

**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..... 4

T-5 Housing Affordability..... 5

T-6 UGA Expansion Criteria 9

Amendment to UGA and Comprehensive Land Use Maps..... 13

Individual Area-Wide Map Amendments

M-1 Pierce County Parks and Recreation Department..... 17

M-2 Technical Amendments..... 86

M-3 Pierce County Biodiversity Alliance and Crescent Valley Alliance: RSR..... 88

M-4 Business Association Of Midland – North 90

M-5 Business Association Of Midland – Central 91

M-6 Business Association Of Midland – South..... 92

M-10 Merit Company..... 93

M-11 David & Harlene Smith and Kevin & Steve Damrau..... 94

M-12 Les Schwab Profit Sharing Retirement Trust 95

M-13 Pablo and Jovita Solis..... 96

M-15 Ken Warmoth, Warmoth Guitar Products..... 97

M-16 Brenden & Charlene Pierce (EC) 98

M-17 Gustafson - Graham RF..... 99

M-18 Pro Fusion LLC (Slead)..... 100

M-21 Daniel Charles McVean 101

M-23 Monarch Custom Homes 102



1 **Individual Urban Growth Area Amendments**

2 U-1 Technical Amendments 103

3 U-2 Sumner UGA Reduction 111

4 U-3 City of Sumner – UGA Modification 112

5 U-4 City of Puyallup – UGA Adjustments 113

6 U-5 Town of Eatonville 114

7 U-6 Watters 115

8 U-Aa & U-7b Knox..... 116/117

9 U-8a Merriman 118

10



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 ~~shoud~~ shall not preclude the siting of public
33 water facilities but may consider reasonable mitigation measures as necessary to
34 promote compatibility with adjacent neighborhoods ~~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~~ do 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 28 19A.30.100 Residential.

29 Location Criteria.

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



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 consistent with law 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 the extent permissible by law to assist
40 with relocation expenses for manufactured home owners located in communities that are
41 scheduled for closure.
42

43 **19A.70.040 New Housing.**

- 44 **HS Objective 5A.** Provide opportunities for the development of new manufactured home
45 communities.
46 A. Ensure zoning and development regulations allow for the continued use of existing
47 communities and an opportunity for new manufactured home communities to be
48 developed.



1. Review, and amend as necessary, the Comprehensive Plan and development regulations to ensure that where Manufactured Housing Communities are a permitted use (either outright or as a conditional use) other development regulations do not preclude or discourage their continued use or the development of new Communities. After review and amendment, the regulations could:
 - a. Ensure that single-wide unit use type is allowed in all Manufactured Housing Communities;
 - b. Allow higher density within Manufactured Housing Communities than allowed in the underlying zone;
 - c. Review the Pierce County Development Regulations to evaluate if specific components, such as the design standards, inhibit the development of new Manufactured Housing Communities and compare adopted mobile home/manufactured home definitions with state and federal terminology. If the evaluation identifies regulatory challenges or inconsistent definitions, recommend amendments;
 - d. Change zoning to allow Manufactured Housing Communities in more zones;
 - e. Provide a bonus density for Manufactured Housing Communities above 6 dwelling units per acre;
 - g.f. Allow multi-section homes to be placed on former single-wide spaces if setbacks and infrastructure are sufficient;
 - hg. Include other provisions found necessary during review to advance the intention of this policy.

19A.70.050 Existing Housing Stock.

- HS Objective 6.** Reuse the existing housing stock to help meet the housing demand.
- A. Explore and identify opportunities to reutilize and redevelop existing parcels where rehabilitation of existing buildings is not cost-effective.
 1. Review regulatory restrictions prohibiting rehabilitation of existing housing stock.
 - B. Develop and implement rehabilitation programs and opportunities to reuse existing housing stock.
 - C. Commit resources to extend sewer system infrastructure that encourages the creation of affordable housing units as infill developments within an urban growth area.
 - ~~D. Discourage the conversion of existing manufactured home parks.

