

STAFF REPORT

DATE: January 20, 2021

TO: Pierce County Planning Commission

FROM: Dan Cardwell, Supervisor, Long Range Planning

BY: Jessica M. Nappi, Senior Planner, Long Range Planning

SUBJECT: **2021 Comprehensive Plan – Community Plan Amendment
Application No. 939874**

The Planning Commission will review and consider a technical amendment to replace “Reserve 5” with “Rural 5” descriptive text in the adopted Graham Community Plan.

Applicant: Pierce County Planning and Public Works

NOTICE: Notice of the Planning Commission public hearing was published in the News Tribune on December 23, 2020.

SEPA: SEPA will be conducted pursuant to the State Environmental Policy Act, Pierce County Code Title 18D, and provisions of the Growth Management Act.

ATTACHMENT: Attachment A – Proposed Amendments

GENERAL DESCRIPTION

The proposal is a technical amendment in the Pierce County Comprehensive Plan and adopted Graham Community Plan to correct background text to reflect a policy change adopted through a previous amendment cycle. [Ordinance No. 2015-40](#) incorporated regulatory periodic updates to the Comprehensive Plan, which included eliminating the Rural Reserve 5 and replacing it with a new designation of Rural 5. The proposed text changes would correct the reference to “Reserve 5” and the proposal would correct the oversight to reflect the intent of Ordinance No. 2015-40.

PROPOSED AMENDMENTS

Refer to **Attachment A**. Only those portions that are proposed to be amended or necessary for context are shown.

STAFF RECOMMENDATION

Staff supports the proposal. The amendment will provide consistency between the text changes from “Reserve 5” to “Rural 5” established in Ordinance No. 2015-40 and referenced in the Comprehensive Plan and Graham Community Plan.

IMPLEMENTATION REQUIREMENTS

Not applicable.

IMPACT ANALYSIS

Procedures for Amendments to the Comprehensive Plan, [PCC 19C.10](#), require 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.
Not applicable.
2. The effect upon the County's capacity to provide adequate public facilities.
Not applicable.
3. The effect upon the rate of population and employment growth.
Not applicable.
4. Whether Plan objectives are being met as specified or remain valid and desirable.
Not applicable.
5. The effect upon general land values or housing costs.
Not applicable.
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 allow for internal consistency between policy and text as prescribed by [RCW 36.70A.070](#) and the Comprehensive Plan.
8. The effect upon critical areas and natural resource lands.
Not applicable.
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.

On December 8, 2020, this application was presented to the Graham Advisory Commission. The Commission approved the staff recommendation to support the proposal as submitted. The proposal would correct the reference to "Reserve 5" and reflect the intent of Ordinance No. 2015-40.

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.

PIERCE COUNTY COMPREHENSIVE PLAN

Land Use Element / Urban, Rural, and Resource / Community Plans / Consistency with Development Regulations (page 2-94)

GOAL LU-135 Promote predictability and consistency in development regulations implementing community plans.

PROPOSED AMENDMENTS

Graham Community Plan / Land Use Element (page F-29)

Table 2 - Vested Formal Subdivision Applications

Locator #	Project Name	Zoning	Estimated Number of Vested Lots
1	Fairway Estates	RSV5	79
2	Noble Firs	RSV5	10
3	Heartland Homes	RSV5	143
4	Sporting Green Meadows	R10	37
5	Southwell Addition	R10	20
6	Summer Run	R10	24
7	Dayspring	RSV5	20
8	Park View Manor II	R10	7
9	Mountain View Plaza *	RAC	6
10	The Oaks	RSV5	Expired
11	Grand Firs	R10	402
12	Sterling Silver Estates	RSV5	25
13	Sunwood	R10	24
14	Ashton Court	MSF	24
15	Camary Lane	MSF	23
16	Lost Creek Division II	R10	104
17	Barclay Place Division 2	MSF	49
18	Lipoma Firs North	MUD	1,259
19	Tiger View I & II	R10	8
20	Garden Oaks Div. I Phase II	RSV5	25
21	Country Ridge	R10 & R20	87
22	Golden Pond	R10	11
23	Erickson Subdivision	R10	12
24	Tanwax Ridge	R10	Expired
25	Foxbury Park PPD	MSF	149
26	Michael's Landing	MSF	27
27	Fairway Village South	MUD	81
28	Winterwood Park	MSF	235
29	Foxbury Park Division II	MSF	12
30	Thrift Pond	R10	19
31	Rhoades Country Estates	R10 & RSV5	8
Total Number of Estimated Lots			2,930

* Records indicate that the applicant plans on developing commercial uses on five lots and a senior housing facility on remaining lot

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“Any fully completed project applications submitted prior to January 1, 1995 were vested under the County’s pre-Growth Management Act (GMA) land use regulations, which established the comprehensive urban growth area (CUGA) and rural lands and associated residential densities.

