

Application No. 891623: URBAN GROWTH AREA AMENDMENT– Expand the Urban Growth Area to properties adjacent to the City of Buckley

Applicant: City of Buckley

GENERAL DESCRIPTION

The proposal would expand the Urban Growth Area (UGA) and the City of Buckley’s (City’s) Potential Annexation Area (PAA) boundary on all sides of the City boundary. The proposal would change 720.32 acres on 156 parcels from the Rural 10 (R10) land use designation to Moderate Density Single Family (MSF). One of the properties is zoned with the Mineral Resource Overlay (MRO) zoning overlay. The Residential Resource (RR) zoning classification would implement the MSF land use designation.

STAFF RECOMMENDATION

Staff does not support the proposal as presented in the application based on the following:

- The proposal is inconsistent with provisions in the Growth Management Act (GMA), Pierce County Countywide Planning Policies (CPPs), and Pierce County Comprehensive Plan (Comprehensive Plan) in relation to UGA expansion.
- There is not a countywide deficiency in housing capacity to meet the 20-year target adopted in Ordinance 2017-24s to warrant an expansion of the UGA.
- The proposal does not follow a logical boundary for the UGA and creates rural islands.
- The number of parcels and the resulting housing capacity increase included in the City’s application exceeds the housing capacity that would be derived from the City of Gig Harbor’s UGA reduction. The UGA housing capacity reduction from the City of Gig Harbor is 96 units while the UGA housing capacity increase for the City of Buckley, based on the application, would be 361 units (see Attachment A for the housing capacity calculations related to this proposal).

Staff supports a modified proposal based on the following:

- The creation of a UGA that matches or is less than the UGA housing capacity reduced by the City of Gig Harbor’s UGA amendment, resulting in a no-net gain in countywide UGA housing unit or employment capacity.
- Limited to parcels that are adjacent to the current City boundary and create a logical boundary.

The staff recommendation is reflected in the Staff Recommendation Map in Attachment B.

The staff recommendation is contingent on the City amending its Comprehensive Plan Capital Facilities and Utility Elements to demonstrate the City's ability to provide urban services and utilities to the proposed UGA. The staff recommendation includes 43 parcels on 153.66 acres to be designated MSF and zoned RR. The City has not had a UGA/PAA since 1996 because the City did not previously have the capacity to serve the area with the necessary capital facilities.

The staff recommendation is also contingent upon the approval of the City of Gig Harbor's UGA amendment. If the City of Gig Harbor UGA amendment is modified and results in a capacity lower than the staff recommendation, the recommendation will also need to be modified.

IMPLEMENTATION REQUIREMENTS

Amend the Zoning Atlas and Land Use Designation Map. Parcels that have been redesignated to allow a higher density will need to purchase Transfer of Development Rights (TDR) credits to develop at a higher density than currently allowed as required by Pierce County Code 18G.10.030.B.2

IMPACT ANALYSIS

Procedures for Amendments to the Comprehensive Plan, PCC 19C.10, requires that the merits of all amendments to the Plan be evaluated based on the following (PCC 19C.10.060 A):

1. The effect upon the rate of growth, development, and conversion of land as envisioned in the Plan

Proposed Amendment

The proposal would increase the planned rate of growth, development, and conversion of land by allowing urban densities and uses in a rural area. The existing R10 zoning allows for 1 dwelling unit per 10 acres, and 1 dwelling unit per 5 acres when 50% of the site is designated as open space. The proposed RR zoning allows for a minimum of 1 dwelling unit per acre, base density of 2 dwelling units per acre, and maximum of 3 dwelling units per acre. This change would increase the density allowed in this area by up to 30 additional units for every 1 unit that is currently allowed.

Staff Recommendation

The staff recommendation would have a similar result as described above, however at a lesser scale and directly adjacent to the City. The staff recommendation would have lesser impacts to the rural area than the proposal and avoids properties with significant critical areas.

2. The effect upon the County's capacity to provide adequate public facilities

Proposed Amendment

The proposal would require the City to plan to serve this area with urban infrastructure and services until annexed. The City is currently amending its Capital Facilities and Utilities

Elements to demonstrate the City's ability to provide urban infrastructure and services to the proposed amendment area.

Staff Recommendation

The staff recommendation would require the City to plan to serve this area with urban infrastructure and services until annexed. The staff recommendation only includes parcels directly adjacent to the City boundary and would have a minor increase in demand for Buckley Water, Marion Water Company, and the City's sewer facilities.

3. The effect upon the rate of population and employment growth

Proposed Amendment

The proposal would increase the rate of population growth. Housing capacity for the area would increase from 33 to 361 dwelling units for the 20-year planning period, and employment capacity would not change. The 20-year capacity considers critical areas, plat deductions for roads, non-residential uses in residential zones, and land unavailable for development due to owner intent and other circumstances. The total build-out capacity without these considerations, but still subtracting critical areas, is 679 units.

