

**INDEX TO EXHIBIT B
Amendments to Title 19A, “Comprehensive Plan”**

Text Amendments

T-2 Unused County Rights-Of-Way Terminating at Navigable Waters 3

T-3 Water Treatment and Water Purification Facilities..... 3

T-4 Solid Waste Management Plan Update..... 3

T-5 Housing Affordability..... 5

Amendment to UGA and Comprehensive Land Use Maps..... 9

Individual Area-Wide Map Amendments

M-1 Pierce County Parks and Recreation Department..... 10

M-2 Technical Amendments..... 127

M-3 Pierce County Biodiversity Alliance and Crescent Valley Alliance: RSR..... 131

M-4 Business Association Of Midland – North 132

M-5 Business Association Of Midland – Central 133

M-6 Business Association Of Midland – South..... 134

M-10 Merit Company..... 135

M-11 David & Harlene Smith and Kevin & Steve Damrau..... 136

M-12 Les Schwab Profit Sharing Retirement Trust 137

M-13 Pablo and Jovita Solis..... 138

M-15 Ken Warmoth, Warmoth Guitar Products 139

M-16 Brenden & Charlene Pierce (EC) 140

M-17 Gustafson - Graham RF 141

M-18 Pro Fusion LLC (Slead)..... 142

M-21 Daniel Charles McVean 143

M-23 Monarch Custom Homes 144



1 **Individual Urban Growth Area Amendments**
2 U-1 Technical Amendments 145
3 U-2 Sumner UGA Reduction 153
4 U-3 City of Sumner – UGA Modification 154
5 U-4 City of Puyallup – UGA Adjustments 155
6 U-5 Town of Eatonville 156
7 U-6 Watters 157
8 U-7A & U-7B Knox 158
9



1 *Only those portions of Title 19A that are proposed to be amended are shown. Remainder of text and/or*
2 *tables and maps are unchanged.*

3
4 **T-2 Unused County Rights-Of-Way Terminating At Navigable Waters**

5
6 **19A.80.100 Implementation Strategies and Actions.**

7 **TRN Objective 5. IMPLEMENTATION STRATEGIES AND ACTIONS.** Outline the
8 strategies and actions necessary to finance and implement the transportation improvements
9 planned to meet the County’s transportation needs.

10
11 NEW SUBSECTION

12
13 **DD. Preserving County rights-of-way that terminate at navigable waters.** The County
14 shall provide for the management of the rights-of-way terminating at or in the waters of
15 the County by planning for and fostering all reasonable and appropriate uses.
16 Development and maintenance of these rights-of-way shall ensure the rights of the
17 public to access the navigable waters, promote the public interest and preserve private
18 property rights. The County shall adopt guidelines for rights-of-way that terminate at
19 the navigable waters and shall give preference to uses which:
20 1. Result in long term over short term benefit;
21 2. Protect the resource and ecology of the rights of ways;
22 3. Increase public access to the waters of Pierce County;
23 4. Increase recreational opportunities for the public on the waters of Pierce County.
24 5. Respect the property rights of the adjacent land owners;
25 6. Proved for any other element deemed appropriate or necessary.

26
27
28 **T-3 Water Treatment And Water Purification Facilities**

29
30 **19A.90.070 Domestic Water Systems.**

- 31 **A. UT-Wa Objective 21.** Promote reliable water service throughout Pierce County.
- 32 5. Implementing development regulations should not preclude the siting of public water
33 facilities but may consider reasonable mitigation measures as necessary to promote
34 neighborhood compatibility.
 - 35 6. Amend Title 18A-Zoning to designate public water facilities as Essential Public
36 Facilities and determine uniform zoning code requirements throughout the County
37 that does not preclude these facilities.
 - 38 7. Amend Titles 18A-Zoning and 18J-Design Standards and Guidelines to establish
39 uniform standards for public water facilities that consider safety, public health,
40 security, reliability, engineering requirements, redundancy, topography/elevation,
41 fire protection, and other State and Federal compliance issues.
 - 42 8. Recognize flexible bulk regulations for public water facilities.
 - 43 9. Engage the public water system providers in any process to amend development
44 regulations regarding public water systems and public water facilities.



