



Pierce County Council

930 Tacoma Ave S, Rm 1046
Tacoma, WA 98402-2176
(253) 798-7777
FAX (253) 798-7509
Toll-Free (800) 992-2456
www.piercecountywa.org/council

Committee Amendment No. 1
Proposed Ordinance No. 2019-15
Blue

Date: April 10, 2019

To: **Community Development Committee**
Derek Young, Chair
Dave Morell, Vice Chair
Marty Campbell, Member
Jim McCune, Member
Douglas G. Richardson, Member

From: Mike Kruger, Council Staff

Hearing Date: April 15, 2019

Attachments: NA

Subject: **Proposed Technical Amendments to Ordinance No. 2019-15, Exhibit A and Exhibit E.**

The following technical amendment to the Ordinance would insert the date of the Community Development Committee Hearing, the date of the Final Council meeting and provide an effective date to the Ordinance. The amendment would correct a citation and typographical error in Exhibit A and insert a Finding of Fact in Exhibit E addressing the City of Buckley's Urban Growth Area amendment proposal and the associated Pierce County Regional Council recommendation.

1. On page 2 of the Ordinance, on line 30 and line 32, insert "April 15" in the blanks and on line 36 insert "April 30" in the blank to show as follows:

Whereas, on April 15, 2019, the Community Development Committee held public hearings on the Planning Commission's final recommendations, and on April 15, 2019, passed the Committee's recommendations on the text amendments, area-wide map amendments, and community plan amendments to the full Council for further consideration; and

Whereas, on April 30, 2019, the Pierce County Council held a public hearing on the proposed amendments to Pierce County's Comprehensive Plan and considered the amendments concurrently so their cumulative effect and consistency could be ascertained; and

2. On page 3 of the Ordinance, line 36, insert "August 1" in the blank to show as follows:

Section 7. This Ordinance shall become effective on August 1, 2019.

3. On page 8 of Exhibit A, line 31, replace "~~LU-78.6.1~~" with "LU-78.4.1" and on line 37, strike "s" and insert "as" and replace "~~LU-78.6.2~~" with "LU-78.4.2."
4. On page 7 of Exhibit E, starting following line 42, insert the following Finding of Fact to show as follows:

Urban Growth Area (UGA) Amendment

29. Urban Growth Area Amendment No. 891623 was applied for by the City of Buckley and included in the 2019 Comprehensive Plan Amendment cycle.
 - The application was submitted in July 2018 and was initiated by the City of Buckley on September 18, 2018 pursuant to Resolution No. R2018-108s.
 - The application was based on a similar application initiated by the City of Buckley in 2014 pursuant to Resolution No. R2014-94s.
 - Pierce County analyzed the City of Buckley's UGA proposal and determined that the area proposed for the PAA/UGA would exceed the capacity resulting from the Gig Harbor UGA reduction.
 - The PPW's staff report recommended a revised PAA/UGA boundary showing an expansion area that would be consistent with the capacity resulting from the Gig Harbor UGA reduction.
 - The City of Buckley submitted a letter dated January 9, 2019 indicating that the City "would prefer to not have any UGA expansion approved if its proposal is not adopted in its entirety".
 - The City of Buckley expressed a desire to include the total area of their amendment request (157 parcels on approximately 714 acres) in a future UGA and would like to keep their application on file for consideration in a subsequent amendment cycle when there are sufficient development credits in the UGA bank.
 - The Amendment was considered by the Pierce County Regional Council (PCRC) on January 17, 2019.
 - The PCRC made a recommendation to table Comprehensive Plan Amendment Application No. 891623 for two years and ask the Pierce County Council to accept a future application as part of the Council initiated amendments.

Staff Contacts:

Mike Kruger, Senior Legislative Analyst, (253)798-6067
Jenifer Schultz, Committee Clerk, (253) 798-6696



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Committee Amendment No. 2
Proposed Ordinance No. 2019-15
Lavender

Date: April 10, 2019

To: **Community Development Committee**

Dave Morell, Vice Chair
Marty Campbell, Member
Jim McCune, Member
Douglas G. Richardson, Member

From: Derek Young, Council District No. 7

Hearing Date: April 15, 2019

Attachments: Exhibit F; Exhibit G; Land Use Designation Map; UGA and PAA Map; Urban, Rural land Resource Designation Map

Subject: **Proposed amendment to Ordinance No. 2019-15, Exhibit A and Exhibit E resulting in a reduction in the City of Gig Harbor's Urban Growth Area.**

The following amendments to the Ordinance and Exhibits would result in the reduction in the City of Gig Harbor's Urban Growth Area on the east side of Gig Harbor bay.

