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T-2, Unused County Rights-of-way Terminating at Navigable Waters

The County Council finds that Text Amendment T-2, to create management policies for the use of unused rights-of-way which terminate at navigable waters, is appropriate because:

- It is consistent with recreation goals set forth in the Comprehensive Plan to increase access to the shorelines of the County;
- It is consistent with Objective 54 of the Land Use Element of the Comprehensive Plan which provides that non-athletic recreational uses should be easily accessible and located at sites that off unique saltwater features, freshwater bodies, and rivers and streams; and
- It is consistent with Goal 9 of the Growth Management Act which encourages the enhancement of recreational opportunities and the increase of access to shorelines.

T-3, Water Treatment and Water Purification Facilities

The County Council finds that proposed Text Amendment T-3, to add policies for locational criteria, siting standards, and design standards for water treatment and water purification facilities, is appropriate because:

- It has been amended to replace the initial proposal with the text proposed in the staff recommendation in the Staff Report and Draft SEIS dated July 20, 2009;

- It recognizes public water facilities as essential public facilities that are not precluded from being sited, provided reasonable mitigation measure are included with development in order to improve compatibility with the surrounding area; and
- It recognizes the need to engage the public water system providers in any process to amend development regulations regarding public water systems and facilities.

T-4, Solid Waste Management Plan Update

The County Council finds that proposed Text Amendment T-4, to update the Utilities Element of the History and Background portion of the Comprehensive Plan, Title 19, and Solid Waste Management section of the Utilities Element of the Comprehensive Plan, Title 19A, is appropriate because:

- It ensures that the Comprehensive Plan and Tacoma-Pierce County Solid Waste Management Plan are consistent;
- It promotes the minimization and avoidance of waste, which will lessen the impact of waste handling and recycling on the built environment;
- It provides for reliable and cost effective service to Pierce County residents;
- It is consistent with the goals of the Growth Management Act which seek to protect the environment as well as provide public facilities and services that serve development at the time it is available for occupancy; and
- It has been amended to reflect additional changes recommended by Public Works and Utilities in a letter dated July 16, 2009, and attachments to that letter.

T-5, Housing Affordability

The County Council finds that proposed Text Amendment T-5, to amend the Housing Element of the Comprehensive Plan to incorporate recommendation from the Pierce County Housing Affordability Task Force addressing the preservation of existing and development of new manufactured home communities and adopting incentives for new development of affordable housing is appropriate because:

- It implements an existing Comprehensive Plan policy, 19A.70.050 D, that addresses the preservation, conversion, and development of new manufactured home communities;
- It adopts bonus densities within the Land Use Element augmenting an existing policy that states that the County should adopt such regulations in conjunction with the development of affordable housing for low income households; and
- It is the result of an analysis of potential reasons for manufactured home community closures and conversions that have occurred recently in Pierce County; and
- It has been amended to delete proposed policy language regarding the promotion of education and information addressing manufactured home communities and a portion of proposed policy language regarding the preservation of existing manufactured home communities.

T-8, Adopt the Crescent Valley Biodiversity Management Area Stewardship Plan

The County Council finds that proposed Text Amendment T-8, to adopt the Crescent Valley Biodiversity Management Area Stewardship Plan, dated November, 2008, as Other Comprehensive Planning Documents, Title 19D, is appropriate because:



- Crescent Valley is within the biodiversity network adopted by Pierce County known as the Crescent Valley Biodiversity Management Area (CVBMA);
- It represents the implementation of strategic actions identified in Pierce County Biodiversity Network Assessment report; adopted November 9, 2004, as a supporting planning document to the Comprehensive Plan;
- It was developed by residents from the local community to retain the areas biodiversity with the assistance of the Pierce County Biodiversity Alliance;
- To conserve biodiversity the Stewardship Plan includes the policies and strategic actions such as property enrollment in county tax reduction incentive programs, permanent dedication or purchase of properties as open space, restoration of native vegetation in areas of degraded habitat and education; and
- It is consistent with the Comprehensive Plan, Gig Harbor Peninsula Community Plan, and Growth Management Act.

