendments Mid-County Community Plan Area

Becca Book, Senior Planner

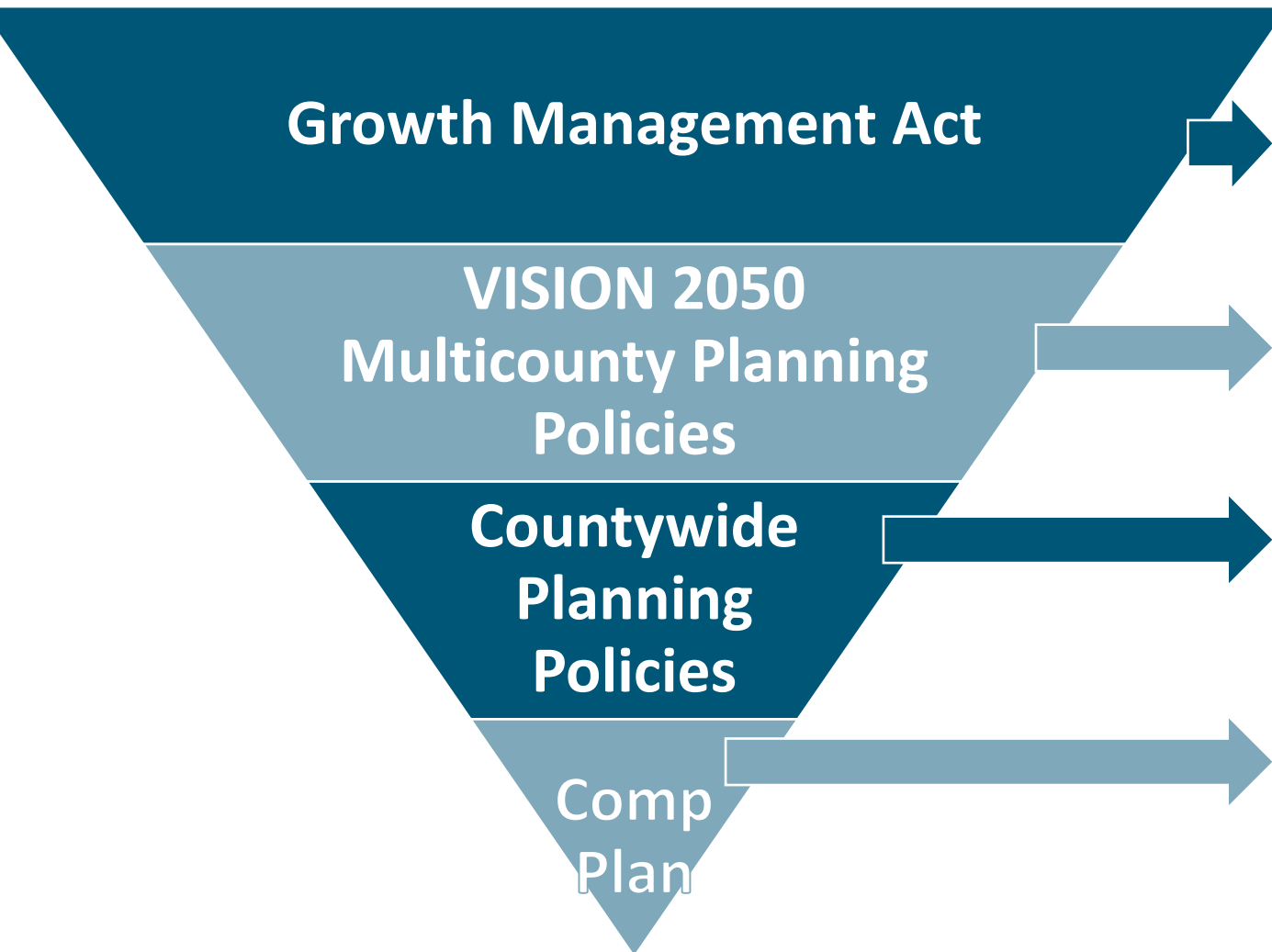


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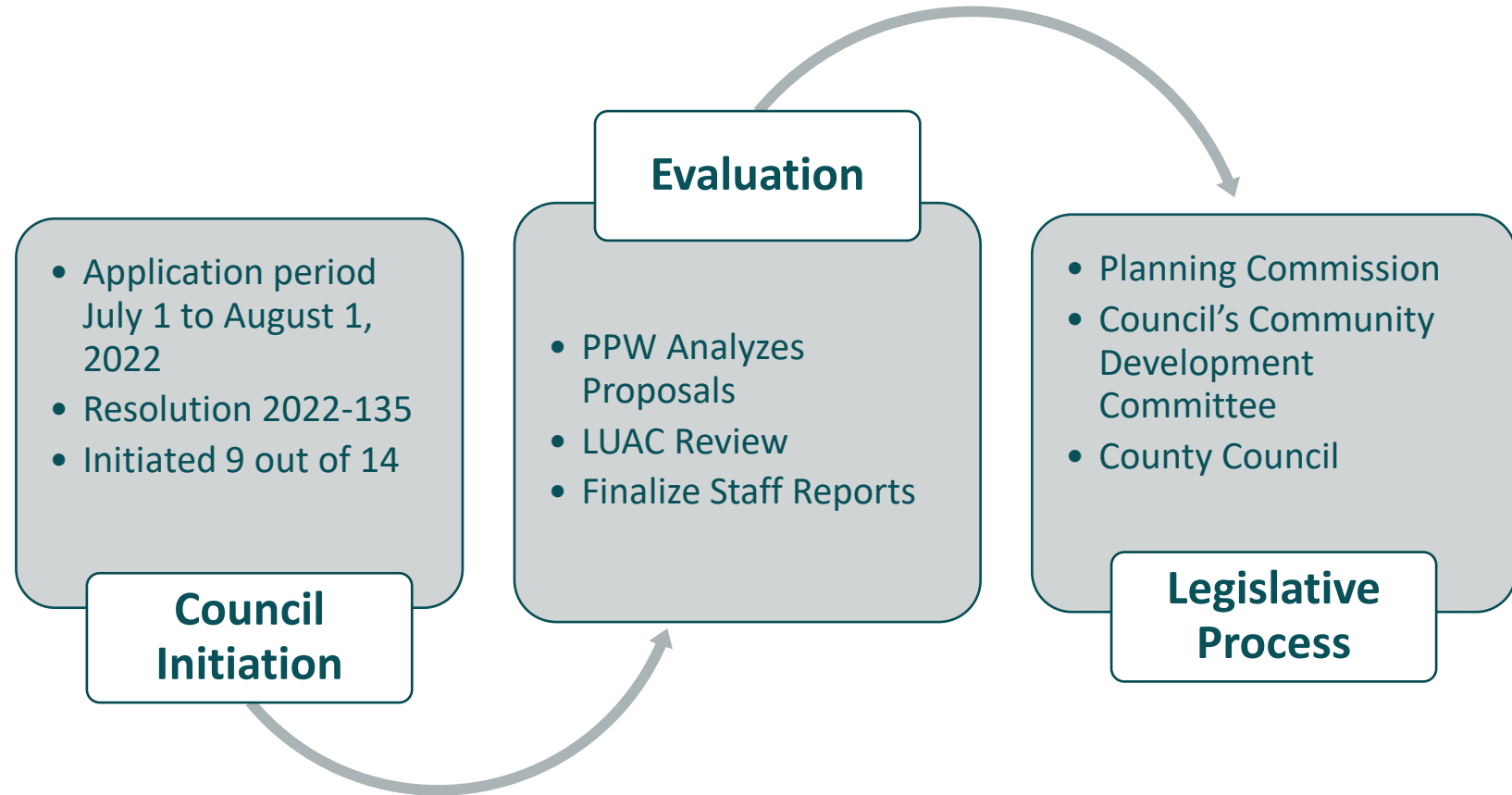
Levels of Planning



- Sets the stage for local and regional policies and establishes the requirement for urban growth areas
- 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
- Pierce County Regional Council (PCRC) sets policies for Pierce County and its 23 cities and towns and allocates transportation funding at the local level
- 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
- COUNTY DEPARTMENTS, CITIES/TOWNS, INTERESTED CITIZENS CAN APPLY
- MANDATED PERIODIC UPDATE TO COMPREHENSIVE PLAN (DUE DECEMBER 2024)