1. On page 1 of the Ordinance, starting on line 12, in the title insert "Amending the Gig Harbor Community Plan" to show as follows:

An Ordinance of the Pierce County Council Adopting the 2019 Amendments to the Pierce County Comprehensive Plan Policies and Land Use Designations; Amending the "Alderton-McMillin Community Plan" Policies; Amending the "Upper Nisqually Valley Community Plan" Policies; "Amending the Gig Harbor Community Plan"; Adopting Findings of Fact; and Setting Forth an Effective Date.

2. On page 3 of the Ordinance, line 12, strike "5" and insert "7."
3. On page 3 of the Ordinance, starting on line 21, insert a new Section 4 as follows and renumber the remaining Sections sequentially.

Section 4. Urban Growth Area amendments to Title 19A of the Pierce County Code, "Comprehensive Plan", are hereby adopted as set forth in Exhibit F, which is attached hereto and incorporated herein by reference.

4. On page 3 of the Ordinance, starting on line 31, insert a new Section 7 as follows and renumber the remaining Sections sequentially.

Section 7. Amendments to Chapter 14, Appendix E "Gig Harbor Community Plan" of Title 19A of the Pierce County Code, "Comprehensive Plan", are hereby adopted as set forth in Exhibit G, which is attached hereto and incorporated herein by reference.

5. On page 1 of Exhibit B to the Ordinance, replace "Exhibit E: Land Use Designations Map" with "Map: Land Use Designations Map" as shown in the Attachment.
6. Following page 8 of Exhibit B to the Ordinance, insert "Map: Urban Growth Areas and Potential Annexation Areas Map" as shown in the Attachment.
7. Following page 8 of Exhibit B to the Ordinance, "Map: Urban, Rural, and Resource Designations Map" as shown in the Attachment.
8. On page 7 of Exhibit E, starting following line 42, insert the following Finding of Fact to show as follows:

Urban Growth Area (UGA) Amendment

30. Urban Growth Area Amendment No. 891681 was requested by the City of Gig Harbor and included in the 2019 Comprehensive Plan Amendment cycle.
 - The application was submitted in July 2018 and was initiated by the County Executive on September 18, 2018 pursuant to Resolution No. R2018-108s.
 - The application was based on a request from the City of Gig Harbor. Gig Harbor Resolution No. 1124 indicates the City's desire to remove a portion of the Urban Growth Area on the east side of Gig Harbor Bay.
 - The City of Gig Harbor has indicated that it cannot provide urban services to the area, including sanitary sewer, because the costs to extend such infrastructure are prohibitive.
 - Pierce County analyzed the City of Gig Harbor's UGA reduction proposal and determined that the area proposed to be eliminated from a potential annexation area includes a residential capacity 96 dwelling units.
 - The PPW's staff report recommended approval of a revised PAA/UGA boundary in the East Gig Harbor area consisting of 298 parcels totaling approximately 230 acres.
 - The Amendment was considered by the Pierce County Regional Council (PCRC) on January 17, 2019.
 - The PCRC made a recommendation to the Pierce County Council to approve Comprehensive Plan Amendment Application No. 891681. The density credits that are made available through this UGA reduction should be deposited into the established UGA bank for future distribution following PCRC recommendation.

Staff Contacts:




Mike Kruger, Senior Legislative Analyst, (253) 798-6067
Jenifer Schultz, Committee Clerk, (253) 798-6696



2019 PROPOSED URBAN GROWTH AREA AMENDMENT

Gig Harbor UGA Reduction (Application #891681)

Initiated by City of Gig Harbor and Pierce County

-  Urban Growth Boundary
-  Remove from UGA and Redesignate/Rezone from MSF/SF to R5/R5
-  Remove from UGA and Redesignate/Rezone from MSF/SF to RSR/RSR

Department of Planning and Land Services
 Plot Date: March 22, 2019 Scale = 1:11,000





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Committee Amendment No. 3
Proposed Ordinance No. 2019-15
Green

Date: April 10, 2019

To: **Community Development Committee**
Derek Young, Chair
Dave Morell, Vice Chair
Marty Campbell, Member
Douglas G. Richardson, Member

Jim McCune

From: Jim McCune, Council District No. 3

Hearing Date: April 15, 2019

Attachments: Map amendment 890881

Subject: **Proposed amendment to Exhibit B and Exhibit E.**

The following amendment to Exhibit B would re-designate one parcel totaling 4.29 acres from Moderate Density Single-Family to Employment Center in the north Puyallup area. The amendment to Exhibit E provides Findings of Fact supporting the amendment subject to an obligation to obtain legal access to the site from Milwaukee Avenue East.