Staff Recommendation

The staff recommendation would shift population growth to the area but not increase the rate of population growth overall within the UGA. Since the staff recommendation modifies the UGA to coincide with the UGA reduction associated with the City of Gig Harbor, it would not increase housing capacity and growth countywide. The staff recommendation would result in a 20-year housing capacity of 89 dwelling units for the Buckley UGA/PAA. The Gig Harbor UGA/PAA amendment reduces the 20-year UGA housing capacity by 96 dwelling units. There would be no change to employment capacity or growth.

4. Whether Plan objectives are being met as specified or remain valid and desirable

Proposed Amendment

The proposal would not achieve County Comprehensive Plan objectives to preserve rural land and character. The proposal is inconsistent with UGA expansion objectives since there is enough capacity to accommodate future growth. Expansion of the UGA is only considered if there is a countywide need or no-net gain in housing or employment capacity to accommodate the 20-year planning targets. There is not a countywide need to expand the UGA, as identified in the 2014 Buildable Lands Report. Most of the properties are rural in character, with an average parcel size of 4.6 acres and 33% of the total acreage covered in critical areas.

Staff Recommendation

The staff recommendation allows for the City to plan for growth beyond their City boundaries for potential annexation in the future if desired without overreaching into the rural area, consistent with plan objectives. While the parcels are still larger in size at an average of 3.6 acres, and 26% of the total acreage is covered in critical areas, these parcels are all adjacent to the UGA and do not significantly extend further into the rural area. The

staff recommendation would result in a no-net gain in housing and employment capacity consistent with plan policies.

5. The effect upon general land values or housing costs

Proposed Amendment

The proposal would increase land values and housing costs due to the provision of urban services and the ability to subdivide and develop properties at urban densities.

Staff Recommendation

The staff recommendation would be less impactful than the proposal due to limited area, proximity to the City boundary, and limited housing capacity increase.

6. Whether capital improvements or expenditures, including transportation, are being made or completed as expected

Proposed Amendment

The County has completed rural improvements to this area as needed. The proposal would create a need to provide urban services to the area. The City has considered this area in the update to the City's Capital Facilities and Utilities Elements that are currently under development.

Staff Recommendation

Same as above.

7. Whether the initiated amendment conforms to the requirements of the GMA, is internally consistent with the Plan and is consistent with the Countywide Planning Policies for Pierce County

Proposed Amendment

The proposal is inconsistent with the GMA, CPPs, and County Comprehensive Plan. The provisions associated with each of these emphasize that the UGA should only be expanded when there is a demonstrated need to accommodate the countywide 20-year population, housing, or employment targets.

The proposed amendment would be consistent with the CPPs and Comprehensive Plan policies that emphasize that future UGA expansion should be affiliated with a neighboring city or town as a PAA. This UGA expansion would be affiliated with the City of Buckley.

The proposed expansion would be inconsistent with the CPPs and Comprehensive Plan that require a finding stating there is a countywide need for additional land within the UGA. The 2014 Pierce County Buildable Lands Report indicates that the countywide UGA is adequate to accommodate development over the next 20 years. There has been no finding that such a need exists, and the proposal results in a net gain of capacity.

The Growth Management Hearings Board (Board) has ruled that even adding marginal housing or employment capacity when the County has adequate land to meet its targets is

inconsistent with GMA. Pierce County approved a UGA amendment in its 2009 amendment cycle and made a finding that stated:

“The amendment is limited to 5.2 acres and has an insignificant effect on urban residential capacity.”

The amendment was appealed, and the County’s action was overturned by the Board. The Board stated in its decision (Case No. 10-3-0003c) that:

“With the UGA already substantially oversized, even marginal expansions violate the GMA requirement of RCW 36.70A.110(2) to size UGAs to accommodate forecasted growth and GMA Goal to reduce sprawl...The Board finds and concludes that adoption of Amendment U-8a was clearly erroneous and failed to comply with RCW 36.70A.110(2) or be guided by RCW 36.70A.202(2).”

As previously noted, the 2014 Buildable Lands Report indicates the current UGA is adequate to accommodate the countywide 20-year housing target.

Alternatively, the County Comprehensive Plan would allow for expansion if there was a similar reduction in the UGA elsewhere resulting in a no-net gain of housing or employment capacity. There is an application in the current County Comprehensive Plan Amendment cycle to reduce the UGA in the City of Gig Harbor’s PAA, but there is not enough capacity associated with the reduction to result in a no-net gain of housing capacity under this proposal.

Staff Recommendation

The staff recommendation is consistent with the GMA, CPPs, and County Comprehensive Plan since it does not increase the countywide capacity for housing and employment. The staff recommendation would be consistent with the CPPs and Comprehensive Plan policies that emphasize that future UGA changes should be affiliated with a neighboring city or town as a PAA since the UGA modification would be affiliated with the City of Buckley.

