

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. 939864**

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

**Alderton-McMillin Community Plan / Land Use Element / Description of Current Conditions
 (page A-20)**

Table 1. Existing Designations and Zone Classifications

Designation	Acres	Percent of Plan Area
Rural		
Rural Neighborhood Center (RNC)	10.55	<1%
Rural 10 (R10)	6,033.05	53%
Rural 20 (R20)	651.23	6%
Reserve Rural 5 (Rsv5)	721.42	6%
Natural Resource Land		
Agricultural Resource Land (ARL)	3,458.97	31%
Urban		
Moderate Density Single Family (MSF)	40.08	<1%
Employment Center (EC)	351.23	3%
TOTAL	11,266.53	
Overlays		
Mineral Resource Overlay	302.67	2.7%

*Table based on Pierce County Assessor-Treasurer land use categories and parcel data including roads.

(page A-21)

RURALESERVE 5 (RSV5)

The Ruraleserve 5 designation and zone was established to accommodate future expansions of the UGA when the land capacity within the CUGA or satellite city’s UGA has been depleted. The Rsv5 allows for residential development at a density of one dwelling unit per five acres, with the criteria that only one of the proposed lots shall exceed 12,500 square feet (except that new lots may be increased to 21,780 square feet in the Rsv5 when residential densities are reduced to one unit per 10 acres) and shall be clustered in groups of not more than 12 lots."