M-1, Pierce County Parks and Recreation, PARK

The County Council finds that proposed Area-Wide Map Amendment M-1, to redesignate 295 parcels making up 57 park properties and totaling approximately 4,500 acres owned or operated by Pierce County Parks and Recreation throughout the County from their current designation to the Park and Recreation (PARK) designation, is appropriate because:

- A change of land use is not proposed, but only redesignation to the PARK designation adopted per Ordinance 2007-75s;
- It is consistent with Growth Management Act, Comprehensive Plan, and County-wide Planning Policies encouraging preservation, dedication, and development of public open spaces for recreation and preservation;
- It removes barriers to park and recreation development on those parcels already identified by the Parks and Recreation Department as future parks, preserves, and recreation spaces;
- It limits uses not already existing to park and recreation uses, thus providing further protection to open spaces, critical areas, and areas of cultural and historic value; and
- It excludes property in the initial proposal owned by the Puyallup School District.

M-2, Technical Amendments, ARL to R10

The County Council finds that proposed Map Amendment M-2 to make technical changes to the Land Use Designations Map to redesignate two parcels from Agricultural Resource Land (ARL) to Rural 10 (R10) that do not meet the necessary criteria to be designated ARL, is appropriate because:

- Neither parcel contains the agricultural soils required to be designated ARL; and
- It corrects a technical error that occurred using the County's GIS data layer that was applied to the two sites, resulting in an ARL designation being given to the sites that is not consistent with the criteria for classification of ARL in the Comprehensive Plan.

M-3, Crescent Valley Alliance, R10 and Rsv5 to RSR, Gig Harbor

The County Council finds that proposed Area-Wide Map Amendment M-3, to redesignate 576 parcels on 1,850 acres within the Crescent Valley Biodiversity



1 Management Area on the Gig Harbor Peninsula from Rural 10 (R10) and Reserve 5
2 (Rsv5) to Rural Sensitive Resource (RSR) to expand the Crescent Valley Biodiversity
3 Management Area to better include more of the Crescent Valley watershed, is
4 appropriate because:

- 5 • It is the result of extensive species verification surveys completed by local
6 residents in conjunction with the Pierce County Biodiversity Alliance and
7 Crescent Valley Alliance;
- 8 • It identifies additional land necessary to conserve the biodiversity and long term
9 persistence of aquatic species, such as salmonid, as well as birds, mammals,
10 amphibians and reptiles and promote conservation of these ecosystems;
- 11 • It will more precisely delineate on-the-ground conditions;
- 12 • It recognizes that lands within the Crescent Valley Biodiversity Management Area
13 through redesignation to RSR will protect a resource of biologically rich and
14 environmentally sensitive areas; and
- 15 • It is consistent with the Gig Harbor Peninsula Community Plan policies and
16 objectives which recommend that environmentally rich and sensitive areas such
17 as Biodiversity Management Areas (BMAs) and open space corridors be
18 designated and zoned in the RSR classification.

19
20 **M-4, Business Association of Midland, MSF to MUD, Midland**

21 The County Council finds that proposed Area-wide Map Amendment M-4, to redesignate 3
22 parcels totaling 2.92 acres from Moderate Density Single-family (MSF) to Mixed Use
23 District (MUD) designation with a Commercial Mixed Use District (CMUD) zone
24 classification is appropriate, because:

- 25 • The proposed MUD expansion involves developed properties, and the change in
26 designation will accommodate existing businesses;
- 27 • Within the existing MUD designation proposed to be expanded, totaling
28 approximately 25 acres, three parcels totaling approximately 2.6 acres are
29 currently vacant. Of those properties, two are covered by a flood plain and one is
30 approximately 75 percent covered by a wetland; and
- 31 • The proposed change is consistent with existing development patterns in the
32 area and the policies of the Parkland Spanaway Midland Communities Plan.

33
34 **M-5, Business Association of Midland, MSF to NC, Midland**

35 The County Council finds that Area-wide Map Amendment M-5, to redesignate 8
36 parcels totaling 8.5 acres from the Moderate Density Single-family (MSF) designation
37 and Single Family (SF) zone to the Community Center (CC) designation and
38 Neighborhood Center (NC) zone, is appropriate for two parcels on 1.37 acres because:

- 39 • The NC expansion involves developed properties, and the change in designation
40 will accommodate existing businesses;
- 41 • The change is consistent with existing development patterns in the area and the
42 policies of the Parkland Spanaway Midland Communities Plan; and
- 43 • For six parcels the change in designation is not appropriate due to critical area
44 constraints, a “boxing-in” effect, residential character of existing development that
45 is consistent with the SF zone, and a conflict with amendment M-1 to redesignate
46 Dawson Playfield to Park and Recreation, .