The County Comprehensive Plan allows for modification of the UGA if there is a similar reduction in the UGA elsewhere resulting in a no-net gain of housing or employment capacity. There is an application in the current County Comprehensive Plan Amendment cycle to reduce the UGA in the City of Gig Harbor’s PAA that would result in a no-net gain of housing capacity.

Under the staff recommendation there is not an increase of housing or employment capacity, and the modification would occur at the same time as the modification of Gig Harbor’s UGA. The staff recommendation is contingent upon the Gig Harbor UGA/PAA amendment and may need to be modified if the Gig Harbor amendment is modified to reduce less capacity than the staff recommendation. If the Gig Harbor amendment is not approved, this recommendation should also not be approved.

8. The effect upon critical areas and natural resource lands

Proposed Amendment

The proposal includes parcels with critical areas, is adjacent to parcels designated as Agricultural Resource Land, and includes a property designated with the Mineral Resource Overlay (MRO). The amount of critical areas on the properties make them more consistent with rural uses. Critical areas are protected through critical area regulations. The property zoned with the MRO may continue if the property is designated as urban.

Staff Recommendation

The staff recommendation would not have a significant impact on critical areas or natural resource land. The properties in the staff recommendation have limited critical areas and are not designated resource lands.

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

Proposed Amendment

The proposal would meet the intent of the RR zone if the area becomes urban, since the zone is “applied in areas that have high value environmental features that are both complex in structure and function and large in scope.”

Staff Recommendation

The staff recommendation would meet the intent of the RR zone “to provide for low-density single-family residential uses compatible or integrated with areas of unique open space character and/or environmental sensitivity” due to the location adjacent to the rural area and parcels with significant environmental features and critical areas.

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

The UGA Bank CPPs give priority to cities that have not had a PAA since 1996, which includes the City of Buckley. The CPPs state that:

“The Pierce County Regional Council shall consider the following preference in the distribution of capacity credits:

- a. cities and towns that have not had a Potential Annexation Area since 1996;”

Procedures for Amendments to the Comprehensive Plan, PCC 19C.10, requires UGA amendments to the Plan to be further evaluated on 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.

The City of Buckley has analyzed their capability and capacity to provide urban services to

the area while maintaining a healthy natural ecosystem. The City's ability to meet these obligations is as follows:

Sanitary Sewer: The proposal is within the White River Basin. The City's Sewer Collection and Treatment System information is included in the Capital Facilities Element of their Comprehensive Plan (adopted 2005).

The City owns, operates, and maintains its sanitary sewer system. The current sanitary system consists of a collection system and secondary treatment plant. Effluent is treated before discharged to the outfall to the White River. The City has indicated that it has made necessary capital improvements since the 2005 plan to accommodate the proposal. An update to the Buckley Comprehensive Plan Capital Facilities and Utilities Elements is currently being developed and will be reviewed by the Planning Commission and City Council and should be available in January 2019.

Water Quality: In 2007, the Washington State Department of Ecology (Ecology) issued a Stormwater Phase II NPDES Permit for Western Washington. The Ecology determined that the City of Buckley was to be included under the Stormwater Phase II NPDES Permit coverage. This permit requires that each jurisdiction's stormwater management system reduces the discharge of pollutants, protects water quality, and meets the requirements of the Clean Water Act. In 2012, Ecology reissued an updated version of the permit to 2018. The current (2013-2018) Western Washington Permits expired on July 31, 2018, and will be extended for one year. The permits will reissue on July 1, 2019, and become effective August 1, 2019, through July 31, 2020.

Transit: The proposal is not within the Pierce Transit or Sound Transit service boundary. The City encourages transit-oriented design for development when applicable to accommodate transit if it becomes available.

Potable water supply: The proposed amendment area is within the Buckley Water, Marion Water Company, and City of Tacoma water service areas. Buckley Water currently has 1,822 active connections and an unspecified number of approved connections. The Marion Water Company has 369 active connections and has Washington State Department of Health approval for 484 connections. The City of Tacoma currently has 138,239 active connections and an unspecified number of approved connections.

The water purveyors have planned for assumed growth within these areas and have capital facility improvements identified in their plans to address deficiencies if more growth occurs than planned. Buckley Water would be more likely to be able to serve the staff recommendation without considering capital facilities improvements since there are a limited number of parcels within the service boundary.

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.

The City does identify bus stops and policies to design transit-oriented developments if transit becomes viable in the area.

Applicable RCWs/Policies

GROWTH MANAGEMENT ACT (GMA)

RCW 36.70A.110: Comprehensive plans—Urban growth areas.