 1. ~~Conduct an analysis of existing manufactured home parks that determines the factors related to the conversion of this type of housing.

 - a. ~~The analysis should consider regulations, taxing mechanisms, site characteristics, infrastructure and existing density.~~
 - b. ~~The analysis should be completed prior to other strategies related to manufactured home parks are adopted.~~~~
 2. ~~Pierce County should address the factors that lead to the conversion of manufactured home parks in an effort to discourage the redevelopment of these properties.~~~~

HS Objective 6A. The preservation of existing manufactured home communities.

- A. Support a long-term commitment of Manufactured Housing Communities.
 1. Encourage and facilitate the purchase, long-term lease or development of Manufactured Housing Communities by residents, nonprofits and public housing authorities which are appropriately continued in this use with provision for keeping



1 rents in the resident-, housing-authority-, or non-profit-owned or leased communities
2 affordable to a wide range of incomes.

- 3 a. Help such purchasers locate funding, and consider public financing supporting
4 such purchases on a case-by-case basis.
- 5 b. Help bring together willing sellers and purchasers who will continue use as park.
- 6 c. Look for opportunities to accomplish such changes in advance of pending sales
7 by park owners in a fashion that does not unduly delay or complicate the normal
8 sales process.
- 9 d. Encourage long term leases by community owners to housing authorities or non-
10 profit organizations as an alternative to the sale of communities which may result
11 in a conversion to another use.

13 T-6 UGA Expansion Criteria

14 19A.30.010 Urban Growth Areas.

- 16 B. **LU-UGA Objective 1.** Ensure that there is sufficient land within the Urban Growth
17 Areas to accommodate the projected population growth for the 20 year planning period.
 - 18 1. The conclusions from the evaluation of the residential and commercial/industrial
19 development capacity, in compliance with RCW 36.70A.215 – Buildable Lands,
20 should be reviewed once every five years to determine whether adjustment of the
21 urban growth areas is appropriate.
 - 22 a. The evaluation should encompass the capacity of lands within municipal limits
23 and unincorporated urban Pierce County.
 - 24 b. For review of proposed new urban growth areas or expansion of existing urban
25 growth areas, more timely information on population and development trends,
26 such as census reports and updated projections from the Washington State Office
27 of Financial Management (OFM), and regulatory changes may augment the
28 most recent Buildable Lands Report.
 - 29 c. Jurisdictions which claim an interest in the overlap areas identified on the Urban
30 Growth Area/Urban Service Area Map are strongly encouraged to resolve the
31 conflicting designations through a public process which results in agreement
32 with the other jurisdictions, and/or cooperative efforts with the County. In the
33 event that jurisdictional conflicts cannot be resolved by agreement, the County
34 shall designate UGAs and USAs through annual adjustments as deemed
35 necessary by the County.
 - 36 2. The land safety factor for the Pierce County urban growth areas should not exceed
37 25 percent and be documented in a report incorporated in the Plan by reference.
 - 38 a. The land safety factor and the methodology for its calculation shall be evaluated
39 and adjusted over time, taking into consideration changes in population
40 projections and land supply in both unincorporated Pierce County as well as
41 municipal jurisdictions in the County.
 - 42 b. The 25 percent safety factor should be derived from the combined urban growth
43 areas, not individual urban growth areas.
 - 44 3. The methodologies used to determine the capacity of the urban growth areas and to
45 calculate the allowable number of dwelling units for individual development
46 proposals shall be consistent with each other.



1 F. **LU-UGA Objective 4A.** Ensure a public participation strategy is incorporated in the
2 process to establish a new or expand an existing urban growth area.

