

SOUTH HILL SUPPLEMENTAL STAFF REPORT #2

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 South Hill Community Plan.

ATTACHMENTS:

- [Attachment A](#) Draft South Hill Community Plan (*updated 2/20/2020*)
- [Attachment B](#) Retained (see [original staff report 7/9/2019](#))
- [Attachment C](#) Retained (see [original staff report 7/9/2019](#))
- [Attachment D](#) Retained (see [original staff report 7/9/2019](#))
- [Attachment E](#) Retained (see [original staff report 7/9/2019](#))

PURPOSE

South Hill Supplemental Staff Report #2 provides an analysis of additional proposed changes from Planning and Public Works (PPW) for the Planning Commission's review and consideration related to consistency with the newly adopted Parks, Recreation, and Open Space Plan, nonmotorized transportation references, reorganizing implementing actions and additional actions related to sewer improvements.

STAFF RECOMMENDATION

Staff recommends approval of the proposed amendments to the South Hill Community Plan with modifications, as indicated in the previous [South Hill Community Plan Staff Report](#) (7/9/2019), [South Hill Supplemental Staff Report #1](#) (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

PARKS AND RECREATION TEXT, POLICIES, AND IMPLEMENTING ACTIONS UPDATE

The proposal includes edits to the Parks and Recreation sections as identified in Attachment A (2/20/2020), pages J-152 (background text), J-171 through J-173 (policies), and J-182 through J-183 (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:

- Added information about new park and trail developments in the plan area.
- Edited policy that describes the location of the South Hill Community Trail that is in the PROS Plan to just reference the name of the trail.
- Removed references to finding locations for a community center and dog park that are already planned for development in Meridian Habitat Park.
- Removed implementing actions that were completed with the Regional Trails Plan.
- Removed reference to water reuse systems in implementing actions because there is no policy support.
- Removed reference to a feasibility study in implementing actions because it is not clear what feasibility study it is referring to.

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 (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 J216 through J-218.

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

- 136th Street East and 62nd Avenue East Extension - Proposed for completion by 2022,
- Woodland Pump Station Temporary Force Main - Proposed for completion by 2023,
- Woodland Pump Station - Proposed for completion by 2023,
- East Basin Interceptor Expansion Phase 1 - Proposed for completion by 2040,
- East Basin Interceptor Expansion Phase 2 - Proposed for completion by 2040, and
- 144th St 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 East Sub-basin and Sunrise Master Planned Community.

STAFF RECOMMENDATION

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