1 **T-4 Solid Waste Management Plan Update**

2
3 **19A.90.060 Solid Waste Management.**

- 4 A. **UT-SW Objective 16.** Provide reliable and cost-effective service.
- 5 1. Pierce County shall consider privately owned transfer stations as private facilities
- 6 providing a public service.
- 7 2. Evaluate new technologies for the diversion, recycling, and disposal of solid waste
- 8 produced by Pierce County residents and businesses.
- 9 3. Review the following previously adopted plans, correct deficiencies and
- 10 inconsistencies which appear, and amend portions of such plans which are
- 11 inconsistent with the Comprehensive Plan:
- 12 a. *Tacoma-Pierce County Solid Waste Management Plan*
- 13 b. *Pierce County Hazardous Waste Management Plan*
- 14 4. It shall be the goal of the Pierce County Solid Waste Management Plan to
- 15 implement, to the fullest extent possible and in descending order of priority, solid
- 16 waste management processes that reduce the waste stream, promote recycling, and
- 17 provide for the separation of waste prior to ~~incineration or landfilling~~ disposal.
- 18 5. Provide for adequate waste disposal capacity ~~on a regional basis~~, considering
- 19 backup, emergency management, or provisional needs as well as planned regular
- 20 disposal needs.
- 21 B. **UT-SW Objective 17.** Encourage recycling and reduction of solid waste.
- 22 1. Educate the public on how to reduce their solid waste output and how to participate
- 23 in waste reduction and recycling programs.
- 24 2. ~~Maintain and~~ **Continuously** improve ~~upon~~ Pierce County's ~~50 percent~~ recycling rate
- 25 and reduce per capita waste generation.
- 26 a. Provide appropriate levels of collection and recycling opportunities so that the
- 27 greatest number of citizens can participate and the fullest practical potential for
- 28 each material can be realized.
- 29 b. Recycling centers should have the ability to process recyclable materials, as
- 30 acceptable under appropriate regulations, in order to help alleviate the need to
- 31 stockpile materials.
- 32 c. Provide opportunities for recycling to the public and commercial haulers at
- 33 transfer locations.
- 34 d. Reduce the solid waste stream by encouraging manufacturers and retailers to
- 35 reduce packaging waste at the retail level.
- 36 e. Evaluate methods to make recycling the dominant collection service.
- 37 C. **UT-SW Objective 18.** Provide solid waste service in support of population densities.
- 38 1. Siting of proposed ~~public/private~~ public or private facilities should conform to
- 39 County and State land use policies and regulations; acknowledging that solid waste
- 40 facilities have been, and may in the future, be recognized as Essential Public
- 41 Facilities; and further acknowledging that facilities recognized as Essential Public
- 42 Facilities are permitted subject to a Conditional Use Permit (CUP) or Public Facility
- 43 Permit (PFP) that provide for wide public participation in the permitting process.
- 44 2. Ensure that all residents ~~of~~ and businesses in Pierce County have access to refuse
- 45 and recycling collection services.
- 46 3. Provide convenient waste transfer locations for public and commercial needs.



- 1 4. Provide for maximum protection of the environment and support clean-up activities
2 on properties with existing environmental problems including properties with
3 illegally-dumped garbage and/or improperly-stored public nuisance vehicles.
- 4 **D. UT-SW Objective 19.** Protect the environment while providing for solid waste
5 facilities.
- 6 1. Design and locate solid waste disposal facilities with proper consideration for
7 present and future health and environmental impacts, while recognizing the need to
8 provide these facilities within the County.
- 9 2. Provide an environmentally safe and reliable disposal solid waste management
10 system(s) which protects human health and reduces dependency on landfills.
- 11 3. Provide for maximum protection of the environment and support require clean-up
12 activities of solid waste facilities with existing environmental problems.
- 13 4. Update Maintain the Tacoma-Pierce County Solid Waste Management Plan to
14 reflect changes to the Solid Waste Permit process of WAC 173-350 in state
15 environmental regulations and permit processes.
- 16 **E. UT-SW Objective 20.** Provide for adequate diversion, recycling, and disposal of
17 specialized wastes streams, including, but not limited to: compostable organic wastes;
18 construction and demolition debris; electronic wastes; and household hazardous wastes.
- 19 1. Provide guidelines and strategy for disposal of all special handling specialized waste
20 types.
- 21 2. Ensure that management strategies for specialized wastes are developed in
22 conjunction with state and local governments, private sector service providers, the
23 general public, and follows the State Best Management Strategies.
- 24
25

