

Received MCAE  
3-17-15

## Robin Heinrichs

Good Evening

– Robin Heinrichs, Executive Director for Support Services for Franklin Pierce School District

### Two Issues

I am here tonight to speak to two issues under the proposed Comprehensive Plan Update

#### I. First Issue

- The massive re-zone of land (some 55,000 acres of additional land) into the Agricultural Resource Land Designation, proposed under the Comprehensive Plan Update. This re-zone effort includes school sites owned by various school districts, including a Franklin Pierce existing school site, known as the New Pathways Program, located at 9516 Waller Road East.

- While Franklin Pierce School District along with other school districts are working with Planning Staff to craft language which would exclude School Sites as part of the ARL criteria, until that language is crafted and adopted, the New Pathways Site is impacted under the proposed Plan.

- This Site has been owned by Franklin Pierce School District for over 30 years.

- This Site is currently as an alternative high school program helping students who work best in small settings or need a more individualized curriculum

- The District also conducts a Food and Plant Science Program at the Site for elementary students which includes growing and harvesting crops for use in District kitchens

- As you will see from the illustrative renderings, the District proposes to construct a new 7.6 M facility as part of its STEM Program (Science Technology Engineering and Math) to prepare our students for opportunities in these fields.

This STEM Program is intended to introduce students from elementary through high school to a variety of skill sets which focus on science, technology engineering and math.

The District intends to incorporate agricultural and farming practices as part of the teaching module. Such educational resources will not only complement but will enhance intended agricultural resources.

- However, civic uses, such as educational facilities, are not allowed in the ARL.

Pierce County's own Comprehensive Plan – the current, existing Plan and the Proposed Updated Comprehensive Plan calls out language to protect governmental lands which benefit the public. The Policy language at Page 2-85 of the Comprehensive Plan Update states that the County should:

**“Identify lands owned by governmental agencies for public use or benefit with the Public**

Institution designation or other land use designation **that supports and protects these uses**".

It is not sound public policy that school sites that are specifically designated as school sites should be proposed to be re-zoned to Agricultural Resource Land. Schools cannot acquire property for any use other than for educational purposes – a use that benefits the public. Taxpayers have a public interest expectation, and rightly so, that the properties will be used for school purposes.

Franklin Pierce School District requests that the New Pathway School Site be removed from the proposed ARL Designation. Planning Staff should also consider broadening its planning considerations to allow educational facilities under the Use Table on ARL lands that are companion resources which support ARL functions.

## II. Second Issue

- The 2015 Comprehensive Plan Update incorporates policies that allow schools in the Rural Area under certain conditions.

Planning Staff has worked with the school districts to craft language to clarify under what conditions schools are allowed in the Rural Area.

As the LUAC Members may be aware, Franklin Pierce School District has five school sites in the Rural Area:

- Central Avenue Elementary School, Collins Elementary School, Midland Elementary School, New Pathways, and vacant property for future school use.
- Franklin Pierce School District is in the process of bond planning for 2016 which would include replacement schools for Central Avenue and Collins Elementary – these facilities need to continue to serve their existing service areas.
- It is extremely difficult to locate sites that accommodate school uses - there are usually physical constraints on land that preclude many sites, it is very difficult and often times impossible to assemble multiple pieces of land, and although school districts do have the power of condemnation, that authority is not well-received by the public. School districts rarely use their condemnation authority as use of condemnation has lead to the defeat of school levies in many school districts. Moreover, it is sound fiscal management to land bank land as Franklin Pierce as done.
- The ability to site schools in the Rural Area, through an established process as outlined under the policy language of the proposed Comprehensive Plan, will provide school districts with the ability to find land to educate our students in appropriate capital facilities and we urge your support for the policy language allowing School Sites in the Rural Area.

Franklin Pierce School District seeks your support for the proposed comprehensive plan language to expressly allow schools in the Rural Area.

Thank you for your time.