In some cases, pre-GMA vested applications for subdivisions of land contain a higher proposed residential density than is now allowed in the urban zones (e.g., MSF) or rural zones (e.g., Rural Reserve 5 and Rural 10). Table F-2 provides a more detailed description of the pre-GMA vested, pending status formal subdivision applications. Map F-3: Vested Preliminary Plats identifies where the lands for these applications are located throughout the plan area.

Comprehensive Plan Land Use Designations / Zoning Classifications and Overlays (page F-31)

Table 3 - Comprehensive Plan Land Use Designations, Zoning Classifications and Overlays

Land Use Designations, Zones and Overlays ⁽¹⁾	Acreage	Percent of Plan Area
Urban Designations and Zones		
Employment Center (EC)	17.47	.04
Mixed Use District (MUD)	669.37	1.37
Moderate Density Single-Family (MSF)	1,283.47	2.62
Total Urban	1,970.31	4.03
Rural Designations and Zones		
Rural Activity Center (RAC)	440.73	.90
Rural Neighborhood Center (RNC)	83.14	.17
Rural Reserve 5 (Rsv5)	3,679.18	7.52
Rural 10 (R10)	36,268.52	74.09
Rural 20 (R20)	1,438.77	2.94
Total Rural	41,910.34	85.62
Natural Resource Designations and Zones		
Designated Forest Land	2,233.16	4.56
Agricultural Resource Land	2,838.21	5.79
Total Natural Resource	5,071.37	10.35
Total⁽²⁾	48,952.02	100.00%
Overlays⁽²⁾		
Mineral Resource Overlay (MRO)	365.76	.75
Airport Overlay (AO)	0.00	0.00
Open Space Corridor Overlay	28,289.00	57.79
Total Overlay Area	28,654.76	58.54

The Comprehensive Plan and Development Regulations contain more land use designations, zoning classifications and overlays than those listed in Table 3 and discussions of these other unlisted but available land use designations, zones, and overlays may be found in the Pierce County Comprehensive Plan and Zoning Code.

Overlays are applied over an underlying land use designation and zone and are therefore not calculated in the total land acreage for the plan area.

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The Moderate Density Single-Family (MSF); Rural Reserve 5; and Rural 10 and 20 land use designations and zones are intended to primarily accommodate residential uses. The Mixed Use District (MUD), Rural Activity Center (RAC), and Rural Neighborhood Center (RNC) zones provide for a range of commercial and light industrial activities. The Employment Center (EC) zone allows for heavy industrial and warehousing uses. Natural resource uses are facilitated in the Designated Forest Land (FL), Agricultural Resource Lands (ARL), and Mineral Resource Overlay (MRO) designations/zones. The Airport Overlay (AO) addresses compatibility issues between public use

airports and adjacent land uses; however, this overlay has not yet been applied in the plan area. The zones vary by the level of density and intensity that is allowed. Each land use designation/zone classification contained within the plan area is described in greater detail below.

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"RURALESERVE 5

The Ruraleserve 5 (Rsv-5) designation and zone was established to accommodate expansions of the UGA at such a time in the future when the land capacity within the CUGA or satellite city's UGA has been depleted. The Rsv-5 allows for residential development at a density of one dwelling unit per five acres, with the criteria that proposed lot sizes shall not exceed 12,500 square feet (except that new lots may be increased to 21,780 square feet in the Rsv-5 when residential densities are reduced to one unit per ten acres) and shall be clustered in groups of not more than 12 lots. The plan area contains 3,679 acres of Rsv-5, which represents a little more than 7% of the total plan area. This land use designation and zone is located in the northwest portion of the plan area and generally contains an existing land use pattern of smaller platted lots. The southern edge of the Rsv-5 was established along the boundary between the Chambers Clover Creek Watershed (WRIA 12) and the Nisqually Watershed (WRIA 11)."