

Final Supplemental Staff Report #2 to the Planning Commission

**Application No. 891683: COMPREHENSIVE PLAN TEXT AMENDMENT – School
Concurrence**

Applicant: Pierce County Council

BACKGROUND TO THE SUPPLEMENTAL STAFF REPORT

The original proposal regarding school concurrence was not supported by County staff nor the Land Use Advisory Commissions. However, there was consensus that the issue of providing adequate school facilities is significant and should be addressed.

Based on additional discussions between stakeholders and the County, County staff has developed an alternative amendment proposal. The Pierce County School Districts Coalition supports this modified language by letter dated January 14, 2019 (attached).

STAFF RECOMMENDED ALTERNATIVE

The following alternative policy language is proposed (in grey highlight):

Comprehensive Plan

Capital Facilities Element, Page 3-7

GOAL CF-20 Coordinate land use planning and school district capital facilities planning.

CF-20.1 School facilities should meet the needs of the existing and future population.

CF-20.1.1 The County shall work collaboratively with the School Districts to identify strategies to accommodate student populations in proximity to their residences.

CF-20.1.3 Adequate school facilities should be provided concurrent with need. Pierce County should employ a variety of strategies to support school districts' ability to provide adequate school facilities including, but not limited to, school impact fees, property dedication, school supportive zoning, and development phasing/timing or other project specific mitigation.

CF - 20.1.4 In coordination with school districts, Pierce County may establish a committee of district representatives, at least one year prior to each mandated Comprehensive Plan update. The committee shall be responsible for conducting a review of each school district's capital facilities plan which describes the capacity, enrollment projections, standard of service, and capital facility needs of the district(s).

In the event potential school facility capacity deficiencies are identified, the committee shall make recommendations to the school district(s) and Pierce County on actions that may be taken in response to the projected deficiencies.

STAFF RECOMMENDATION

Staff supports the alternative policy language which addresses concerns outlined in the original staff report. The alternative policy language will:

- Strengthen the role of the County in addressing adequate school facilities by requiring the county to increase coordination with school districts on future school facility needs.
- Formalize the opportunity to form a committee to review school capacity issues as part of the periodic update to the Pierce County Comprehensive Plan.

IMPLEMENTATION REQUIREMENTS

If the Proposal is adopted, no changes to Pierce County Code would be necessary.

Dan Cardwell
Jeff Mann
January 14, 2019
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1. Adopting a Resolution supporting State legislation to reduce the super-majority requirement for school capital bonds;
2. Re-visiting the appropriate level of School Impact Fees in Pierce County to provide an adequate, proportionate share, on an annual basis, on new residential growth which creates the need for increased school capacity; and
3. Adopting implementing regulations that require donation of land from large planned residential developments which create sufficient student generation for a new school within such development.

The School Districts Coalition requests that there be a commitment by Pierce County to recognize the importance of providing adequate school facilities to support academic success to serve the community.

Sincerely,

PIERCE COUNTY SCHOOL DISTRICTS COALITION



Superintendent, Bethel School District on behalf of
Eatonville School District, Franklin Pierce School District,
Tacoma School District, Peninsula School District,
Puyallup School District, Sumner-Bonney Lake School District,
and White River School District

Attachment

cc: Sean Gaffney, Planning Manager
Hugh Taylor, Senior Legislative Analyst, Office of the Pierce County Council

AGREED ALTERNATIVE SCHOOL CONCURRENCY POLICIES

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