3 1. The public participation strategy should ensure broad public notification of the
4 proposed urban growth area amendment occurs through newspaper publication
5 including the official newspaper of record and newspaper of general circulation in
6 the affected area, posting of public notice signs, property owner notification, and
7 other methods as appropriate. The notification should include a description of the
8 proposed action, opportunities and process for commenting on the proposed action,
9 public hearing dates, and contact information for questions or additional information
10 regarding the proposed action.

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

15
16 **FG. LU-UGA Objective 5.** Coordinate planning within Urban Growth Areas.

17 1. Prior to any further expansion of a ~~Designated~~ ~~unincorporated~~ Urban Growth Areas
18 or Urban Service Areas affiliated with a city or town, a joint planning agreement
19 must be in place for any existing designated Urban Growth Area or Urban Service
20 Area affiliated with that city or town. ~~of municipalities, outside of municipal~~
21 ~~corporate limits, shall be subject a joint municipal County planning.~~

22 a. Joint planning shall also occur in those other areas where the respective
23 jurisdictions agree such joint planning would be beneficial.

24 b. The parties involved in the joint planning process may include one or more
25 municipalities, special districts, and the County.

26 c. When joint planning is required, the joint planning effort shall determine and
27 resolve issues including, but not limited to, the following:

28 (1) How zoning, subdivision and other land use approvals in designated Urban
29 Growth Areas or Urban Service Areas of municipalities will be coordinated;

30 (2) How appropriate service level standards for determining adequacy and
31 availability of public facilities and services will be coordinated;

32 (3) How the rate, timing, and sequencing of boundary changes will be
33 coordinated;

34 (4) How the provision of capital improvements to an area will be coordinated;
35 and

36 (5) To what extent a jurisdiction(s) may exercise extra jurisdictional
37 responsibility.

38 d. Joint planning may be based upon factors including, but not limited to, the
39 following:

40 (1) Contemplated changes in municipal and special purpose district
41 boundaries;

42 (2) The likelihood that development, capital improvements, or regulations will
43 have significant impacts across a jurisdictional boundary;

44 (3) The consideration of how public facilities and services are and should be
45 provided and by which jurisdiction(s); or

46 (4) The consideration of how economic development may best be encouraged
47 and supported.



- 1 2. Adopt the urban development standards for new developments in urban growth
2 areas, as provided in the Countywide Planning Policies.
3

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

- 6 1. Expansions of the Comprehensive Urban Growth Area (CUGA) and satellite urban
7 growth areas shall be approved by the County Council through a Comprehensive
8 Plan amendment process as established in Chapter 19C.10 PCC, only if the
9 following criteria are met:
- 10 a. Residential land capacity within all urban growth areas is evaluated and the need
11 for additional residential land capacity within all or any specific urban growth
12 area is clearly demonstrated and the observed development densities are
13 consistent with the density assumptions as documented in the most recent
14 published Buildable Lands Report as required by RCW 36.70A.215. If the
15 Buildable Lands Report identifies an inconsistency between the observed and
16 assumed densities, the jurisdiction shall either (1) demonstrate reasonable
17 measures were adopted to rectify the inconsistency, or (2) document updated
18 development data that indicates consistency. If a jurisdiction adopted reasonable
19 measures, documentation shall be submitted that summarizes the monitoring
20 results of the effectiveness of the measures in rectifying density inconsistencies;
21 and/or . The results of the Buildable Lands Report required pursuant to RCW
22 36.70A.215 should indicate any county wide urban land deficiency.
 - 23 b. The supply of land available for employment growth is evaluated and the needed
24 for additional commercial/industrial uses and outside urban growth areas is
25 clearly demonstrated; and
 - 26 c. The observed development densities are consistent with the density assumptions
27 as documented in the most recent published Buildable Lands Report as required
28 by RCW 36.70A.215. If the Buildable Lands Report identifies an inconsistency
29 between the observed and assumed densities, the jurisdiction shall either (1)
30 demonstrate reasonable measures were adopted to rectify the inconsistency, or
31 (2) document updated development data that indicates consistency. If a
32 jurisdiction adopted reasonable measures, documentation shall be submitted that
33 summarizes the monitoring results of the effectiveness of the measures in
34 rectifying density inconsistencies.
 - 35 d. Documentation that adequate public facilities and services can be provided
36 within the 20-year planning horizon is provide
 - 37 d. Proposed UGA expansion areas shall be required to comply with the
38 requirements of Pierce County's TDR/PDR Program.
 - 39 e. Proposed UGA expansion areas should be approved only if the proposing
40 jurisdiction provides an analysis of:
 - 41 (1) the underdeveloped lands, consistent with the Pierce County Buildable
42 Lands program methodology, within its existing municipal boundaries and
43 affiliated UGAs, and evidence of implementation strategies in place or
44 being pursued to densify the underdeveloped lands;
 - 45 (2) housing goals or policies in place to encourage housing for all economic
46 segments of the community; and
 - 47 (3) how the proposal is consistent and reasonable with the jurisdiction's adopted
48 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.