1 **M-6, Business Association of Midland, MSF to EC, Midland**

2 The County Council finds that Area-wide Map Amendment M-6, to redesignate 9
3 parcels on 2.3 acres from Moderate Density Single-family (MSF) to Employment Center
4 (EC) designation with a Community Employment (CE) zone classification, is appropriate
5 because:

- 6 • The existing development within the proposal area is consistent with the policies
7 of the Parkland Spanaway Midland Communities Plan;
- 8 • This minor expansion of the EC designation would bring several well-established
9 nonconforming businesses into compliance; and
- 10 • Removing these businesses from nonconforming status would allow future
11 expansions of their uses which are currently limited, thus boosting economic
12 development in the community.

13
14 **M-10, Merit Company, HRD to EC, Parkland**

15 The County Council finds that proposed Area-wide Map Amendment M-10, to redesignate
16 2 parcels totaling 4.28 acres from High Density Residential District (HRD) designation
17 Moderate/High Density Residential (MHR) zone classification to Employment Center (EC)
18 designation Community Employment (CE) zone classification, is appropriate because:

- 19 • The site is located in an area that can be served economically and adequately by
20 services, including sewers, stormwater management, water, public safety
21 services, and major road networks;
- 22 • Small scale development of this site could be achieved with minimum impact on
23 residential areas to the east through compliance with design standards;
- 24 • Although the site is smaller than an Employment Center is encouraged to be, the
25 site is in a transitional area adjacent to Interstate 5 and within the McChord AFB
26 APZ I area of influence. The current densities allowed in the HRD designation
27 are discouraged within the APZ I area; and
- 28 • The proposal is within the City of Tacoma Urban Service Area and the proposal
29 is consistent with the City of Tacoma Comprehensive Plan which designates the
30 site for small to medium size employment centers to accommodate moderately
31 scaled manufacturing and similar uses.

32
33 **M-11, Smith / Damrau, AC to EC, Spanaway**

34 The County Council finds that the Planning Commission's recommendation regarding
35 proposed Area-Wide Map Amendment M-11, to redesignate 2 parcels totaling 2.8 acres
36 from Activity Center (AC) to Employment Center (EC) (rather than MUD) with an
37 implementing Community Employment (CE) zone classification is appropriate because:

- 38 • Expansion of and support of existing industries providing employment
39 opportunities to the community are goals of both the Comprehensive Plan and
40 Parkland Spanaway Midland Communities Plan;
- 41 • The proposal area has been used for employment purposes as the site of
42 multiple small businesses since the mid-1960s; and
- 43 • The site is not appropriate for residential development and is consistent with
44 surrounding commercial and light industrial uses.



1 **M-12, Les Schwab Profit Sharing Retirement Trust, MSF to MUD, Spanaway**

2 The County Council finds that proposed Area-Wide Map Amendment M-12, to
3 redesignate 8 parcels on 2 acres from Moderate Density Single-Family (MSF) to Mixed
4 Use District (MUD) designation, is appropriate because:

- 5 • This proposal would expand the existing MUD designation to include existing
6 uses that are well established, and unlikely to redevelop to residential uses;
- 7 • The proposal will have no impact on surrounding residential properties, as the
8 land uses are already established; and
- 9 • The change is consistent with the policies of the Parkland Spanaway Midland
10 Communities Plan.

11
12 **M-13, Solis, MSF to MUD, Spanaway**

13 The County Council finds that proposed Area-Wide Map Amendment M-13, to
14 redesignate 4 parcels on 6.65 acres from Moderate Density Single-Family (MSF) to
15 Mixed Use District (MUD) designation, is appropriate for 2 parcels on 4.33 acres
16 because:

- 17 • The proposal would expand the existing MUD designation to include existing
18 uses that are well established and unlikely to redevelop to residential uses;
- 19 • The existing mini-storage use continues into the existing MUD designation, thus
20 the entire business would be in one designation, rather than a portion being
21 nonconforming; and
- 22 • The change is consistent with the policies of the Parkland Spanaway Midland
23 Communities Plan.
- 24 • For two parcels on 2.32 acres the change in designation is not appropriate due to
25 critical area constraints that are more compatible with uses allowed in the current
26 MSF zone than with commercial and high density uses allowed in the MUD zone.