Types of Plan Amendments

Urban Growth Area (UGA) 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

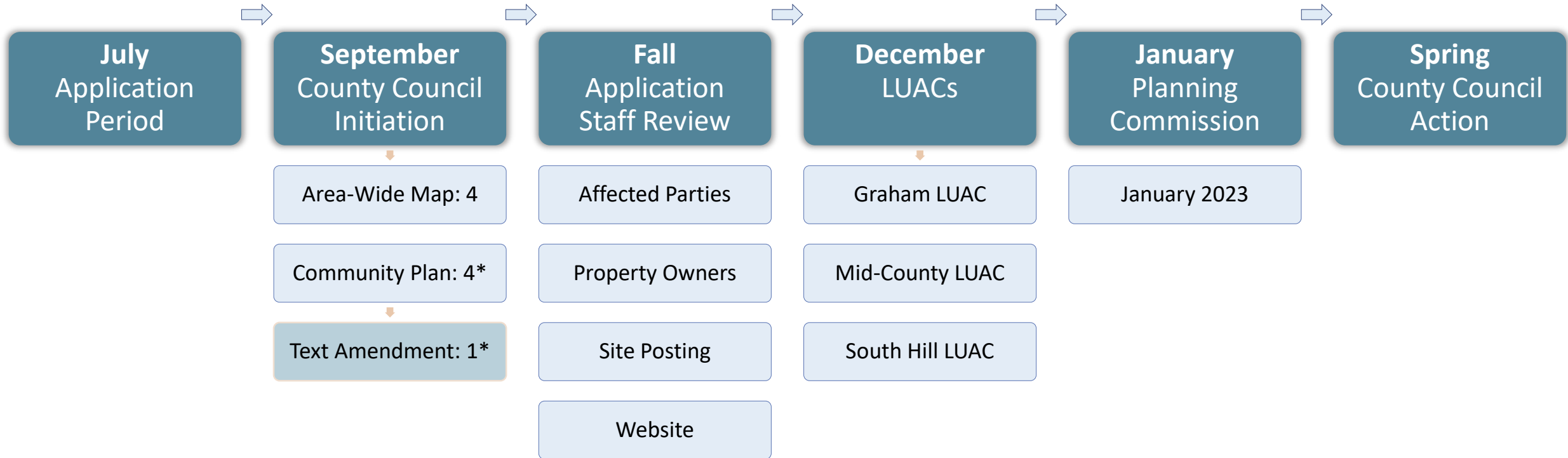
- Changes to text or policies of a community plan

Process and Timeline

2022



2023



* Two applications have been withdrawn by the applicant.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

COMMUNITY PLAN AMENDMENT APPLICATION No. 994137

Applicant

- Cross Creek Partners

Proposal

- Deletes all the policy framework and background information associated with the High Density Residential District (HRD) Land Use Designation within the Mid-County Community Plan.

Background

- The proposal is a companion amendment to a proposed Areawide Map amendment (Land Use Action Permit No. 994135). If the proposed areawide map amendment is approved, the Mid-County Community Plan area would not have any remaining properties designated as HRD.

COMMUNITY PLAN AMENDMENT APPLICATION No. 994137

- Staff **does not support** the proposal:
 - The application of the HRD land use designation within the community plan area may be appropriate at a future time.
 - Retaining the existing policy framework and background information would provide consistency with the original community plan intentions for development within the HRD land use designation.