(1) Each county that is required or chooses to plan under RCW 36.70A.040 shall designate an urban growth area or areas within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature. Each city that is located in such a county shall be included within an urban growth area. An urban growth area may include more than a single city. An urban growth area may include territory that is located outside of a city only if such territory already is characterized by urban growth whether or not the urban growth area includes a city, or is adjacent to territory already characterized by urban growth, or is a designated new fully contained community as defined by RCW 36.70A.350.

(2) Based upon the growth management population projection made for the county by the office of financial management, the county and each city within the county shall include areas and densities sufficient to permit the urban growth that is projected to occur in the county or city for the succeeding twenty-year period, except for those urban growth areas contained totally within a national historical reserve. As part of this planning process, each city within the county must include areas sufficient to accommodate the broad range of needs and uses that will accompany the projected urban growth including, as appropriate, medical, governmental, institutional, commercial, service, retail, and other nonresidential uses.

(3) Urban growth should be located first in areas already characterized by urban growth that have adequate existing public facility and service capacities to serve such development, second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources, and third in the remaining portions of the urban growth areas. Urban growth may also be located in designated new fully contained communities as defined by RCW 36.70A.350.

(4) In general, cities are the units of local government most appropriate to provide urban governmental services. In general, it is not appropriate that urban governmental services be extended to or expanded in rural areas except in those limited circumstances shown to be necessary to protect basic public health and safety and the environment and when such services are financially supportable at rural densities and do not permit urban development.

(6) Each county shall include designations of urban growth areas in its comprehensive plan.

(7) An urban growth area designated in accordance with this section may include within its

boundaries urban service areas or potential annexation areas designated for specific cities or towns within the county.

(9) If a county, city, or utility has adopted a capital facility plan or utilities element to provide sewer service within the urban growth areas during the twenty-year planning period, nothing in this chapter obligates counties, cities, or utilities to install sanitary sewer systems to properties within urban growth areas designated under subsection (2) of this section by the end of the twenty-year planning period when those properties:

- (a)
 - (i) Have existing, functioning, nonpolluting on-site sewage systems;
 - (ii) Have a periodic inspection program by a public agency to verify the on-site sewage systems function properly and do not pollute surface or groundwater;
 - and
 - (iii) Have no redevelopment capacity; or
- (b) Do not require sewer service because development densities are limited due to wetlands, flood plains, fish and wildlife habitats, or geological hazards.

MULTICOUNTY PLANNING POLICIES (VISION 2040)

Development Patterns, Urban Lands, Page 47

Goal: The region will promote the efficient use of land, prevent urbanization of rural and resource lands, and provide for the efficient delivery of services within the designated urban growth area.

MPP-DP-1: Provide a regional framework for the designation and adjustment of the urban growth area to ensure long-term stability and sustainability of the urban growth area consistent with the regional vision.

MPP-DP-2: Encourage efficient use of urban land by maximizing the development potential of existing urban lands, such as advancing development that achieves zoned density.

Development Patterns, Unincorporated Urban Growth Area, Page 53

Goal: All unincorporated lands within the urban growth area will either annex into existing cities or incorporate as new cities.

MPP-DP-18: Affiliate all urban unincorporated lands appropriate for annexation with an adjacent city or identify those that may be feasible for incorporation. To fulfill the regional growth strategy, annexation is preferred over incorporation.

MPP-DP-19: Support joint planning between cities and counties to work cooperatively in planning for urban unincorporated areas to ensure an orderly transition to city governance, including efforts such as: (a) establishing urban development standards, (b) addressing service and infrastructure financing, and (c) transferring permitting authority.

MPP-DP-20: Support the provision and coordination of urban services to unincorporated urban areas by the adjacent city or, where appropriate, by the county as an interim

approach.

PIERCE COUNTY COUNTYWIDE PLANNING POLICIES (CPPs)

Amendments and Transition, Page 22-23

AT-2. Urban Growth Area boundaries designated by the County pursuant to the Growth Management Act may be amended by Pierce County and accepted by the municipalities in the County pursuant to the same process by which the Urban Growth Areas were originally adopted and pursuant to subpolicies UGA-1. and UGA-2. of the “Countywide Planning Policy on Urban Growth Areas, Promotion of Contiguous and Orderly Development and Provision of Urban Services to Such Development.”

2.1 An amendment to Urban Growth Area boundaries may be initiated by the County or any municipality in the County.

2.2 A proposed amendment to Urban Growth Area boundaries shall include:

2.2.1 a map indicating the existing urban growth area boundary and the proposed boundary modification;

2.2.2 a statement indicating how, and the extent to which, the proposed boundary modification complies with each of the factors listed in subpolicies 2.2, 2.4, 2.5 and 2.6 of the Countywide Planning Policy on Urban Growth Areas, Promotion of Contiguous and Orderly Development and Provision of Urban Services to Such Development; and

2.2.3 a statement indicating the factors, data or analyses that have changed since the designation of the initial Urban Growth Area boundaries and/or the experience with the existing Urban Growth Area boundaries that have prompted the proposed amendment.