**0320353074**

Franklin Pierce SD  
Area = 9.76 acres (ATR)

Legend



Waller Rd E

500 ft







Develop a 10,000 SF \$7.6M Educational Center that would incorporate 2 laboratories, 2 classrooms, administration space, teacher office area, and conference room.

- Facility would provide instructional space for STEM program instruction from elementary school students through high school to learn about food science, environmental studies, culinary science, and agricultural practices as part of the District's STEM program
- Construct an accessible raised bed garden space for the education of students to learn about native plants, medicinal plants, and a variety of annual and perennial plantings.
- Provide education opportunities around environmental practices such as composting and water management.

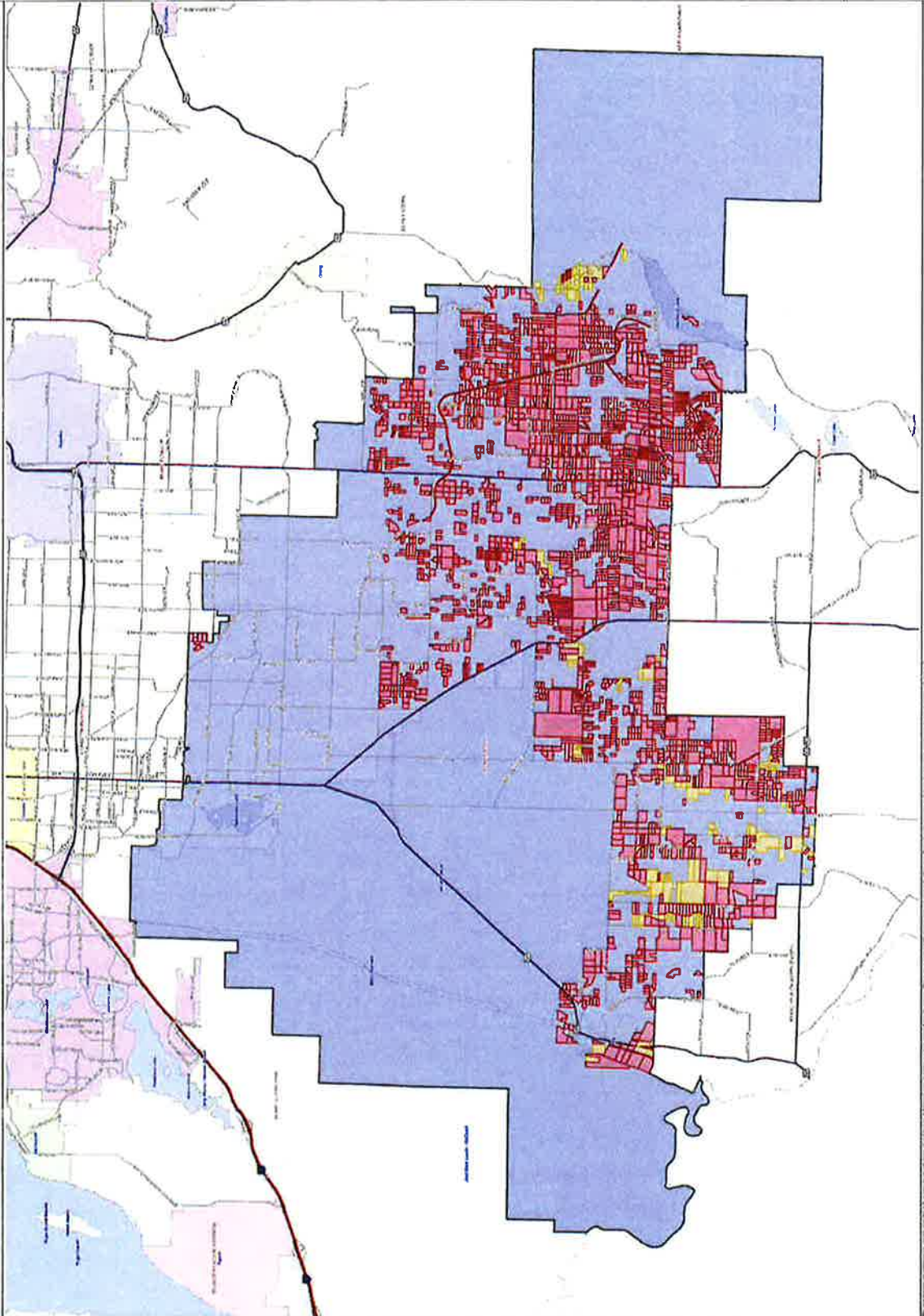
