

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

- A. Proposed Comprehensive Plan amendments, except for Capital Facilities amendments and the 2008 update to the Transportation Element and Emergency amendments may be initiated by:
 1. The County Executive, by submitting completed applications for each amendment to the County Council by the date prescribed in Section 19C.10.070, provided such applications are consistent with the requirements of E. of this Section.
 2. A city or town having jurisdiction within Pierce County, by submitting completed applications for each amendment to the County Council by the date prescribed in Section 19C.10.070, provided such applications are consistent with the requirements of E. of this Section.
 3. The County Council, pursuant to an official ~~action~~ Resolution of the Council by the date prescribed in Section 19C.10.070, provided the proposed amendment is consistent with the requirements of E. of this Section, ~~requesting the Planning and Land Services Department to conduct environmental review and to report on and set the matter for hearing and recommendation by the Planning Commission.~~ The amendments initiated by the County Executive, and the Cities and Towns pursuant to this Section shall be included in the Resolution. The Resolution shall request the Planning and Land Services Department to conduct environmental review and to report on and set the matter for hearing and recommendation by the Planning Commission.
- B. Proposed Comprehensive Plan amendments initiated pursuant to PCC 19C.10.050 A. above, shall be submitted in writing to the Director of Planning and Land Services. Each initiated proposal for a Comprehensive Plan amendment shall include a completed application as described in PCC 19C.10.055.
- C. Capital Facilities amendments may be initiated by the Executive or the Council by submitting the proposed changes to the Capital Facilities Element of the Comprehensive Plan (PCC, Titles 19A and 19E) to the Planning Commission and the Council under the time line prescribed in Section 19C.10.070 B.
- D. An update to the Transportation Plan and related amendments to the Transportation Element may be initiated by the Executive in 2008 by submitting the proposed Plan Update and changes to the Transportation Element to the Planning Commission and the Council under the timeline prescribed in Section 19C.10.070 D.
- 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;



- 1 4. Urban Growth Area Amendment applications that do not include the required
- 2 components listed in 19C.10.055 F., will not be accepted; and
- 3 5. Map or Urban Growth Area Amendment applications that do not include
- 4 documentation that the notification requirements of 19C.10.055 G. will not be
- 5 accepted.
- 6 6. Applications for expansion of a city or town Urban Growth Area shall include the
- 7 following documentation:
- 8 a. the proposal has been included in the city or town Comprehensive Plan;
- 9 b. SEPA has been completed;
- 10 c. the proposal is consistent with the city or town Capital Facilities Plan which
- 11 demonstrates how public facilities and services will be provided; and
- 12 d. a public outreach program that includes affected residents has been conducted.
- 13 Such outreach may be accomplished by the jurisdiction's public involvement
- 14 program for the related city or town Comprehensive Plan amendment or SEPA
- 15 process, provided that the unincorporated property owners were included in the
- 16 notices and that such notice was clear about the property involved. If this was
- 17 not done, public outreach may be accomplished through public notice and public
- 18 hearings associated with the city or town legislative body's decision to forward
- 19 the Urban Growth Area Amendment to the County Council.
- 20 7. Applications which were submitted to the Council but either not initiated or denied
- 21 in one Plan Amendment cycle shall not be accepted in the next subsequent cycle
- 22 unless the application is modified to address the reason for rejection.
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25 **19C.10.055 Applications for Comprehensive Plan Amendments.**

- 26 A. Applications for Comprehensive Plan Amendments shall include at least the following
- 27 information:
- 28 1. a description of the Comprehensive Plan amendment being proposed including
- 29 proposed map or text changes; and
- 30 2. an explanation of why the Comprehensive Plan amendment is needed and is being
- 31 proposed.
- 32 B. The Planning and Land Services Department shall provide forms for proposed
- 33 Comprehensive Plan amendments, except Capital Facilities amendments.
- 34 C. **Map Amendments – Employment Center.** Applications for Map Amendments
- 35 requesting redesignation of existing Employment Center parcels to another designation
- 36 shall include a companion application proposing to redesignate other parcels to
- 37 Employment Center. The companion application shall propose redesignation of other
- 38 specific urban parcels that are currently designated or zoned for non-residential use and
- 39 meet the following criteria: (1) the parcel is currently undeveloped; or (2) is not
- 40 currently being used for uses permitted in an Employment Center zone. The intent is to
- 41 ensure no net loss of total acreage in Employment Center designated lands in the
- 42 County. No net loss shall be measured using the "net developable acreage" on the
- 43 parcels, as defined in Section 18.25.030. Each application shall indicate how the
- 44 proposal meets the locational criteria for the requested designation.
- 45 ~~D. **Map Amendments – Planned Communities.** A Map Amendment application~~
- 46 ~~requesting redesignation of an area to Master Planned Resort (MPR), New Fully~~
- 47 ~~Contained Community (NFCC), Employment Based Planned Community (EBPC), or~~