27
28 **M-15, Warmoth, MSF to EC, Mid-County**

29 The County Council finds that proposed Area-Wide Map Amendment M-15, to
30 redesignate 5 parcels from Moderate Density Single-Family (MSF) designation Single
31 Family (SF) and Residential Resource (RR) zone classifications to Employment Center
32 (EC) designation Community Employment (CE) zone classification, is appropriate
33 because:

- 34 • The EC/CE designation is consistent with the designation directly to the west and
35 the existing commercial / light industrial uses on 2 of the 5 parcels; and
- 36 • The proposal is consistent with the Mid-County Community Plan and
37 Comprehensive Plan goals to support existing employment within the community
38 allowing Warmoth Guitar Products an opportunity to expand their operation and
39 provide additional job opportunities to the community.

40
41 **M-16, Pierce, MSF to EC, Frederickson**

42 The County Council finds that proposed Area-Wide Map Amendment M-16, to
43 redesignate 7 parcels from Moderate Density Single-Family (MSF) to Employment
44 Center (EC) designation, is appropriate because:

- 45 • The amendment area is surrounded by 3 sides by EC designation and is not a
46 desirable area for residential development;



- The proposal provides additional opportunities for employment and economic development contiguous with the existing EC designation; and
- The proposal is consistent with the Frederickson Community Plan and Comprehensive Plan goals to support employment growth and economic development at the Frederickson Industrial site.

M-17, Gustafson, RSR to RF, Graham

The County Council finds that proposed Area-Wide Map Amendment M-17, to redesignate 2 parcels from Rural Sensitive Resource (RSR) to Rural Farm (RF) designation, is appropriate because:

- The two parcels within the amendment area are part of an existing working farm enrolled in the Agricultural Current Use Program and within the RF designation; and
- The proposal is consistent with the Graham Community Plan and Comprehensive Plan policies regarding the RF designation.

M-18, Pro-Fusion, HSF to HRD, South Hill

The County Council finds that proposed Area-Wide Map Amendment M-18, to redesignate 2 parcels on 8.55 acres from High Density Single-Family (HSF) designation to High Density Residential District (HRD) designation, is appropriate with the stipulation that the resulting zone classification should be Moderate/High Density Residential (MHR) because:

- The proposal will extend the existing MHR zone located on 2 sides of the proposal area; and
- The proposal is consistent with locational criteria for residential development in the South Hill Community Plan and Comprehensive Plan.

M-21, McVean, MSF to MUD, North Puyallup

The County Council finds that proposed Area-Wide Map Amendment M-21, to redesignate 3 parcels from Moderate Density Single-Family (MSF) to Mixed Use District (MUD) designation, is appropriate because:

- The proposed changes are consistent with Section 19A.30.040 of the Comprehensive Plan policies for the expansion of a MUD designation; and
- The proposal is consistent with surrounding development patterns and would expand the MUD designation located on 2 sides of the proposal area.

M-23, Monarch Custom Homes, ARL to R10, McKenna

The County Council finds that proposed Area-Wide Map Amendment M-23, to redesignate a 20 acre parcel from Agricultural Resource Land (ARL) to Rural 10 (R10) designation, is appropriate because:

- The soils on the property are listed as Prime Agricultural Soils when drained, however more than half of the property is covered by a Type 3 Wetland, which is not allowed to be drained, thus the property does not meet the ARL designation criteria and should be redesignated.



1 **U-1, Technical Amendment**

2 The County Council finds that proposed Urban Growth Area Amendment U-1, to
3 recognize annexations that have occurred subsequent to the review cycle for 2007
4 Comprehensive Plan Amendments, is appropriate with the added inclusion of one
5 parcel on 2.6 acres that was annexed to the Town of Eatonville in 2009 because:

- 6 • It includes annexations to the Town of Eatonville, City of Fife, City of Gig Harbor,
7 and City of Puyallup; and
- 8 • It is consistent with the intent for cooperative planning between the County and
9 cities and towns involved with changes to jurisdiction boundaries.