Received MCAC  
3-17-15

# ARL Parcels - Bethel SD

Added and Maintained Parcels

16408

- Map Legend**
- ARL Parcels Bethel SD
  - Add
  - Maintain
  - Roads
  - Intersecting Access State Routes
  - Other State Routes
  - Ramps
  - Major Arterial
  - School Districts
  - SD 4403 Bethel
  - Pierce County Basemap
  - Unincorporated County
  - Lainwood, Edgewood, Bonney Lake, Buckley, South Prairie
  - Salmon Creek Forest, Fife, City Harbor, Oting, Rainier, Renton, Roy, Carbonado, Westport, WA
  - University Place, Puyallup, Auburn
  - Fort Lewis, McChord, Mead Island
  - Water



Scale 1:82,104

5000 10000 ft

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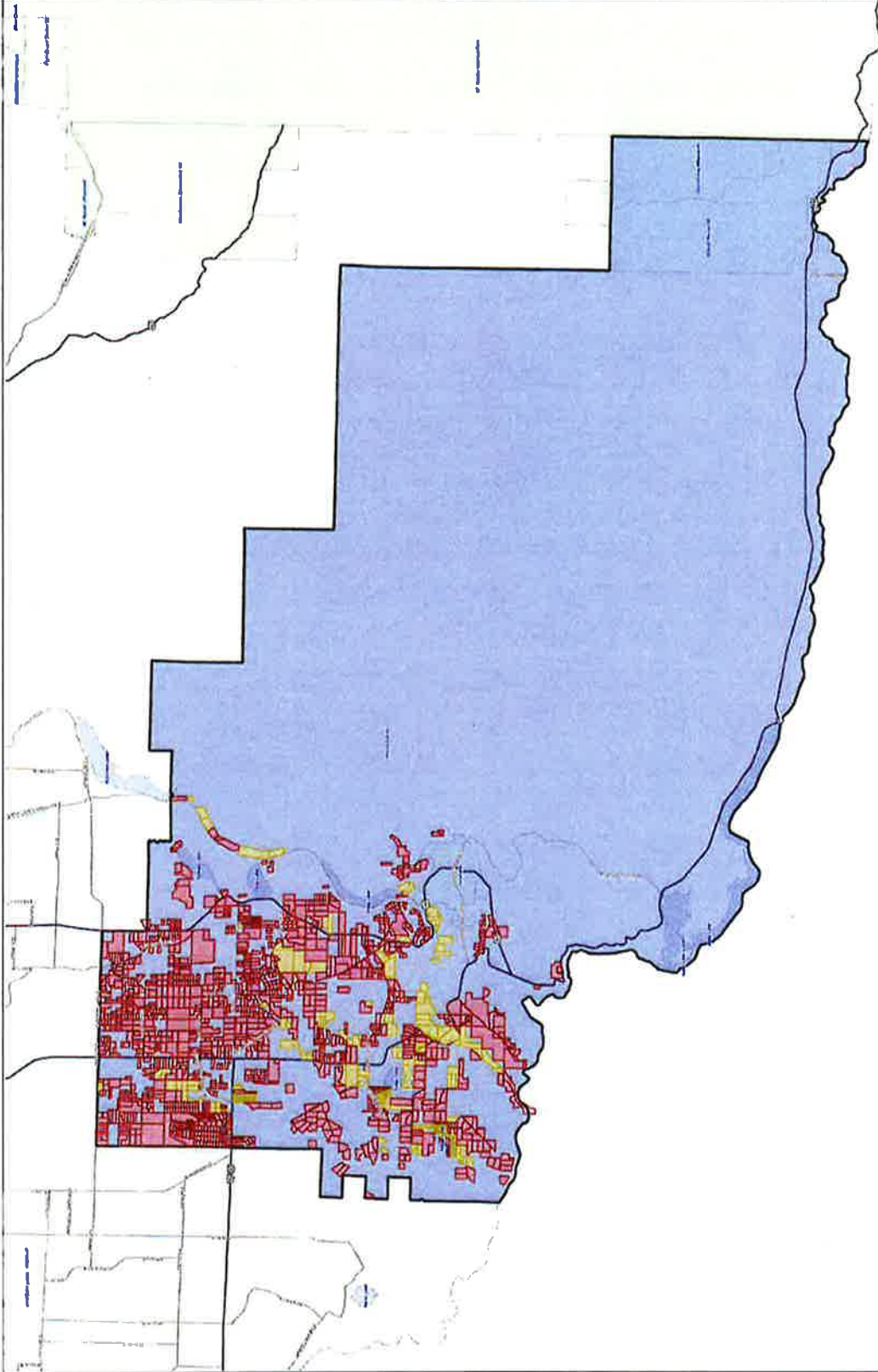
**SITTS & HILL**  
**ENGINEERS, INC.**  
Civil & Structural Engineering  
1111 1st St., Auburn, WA 98001  
PHONE: (253) 839-8100



