

T-6 UGA Expansion Criteria

19A.30.010 Urban Growth Areas.

- B. LU-UGA Objective 1.** Ensure that there is sufficient land within the Urban Growth Areas to accommodate the projected population growth for the 20 year planning period.
1. The conclusions from the evaluation of the residential and commercial/industrial development capacity, in compliance with RCW 36.70A.215 – Buildable Lands, should be reviewed once every five years to determine whether adjustment of the urban growth areas is appropriate.
 - a. The evaluation should encompass the capacity of lands within municipal limits and unincorporated urban Pierce County.
 - b. For review of proposed new urban growth areas or expansion of existing urban growth areas, more timely information on population and development trends, such as census reports and updated projections from the Washington State Office of Financial Management (OFM), and regulatory changes may augment the most recent Buildable Lands Report.
 - cb. Jurisdictions which claim an interest in the overlap areas identified on the Urban Growth Area/Urban Service Area Map are strongly encouraged to resolve the conflicting designations through a public process which results in agreement with the other jurisdictions, and/or cooperative efforts with the County. In the event that jurisdictional conflicts cannot be resolved by agreement, the County shall designate UGAs and USAs through annual adjustments as deemed necessary by the County.
 2. The land safety factor for the Pierce County urban growth areas should not exceed 25 percent and be documented in a report incorporated in the Plan by reference.
 - a. The land safety factor and the methodology for its calculation shall be evaluated and adjusted over time, taking into consideration changes in population projections and land supply in both unincorporated Pierce County as well as municipal jurisdictions in the County.
 - b. The 25 percent safety factor should be derived from the combined urban growth areas, not individual urban growth areas.
 3. The methodologies used to determine the capacity of the urban growth areas and to calculate the allowable number of dwelling units for individual development proposals shall be consistent with each other.
- F. LU-UGA Objective 4A.** Ensure a public participation strategy is incorporated in the process to establish a new or expand an existing urban growth area.
1. The public participation strategy should ensure broad public notification of the proposed urban growth area amendment occurs through newspaper publication including the official newspaper of record and newspaper of general circulation in the affected area, posting of public notice signs, property owner notification, and other methods as appropriate. The notification should include a description of the proposed action, opportunities

and process for commenting on the proposed action, public hearing dates, and contact information for questions or additional information regarding the proposed action.

2. The public participation strategy should include at least one community meeting within or in close proximity to the proposed urban growth area. This meeting should be structured to inform interested parties of the proposed action and to provide opportunities for public comment.

FG. LU-UGA Objective 5. Coordinate planning within Urban Growth Areas.

1. Prior to any further expansion of a designated unincorporated Urban Growth Areas or Urban Service Areas affiliated with a city or town, a joint planning agreement must be in place for any existing designated Urban Growth Area or Urban Service Area affiliated with that city or town. ~~of municipalities, outside of municipal corporate limits, shall be subject a joint municipal-County planning.~~
 - a. Joint planning shall also occur in those other areas where the respective jurisdictions agree such joint planning would be beneficial.
 - b. The parties involved in the joint planning process may include one or more municipalities, special districts, and the County.
 - c. When joint planning is required, the joint planning effort shall determine and resolve issues including, but not limited to, the following:
 - (1) How zoning, subdivision and other land use approvals in designated Urban Growth Areas or Urban Service Areas of municipalities will be coordinated;
 - (2) How appropriate service level standards for determining adequacy and availability of public facilities and services will be coordinated;
 - (3) How the rate, timing, and sequencing of boundary changes will be coordinated;
 - (4) How the provision of capital improvements to an area will be coordinated; and
 - (5) To what extent a jurisdiction(s) may exercise extra jurisdictional responsibility.
 - d. Joint planning may be based upon factors including, but not limited to, the following:
 - (1) Contemplated changes in municipal and special purpose district boundaries;
 - (2) The likelihood that development, capital improvements, or regulations will have significant impacts across a jurisdictional boundary;
 - (3) The consideration of how public facilities and services are and should be provided and by which jurisdiction(s); or
 - (4) The consideration of how economic development may best be encouraged and supported.
2. Adopt the urban development standards for new developments in urban growth areas, as provided in the Countywide Planning Policies.

GH. LU-UGA Objective 6. Provide criteria and priorities for the expansion of urban growth areas.