10
11 **U-2, Council, City of Sumner UGA Reduction, East Sumner**

12 The County Council finds that proposed Urban Growth Area Amendment U-2, to reduce
13 the City of Sumner Urban Growth Area (UGA) by designating 6 parcels on 208.6 acres
14 from Moderate Density Single-Family (MSF) to Rural 10 (R10) designation east of the
15 City of Sumner and south of the City of Auburn, is appropriate with the stipulation that
16 the change be limited to the 45.62-acre parcel west of Lakeland Hills Way with that
17 parcel changing to the Public Institution designation and remaining inside the UGA
18 because:

- 19 • A revision to the UGA in this case is not warranted, as a large portion of the area
20 in question is used by Puget Sound Energy for utilities purposes;
- 21 • Uses on the parcel west of Lakeland Hills Way could be accommodated under
22 the Public Institution (PI) designation while correcting data in the Buildable Land
23 Analysis that would otherwise show these lands as developable; and
- 24 • Puget Sound Energy has expressed interest in residential development of
25 parcels east of Lakeland Hills Way.

26
27 **U-3, City of Sumner, City of Sumner UGA Modification, East Sumner**

28 The County Council finds that proposed Urban Growth Area Amendment U-3, to modify
29 the east boundary of the City of Sumner's UGA, affecting 40 parcels totaling 37.37
30 acres with a net change of decreasing the UGA by 2.93 acres, is appropriate because:

- 31 • Should this area be proposed for annexation into the City of Sumner, the
32 amendment will eliminate ambiguity as to whether specific parcels that are
33 currently split by the UGA boundary would be eligible for annexation, as only
34 properties inside the UGA can be annexed to a city; and
- 35 • The amendment will bring the County UGA shown in the Comprehensive Plan
36 and the UGA shown in the City of Sumner Comprehensive Plan into alignment,
37 should the same change be adopted by the City of Sumner.

38
39 **U-4, City of Puyallup, City of Puyallup UGA Modification, Puyallup**

40 The County Council finds that proposed Urban Growth Area Amendment U-4, to amend
41 the City of Puyallup Urban Service Area (USA) boundary or City Urban Growth Area
42 (UGA) boundary in several locations to follow parcel lines, modify the boundary abutting
43 adjacent city USA or incorporated boundaries, or to exclude road right-of-way from the
44 edge of the USA, is appropriate with the stipulation that the change to the USA be
45 limited to that portion of site #1 along Pioneer Way but not along Woodland Avenue and
46 that this site also be removed from the Comprehensive UGA (CUGA), and the USA map



1 in the Comprehensive Plan be adjusted to reflect this change to Puyallup's USA
2 because:

- 3 • The proposal for site #1 along Pioneer Way provides a reasonable adjustment to
4 the USA boundary in that it removes any expectation that the City of Puyallup
5 should plan for maintaining or funding improvements to a roadway that extends
6 into a rural area and does not abut properties inside the CUGA;
- 7 • The proposals for the section of site #1 along Woodland Avenue and site #s 2, 3,
8 4, and 8 would remove the need for the City of Puyallup to plan for maintaining
9 and improving the included rights-of-way in the future even though they serve
10 areas in the City's USA, and the exclusion of the included parcels and railroad
11 right-of-way from the City's USA could increase the likelihood that an annexation
12 by the City of Puyallup would not include these properties, resulting in the
13 creation of an island of unincorporated Pierce County surrounded by
14 incorporated land; and
- 15 • The proposals for site #s 5, 5.5, 6, and 7 would bring Puyallup's UGA into
16 alignment with Puyallup's USA as identified in the Pierce County Comprehensive
17 Plan and require no changes to the Pierce County Comprehensive Plan.

18
19 **U-5, Town of Eatonville, Town of Eatonville UGA Expansion for EC, East**
20 **Eatonville**

21 The County Council finds that proposed Urban Growth Area Amendment U-5, to expand
22 the Town of Eatonville UGA through the redesignation of 5 parcels totaling 80 acres
23 from Rural 20 (R20) and Agricultural Resource Land (ARL) to Employment Center (EC)
24 designation, is appropriate because:

- 25 • A similar amendment was proposed for the site in the 2007 Comprehensive Plan
26 Amendment cycle, which was denied by the County Council, because a larger
27 portion was included that was constrained by numerous critical areas and the
28 proposal area had not been included in the Town of Eatonville's Comprehensive
29 Plan and Capital Facilities Plan;
- 30 • The Town of Eatonville has submitted documentation that since the previous
31 denial, they have included the proposal area within the Comprehensive Plan and
32 Capital Facilities Plan;
- 33 • The proposed location for the Employment Center is contiguous with an area to
34 the west designated as Employment Center in the 2007 amendment cycle; and
- 35 • The proposed location is currently used as a gravel mine, which is scheduled for
36 reclamation in the next few years, which will provide a site removed from most
37 residential uses and appropriate for industrial development that could provide an
38 employment base for the Town of Eatonville should an employer choose to
39 locate there.