2.3 The urban growth area of a jurisdiction may be expanded only if:

2.3.1 the jurisdiction’s observed development densities are consistent with the planned density assumptions as documented in the most recently published Buildable Lands Report as required by RCW 36.70A.215,

2.3.2 there is a demonstrated need for additional residential or employment capacity within the urban growth area affiliated with an individual jurisdiction and a demonstrated need county-wide; or the expansion results in a no net gain to the countywide UGA, and

2.3.3 the consistency evaluation, as required through the Countywide Planning Policies on Buildable Lands, policies BL-3. and BL-4., identifies an inconsistency between the observed and planned densities, the jurisdiction shall either:

1) demonstrate reasonable measures were adopted to rectify the inconsistencies. Documentation shall also be submitted that summarizes the monitoring results of the effectiveness of the measures in rectifying density inconsistencies, or

2) document updated development data that indicates consistency.

Urban Growth Areas, Page 83-86

UGA-1. The County shall designate the countywide urban growth area and Potential Annexation Areas within it, in consultations between the County and each municipality.

1.2 Once adopted by the County, the urban growth area and Potential Annexation Area designations shall not be changed except in accordance with the Countywide Policy on "Amendments and Transition."

UGA-2. The following specific factors and criteria shall dictate the size and boundaries of urban growth areas:

2.1 Size.

2.1.1 Urban growth areas must be of sufficient size to accommodate the urban growth projected to occur over the succeeding 20-year planning period taking into account the following:

- a. land with natural constraints, such as critical areas (environmentally sensitive land);
- b. agricultural land to be preserved;
- c. greenbelts and open space;
- d. New Fully Contained Communities pursuant to RCW § 36.70A.350;
- e. maintaining a supply of developable land sufficient to allow market forces to operate and precluding the possibility of a land monopoly but no more than is absolutely essential to achieve the above purpose;
- f. existing projects with development potential at various stages of the approval or permitting process (i.e., the "pipeline");
- g. land use patterns created by subdivisions, short plats or large lot divisions;
- h. build-out of existing development and areas which are currently only partially built out;
- i. follow existing parcel boundary lines.

2.2 Boundaries.

2.2.1 Any of the following shall be considered in determining the location of urban growth area boundaries:

- a. geographic, topographic, and manmade features;
- b. public facility and service availability, limits and extensions;
- c. jurisdictional boundaries including special improvement districts;
- d. location of designated natural resource lands and critical areas;

- e. avoidance of unserviceable islands of County land surrounded by other jurisdictional entities;
 - f. Destination 2030 urban/rural line and PSCAA burn ban line.
- 2.4 The urban growth area in unincorporated portions of the County shall be limited to the following:
- 2.4.1 build-out of existing partially developed areas with urban services;
 - 2.4.2 new fully contained communities;
 - 2.4.3 redevelopment corridors.
- 2.5 The County's urban growth area may be extended to allow for build-out of newly developed areas only if development capacity within Potential Annexation Areas and growth in the areas identified in Policy 2.5 is determined to be inadequate to meet total population and employment projections consistent with the other policies set forth herein.

Ordinance 2017-24s, Exhibit A, UGA Banking CPPs, Page 4

- 2.5.6 The Pierce County Regional Council shall consider the following preference in the distribution of capacity credits:
- a. cities and towns that have not had a Potential Annexation Area since 1996;
 - b. cities and towns that have had a reduction in their Potential Annexation Area that has resulted in deposits into the Urban Growth Area Capacity Bank;
 - c. cities and towns that have annexed all of their associated Potential Annexation Area; and
 - d. the creation of logical city or town boundaries.

PIERCE COUNTY COMPREHENSIVE PLAN

Land Use Element, Urban, Annexation and Urban Growth Area Expansion, Page 2-21 through 2-22

GOAL LU-2 All unincorporated urban areas within the urban growth area shall be either be affiliated with neighboring cities and towns as Potential Annexation Areas (PAAs) or identified as Potential Incorporation Areas (PIAs).

GOAL LU-6 Contain and direct growth within the designated Urban Growth Areas (UGAs) where adequate public facilities exist or can be efficiently provided.

- LU-6.1 Adopt measures individually or through joint planning to ensure that growth is timed and phased consistently with the provision of adequate public facilities and services.

LU-6.2 Prior to expansion of a Potential Annexation Area (PAA) affiliated with a city or town, a joint planning agreement must be in place for all PAAs affiliated with the jurisdiction.

GOAL LU-8 Consider the following priorities for expanding the 20-year Urban Growth Area (UGA) boundary:

LU-8.1 Future expansion areas should be affiliated with a city or town.