# ARL Parcels - Eatonville SD

Added and Maintained Parcels

16408



## Map Legend

- ARL - Eatonville SD
- Major Arterial
- Roads
- Interstate
- Access State Routes
- Other State Routes
- County
- Major Arterial
- Collector
- Other Districts
- City of Eatonville
- County of Eatonville
- Pierce County Basemap
- Unincorporated County
- South Dakota
- Lincoln, Edgewood, Bonney Lake, Buckley,
- Shillington, Forest, Pitt, Gig Harbor, Orling,
- Lawton, Roy, Carbonado, Wilkeson, NE
- University Place, Puyallup, Auburn
- DuPont, Milton, Sammamish
- Port Lewis, McChord, McNeil Island
- Walla

Scale: 1:69,984  
0 6000 12000 ft.



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**SITTS & HILL  
ENGINEERS, INC.**  
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IDAHO 83402-1000  
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## Jeff Mann

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**From:** Debby Hyde  
**Sent:** Monday, March 30, 2015 8:31 AM  
**To:** Jeff Mann  
**Subject:** FW: School Sites: Proposed Additional ARL Criteria re Exemption  
**Attachments:** Proposed Additional ARL Designation Criteria.docx

**Importance:** High

Use the Cap Fac one. Thanks

**From:** Mary J. Urback [<mailto:murback@urbackpllc.com>]  
**Sent:** Thursday, March 26, 2015 9:36 AM  
**To:** Sean Gaffney; Debby Hyde  
**Cc:** Hood, Mark  
**Subject:** School Sites: Proposed Additional ARL Criteria re Exemption  
**Importance:** High

Sean and Debby:

Thank you again for taking your time to meet with the School Districts and taking under consideration language to allow for exemption of existing school sites from the ARL criteria. Attached is proposed language with alternative options and a summary version of existing policies which support such exemption. Option 1 is focused on governmental entities that maintain Capital Facilities Plans. In light of the Mid-County LUAC direction to Staff to broaden the exemption to Civic Uses, we have also set forth, as Option 2, language to include other civic uses with public benefit.