1. Expansions of the Comprehensive Urban Growth Area (CUGA) and satellite urban growth areas shall be approved by the County Council through a Comprehensive Plan amendment process as established in Chapter 19C.10 PCC, only if the following criteria are met:
 - a. Residential land capacity within all urban growth areas is evaluated and the need for additional residential land capacity within all or any specific urban growth area is clearly demonstrated and the observed development densities are consistent with the density assumptions as documented in the most recent published Buildable Lands Report as required by RCW 36.70A.215. If the Buildable Lands Report identifies an inconsistency between the observed and assumed densities, the jurisdiction shall either (1) demonstrate reasonable measures were adopted to rectify the inconsistency, or (2) document updated development data that indicates consistency. If a jurisdiction adopted reasonable measures, documentation shall be submitted that summarizes the monitoring results of the effectiveness of the measures in rectifying density inconsistencies; and/or . The results of the Buildable Lands Report required pursuant to RCW 36.70A.215 should indicate any county-wide urban land deficiency.
 - b. The supply of land available for employment growth is evaluated and the needed for additional commercial/industrial uses land outside urban growth areas is clearly demonstrated; and
 - ~~e. The observed development densities are consistent with the density assumptions as documented in the most recent published Buildable Lands Report as required by RCW 36.70A.215. If the Buildable Lands Report identifies an inconsistency between the observed and assumed densities, the jurisdiction shall either (1) demonstrate reasonable measures were adopted to rectify the inconsistency, or (2) document updated development data that indicates consistency. If a jurisdiction adopted reasonable measures, documentation shall be submitted that summarizes the monitoring results of the effectiveness of the measures in rectifying density inconsistencies.~~
 - ~~dc.~~ Documentation that adequate public facilities and services can be provided within the 20-year planning horizon is provide
 - d. Proposed UGA expansion areas shall be required to comply with the requirements of Pierce County's TDR/PDR Program.
 - e. Proposed UGA expansion areas should be approved only if the proposing jurisdiction provides an analysis of:
 - (1) the underdeveloped lands, consistent with the Pierce County Buildable Lands program methodology, within its existing municipal boundaries and affiliated UGAs, and evidence of implementation strategies in place or being pursued to densify the underdeveloped lands;

- (2) housing goals or policies in place to encourage housing for all economic segments of the community; and
 - (3) how the proposal is consistent and reasonable with the jurisdiction's adopted comprehensive plan.
- f. Future UGA expansion areas should be approved only if it is demonstrated that the area has the capability and capacity to provide urban level services to the area while maintaining a healthy natural ecosystem.
 - g. Future UGA expansion areas should avoid the inclusion of designated agricultural lands and critical areas, unless (a) otherwise permitted by the applicable community plan, or (b) the development rights are removed.
 - h. Adopted land use and design standards for proposed UGA expansion areas shall plan for design characteristics and infrastructure necessary to make transit a viable transportation alternative.
 - i. Prohibit the expansion of the UGA into the one hundred year floodplain of any river or river segment per RCW.
2. The following priorities for expanding the 20-year CUGA boundary or satellite city or town UGA boundary shall be considered during the Plan amendment process:
- a. Future UGA expansion areas should be affiliated with a city or town.
 - ab. All Reserve lands adjoining the UGA boundary should be amended into the UGA prior to consideration of Rural Residential lands except when the amended area is being reclassified to Employment Center.
 - bc. Rural Centers may be amended into the UGA when adjacent to Reserve lands being amended into the UGA at the same time.
 - ed. As Reserve lands are amended into the UGA, the County should consider reclassifying other rural lands to Reserve designations to replenish the supply.
 - de. Lands with high concentrations of critical areas or designated as agricultural and forest lands of long-term commercial significance should be given the lowest priority for inclusion into the UGA, and should be included in the UGA only when a compensatory program, such as a transfer of development rights program or other program, is in place. A determination that land has long-term commercial significance shall be made only following an analysis of the land.

PROCEDURES FOR AMENDMENTS TO THE COMPREHENSIVE PLAN

19C.10.050 Initiation of Comprehensive Plan Amendments.

E. Requirements for Acceptance of Applications.

1. Map or Urban Growth Area Amendment applications involving properties located within a community plan area where a community planning process for a new plan or an update to an existing community plan is currently underway or has been initiated by Council action but not yet begun will not be accepted;

2. Map or Urban Growth Area Amendment applications involving properties located within a community plan area where the community plan was adopted within the two years prior to the start of the amendment cycle will not be accepted, unless correcting technical errors as determined by Planning and Land Services;
3. Map Amendment applications for Employment Centers, Planned Communities or Agricultural Resource Lands technical corrections, that do not include the required components listed in 19C.10.055 C., D. or E., as applicable, will not be accepted;
4. Urban Growth Area Amendment applications that do not include the required components listed in 19C.10.055 F., will not be accepted; and
5. Map or Urban Growth Area Amendment applications that do not include documentation that the notification requirements of 19C.10.055 G. will not be accepted.
6. Applications for expansion of an ~~city or town~~ Urban Growth Area shall include the following documentation:
 - a. the proposal has been included in the appropriate ~~the city or town~~ Comprehensive Plan, ~~if affiliated with a city or town~~;
 - b. SEPA has been completed;
 - c. the proposal is consistent with an adopted ~~the city or town~~ Capital Facilities Plan which demonstrates how public facilities and services will be provided; and
 - d. a public outreach program that includes affected ~~residents~~ ~~property owners~~ has been conducted. Such outreach may be accomplished by:
 - (1) the jurisdiction's public involvement program for the related city or town Comprehensive Plan amendment or SEPA process, provided that the unincorporated property owners were included in the notices and that such notice was clear about the property involved, or
 - (2) ~~through a public hearing before a County land use advisory commission.~~

If this was not done, public outreach may be accomplished through public notice and public hearings associated with the city or town legislative body's decision to forward the Urban Growth Area ~~Amendment application~~ to the County Council.
 - e. ~~documentation acknowledging the requirement to comply with the requirements of Pierce County's TDR/PDR program or community plan if applicable.~~
 - f. ~~documentation acknowledging the requirement to remove all development rights from designated agricultural land and critical areas or from commensurate agricultural land pursuant to an applicable community plan, if a UGA expansion is approved that encompasses such lands.~~
7. Applications which were submitted to the Council but either not initiated or denied in one Plan Amendment cycle shall not be accepted in the next subsequent cycle unless the application is modified to address the reason for rejection.