LU-8.2 Lands with high concentrations of critical areas or designated as resource lands should be given the lowest priority for inclusion into the UGA, and should be included only when a compensatory program, such as the Transfer of Development Rights, is in place.

LU-8.3 Lands that are necessary to provide capacity for student population growth in those school districts that have completed a collaborative planning process with the County.

LU-8.4 Assure that urban level facilities and services are provided within the designated Urban Growth Areas.

LU-8.5 Ensure that future Urban Growth Area expansions are consistent with applicable provisions of the Growth Management Act (GMA) and State Environmental Policy Act (SEPA).

GOAL LU-9 Expansions of the UGA shall be approved only by the County Council through a Comprehensive Plan amendment process as established in Chapter 19C.10 PCC, if the following criteria are met:

LU-9.1 A need is demonstrated for additional residential or employment capacity within the urban growth area affiliated with an individual jurisdiction and a demonstrated countywide need; or the expansion results in a no net gain of housing unit or employment capacity to the countywide UGA. The demonstration of need shall be shown through a comparison of the adopted housing unit or employment targets against the housing or employment capacity as documented in the most recent Buildable Lands Report;

LU-9.2 The jurisdiction's observed development densities are consistent with the planned density assumptions as documented in the most recently published Buildable Lands Report as required by RCW 36.70A.215;

LU-9.3 If the Buildable Lands Report identifies an inconsistency between the observed and assumed densities, the jurisdiction shall either demonstrate that reasonable measures were adopted to rectify the inconsistency, or document updated development data that indicates consistency; and

LU-9.4 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.

- LU-9.5 Documentation that adequate public facilities and services can be provided within the 20-year planning horizon is provided.
- LU-9.6 Proposed UGA expansion areas shall be required to comply with the requirements of Pierce County's TDR/PDR program.
- LU-9.7 Proposed UGA expansion areas should be approved only if the proposing jurisdiction provides an analysis of:
 - LU-9.7.1 The underutilized 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;
 - LU-9.7.2 Housing goals or policies in place to encourage housing for all economic segments of the community; and
 - LU-9.7.3 How the proposal is consistent and reasonable with the jurisdiction's adopted comprehensive plan.
- LU-9.8 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 while maintaining a healthy natural ecosystem.
- LU-9.9 Future UGA expansion areas should avoid the inclusion of designated agricultural lands and critical areas.
- LU-9.10 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.
- LU-9.11 Prohibit the expansion of the UGA into the 100-year floodplain of any river or river segment per RCW.

Land Use Element, Urban, Urban Residential, Moderate Density Single Family, Page 2-30

- LU-31.4 The Residential Resource (RR) zone is intended to provide for low-density single-family residential uses compatible or integrated with areas of unique open space character and/or environmental sensitivity.
 - LU-31.4.1 This zone is applied in areas that have high value environmental features that are both complex in structure and function and large in scope.

Land Use Element, Rural, Page 2-46

GOAL LU-61 Rural character is defined as:

- LU-61.1 An environment highlighted by the natural landscape, native vegetation, wildlife habitat, and large areas of open space.
- LU-61.2 An economy and lifestyle supported by agricultural and forestry activities, small scale natural resource industries, cottage industries, and services that serve needs of local residents and tourists.

LU-61.3 A visual character enhanced by scenic resources and territorial views.

LU-61.4 A landscape attuned with the use of the land and water by wildlife and fish.

LU-61.5 A land use pattern protected from conversion into uses that require urban level services.

LU-61.6 An area served by limited public services and facilities.

LU-61.7 A built environment developed in a manner that preserves watercourses, aquifer recharge areas, and the natural hydrologic cycle.

LU-61.8 A land use pattern that is depicted through limited commercial services and low density residential development.

Pierce County 2019 Comprehensive Plan Amendments

Application 891623: Buckley UGA Amendment
Attachment A – Housing and Employment Capacity Calculations

PROPOSAL

RESIDENTIAL CAPACITY

DEDUCTIONS

Zone	RR	
	Underutilized	Vacant
Gross Acres	301.15	144.46
Residential Split	301.15	144.46
Roads	45.17	21.67
Critical Areas	90.03	26.06
Parks/Open Space		
Net Acres	165.94	96.73
Non-Residential Uses	3.32	1.93
Adjusted Acres	162.62	94.80
Land Unavailable for Development	65.05	14.22
Final Acres	97.57	80.58
Total Acres		178.15
Vacant Single Units		20
Displaced Units	15	
Displaced Jobs	0	

CAPACITY

Zone	Adjusted Net Acres	Assumed Density	Unit Capacity	One Dwelling Unit per Vacant Single Unit Lot	Displaced Units	Housing Capacity
RR	178.15	2	356	20	-15	361