1 ~~Master Planned Community (MPC), or an expansion of or modification to such~~
2 ~~designations, must contain conceptual plans that address planned uses/densities,~~
3 ~~parks/open space, and transportation/sewers for the proposal and demonstrate how it~~
4 ~~conforms with the basic requirements for an MPC, NFCC, EBPC, or MPR as established~~
5 ~~in PCC 18A.75.080.~~

6 **D. Map Amendments – Planned Communities.** A Map Amendment application
7 requesting redesignation of an area to Master Planned Resort (MPR), New Fully
8 Contained Community (NFCC), Employment Based Planned Community (EBPC), or
9 Master Planned Community (MPC), or an expansion of or modification to such
10 designations, must contain conceptual plans that:

- 11 1. Describe planned uses and densities including, but not limited to, the proposed
12 range of housing types and lot sizes, commercial uses, civic uses, and industrial uses,
13 as applicable;
- 14 2. Describe the parks and open space network including acreage, layout, and
15 recreational amenities;
- 16 3. Describe the transportation network including proposed road classifications,
17 connectivity to the existing and proposed roadways, non-motorized transportation,
18 and opportunities for transit service, as appropriate;
- 19 4. Describe how affordable housing will be included within the project consistent with
20 the Housing Element of the Pierce County Comprehensive Plan;
- 21 5. Specify whether or not participation in the Purchase of Development
22 Rights/Transfer of Development Rights program is proposed and the dwelling unit
23 increase that is being sought through participation in the program;
- 24 6. Describe sewer and stormwater infrastructure;
- 25 7. Describe proposed bulk standards, landscaping, and building design requirements;
26 and,
- 27 8. Demonstrate how the proposal conforms with the basic requirements for an MPC,
28 NFCC, EBPC, or MPR as established in PCC 18A.75.080.

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30 **19C.10.060 Review and Evaluation of Comprehensive Plan Amendments.**

- 31 A. The Planning and Land Services Department shall prepare a report including
32 recommendations on all initiated Comprehensive Plan amendments and forward the
33 report to the Planning Commission and the land use advisory commissions.
- 34 B. The report shall evaluate the merits of the initiated amendments based upon the
35 following:
 - 36 1. the effect upon the rate of growth, development, and conversion of land as
37 envisioned in the Plan;
 - 38 2. the effect upon the County's capacity to provide adequate public facilities;
 - 39 3. the effect upon the rate of population and employment growth;
 - 40 4. whether Plan objectives are being met as specified or remain valid and desirable;
 - 41 5. the effect upon general land values or housing costs;
 - 42 6. whether capital improvements or expenditures, including transportation, are being
43 made or completed as expected;
 - 44 7. whether the initiated amendment conforms to the requirements of the GMA, is
45 internally consistent with the Plan and is consistent with the County-Wide Planning
46 Policies for Pierce County;
 - 47 8. the effect upon critical areas and natural resource lands;



1 9. consistency with locational criteria in the Comprehensive Plan and application
2 requirements established by this Chapter.

3 10. the effect upon other considerations as deemed necessary by the Department.

4 C. Comprehensive Plan amendments for Planned Communities which propose densities
5 that exceed that allowed by the existing zoning shall also be evaluated by the
6 Department to assess whether or not the proposed density increase is warranted by the
7 conceptual design, mitigation, and the public amenities that will be provided by the
8 proposal and whether or not the public interest will be served by permitting the density
9 increase.

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11 **19C.10.070 Time Frame for Adoption of Comprehensive Plan Amendments.**

12 A. All initiated Comprehensive Plan amendments, except Capital Facilities amendments
13 and certain agriculture amendments described in D. of this Section, shall be considered
14 by the Council concurrently and no more frequently than once every two years, unless
15 an emergency exists.