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.



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- 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.

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

Update the Urban Growth Area Map in the Land Use Element to reflect changes to urban growth area boundaries resulting from the adopted urban growth area amendments in this Exhibit.

Update Comprehensive Plan Open Space/Greenbelt Map, Land Use Element, Section 19A.30.170

Update the Comprehensive Plan Open Space/Greenbelt Map, Section 19A.30.170, to reflect the changes in the open space designation included in the Area-Wide Map Amendment “M-3” of this Exhibit.

Update Comprehensive Plan Land Use Designations Map, Land Use Element, Section 19A.30.230

Update the Comprehensive Plan Land Use Designations Map, Section 19A.30.230, to reflect the changes in land use designation included in the Area-Wide Map Amendments and the Urban Growth Area Amendments of this Exhibit.

1 **Amendments to Chapter 19C.10, Procedures For Amendments to the Comprehensive Plan**

2
3 **19C.10.050 Initiation of Comprehensive Plan Amendments.**

4 E. Requirements for Acceptance of Applications.

- 5 1. Map or Urban Growth Area Amendment applications involving properties located
6 within a community plan area where a community planning process for a new plan
7 or an update to an existing community plan is currently underway or has been
8 initiated by Council action but not yet begun will not be accepted;
- 9 2. Map or Urban Growth Area Amendment applications involving properties located
10 within a community plan area where the community plan was adopted within the two
11 years prior to the start of the amendment cycle will not be accepted, unless
12 correcting technical errors as determined by Planning and Land Services;
- 13 3. Map Amendment applications for Employment Centers, Planned Communities or
14 Agricultural Resource Lands technical corrections, that do not include the required
15 components listed in 19C.10.055 C., D. or E., as applicable, will not be accepted;
- 16 4. Urban Growth Area Amendment applications that do not include the required
17 components listed in 19C.10.055 F., will not be accepted; and
- 18 5. Map or Urban Growth Area Amendment applications that do not include
19 documentation that the notification requirements of 19C.10.055 G. will not be
20 accepted.
- 21 6. Applications for expansion of an ~~city or town~~ Urban Growth Area shall include the
22 following documentation:
- 23 a. the proposal has been included in the appropriate ~~the city or town~~
24 Comprehensive Plan, ~~if affiliated with a city or town~~;
- 25 b. SEPA has been completed;
- 26 c. the proposal is consistent with an adopted ~~the city or town~~ Capital Facilities Plan
27 which demonstrates how public facilities and services will be provided; and
- 28 d. a public outreach program that includes affected ~~residents~~ ~~property owners~~ has
29 been conducted. Such outreach may be accomplished by:
- 30 (1) the jurisdiction's public involvement program for the related city or town
31 Comprehensive Plan amendment or SEPA process, provided that the
32 unincorporated property owners were included in the notices and that such
33 notice was clear about the property involved, or
- 34 (2) ~~through a public hearing before a County land use advisory commission.~~
35 If this was not done, public outreach may be accomplished through public notice
36 and public hearings associated with the city or town legislative body's decision to
37 forward the Urban Growth Area ~~Amendment~~ application to the County Council.
- 38 e. ~~documentation acknowledging the requirement to comply with the requirements~~
39 ~~of Pierce County's TDR/PDR program or community plan if applicable.~~
- 40 f. ~~documentation acknowledging the requirement to remove all development rights~~
41 ~~from designated agricultural land and critical areas or from commensurate~~
42 ~~agricultural land pursuant to an applicable community plan, if a UGA expansion~~
43 ~~is approved that encompasses such lands.~~
- 44 7. Applications which were submitted to the Council but either not initiated or denied
45 in one Plan Amendment cycle shall not be accepted in the next subsequent cycle
46 unless the application is modified to address the reason for rejection.
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1 **19C.10.055 Applications for Comprehensive Plan Amendments.**