1. Following page 8 of Exhibit B, insert the attached map amendment #890881.
2. On page 4 of Exhibit E, starting on line 34, insert the following Finding of Fact to show as follows and renumber the remaining findings sequentially:
 22. Application No. 890881 (Bartelson):
 - This amendment will designate one parcel totaling approximately 4.29 acres Employment Center (Parcel No. 0420224138).
 - The amendment area is directly adjacent to an existing Employment Center to the west.
 - The amendment area is directly adjacent to the State Route 512 and State Route 167 interchange to the south.
 - The redesignation of this property to "employment center" would connect with and expand the existing Employment Center to the west and is therefore area-wide in nature and geographically distinctive due to its location adjacent to State Highways.
 - The property is located within the City of Puyallup's Urban Growth Area and Potential Annexation Area.
 - The City of Puyallup has recommended that five properties included in the initial application that are improved with residential uses be excluded from the

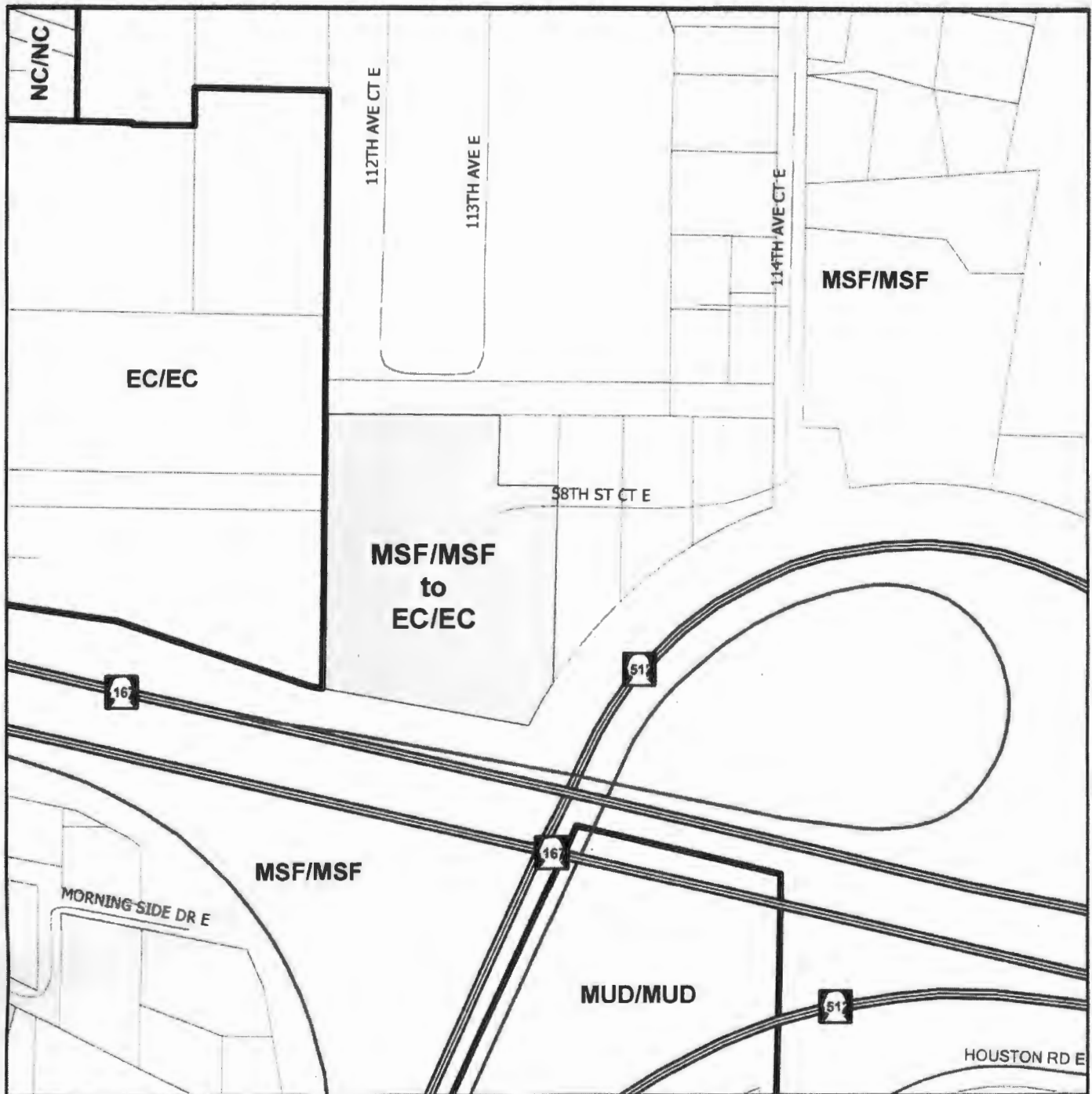
amendment to retain a contiguous segment of residentially designated properties along 114th Ave Ct E.

