

PARKLAND-SPANAWAY-MIDLAND 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 Parkland-Spanaway-Midland Communities Plan.

ATTACHMENTS:

- [Attachment A](#) Draft Parkland-Spanaway-Midland Communities Plan (*updated 2/20/2020*)
- [Attachment B](#) Retained (see [original staff report 8/6/2019](#))
- [Attachment C](#) Retained (see [original staff report 8/6/2019](#))
- [Attachment D](#) Retained (see [original staff report 8/6/2019](#))
- [Attachment E](#) Retained (see [original staff report 8/6/2019](#))

PURPOSE

Supplemental Staff Report #1 for the Parkland-Spanaway-Midland Communities Plan update provides additional information and recommendations related to Moderate Density Single Family polices in the updated Communities Plan and staff review and recommendation on map change requests, 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.

The original staff analysis of this request was completed using the existing Parkland-Spanaway-Midland Communities Plan. During this process, the updated proposed policies within the Plan were overlooked. A major portion of the update process was working with the Parkland-Spanaway-Midland Advisory Commission (PSMAC), the communities' Land Use Advisory Commission, to update the policies to meet their most recent needs. The PSMAC updated the language and the analysis of this proposal using the updated policies is included below and supersedes the analysis provided in the original staff report.

STAFF RECOMMENDATION

Staff recommends approval of the proposed amendments to the Parkland-Spanaway-Midland Communities Plan with modifications, as indicated in the previous [Parkland-Spanaway-Midland Communities Plan Staff Report](#) (8/6/2019) 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

NEIGHBORHOOD CENTER REFINEMENT

The proposal retains and updates the Neighborhood Center (NC) zone and removes the proposed Neighborhood Mixed Use (NMU) zone. The proposed changes are in conjunction with the staff-recommended map changes along Portland Avenue shown in Map SR01 in Attachment E (8/6/2019), as analyzed in the original [Parkland-Spanaway-Midland Communities Plan Staff Report](#) (8/6/2019), which limits the Neighborhood Center zone to a much smaller area than the proposed NMU zone. Related changes are shown in Attachment A (2/20/2020), pages I-43, I-52 (background text), and I-66 (policies).

PURPOSE

The staff recommendation in the original [Parkland-Spanaway-Midland Communities Plan Staff Report](#) (8/6/2019) to Planning Commission recommended to remove the NMU zone and retain NC for the Parkland-Spanaway-Midland Communities Plan to avoid creating new zones. The Parkland-Spanaway-Midland Advisory Commission preferred the policies developed for NMU over the existing NC. This proposal has updated the NC policies to reflect the intent of the proposed NMU zone rather than create a new zone.

EFFECT ON COUNTY OPERATIONS OR DEVELOPMENT OF LAND

The effects of the NMU zone are analyzed in the original staff report. The updated zoning would be applied to areas identified as NC in the staff recommendation map in Attachment E of the original staff report.

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 identified in Attachment A, pages I-199 (background text), and I-216 through I-220 (policies).

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 proposed trail directions in Parkland for consistency with the PROS Plan and updated name to “Parkland Community Trail” to reference project in the PROS Plan.
- Removed policy to consider developing a splash pad at Dawson Playfield because the playfield will be renovated in Summer 2020 and public outreach did not prioritize a splash pad due to parking limitations on the site.

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), pages I-265 through I-262.

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

- 28th Avenue Pump Station- Proposed for completion by 2021,
- 144th Street East Extension - Proposed for completion by 2023,
- 136th and 62nd Streets Extension - Proposed for completion by 2023,
- 208th Street East/Mountain Highway Extension - Proposed for completion by 2025,
- Pacific Commons/Spanaway Airport Extension - Proposed for completion by 2023,
- Parkland/Brookdale Extension Phase 3 - Proposed for completion by 2023,
- Parkland/Brookdale Extension Phase 4 - Proposed for completion by 2025,
- West Lake Spanaway Interceptor - Proposed for completion by 2030,
- Spanaway Interceptor Phase 2 - Proposed for completion by 2030,
- Muck - Kapowsin Trunk - Proposed for completion by 2035,
- Elk Plain Trunk - Proposed for completion by 2035,
- Elk Plain Force Main - Proposed for completion by 2035,
- Parkland Interceptor Bypass - Proposed for completion by 2035,
- 168th Street East Relief Interceptor - Proposed for completion by 2040, and
- Parkland 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 will serve the East Basin, Rainier Terrace, Frederickson, Brookdale, Golden Given, Parkland, and Spanaway Basins.

STAFF RECOMMENDATION

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

CORRECTED ANALYSIS FOR MODERATE DENSITY SINGLE FAMILY MAP CHANGES

The previous staff report analyzed the following proposals using the existing Communities Plan rather than the proposed draft Communities Plan that was updated and recommended by the Parkland-Spanaway-Midland Advisory Commission (PSMAC). Any proposed map changes must be consistent with the proposed policies.

The following analysis is a correction to and in replacement of the original number 1 of the Analysis section related to consistency with applicable state law and regional, countywide, and county policies.

MILITARY RD AND SPANAWAY LOOP: RESIDENTIAL RESOURCE TO MODERATE-DENSITY SINGLE FAMILY

The proposal rezones 14 parcels comprising approximately 20 acres at the southwest corner of Military Road and Spanaway Loop from Residential Resource (RR) to Moderate-Density Single Family (MSF), as shown in map PR02 in Attachment D. The subject parcels are adjacent to the RR zone to the north and Single Family (SF) zone to the south and east. Urban Military Land (UML) associated with Joint Base Lewis-McChord is located to the west.