EMPLOYMENT CAPACITY

N/A

Pierce County 2019 Comprehensive Plan Amendments

Application 891623: Buckley UGA Amendment
Attachment A – Housing and Employment Capacity Calculations

STAFF RECOMMENDATION

RESIDENTIAL CAPACITY

DEDUCTIONS

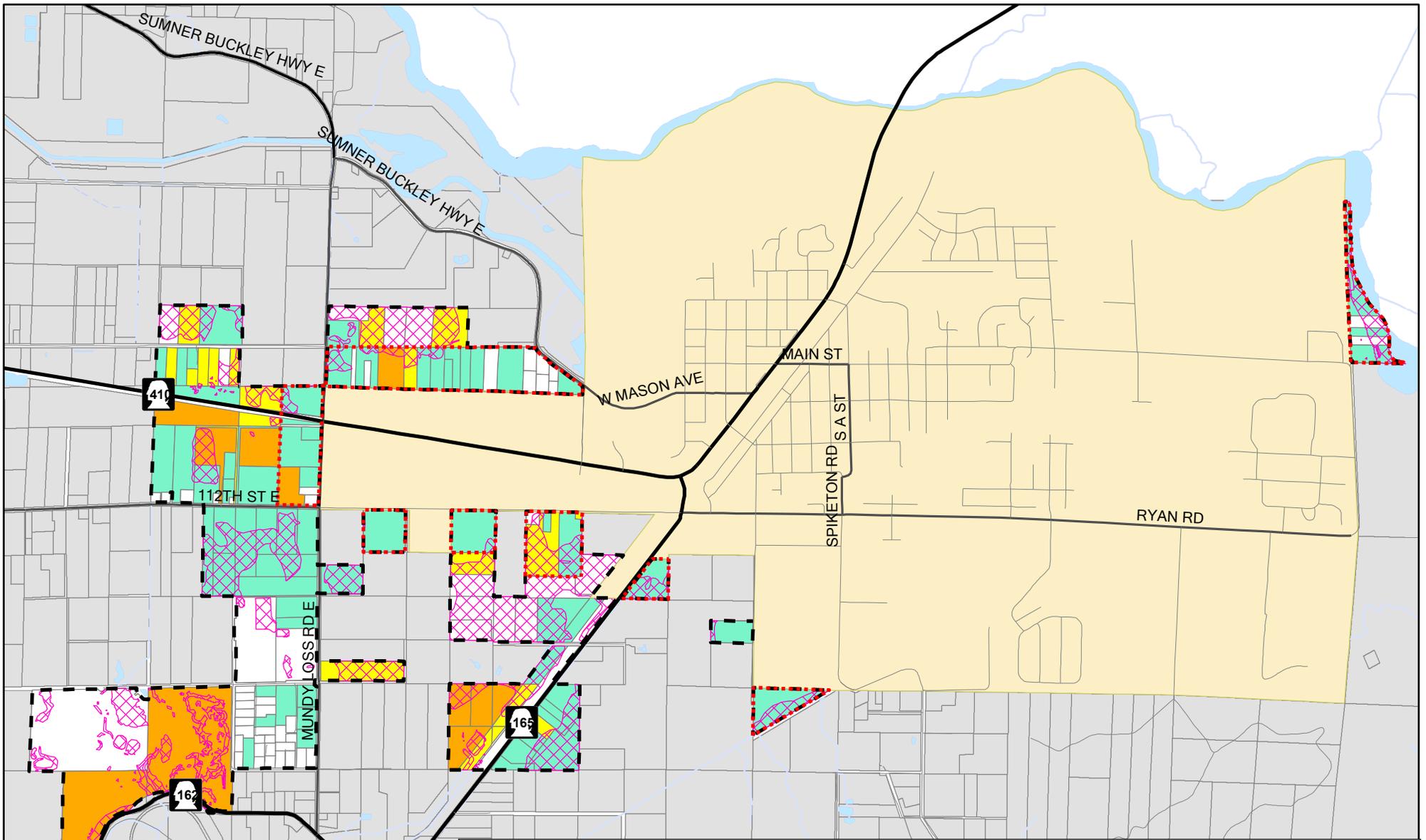
Zone	RR	
	Underutilized	Vacant
Gross Acres	110.48	11.55
Residential Split	110.48	11.55
Roads	16.57	1.73
Critical Areas	27.57	1.05
Parks/Open Space		
Net Acres	66.33	8.76
Non-Residential Uses	1.33	0.18
Adjusted Acres	65.00	8.59
Land Unavailable for Development	26.00	1.29
Final Acres	39.00	7.30
Total Acres		46.30
Vacant Single Units		3
Displaced Units	7	
Displaced Jobs	0	

CAPACITY

Zone	Adjusted Net Acres	Assumed Density	Unit Capacity	One Dwelling Unit per Vacant Single Unit Lot	Displaced Units	Housing Capacity
RR	46.30	2	93	3	-7	89

