

**Application No.: 891586      COMPREHENSIVE PLAN TEXT AMENDMENT — Allow attached single-family housing in High Density Single Family zone**

Applicant:      Pierce County Planning and Public Works

**GENERAL DESCRIPTION**

The proposal establishes a policy to allow attached single-family developments in the HSF zone.

**PROPOSED AMENDMENT****Land Use Element, Page 2-28****LU-33.2 Allow for attached single-family development.****STAFF RECOMMENDATION**

Staff supports the proposal for the following reasons:

- High Density Single Family zoning intends to expand the range of available housing types.
- Currently, it is difficult to meet density requirements with detached single-family housing in the zone.

**IMPLEMENTATION REQUIREMENTS**

If the proposal is adopted, Title 18A would need to be updated. This would involve changing the land use tables, definitions, use category descriptions in 18A.

**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

The proposal would not change the growth, development, and conversion of land. The land would still be developed, but it would be done based on different style of single-family housing.

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

The proposal would not change capacity with public facilities since single-family housing is still the result.

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

The proposal would not change the rate of employment growth. It does not increase density, and it would not change the capacity.

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

The proposal would maintain Plan objectives.

5. The effect upon general land values or housing costs

The proposal would still result in a single-family product. The proposal may influence marketability of raw land by affecting how density requirements are met.

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

Capital Improvement Plan (CIP) implementation does not change with this proposal.

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

The proposal would conform to the requirements of the GMA and would be consistent with the Countywide Planning Policies. It is internally consistent with the Plan. The amendment would open possibilities with housing in the areas designated High Density Single Family. HSF is meant to expand the variety of housing types and choices while maximizing use of existing infrastructure. The proposed amendment would fit within the designation's intention.

8. The effect upon critical areas and natural resource lands

The proposal would not have an immediate effect on critical areas, and any future development must follow Pierce County Code Title 18E Development Regulations – Critical Areas. The amendment would affect an urban zoning classification and does not involve natural resource lands.

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

The proposal would not be affected by locational criteria

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

None

***Applicable RCWs/Policies***

**GROWTH MANAGEMENT ACT (GMA)**

**RCW 36.70A.070:** The comprehensive plan of a county or city that is required or chooses to plan under RCW 36.70A.040 shall consist of a map or maps, and descriptive text covering

objectives, principles, and standards used to develop the comprehensive plan. The plan shall be an internally consistent document and all elements shall be consistent with the future land use map. A comprehensive plan shall be adopted and amended with public participation as provided in RCW 36.70A.140.

## MULTICOUNTY PLANNING POLICIES (VISION 2040)

### “URBAN LANDS GOALS AND POLICIES

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

## PIERCE COUNTY COUNTYWIDE PLANNING POLICIES (CPPs)

AH-5. Jurisdictions should plan to meet their affordable and moderate-income housing needs goal by utilizing a range of strategies that will result in the preservation of existing, and production of new, affordable and moderate-income housing that is safe and healthy.

AH-7. The County, and each municipality in the County, should explore and identify opportunities to reduce land costs for non-profit and for-profit developers to build affordable housing.

7.1 Jurisdictions should explore options to dedicate or make available below market rate surplus land for affordable housing projects.

7.2 All jurisdictions should explore and identify opportunities to assemble, reutilize, and redevelop existing parcels.

7.3 All jurisdictions should review and streamline development standards and regulations to advance their public benefit, provide flexibility, and minimize costs to housing.

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

(...)

### *Phasing of Development within the Urban Growth Area*

2.6 Encourage efficient use of urban land by maximizing the development potential

of existing urban lands, such as advancing development that achieves zoned density.

## PIERCE COUNTY COMPREHENSIVE PLAN

### Land Use Element, Page 2-28

The High Density Single Family (HSF) land use designation is intended for moderate to high urban density single-family developments. Higher-density single-family development is intended to expand the variety of housing types and choices available while maximizing the utilization of existing infrastructure within the Urban Growth Area.

**GOAL LU-32** Implement the High Density Single Family land use designation through the High Density Single Family zone classification.

**GOAL LU-33** Encourage high density single-family housing to expand the variety of housing types and maximize the use of existing infrastructure within the UGA.

**LU-33.1** Allow for moderate to high urban density single-family developments.