26 **T-5 Housing Affordability**

27 **19A.30.100 Residential.**

28 **Location Criteria.**

- 29 **B. LU-Re Objective 34.** Provide for a variety of residential densities in an Urban Growth
30 Area based on: community values, development type and compatibility, proximity to
31 facilities and services, densities in the Plan, affordability, critical area protection and
32 capability, applicable mitigation activities, and utilizing performance standards such as
33 buffers, as well as innovative building and development techniques.
- 34 1. Single-family and two-family development shall range from four to six dwelling
35 units per acre in the Moderate Density Single-Family designation. Higher density
36 single-family development ranging from 6 to 12 dwelling units per acre shall be
37 allowed in the High Density Single-Family designation. Higher single-family and
38 two-family densities should be allowed in High Density Residential Districts.
39 Specific densities should be based on land characteristics and the availability of
40 urban services such as sewers.
- 41 a. In Moderate Density Single-Family areas, the density for single-family and two-
42 family development shall not exceed four dwelling units per acre until sewer
43 service is available. When sewer service is available, the density should be
44 allowed to increase up to six dwelling units per acre. The County recognizes
45 that implementation of the new Comprehensive Plan in the urban growth areas
46 will create use and density conflicts where previous regulations have authorized
47 residential development at lower densities. In such low density areas, the
48



1 preliminary plats approved pursuant to the Moderate Density Single Family
2 (MSF) designation shall be made compatible with the adjacent lower density
3 areas to the extent possible; however, the densities planned for in the
4 Comprehensive Plan must be met.

- 5 b. Develop regulations to allow single-family attached housing (not including two-
6 family residential developments) through a planned unit development permit
7 process in Moderate Density Single-Family areas where sewer services are
8 available.
- 9 c. In Moderate Density Single-Family areas, develop regulations to allow for
10 developments of up to eight dwelling units per acre when exclusively for senior
11 living or if affordable housing for low income households is incorporated in a
12 project. In High Density Single-Family areas, develop regulations to allow for
13 developments of up to 14 dwelling units per acre when exclusively for senior
14 living. Senior living means a development limited to occupants who are at least
15 55 years of age. The increased density for senior housing These types of
16 developments shall only be considered when sewer services are available,
17 housing types are consistent with those allowed in Moderate Density Single-
18 Family areas, at least two viable modes of transportation serve the development,
19 and when adequate land use controls are prescribed through a conditional use
20 permit process.
- 21 d. Densities of less than four dwelling units per acre in the Moderate Density
22 Single Family designation may be allowed when it is justified by the presence of
23 high value environmental features that are both complex in structure and
24 function and large in scope.
- 25 2. Multi-family residential development densities should not exceed 25 dwelling units
26 per acre where sewer services are available. Specific densities should be based on
27 land characteristics, type of multi-family development, and the availability of
28 facilities and service
- 29 a. A density of up to 25 units per acre should be allowed in Major Urban Centers,
30 Community Centers, Activity Centers, Urban Villages, High Density
31 Residential Districts and Mixed Use Districts, where sewer services are
32 available. The density may be allowed up to 30 dwelling units per acre if a
33 development incorporates affordable housing for low income households in a
34 project. Community plans may authorize densities in excess of that generally
35 permitted in a zone as a means to encourage increased private investment in
36 public facilities or to accomplish other community plan goals.
- 37 b. A density of up to 12.5 units per acre should be allowed in Major Urban
38 Centers, Community Centers, Activity Centers, Urban Villages, High Density
39 Residential Districts, and Mixed Use Districts until sewer services are available,
40 provided Health Department requirements are met.