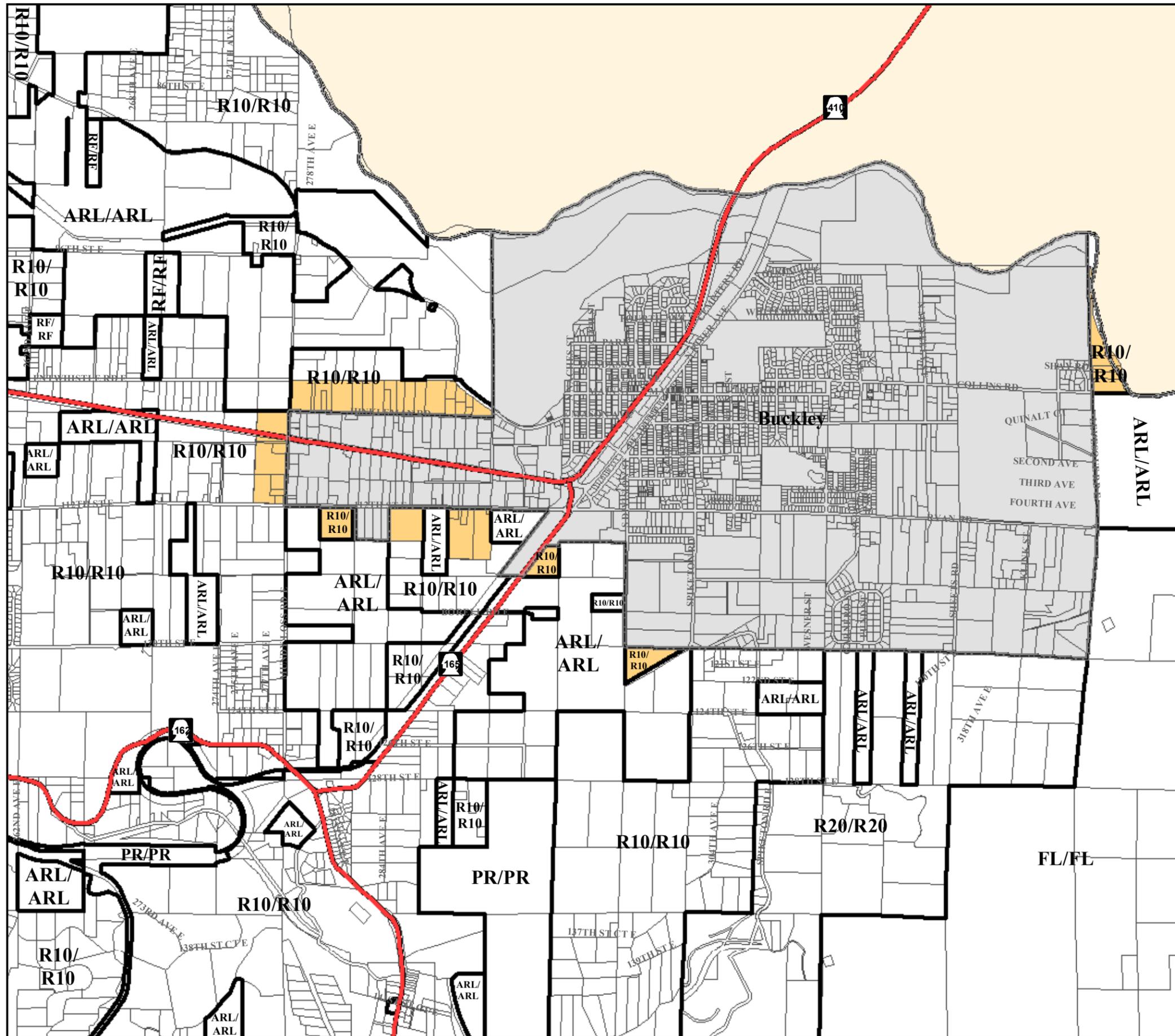
EMPLOYMENT CAPACITY

N/A



**Pierce County 2019 Comprehensive Plan Amendments - Application 891623: Buckley UGA Amendment
Attachment A - Capacity Analysis Inventory Map**



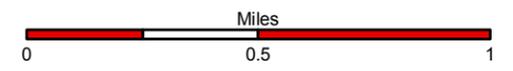


City of Buckley UGA (Amendment# 891623)

Initiated by City of Buckley
Attachment B
Staff Recommendation

- Urban Growth Boundary
- Expand the Buckley PAA/UGA
(Redesignate/Rezone from Various to MSF/RR)
- Zoning
- Tax Parcels
- Municipal Areas

Map Disclaimer: The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.



Department of Planning and Public Works
Plot Date: 11/27/2018

2019 Proposed Urban Growth Area Amendment