

**Application No. 939858:      **COMPREHENSIVE PLAN TEXT AMENDMENT – Amendments to meet Puget Sound Regional Council’s requirement for jurisdictions to adopt “center” plans for regional growth centers and Manufacturing/Industrial Center.****

Applicant:      Pierce County Planning and Public Works

### **Attachment 1: Proposed Amendments**

#### **GENERAL DESCRIPTION**

The proposed text amendments to the Pierce County Comprehensive Plan to provide additional background and policies for the Frederickson Manufacturing/Industrial Center (M/IC), also known as the Frederickson Employment Center.

As part of Pierce County’s recent Community Plan Updates process to update the Frederickson, Mid-County, Parkland-Spanaway-Midland, and South Hill community plans, the Puget Sound Regional Council (PSRC) commented on the proposal and identified improvements relating to the Frederickson M/IC to ensure consistency between the County’s Comprehensive Plan and PSRC’s Multicounty Planning Policies.

Topics addressed in the proposed text amendment include:

- Identification and protection of environmental resources within and near the M/IC.
- Strengthened policies to limit non-industrial growth within the M/IC.
- Emphasis on the need for more transportation options.
- Aim to reduce air pollution that may result from increased industrial development.

#### **PROPOSED AMENDMENT**

See Attachment 1.

#### **STAFF RECOMMENDATION**

Staff supports the proposal as it is consistent with the PSRC’s Regional Centers Framework, aligns with the Multicounty Planning Policies, and supports the designation of Frederickson Employment Center as a regional Manufacturing/Industrial Center (MI/C). The proposal ensures the County is compliant with PSRC’s MI/C designation requirements.

#### **IMPLEMENTATION REQUIREMENTS**

Not applicable.

## IMPACT ANALYSIS

*Procedures for Amendments to the Comprehensive Plan*, [PCC 19C.10](#), requires that the merits of all amendments to the Plan be evaluated based on the following ([PCC 19C.10.060 A](#)):

1. The effect upon the rate of growth, development, and conversion of land as envisioned in the Plan.

The proposal would limit commercial uses within the Frederickson M/IC and place more emphasis on allowing core industrial uses. The industrial uses would be encouraged to minimize impacts to air quality and the environment. This is consistent with the Multicounty Planning Policies, Countywide Planning Policies, and County Comprehensive Plan policies.

2. The effect upon the County's capacity to provide adequate public facilities.

The proposal would direct the County to explore opportunities to support more transportation options to achieve a balanced mode split.

3. The effect upon the rate of population and employment growth.

The proposal would not impact population growth since the area it impacts is already designated for industrial uses and prohibit residential uses. Employment growth would remain consistent with existing assumptions that the area is to primarily be used for industrial purposes with limited commercial uses.

4. Whether Plan objectives are being met as specified or remain valid and desirable.

The proposal helps the County Comprehensive Plan meet requirements for MI/Cs in the Multicounty and Countywide Planning Policies.

5. The effect upon general land values or housing costs.

The proposal would not impact land value or housing costs.

6. Whether capital improvements or expenditures, including transportation, are being made or completed as expected.

Not applicable.

7. Whether the initiated amendment conforms to the requirements of the GMA, is internally consistent with the Plan and is consistent with the Countywide Planning Policies for Pierce County.

The proposal would further ensure the County Comprehensive Plan is more consistent with the Multicounty and Countywide Planning policies, and is internally consistent with existing policy. The proposed changes were requested by Puget Sound Regional Council for further consistency with Vision 2040 and the new Vision 2050 as well as MI/C certification.

8. The effect upon critical areas and natural resource lands.

The proposal would further identify critical areas and natural resource lands within and near the Frederickson M/IC.

9. Consistency with locational criteria in the Comprehensive Plan and application requirements established by this Chapter.

Not applicable.

10. The effect upon other considerations as deemed necessary by the Department.

None.

***Applicable RCWs/Policies***

**GROWTH MANAGEMENT ACT (GMA)**

**RCW 36.70A.070:** The comprehensive plan of a county or city that is required or chooses to plan under RCW 36.70A.040 shall consist of a map or maps, and descriptive text covering objectives, principles, and standards used to develop the comprehensive plan. The plan shall be an internally consistent document and all elements shall be consistent with the future land use map. A comprehensive plan shall be adopted and amended with public participation as provided in RCW 36.70A.140.