41
42 **19A.70.020 Solutions to Housing Issues.**

43 **C. HS Objective 2B.** Advocate State legislative actions addressing manufactured home
44 communities.

45 1. Support State legislative priorities that promote:

- 46 a. Long-term preservation of existing Manufactured Housing Communities in their
47 present use;



- 1 b. Ability of Manufactured Housing Community residents to purchase their park
2 where they own housing units;
3 2. Allow a current-use tax incentive similar to those allowed for timber, open-space or
4 agricultural uses, but conditioned on maintaining the land use as a Manufactured
5 Housing Community and requiring repayment of abated taxes in the event of
6 Community closure or change of use.
7

8 **19A.70.030 Housing Costs.**

- 9 A. **HS Objective 3.** Minimize the cost of housing by promoting innovative programs and
10 techniques.
11 1. Develop consistent, streamlined regulations and procedures which maintain
12 environmental quality, public health, and safety standards while minimizing the
13 economic impact on the development of housing.
14 a. To the degree possible, coordinate a centralized accounting system between
15 public and private service providers for fees, assessments and taxes to be applied
16 to the infrastructure for which it is intended.
17 b. Establish a procedure in which residential projects that incorporate affordable
18 housing developed for affordable to households earning 80 percent or less of the
19 County median household income may be exempted from certain fees.
20 2. Provide incentives for developers to construct affordable housing for households
21 earning 80 percent or less of the median household income for the County.
22 a. Encourage coordination between Pierce County and its cities and towns to
23 develop new fully contained communities and master planned communities with
24 fair share distribution of affordable housing.
25 3. Consider the economic implications of private and public regulations and practices
26 so that the broader public benefit they serve is achieved with the least additional cost
27 to housing.
28 a. Review regulations of building practices that may compromise human health,
29 structural integrity or longevity. When appropriate, amend or lobby at state and
30 federal level for modification.
31 b. Amend regulations to allow for bonus densities.
32 c. Amend regulations to allow reduced zoning requirements such as parking, height
33 restrictions, and bulk requirements.
34 d. Provide for expedited permitting.
35 4. Provide funding for non-profit developers to build affordable housing.
36 5. Continue to implement the federally funded program which would provide
37 assistance to households earning below the County median income who are willing
38 to help build or remodel their own housing.

- 39 C. **HS Objective 4A.** Establish financial tools to assist with relocation expenses for
40 manufactured home owners located in communities that are scheduled for closure.

- 41 1. To the extent permissible by law, fund a relocation assistance program through a
42 “displacement fee” charged as through an established closure/conversion process.
43

44 **19A.70.040 New Housing.**

- 45 **HS Objective 5A.** Provide opportunities for the development of new manufactured home
46 communities.



- 1 A. Ensure zoning and development regulations allow for the continued use of existing
2 communities and an opportunity for new manufactured home communities to be
3 developed.
- 4 1. Review, and amend as necessary, the Comprehensive Plan and development
5 regulations to ensure that where Manufactured Housing Communities are a
6 permitted use (either outright or as a conditional use) other development regulations
7 do not preclude or discourage their continued use or the development of new
8 Communities. After review and amendment, the regulations could:
- 9 a. Ensure that single-wide unit use type is allowed in all Manufactured Housing
10 Communities;
- 11 b. Allow higher density within Manufactured Housing Communities than allowed
12 in the underlying zone;
- 13 c. Review the Pierce County Development Regulations to evaluate if specific
14 components, such as the design standards, inhibit the development of new
15 Manufactured Housing Communities and compare adopted mobile
16 home/manufactured home definitions with state and federal terminology. If the
17 evaluation identifies regulatory challenges or inconsistent definitions,
18 recommend amendments;
- 19 d. Change zoning to allow Manufactured Housing Communities in more zones;
- 20 e. Provide a bonus density for Manufactured Housing Communities above 6
21 dwelling units per acre;
- 22 f. Place conditions on rezoning Manufactured Housing Communities which
23 encourage the preservation of Communities consistent with Task Force policy
24 recommendations;
- 25 g. Allow multi-section homes to be placed on former single-wide spaces if setbacks
26 and infrastructure are sufficient;
- 27 h. Include other provisions found necessary during review to advance the intention
28 of this policy.

