

## COMPREHENSIVE PLAN SUPPLEMENTAL STAFF REPORT #1

**DATE:** Thursday, February 20, 2020

**TO:** Planning Commission

**FROM:** Dan Cardwell, Long-Range Planning Supervisor

**BY:** Jessica Gwilt, Senior Planner

**SUBJECT:** Additional staff-recommended changes to the Comprehensive Plan.

**ATTACHMENTS:**

[Attachment A](#) Draft Amendments to the Comprehensive Plan (Text, Policy, and Maps)  
(Updated 2/20/2020)

## PURPOSE

Comprehensive Plan Supplemental Staff Report #1 provides an analysis of additional proposed changes from Planning and Public Works (PPW) for the Planning Commission’s review and consideration of Comprehensive Plan policies related to the Towne Center land use designation minimum density and manufacturing and assembly industrial uses in the Urban Corridor zone.

## STAFF RECOMMENDATION

Staff recommends approval of the proposed amendments to the Pierce County Comprehensive Plan with modifications, as indicated in the previous [Comprehensive Plan Staff Report](#) (6/18/2019) and in this supplemental staff report. Recommended modifications and denials are noted under “Staff Recommendation” sections in the analysis. If there is no staff recommendation section, the recommendation is to approve the changes with no modification. Staff finds that the proposed amendments are consistent with requirements set forth in the Growth Management Act, VISION 2040, Countywide Planning Policies, and the Comprehensive Plan. All proposed changes from all staff reports are identified in updated Attachment A to this supplemental staff report (updated 2/20/2020), which supersedes any previous versions. The proposed changes as recommended to the Planning Commission by the Land Use Advisory Commissions are shown in gray/strikeout and all staff-recommended modifications from all staff reports are shown in teal as identified in the Attachments.

## TEXT CHANGES

### TOWNE CENTER MINIMUM RESIDENTIAL DENSITY

The proposal changes the minimum density for the Towne Center (TCTR) zone from 20 to 15 dwelling units per acre, as shown in Attachment A (2/20/2020), Table 2-G, page 9.

#### PURPOSE

The proposal would make attached single-family residential, commonly known as townhouse development, and a range of multifamily types to be more viable. The market and residents' needs are changing, and our growing communities need more housing options. The former minimum residential density of 20 would have effectively prohibited the "missing middle" of housing. Allowing a greater variety of housing choices in addition to multifamily is an important step in creating attainable housing at varying price points.

Additional necessary changes have also been made in the development regulations to implement this change, and are analyzed in the Development Regulations Supplemental Staff Report #2.

#### EFFECT ON COUNTY OPERATIONS OR DEVELOPMENT OF LAND

Compared to the original analysis of implementing the TCTR zone, the proposal would reduce the potential density in those areas and allow a broader range of multifamily housing types.

#### STAFF RECOMMENDATION

Staff recommends approval of the proposed changes shown in Attachment A (updated 2/20/2020).

### INDUSTRIAL USES IN URBAN CORRIDOR

The proposal conditionally allows intermediate manufacturing and intermediate/final assembly limited in size in the Urban Corridor (UCOR) zone, as shown in Attachment A (2/20/2020), page 6. New proposed policies include:

**LU-10.1.1.1** Industrial uses related to the manufacturing and assembly of goods is allowed conditionally in UCOR when limited in size and the property is not adjacent to or oriented toward the major roadway or any residential uses.

**LU-10.1.1.2** Impacts from industrial uses in UCOR must be fully identified and addressed through the conditional use permit process.

**LU-10.1.1.3 Industrial uses in UCOR should be buffered from adjacent residential uses.**

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PURPOSE

In an effort to expand the allowed uses for UCOR to encourage more employment density, staff reviewed common planning practices for allowing employment-based industry compatible with residential and commercial uses, and mitigation for negative impacts. Since UCOR allows residential uses, there are concerns about compatibility, health, and safety. To address these concerns, the proposal adds policies for compatibility with and mitigating impacts to residential.

Staff found that some manufacturing and assembly uses are compatible in mixed-use zones when located away from/behind properties fronting major multi-modal transportation facilities, using smaller-scale equipment and tools, and mitigating for negative health and safety impacts. These less-impactful industrial uses can benefit from close proximity to residential and commercial uses to reduce commute times and provide access to goods and services.

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EFFECT ON COUNTY OPERATIONS OR DEVELOPMENT OF LAND

The proposed changes would provide more options for land development in the UCOR zone. Through the conditional use permit process, the impacts of industrial uses would be identified, analyzed, and mitigated if necessary. By allowing these uses in UCOR, there is an opportunity to increase employment density.

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STAFF RECOMMENDATION

Staff recommends approval of the proposed changes as shown in Attachment A (updated 2/20/2020).