**MULTICOUNTY PLANNING POLICIES (VISION 2050)**

**Regional Growth Strategy Policies (page 49)**

**MPP-RGS-10** Focus a significant share of employment growth in designated regional manufacturing/industrial centers.

**Environment Policies (page 63)**

**MPP-En-21** Continue efforts to reduce pollutants from transportation activities, including through the use of cleaner fuels and vehicles and increasing alternatives to driving alone, as well as design and land use.

**Centers: Supporting Connections to Opportunity (page 95)**

**MPP-DP-26** Implement the adopted framework to designate countywide centers to ensure compatibility within the region.

**Economy Policies (page 121)**

**MPP-EC-22** Maximize the use of existing designated manufacturing/industrial centers by focusing appropriate types and amounts of employment growth in these areas and by protecting them from incompatible adjacent uses.

**Transportation Policies (page 132-134)**

**MPP-T-12** Emphasize transportation investments that provide and encourage alternatives to single-occupancy vehicle travel and increase travel options, especially to and within centers and along corridors connecting centers.

**MPP-T-13** Increase the proportion of trips made by transportation modes that are alternatives to driving alone, especially to and within centers and along corridors connecting centers, by

ensuring availability of reliable and competitive transit options.

**Supporting the Economy (page 134)**

**MPP-T-29** Support the transition to a cleaner transportation system through investments in zero emission vehicles, low carbon fuels and other clean energy options.

**PIERCE COUNTY COUNTYWIDE PLANNING POLICIES (CPPs)**

**Countywide Planning Policy on Regional, Countywide, and Centers of Local Importance/Centers Overview (pages 95)**

**C-2.** The purpose of Manufacturing/Industrial Centers is to:

- Recognize strategically located concentrations of industrial activity as essential resources for the local economy;
- Protect and leverage critical and difficult-to-replace freight infrastructure;
- Preserve the industrial land base in the long term;
- Support family/living wage jobs;
- Emphasize the importance of freight movement; and
- Preserve the county’s supply of industrial land.

**Regional Manufacturing/Industrial Centers (MICs) (page 102)**

**C-24.** To be designated as a Regional Manufacturing/Industrial Center (MICs), the following criteria shall be met.

1. Consistency with specific criteria for Manufacturing/Industrial Centers adopted within the Countywide Planning Policies and the Multicounty Planning Policies;
7. Jurisdictions having a designated Manufacturing/Industrial Center shall:
  - a. Plan for and fund capital facility improvement projects which support the movement of goods;
  - b. Coordinate with utility providers to ensure that utility facilities are available to serve such Centers;
  - c. Provide buffers around the Center to reduce conflicts with adjacent land uses;
  - d. Facilitate land assembly;
  - e. Assist in recruiting appropriate businesses; and
  - f. Encourage employers to participate in Commute Trip Reduction program.

**PIERCE COUNTY COMPREHENSIVE PLAN**

**Land Use Element/Urban, Urban Industrial/Frederickson Manufacturing/Industrial Center (pages 2-40 to 2-41)**

**GOAL LU-57** Recognize the Frederickson Employment Center as a Regional Manufacturing/Industrial Center and focus employment growth to this area.

- LU-57.3** Establish center-specific employment targets, transportation-mode split goals, a market analysis for the area, and information on public service improvement financing and projects beyond roads.

**Economic Development Element/Economic Vitality, Industrial Uses and Freight Movement (page 6-13)**

- EC-2.5** Ensure that Frederickson is maintained as a Regional Manufacturing/Industrial Center under the Puget Sound Regional Council criteria for centers.

**Environment Element/Air Quality (pages 7-3 to 7-4)**

- ENV-3.6** Encourage development and implementation of transportation-based strategies that reduce pollutants, smog, and diesel air-toxins.
- GOAL ENV-4** Coordinate air quality improvement efforts with agencies and jurisdictions to monitor transportation demand management programs benefits, share technical information on air quality, and integrate land use and transportation policies.

DRAFT