29
30 **19A.70.050 Existing Housing Stock.**

- 31 **HS Objective 6.** Reuse the existing housing stock to help meet the housing demand.
- 32 A. Explore and identify opportunities to reutilize and redevelop existing parcels where
33 rehabilitation of existing buildings is not cost-effective.
- 34 1. Review regulatory restrictions prohibiting rehabilitation of existing housing stock.
- 35 B. Develop and implement rehabilitation programs and opportunities to reuse existing
36 housing stock.
- 37 C. Commit resources to extend sewer system infrastructure that encourages the creation of
38 affordable housing units as infill developments within an urban growth area.
- 39 ~~D. Discourage the conversion of existing manufactured home parks.~~
- 40 ~~1. Conduct an analysis of existing manufactured home parks that determines the factors~~
41 ~~related to the conversion of this type of housing.~~
- 42 ~~a. The analysis should consider regulations, taxing mechanisms, site characteristics,~~
43 ~~infrastructure and existing density.~~
- 44 ~~b. The analysis should be completed prior to other strategies related to~~
45 ~~manufactured home parks are adopted.~~
- 46 ~~2. Pierce County should address the factors that lead to the conversion of manufactured~~
47 ~~home parks in an effort to discourage the redevelopment of these properties.~~
- 48



- 1 **HS Objective 6A.** The preservation of existing manufactured home communities.
- 2 A. Support a long-term commitment of Manufactured Housing Communities.
- 3 1. Encourage and facilitate the purchase, long-term lease or development of
- 4 Manufactured Housing Communities by residents, nonprofits and public housing
- 5 authorities which are appropriately continued in this use with provision for keeping
- 6 rents in the resident-, housing-authority-, or non-profit-owned or leased communities
- 7 affordable to a wide range of incomes.
- 8 a. Help such purchasers locate funding, and consider public financing supporting
- 9 such purchases on a case-by-case basis.
- 10 b. Help bring together willing sellers and purchasers who will continue use as park.
- 11 c. Look for opportunities to accomplish such changes in advance of pending sales
- 12 by park owners in a fashion that does not unduly delay or complicate the normal
- 13 sales process.
- 14 d. Encourage long term leases by community owners to housing authorities or non-
- 15 profit organizations as an alternative to the sale of communities which may result
- 16 in a conversion to another use.
- 17 B. Review existing parks and current zoning to find opportunities to rezone existing
- 18 Manufactured Housing Communities adjacent to existing urban residential zones to an
- 19 appropriate residential zoning classification.
- 20 C. Amend the County Code to incorporate procedures and requirements that must be
- 21 followed during the process of closure before a change of use will be allowed. The
- 22 procedures should lead to an orderly relocation of Community residents and should:
- 23 1. To the extent permissible by law, require Community owners to participate in
- 24 funding the relocation of Community residents in the event of a voluntary closure or
- 25 change of use. For example, owners might be required to pay up front the costs to
- 26 relocate a home that will be occupied and to be reimbursed by public funds to the
- 27 extent those funds are available, and to absorb any shortfall between public funds
- 28 and actual relocation costs.

29

30 **Update UGA Map, Land Use Element, Section 19A.30.010**

31

32 Update the Urban Growth Area Map in the Land Use Element to reflect changes to urban growth

33 area boundaries resulting from the adopted urban growth area amendments in this Exhibit.

34

35 **Update Comprehensive Plan Land Use Designations Map, Land Use Element, Section**

36 **19A.30.230**

37

38 Update the Comprehensive Plan Land Use Designations Map, Section 19A.30.230, to reflect the

39 changes in land use designation included in the Area-Wide Map Amendments and the Urban

40 Growth Area Amendments of this Exhibit.