40
41 **U-6, Watters, Town of Eatonville UGA Reduction, West Eatonville**

42 The County Council finds that proposed Urban Growth Area Amendment U-6, to reduce
43 the Town of Eatonville UGA through redesignation of 2 parcels totaling 29.5 acres from
44 Moderate Density Single-Family (MSF) to Rural 10 (R10), is appropriate because:

- 45 • The proposal is consistent with the rural character of development within the
46 proposal area and of surrounding parcels;



- The 2007 Buildable Lands Report showed that the Town of Eatonville has excess residential lands capacity; and
- The proposal area is contiguous with the area designated R10 to the west.

U-7, Knox, UGA Adjustment, Mid-County

The County Council finds that proposed Urban Growth Area Amendment U-7, to move the UGA in the Mid-County area to redesignate 2 parcels totaling 2.38 acres from Rural Separator (RSep) to Community Center (CC) designation and redesignate one parcel totaling 2.37 acres from CC to RSep designation, is appropriate because:

- The amendment is consistent with the Mid-County Community Plan policy for no net loss of Rural Separator lands;
- The amendment provides additional protection of critical areas by designative a parcel with approximately 50 percent wetland coverage to a rural designation;
- The parcel proposed for removal from the UGA is consistent with the density and size requirements of the RSEP designation; and
- The parcels proposed for inclusion into the UGA are contiguous with other commercial uses and CC designated properties to the north and east.

C-3, Bethel School District – Electronic Readerboard Signs in Graham

The County Council finds that proposed Amendment C-3 to the Graham Community Plan, to allow electronic readerboard signs associated with public services and institutions, is appropriate with the stipulation that the allowance is limited to electronic readerboard signs for public institutions because:

- It allows for an effective means of notifying the community of events, public health and safety alerts, and other information that could contribute to improving the quality of life for the community; and
- It was supported by the Graham Land Use Advisory Commission when presented by Bethel School District at their March 10, 2009, meeting.

C-4, Business Association of Midland – Auto Repair in CE and Residential in NC, Parkland Spanaway Midland

The County Council finds that proposed Amendment C-4 to the Parkland Spanaway Midland Communities Plan, to amend the Parkland Spanaway Midland Communities Plan to allow auto repair in the Community Employment zone and to allow residential development in the NC designation only when associated with commercial development, is appropriate because:

- It is consistent with the Comprehensive Plan;
- It is based upon community preference as stated during the community planning process, which was not shown clearly in regulations implementing the community plan; and
- The Parkland Spanaway Midland Land Use Advisory Commission recommended approval of the proposal at their meeting on July 8, 2009.

C-5, Affinity Investments – Density Consistent with Height in AC, Parkland Spanaway Midland

The County Council finds that proposed Amendment C-5 to the Parkland Spanaway Midland Communities Plan, to amend the Parkland Spanaway Midland Communities



1 Plan to allow for increased residential densities in the AC designation commensurate
2 with height allowances, is appropriate with the stipulation that the increased densities
3 should not be limited to the Garfield Street AC but should apply to all AC designated
4 lands in the Communities Plan area because:

- 5 • It is consistent with Section 19A.30.100 B.2 of the Comprehensive Plan which
6 allows densities stipulated by the Plan to be exceeded by Community Plans “as a
7 means to encourage increased private investment in public facilities or to
8 accomplish other community plan goals”;
- 9 • It will allow increase residential densities within the same building footprint and
10 height as would have previously been allowed, while responding to the market for
11 more compact residential areas, especially to support Pacific Lutheran
12 University; and
- 13 • The Parkland Spanaway Midland Land Use Advisory Commission recommended
14 approval of the proposal at their July 8, 2009, meeting.

15
16 **Final Supplemental Environmental Impact Statement**

17 The County Council finds that the proposed amendments as proposed and as approved
18 have been considered cumulatively for impacts.

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