

MID-COUNTY SUPPLEMENTAL STAFF REPORT #4

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 Mid-County Community Plan.

ATTACHMENTS:

- [Attachment A](#) Draft Mid-County Community Plan (*updated 2/20/2020*)
- [Attachment B](#) Retained (see [original staff report 6/18/2019](#))
- [Attachment C](#) Retained (see [original staff report 6/18/2019](#))
- [Attachment D](#) Retained (see [original staff report 6/18/2019](#))
- [Attachment E](#) Mid-County Staff Recommendation Maps (*updated 2/20/2020*)

PURPOSE

Mid-County Supplemental Staff Report #3 provides an analysis of additional proposed changes from Planning and Public Works (PPW) for the Planning Commission's review and consideration related to zone consolidation, consistency with the newly adopted Parks, Recreation, and Open Space Plan, nonmotorized transportation references, and reorganizing implementing actions and additional actions related to sewer improvements.

STAFF RECOMMENDATION

Staff recommends approval of the proposed amendments to the Mid-County Community Plan with modifications, as indicated in the previous [Mid-County Community Plan Staff Report](#) (6/18/2019), [Mid-County Supplemental Staff Report #1](#) (6/18/2019), [Mid-County Supplemental Staff Report #2](#) (6/25/2019), [Mid-County Supplemental Staff Report #3](#) (7/23/2019), 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

COMMUNITY CENTER AND MIXED USE DISTRICT CONSOLIDATION

The proposal eliminates the Community Center (CC) land use designation from the policies and amends the Mixed Use District (MUD) land use designation, as shown in Attachment A (2/20/2020), pages H-43, H-45 (background text), and H-60 (policies).

PURPOSE

The Centers and Corridors proposal eliminated all of the CC and MUD zoning except for the area north of SR-512 on Canyon Road East. In an effort to further consolidate zoning, the entire area is proposed to become MUD, as analyzed in the map changes section of this staff report. To avoid nonconforming uses in the area currently zoned CC, existing uses that are permitted in CC have been added to the MUD use table, as analyzed in the Development Regulations Supplemental Staff Report #3. The policies have also been updated to reflect any necessary changes related to the regulatory changes.

EFFECT ON COUNTY OPERATIONS OR DEVELOPMENT OF LAND

The proposal allows uses currently allowed in MUD in same area and adds to the allowed commercial uses in MUD that are allowed in CC. These uses are compatible with each other and the surrounding area and there will be no significant changes. Uses allowed on each side of Canyon Road East at 104th Street East will now be allowed on both sides. The allowed density would increase slightly for the area currently zoned CC. CC allows 10 to 22 dwelling units per acre and MUD allows 12 to 25 dwelling units per acre. However, the location of the zone is constrained by lack of sewer and the high cost to extend it into the area, so it is unlikely that high-density residential is feasible.

STAFF RECOMMENDATION

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

PARKS AND RECREATION TEXT, POLICIES, AND IMPLEMENTING ACTIONS UPDATE

The proposal includes edits to the Parks and Recreation sections, as shown in Attachment A (2/20/2020), pages H-123 through H-124 (background text), H-144 through H-147 (policies), and H-155 through H-157 (implementing actions).

PURPOSE

The Pierce County Parks, Recreation, and Open Space (PROS) Plan has been undergoing an update concurrently with the Community Plan updates process and has been adopted by County Council. Parks staff has reviewed the background text, policies, and implementation actions associated with parks and recreation and has proposed edits for consistency with the PROS Plan. The proposal would primarily update language for consistency with the PROS plan. Few substantive changes are proposed, and include:

- Removed reference to Pederson Farms because there is not a clarification on the location of the property and edited policies to make generic enough to identify that a trailhead is desired for Swan Creek with connections to Pipeline Trail.
- Updated language related to Pipeline Trail.
- Removed implementing actions related to establishing a Park Service Area or District because the County would not be involved with that process other than for technical support.

EFFECT ON COUNTY OPERATIONS OR DEVELOPMENT OF LAND

The proposal is consistent with the PROS Plan, which would be implemented as adopted.

STAFF RECOMMENDATION

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

NONMOTORIZED TRANSPORTATION REWORDING

The proposal includes edits to all references to “nonmotorized” to reference “active transportation,” consistent with new terminology, as shown throughout Attachment A (updated 2/20/2020).

PURPOSE

The industry standard has changed from “nonmotorized transportation” to “active transportation” and the update of the County’s nonmotorized plan will now reference “active

transportation.” The proposed changes would be consistent with other updated County documents.

EFFECT ON COUNTY OPERATIONS OR DEVELOPMENT OF LAND

There would be no effect on County operations or the development of land. The phrases are interchangeable.

STAFF RECOMMENDATION

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

IMPLEMENTING ACTIONS: FORMATTING AND SEWER ACTIONS

The proposal takes the draft implementing actions from each element and combines them into a table format in the Plan Monitoring chapter of the draft Community Plan. The proposal also adds implementing actions related to sewer projects that were not previously included, consistent with the Unified Sewer Plan, as shown in Attachment A (2/20/2020) on pages H-182 to H-184.

The proposal adds three long-term implementation actions related to planned sewer projects:

- North Fork Trunk - Proposed for completion by 2030,
- Brookdale Trunk - Proposed for completion by 2030,
- Woodland Pump Station Permanent Force Main - Proposed for completion by 2030, and
- 22nd Ave East Interceptor Expansion - Proposed for completion by 2040.

The projects will provide service to unserved areas and provide future capacity relief.

PURPOSE

The language was originally provided by the Sewer division during the drafting stages with the updates that are found in the narrative sections. During the drafting stages it was uncertain if the community plans were going to move forward with keeping implementation actions and the draft language was not included at that time. Since then, the implementing actions have been updated and the sewer language should have been included.

EFFECT ON COUNTY OPERATIONS OR DEVELOPMENT OF LAND

The proposal is acknowledging an existing project proposed by the sewer division and would be completed regardless of its inclusion in the Community Plan. The projects provide future

capacity relief for the system serving the Parkland, East Basin, Rainier Terrace, and Frederickson Sub-basins.

STAFF RECOMMENDATION

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

MAP CHANGES

COMMUNITY CENTER TO MIXED USE DISTRICT

The proposal rezones the existing Community Center (CC) zone to Mixed Use District (MUD), as shown in Map SR07 in Attachment E (updated 2/20/2020).

PURPOSE

The Centers and Corridors proposal eliminated all of the CC and MUD zoning except for the area north of SR-512 on Canyon Road East. In an effort to further consolidate zoning, the entire area is proposed to become MUD. In an effort to avoid nonconforming uses in the area currently zoned CC, existing uses that are permitted in CC have been added to the MUD use table, as analyzed in the Development Regulations Supplemental Staff Report #2.

EFFECT ON COUNTY OPERATIONS OR DEVELOPMENT OF LAND

The proposal allows uses currently allowed in MUD in same area and adds to the allowed commercial uses in MUD that are allowed in CC. These uses are compatible with each other and the surrounding area and there will be no significant changes. Uses allowed on each side of Canyon Road East at 104th Street East will now be allowed on both sides. The allowed density would increase slightly for the area currently zoned CC. The CC zone allows 10 to 22 dwelling units per acre and MUD allows 12 to 25 dwelling units per acre. However, the location of the zone is constrained by lack of sewer and the high cost to extend it into the area, so it is unlikely that high-density residential is feasible.

STAFF RECOMMENDATION

Staff recommends approval of the proposed changes as shown in Map SR07 in Attachment E (updated 2/20/2020).