2 F. Urban Growth Area Amendments. If the most recent Buildable Lands Report indicates
3 that no additional residential land capacity is needed, ~~any application requesting~~
4 ~~expansion of an Urban Growth Area shall include a companion application for reducing~~
5 ~~the Urban Growth Area in another location to ensure that the amount of residential land~~
6 ~~capacity is not increased. Such a companion application shall not be required if the UGA~~
7 ~~application does not increase the residential land capacity. The properties proposed for~~
8 ~~removal from the Urban Growth Area must be contiguous with the Urban Growth~~
9 ~~boundary and be rural in character with rural densities. one of the following shall be~~
10 ~~required:~~

- 11 1. Supplemental information updating population and development trends or
12 documentation of regulatory changes implemented since the completion of the most
13 recent Buildable Lands Report that justifies the need within the Countywide context
14 to expand the Urban Growth Area; or
- 15 2. A companion application for reducing the Urban Growth Area in another location to
16 ensure that the amount of residential land capacity is not increased. The properties
17 proposed for removal from the Urban Growth Area must be contiguous with the
18 Urban Growth boundary and be rural in character with existing rural densities.
- 19 3. Documentation that the proposed UGA application does not increase the residential
20 or ~~employment land~~ commercial/industrial capacity.

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22 **19C.10.060 Review and Evaluation of Comprehensive Plan Amendments.**

- 23 A. The Planning and Land Services Department shall prepare a report including
24 recommendations on all initiated Comprehensive Plan amendments and forward the
25 report to the Planning Commission and the land use advisory commissions.
- 26 B. The report shall evaluate the merits of the initiated amendments based upon the
27 following:
 - 28 1. The effect upon the rate of growth, development, and conversion of land as
29 envisioned in the Plan;
 - 30 2. The effect upon the County's capacity to provide adequate public facilities;
 - 31 3. The effect upon the rate of population and employment growth;
 - 32 4. Whether Plan objectives are being met as specified or remain valid and desirable;
 - 33 5. The effect upon general land values or housing costs;
 - 34 6. Whether capital improvements or expenditures, including transportation, are being
35 made or completed as expected;
 - 36 7. Whether the initiated amendment conforms to the requirements of the GMA, is
37 internally consistent with the Plan and is consistent with the County-Wide Planning
38 Policies for Pierce County;
 - 39 8. The effect upon critical areas and natural resource lands;
 - 40 9. Consistency with locational criteria in the Comprehensive Plan and application
41 requirements established by this Chapter.
 - 42 10. The effect upon other considerations as deemed necessary by the
43 Department.
- 44 C. The report shall further evaluate the merits of the initiated UGA amendments based
45 upon the following:
 - 46 1. Demonstration put forth by the jurisdiction affiliated with the proposed UGA that it
47 has the capability and capacity to provide urban level services to the area while
48 maintaining a healthy natural ecosystem. This can be demonstrated by, but not



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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.

D.C. 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.