- The City of Puyallup recommends that future development of parcel 040224138 be required to obtain access through one of the parcels to the west which have frontage on and access to Milwaukee Avenue East.
- The County Council's approval of amendment No. 890881 is conditioned upon the property owner obtaining legal access from Milwaukee Avenue East to the western boundary of the amendment site prior the effective date of Ordinance No. 2019-15.

Staff Contacts:

Mike Kruger, Senior Legislative Analyst, (253) 798-6067

Jenifer Schultz, Committee Clerk, (253) 798-6696



2019 PROPOSED AREA-WIDE MAP AMENDMENT

Azure Green (Application# 890881)

Initiated by Pierce County Council

 Redesignate/Rezone from MSF/MSF to EC/EC

Department of Planning and Public Works

Plot Date: March 22, 2019 Scale = 1:3,000



Pierce County

Map Document: H:\mxd\prop_area_wide_amend\2019\council\amendments\amendment_m_890881_council.mxd



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**Committee Amendment No. 4
Proposed Ordinance No. 2019-15
Salmon**

Date: April 10, 2019

To: **Community Development Committee**
Dave Morell, Vice Chair
Marty Campbell, Member
Jim McCune, Member
Douglas G. Richardson, Member

From: Derek Young, Council District No. 7

Hearing Date: April 15, 2019

Attachments: NA

Subject: **Proposed amendment to Exhibit G and Exhibit E.**

The following amendment to Exhibit G would amend the Gig Harbor Community Plan by establishing a 75% native vegetation policy goal for the Rural Sensitive Resource Designation and the Urban Sensitive Resource Overlay. The amendment to Exhibit E would provide supportive Findings of Fact.

1. On page one of Exhibit G, as shown in Committee Amendment No. 2, insert the following amendment starting on line 15.
3. Insert the following Goal at page E-104.

Goal GH ENV-14 The goal for native vegetation coverage shall be 75% within the Urban Sensitive Resource Overlay and the Rural Sensitive Resource zone to implement the Peninsula Open Space Corridors map.

2. On page 4 of Exhibit E, starting on line 32, insert the following Finding of Fact to show as follows and renumber the remaining findings sequentially:
 22. Application No. 895598 (Pierce County Council):
 - The proposal is consistent with the Comprehensive Plan and Gig Harbor Community Plan goals and policies for the maintenance and restoration of native vegetation in the Rural Sensitive Resource and the Urban Sensitive Resource Zones.
 - Gig Harbor Community Plan's policy direction to preserve native vegetation is supported by supplemental plans such as the adopted Crescent Valley Biodiversity Management Area (BMA) Stewardship Plan.

Staff Contacts:

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Jenifer Schultz, Committee Clerk – (253) 798-6696



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Committee Amendment No. 4 Proposed Ordinance No. 2019-15 Salmon

Date: April 10, 2019

To: **Community Development Committee**
Dave Morell, Vice Chair
Marty Campbell, Member
Jim McCune, Member
Douglas G. Richardson, Member

From: Derek Young, Council District No. 7

Hearing Date: April 15, 2019

Attachments: NA

Subject: **Proposed amendment to Exhibit G and Exhibit E.**

The following amendment to Exhibit G would amend the Gig Harbor Community Plan by establishing a 75% native vegetation policy goal for the Rural Sensitive Resource Designation and the Urban Sensitive Resource Overlay. The amendment to Exhibit E would provide supportive Findings of Fact.

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3. Insert the following Goal at page E-104.

Goal GH ENV-14 The goal for native vegetation coverage shall be 75% within the Urban Sensitive Resource Overlay and the Rural Sensitive Resource zone to implement the Peninsula Open Space Corridors map.

2. On page 4 of Exhibit E, starting on line 32, insert the following Finding of Fact to show as follows and renumber the remaining findings sequentially:

22. Application No. 895598 (Pierce County Council):
 - The proposal is consistent with the Comprehensive Plan and Gig Harbor Community Plan goals and policies for the maintenance and restoration of native vegetation in the Rural Sensitive Resource and the Urban Sensitive Resource Zones.
 - Gig Harbor Community Plan's policy direction to preserve native vegetation is supported by supplemental plans such as the adopted Crescent Valley Biodiversity Management Area (BMA) Stewardship Plan.

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