AREAWIDE MAP AMENDMENT APPLICATION No. 994135

Applicant

- Cross Creek Partners

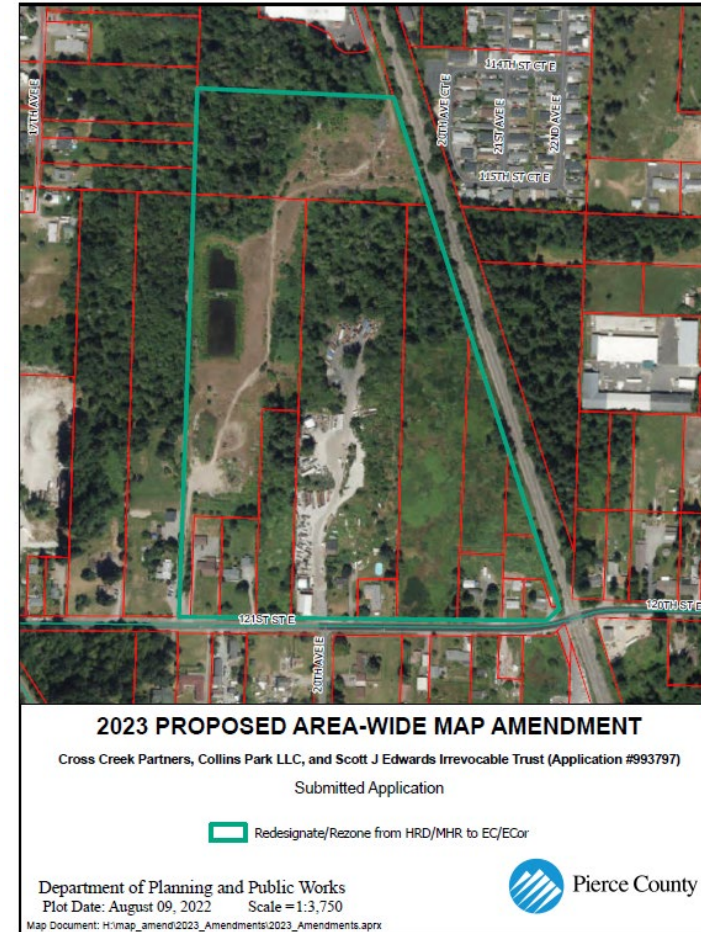
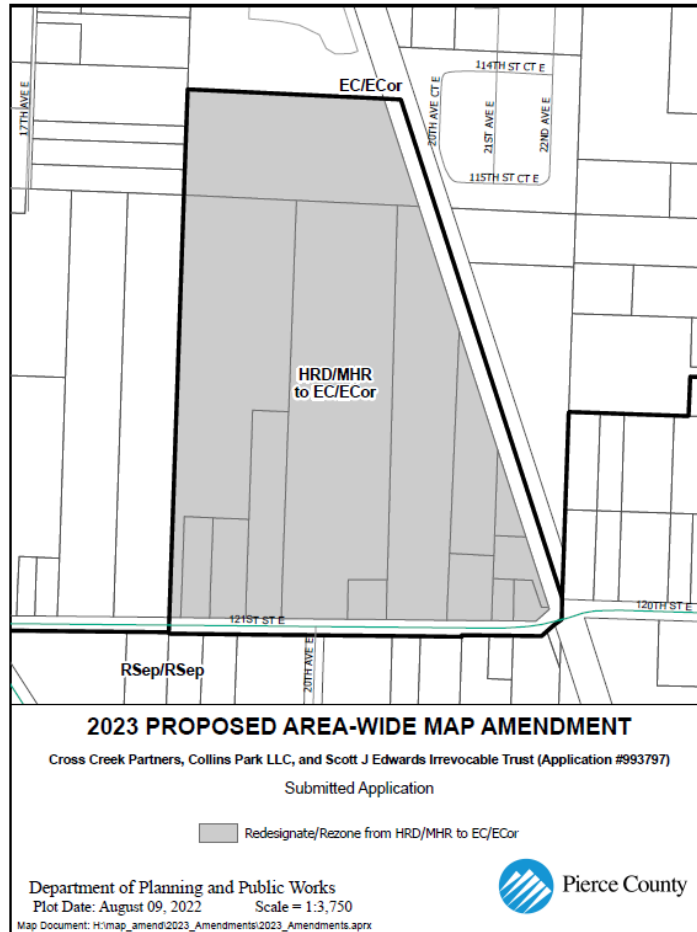
Proposal

- Redesignate 14 parcels totaling 38.5 acres from High-Density Residential to Corridor (implemented with Employment Corridor zoning) on a portion the northern side of 121st St. E. between Aqueduct Dr. E and 24th Ave. E.

Background

- A 2015 comprehensive plan amendment approved to change the land use designation from Employment Center to Community Center (CC).
- The 2020 Mid-County Community Plan update incorporated Centers and Corridors and changed the surrounding uses to Employment Corridor (ECOR).
- These are the only remaining parcels designated as High Density Residential (HRD) in the Mid-County Community Plan area.

AREAWIDE MAP AMENDMENT APPLICATION No. 994135



AREAWIDE MAP AMENDMENT APPLICATION No. 994135

- Staff **supports** a modified proposal: redesignation from High-Density Residential Employment to Employment Center (EC):
 - EC is the land use designation to be implemented through the Employment Corridor (ECOR) zone classification.
 - The modified proposal provides for consistency with the surrounding urban land use designation/zoning.
 - The modified proposal would be a return to prior a land use designation from 2008 and help concentrate growth in urban areas.

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 pm on January 18, 2022.

E-mail: erika.rhett@piercecountywa.gov

Letter: Pierce County Annex

ATTN: Erika Rhett Hunt, Long Range Planning Supervisor

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