19C.10.055 Applications for Comprehensive Plan Amendments.

- F. Urban Growth Area Amendments. If the most recent Buildable Lands Report indicates that no additional residential land capacity is needed, ~~any application requesting expansion of an Urban Growth Area shall include a companion application for reducing the Urban Growth Area in another location to ensure that the amount of residential land capacity is not increased. Such a companion application shall not be required if the UGA application does not increase the residential land capacity. The properties proposed for removal from the Urban Growth Area must be contiguous with the Urban Growth boundary and be rural in character with rural densities.~~ one of the following shall be required:
1. Supplemental information updating population and development trends or documentation of regulatory changes implemented since the completion of the most recent Buildable Lands Report that justifies the need within the Countywide context to expand the Urban Growth Area; or
 2. A companion application for reducing the Urban Growth Area in another location to ensure that the amount of residential land capacity is not increased. The properties proposed for removal from the Urban Growth Area must be contiguous with the Urban Growth boundary and be rural in character with existing rural densities.
 3. Documentation that the proposed UGA application does not increase the residential or ~~employment land~~ commercial/industrial capacity.

19C.10.060 Review and Evaluation of Comprehensive Plan Amendments.

- A. The Planning and Land Services Department shall prepare a report including recommendations on all initiated Comprehensive Plan amendments and forward the report to the Planning Commission and the land use advisory commissions.
- B. The report shall evaluate the merits of the initiated amendments based upon the following:
1. The effect upon the rate of growth, development, and conversion of land as envisioned in the Plan;
 2. The effect upon the County's capacity to provide adequate public facilities;
 3. The effect upon the rate of population and employment growth;
 4. Whether Plan objectives are being met as specified or remain valid and desirable;
 5. The effect upon general land values or housing costs;
 6. Whether capital improvements or expenditures, including transportation, are being made or completed as expected;
 7. Whether the initiated amendment conforms to the requirements of the GMA, is internally consistent with the Plan and is consistent with the County-Wide Planning Policies for Pierce County;
 8. The effect upon critical areas and natural resource lands;
 9. Consistency with locational criteria in the Comprehensive Plan and application requirements established by this Chapter.
 10. The effect upon other considerations as deemed necessary by the Department.

- C. The report shall further evaluate the merits of the initiated UGA amendments based upon the following:
1. Demonstration put forth by the jurisdiction affiliated with the proposed UGA that it has the capability and capacity to provide urban level services to the area while maintaining a healthy natural ecosystem. This can be demonstrated by, but not limited to, the submittal of financial plans for infrastructure and services, such as a sewerage general plan for the area, storm drainage plan(s); evidence of compliance with NPDES; and evidence of an available adequate potable water supply.
 2. Demonstration put forth by the jurisdiction affiliated with the proposed UGA that the adopted land use and design standards for the area shall plan for design characteristics and infrastructure necessary to make transit a viable transportation alternative.
- DC. Comprehensive Plan amendments for Planned Communities which propose densities that exceed that allowed by the existing zoning shall also be evaluated by the Department to assess whether or not the proposed density increase is warranted by the conceptual design, mitigation, and the public amenities that will be provided by the proposal and whether or not the public interest will be served by permitting the density increase.

Additional amendments proposed to 19A.30.070

19A.30.070 Resource Lands – Agriculture.

- D. **LU-Ag Objective 18.** Provide the criteria and process for removing properties from the Agricultural Resource Lands Designation.
1. Removal of properties from the Agricultural Resource Lands designation must be evaluated against the same criteria as designation (see ~~19A.70.030 B.~~ 19A.30.070 B. above).
 2. Removal of properties from the Agricultural Resource Lands designation shall be limited to the following processes:
 - a. The approval of a Map Amendment to correct technical errors under the timelines and procedures established for regular Comprehensive Plan Amendments.
 - b. The adoption of a community plan that includes re-designation of parcels consistent with 19A.30.070 C.
 - c. The approval of a Map Amendment to establish a Reserve-5 buffer for a city or town, following a recommendation of an approved joint planning agreement consistent with the provisions of 19A.30.070 C.1. and 3.
 - d. De-designation of Agricultural Resource Lands for the purpose of expanding a Reserve-5 buffer for a city or town created pursuant to 19A.30.070 C. shall only be considered during the Compliance review required by RCW 36.70A.130.
 - e. De-designation of agricultural resource lands for the purposes of expanding the Urban Growth Area, provided that such de-designation is allowed for and consistent with the applicable community plan.

3. Agricultural Resource Lands cannot be amended directly into the Urban Growth Area unless permitted by the applicable community plan.