CONSISTENCY WITH APPLICABLE STATE LAW AND REGIONAL, COUNTYWIDE, AND COUNTY POLICIES

In the proposed draft Parkland-Spanaway-Midland Communities Plan, the PSMAC amended policies related to the Moderate Density Single Family land use designation and its three implementing zones: Moderate Density Single Family (MSF), Single Family (SF), and Residential Resource (RR) zones.

The new and existing policies state:

- PSM LU-33.1** Residential densities throughout the area should meet the standard for urban development at a minimum density of four dwelling units per net acre, unless significant environmental constraints exist in the area.
- PSM LU-34.1** The MSF zone should be used in those areas closest to major transportation corridors where significant environmental constraints are not present.
 - PSM LU-34.1.1** The MSF zone should be developed with a mix of single- and two-family residential uses and at densities of four to six dwelling units per acre.
 - PSM LU-34.1.2** Attached single-family units within the MSF zone shall have ground-level access to each unit, unless architecturally designed to appear as a single-family dwelling.
- PSM LU-34.3** The Residential Resource (RR) zone classification should be used in areas where environmentally sensitive systems that are large in-scale and complex are located.

After further review, staff concludes that the proposal meets the updated criteria set forth by the PSMAC in the draft Parkland-Spanaway-Midland Communities Plan.

STAFF RECOMMENDATION

Staff rescinds the original recommendation to modify the proposal to the Single Family (SF) zone and recommends approval of the request for Moderate Density Single Family, as shown in Map PR02 in Attachment D (8/6/2019).

SPANAWAY LOOP AND 176TH: RESIDENTIAL RESOURCE TO MODERATE-DENSITY SINGLE FAMILY

The proposal rezones 17 parcels comprising approximately 16.5 acres between 174th Street East and 176th Street East along Spanaway Loop Road from Residential Resource (RR) to Moderate-Density Single Family (MSF) as shown in map PR02 in Attachment D. The subject

parcels are adjacent to the RR zone to the west, Single Family (SF) and RR zones to the north, and MSF zone to the east. Joint Base Lewis-McChord, designated Rural Military Land (RML), is located to the south.

CONSISTENCY WITH APPLICABLE STATE LAW AND REGIONAL, COUNTYWIDE, AND COUNTY POLICIES

In the proposed draft Parkland-Spanaway-Midland Communities Plan, the PSMAC amended policies related to the Moderate Density Single Family land use designation and its three implementing zones: Moderate Density Single Family (MSF), Single Family (SF), and Residential Resource (RR) zones.

The new and existing policies state:

- PSM LU-33.1** Residential densities throughout the area should meet the standard for urban development at a minimum density of four dwelling units per net acre, unless significant environmental constraints exist in the area.
- PSM LU-34.1** The MSF zone should be used in those areas closest to major transportation corridors where significant environmental constraints are not present.
 - PSM LU-34.1.1** The MSF zone should be developed with a mix of single- and two-family residential uses and at densities of four to six dwelling units per acre.
 - PSM LU-34.1.2** Attached single-family units within the MSF zone shall have ground-level access to each unit, unless architecturally designed to appear as a single-family dwelling.
- PSM LU-34.3** The Residential Resource (RR) zone classification should be used in areas where environmentally sensitive systems that are large in-scale and complex are located.

After further review, staff concludes that the proposal meets the updated criteria set forth by the PSMAC in the draft Parkland-Spanaway-Midland Communities Plan.

STAFF RECOMMENDATION

Staff confirms and maintains the original recommendation (8/6/2019) for approval based on the updated analysis.

8TH AVE E AND 136TH ST E: RESIDENTIAL RESOURCE TO SINGLE FAMILY

The proposal rezones two parcels comprising approximately 5.1 acres on 8th Avenue East at 136th Street East from Residential Resource (RR) to Single Family (SF), as shown in map PR18 in

Attachment D. Parcel no. 0319164010 is adjacent to the SF zone to the south and parcel no. 0319161056 is located on the north side of 136th Street East. Parcels to the north, east, and west are zoned RR.

CONSISTENCY WITH APPLICABLE STATE LAW AND REGIONAL, COUNTYWIDE, AND COUNTY POLICIES

In the proposed draft Parkland-Spanaway-Midland Communities Plan, the PSMAC amended policies related to the Moderate Density Single Family land use designation and its three implementing zones: Moderate Density Single Family (MSF), Single Family (SF), and Residential Resource (RR) zones.

The new and existing policies state:

- PSM LU-33.1** Residential densities throughout the area should meet the standard for urban development at a minimum density of four dwelling units per net acre, unless significant environmental constraints exist in the area.
- PSM LU-34.2** The Single Family (SF) zone classification should be used as a transition between areas zoned MSF and those areas with significant environmental constraints, or adjacent to rural areas located within other community plan areas.
 - PSM LU-34.2.1** The SF zone should be developed with single-family residential units at a density of four dwelling units per acre.
- PSM LU-34.3** The Residential Resource (RR) zone classification should be used in areas where environmentally sensitive systems that are large in-scale and complex are located.
 - PSM LU-34.3.1** In order to provide additional protection from the impacts of development within these environmentally sensitive areas, RR zoned areas should develop at densities of one to three dwelling units per acre.
 - PSM LU-34.3.2** Allow community gardens and small-scale hobby farms when farm management plans are utilized within the Residential Resource zone.

After further review, staff concludes that the proposal meets the updated criteria set forth by the PSMAC in the draft Parkland-Spanaway-Midland Communities Plan.

STAFF RECOMMENDATION

Staff confirms and maintains the original recommendation (8/6/2019) for approval based on the updated analysis.