

STAFF REPORT

DATE: February 2, 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 Text Amendment – Application No. 940161**

The Planning Commission will review and consider proposed amendments to provide guidelines and review criteria for the redesignation of property as well as allow for the redesignation of single parcel or single ownership in appropriate circumstances such as public parks, schools, and other public institutions, or when contiguous with an existing land use designation.

Applicant: Pierce County Planning and Public Works

NOTICE: Notice of the Planning Commission public hearing was published in the News Tribune on January 15, 2021.

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

GENERAL DESCRIPTION

The proposal adds policies to the Rezoning and Redesignating section of the Land Use Element in the Pierce County Comprehensive Plan that would provide guidelines and review criteria for the redesignation of property. The proposal also allows for the redesignation of single parcel or single ownership in appropriate circumstances.

PROPOSED AMENDMENTS

Land Use Element / Rezoning and Redesignating (page 2-90)

GOAL LU-126 Provide strict guidance and review criteria for rezones to ensure planning goals are properly implemented and resulting changes are compatible with surrounding uses.

GOAL LU-127 Provide guidance and review criteria for the redesignation of property.

LU-127.1 Redesignation should be of an area-wide nature or contiguous expansion of an existing land use designation.

LU-127.2 Redesignation of single parcels or single ownership should be allowed in appropriate circumstances such as the recognition of public parks, schools, and other public institutions, or proposals involving Master Planned Communities,

Master Planned Resorts, Employment Based Planned Communities, or New Fully Contained Communities.

LU-127.3 Redesignation of single parcels or single ownership should be allowed when contiguous with an existing land use designation.

STAFF RECOMMENDATION

Staff supports the proposal for the following reasons:

- This proposal would add a policy on guidance and review criteria for land use redesignation that the Comprehensive Plan is currently silent on. This would be in line with the existing Comprehensive Plan policies and review criteria for the rezoning of property (**GOAL LU-126**).
- This proposal would recognize circumstances where it would be appropriate to consider redesignation of a single parcel or single ownership of parcels, or when contiguous with an existing land use designation.

IMPLEMENTATION REQUIREMENTS

If the proposal is adopted, the definition of “Area-Wide Map amendment” under [PCC 19C.10.030](#) *Types of Plan Amendments – Definitions* would need to be amended to reflect the policy update.

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.
The proposal would refine the framework in review of future amendments to the Comprehensive Plan.
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 augments the policies in the Comprehensive Plan to acknowledge that the existing land use designations and unique zoning classifications such as Park and Recreation and Public Institution.
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.
Not applicable.

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 / Park and Recreation Designation (page 2-87)

GOAL LU-118 Designate specific public lands and private parks, campgrounds, historical sites or tourist attractions for park and recreational purposes when identified through a city, community, or regional planning process.

Land Use Element / Public Institution (page 2-89)

GOAL LU-124 Recognize major parcels of land serving the cultural, educational, recreational, and public service needs of the community through the Public Institution designation.

GOAL LU-125 Identify lands owned by governmental agencies for public use or benefit with the Public Institution designation or other land use designation that supports and protects these uses.