Although we request that such language providing for an exemption be included as part of the ARL Criteria, the School Districts with School Sites proposed to be re-designated to ARL (as well as the impacted school districts of Yelm, Eatonville, Bethel, and White River where the concentration of re-zoned property is located) remain opposed to the proposed deletion of the yield criteria, and continue to request that a Study be performed in order to analyze the metrics for ARL Land (i.e., market conditions, types of farming activities, use of currently zoned ARL Land, etc.) given the magnitude of land to be swept into ARL as well as the potential for fiscal impact to school districts that rely on assessed value.

Following your review, please contact us with any comments and next steps.

Thank you.

**Mary J. Urback | MARY J. URBACK PLLC**  
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**Proposed Additional ARL Designation Criteria for Comprehensive Plan Update**

**Option 1:**

- Properties owned by governmental agencies for public use as identified in a Capital Facilities Plan adopted by the governmental agency and adopted as part of the Pierce County Comprehensive Plan shall be excluded

**Option 2:**

- Properties defined as a Civic Use under Pierce County development regulations and recognized as serving the cultural, educational, recreational, or public needs of a community shall be excluded

- To help guide Board decisions and add predictability the District in conjunction with Pierce County updates their capital facilities plan yearly as required by the GMA.
  - The capital facilities plan identifies District capital needs to aid the school board in making capital budget decisions, bond planning, land acquisitions and general capacity needs at each school or future schools.
  - The Capital Facilities plan is adopted annually by both the School Board and the County Council and included in the PC Comprehensive Plan
  - It serves as the road map under the comprehensive plan for the District by establishing a level of service to plan and build for, it provides an inventory of existing facilities and sites and aids in identifying future needs.
  - PC's Ordinance No 2014-86 adopting last year's capital facilities plan contains findings of fact that speak to the important role a capital facilities plan has:
    - It reiterates the need for Capital facilities planning.
    - It states that Pierce County Council has determined that amending the Capital Facilities Plan of the Pierce County Comprehensive Plan is necessary to protect the public health, safety, and welfare, and protect the **public interest**.
    - School districts serve a public interest by providing education.
- There are numerous policies throughout County documents that demonstrate a high priority in coordinating long term planning efforts with School Districts.
- Pierce County's own Comprehensive Plan – the current, existing Plan and the Proposed Updated Comprehensive Plan calls out language to protect governmental lands which benefit the public. The Policy language at Page 2-85 of the Comprehensive Plan Update states that the County should:
 

**“Identify lands owned by governmental agencies for public use or benefit with the Public Institution designation or other land use designation that supports and protects these uses”.**
- Another example in the Countywide Planning Policies:
  - ED3 – The County and each municipality in the County, shall coordinate with other institutions or governmental entities responsible for providing educational services, in order to ensure the provision of educational facilities along with other necessary public facilities and services and along with established and planned growth patterns through:
    - The capital facilities plan element
    - The land use element
    - School site location decisions
    - Coordination and if necessary formal interlocal agreements between school districts and other governmental entities exercising land use planning regulations and capital improvement planning functions



## Jeff Mann

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**From:** HB [hbickle@nwlink.com]  
**Sent:** Monday, March 30, 2015 9:13 AM  
**To:** Jeff Mann  
**Cc:** Terry Wise  
**Subject:** Zoning




Jeff,  
Please keep the zoning of the property of 112th St & 28th Ave to CE. When we where able to change the zoning to CE years back it was stated at that time that we didn't want to have any more apartments along 112th and that is what enable us to get the CE zoning. My main thoughts are still about changing what we can add to the CE zoning without changing the zoning itself.

Thank you,  
Herb Bickle



## 2015 COMPREHENSIVE PLAN UPDATE AMENDMENT

### Proposed Map Amendment; 112th St E and 28th Ave E

-  Comprehensive Urban Growth Area Boundary
-  Existing Zoning
-  Redesignate/Rezone from CC/CC to EC/CE

Department of Planning and Land Services

Plot Date: February 27, 2015 Scale = 1:3,000

Map Document: H:\mxd\comp\_plan\_update\junk\_drawer\_document\_size\112th\_28th\_8\_11.mxd