16 1. Pierce County's two-year review cycle shall begin with an application deadline of
17 January 15, 2007. Each subsequent review cycle shall begin in two-year intervals
18 thereafter.

19 2. Applications for Comprehensive Plan amendments shall be accepted by the Council
20 between December 1 and January 15 at the start of an amendment cycle. During the
21 remainder of the review cycle, suggested Plan amendments shall be provided to the
22 Planning and Land Services Department, entered on the Docket, and treated as a
23 suggested amendment pursuant to 19C.10.045 PCC. These suggested Plan
24 amendments will be considered by Council during the following amendment review
25 cycle after submittal of applications between December 1 and January 15.

26 3. Applications from the County Executive and the cities and towns shall be provided
27 to the Council prior to January 15 at the start of an amendment cycle.

28 4. The Council shall review all accepted and complete applications received for
29 Council initiation and conduct at least one public hearing to determine which
30 applications to initiate. Initiation shall be accomplished through an action of the
31 Council by April 15 of the amendment cycle. Screening of applications by the
32 Council will include review of the applications against the requirements in this
33 Chapter and locational criteria and policies in the Comprehensive Plan.

34 5. The Planning and Land Services Department shall conduct its review, evaluation and
35 report on initiated Comprehensive Plan amendments prior to and concurrently with
36 the Planning Commission review. However, all departmental reporting and
37 evaluation on initiated Comprehensive Plan amendments, including any necessary
38 environmental review, shall be completed prior to the Commission taking action on
39 recommendations regarding initiated Comprehensive Plan amendments.

40 6. The Planning Commission shall consider all initiated Comprehensive Plan
41 amendments, except Capital Facilities amendments, concurrently so that the
42 cumulative effect of the various proposals can be ascertained. The Commission
43 shall complete its review, evaluation and recommendation on initiated
44 Comprehensive Plan amendments by August 15 of the amendment cycle.

45 B. The time frames for Capital Facilities amendments shall include the submittal of
46 proposed changes to the Capital Facilities Element (Titles 19A and 19E) in a staff report
47 to the Planning Commission and the Council in September of each budget year. The



1 staff report shall include an evaluation and environmental review consistent with the
2 requirements for other types of Comprehensive Plan amendments. The approval process
3 must follow the time line for adoption of the County's budget. Furthermore, receipt of
4 funds from non-County revenues for projects not identified in the County's Capital
5 Facilities Element, but identified in other long-term planning documents, may be spent
6 or encumbered, as long as the Capital Facilities Element is amended accordingly during
7 the next available review process.

8 C. Urban Growth Area amendments initiated by cities and towns incorporated after initial
9 adoption of the County's Comprehensive Plan, November 29, 1994, may be reviewed on
10 an annual cycle according to the procedures set forth in PCC 19C.10.070 A. for the first
11 two years after incorporation, if the city or town submits a complete application by
12 December 1 preceding the review year.

13 D. ~~The time frames for the 2008 Transportation Plan Update and related amendments to the~~
14 ~~Transportation Element of the Comprehensive Plan shall include submittal of the Plan~~
15 ~~Update and proposed changes to the Transportation Element, with a staff report, to the~~
16 ~~Planning Commission before June 1, 2008. The staff report shall include an evaluation~~
17 ~~and environmental review consistent with the requirements for other types of~~
18 ~~Comprehensive Plan amendments. The Planning Commission shall forward its~~
19 ~~recommendations to the Council by August 15, 2008.~~

20 The following agriculture related amendments may be reviewed on an annual cycle
21 according to the procedures set forth in PCC 19C.10.070 A. and the initiation
22 requirements set forth in PCC 19C.10.050:

- 23 1. Technical corrections to resolve Agricultural Resource Lands mapping errors;
- 24 2. Amendments which result in a net increase in the acreage of Agricultural Resource
25 Lands and include a conservation easement component which protects such lands in
26 perpetuity; and
- 27 3. Amendments proposing redesignation of lands from Rural 10 to Rural Farm.

28 E. The time frames set forth in this Section may not apply to the following amendments:
29 adoption or amendment of the Shoreline Master Program, adoption of the first
30 community plan for an area, or adoption of amendments to resolve an appeal of the
31 Comprehensive Plan with the Central Puget Sound Growth Management Hearings
32 Board or with the court.
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