Community Plan Matrices

Instructions

Any Policy left blank is to remain in its respective Community Plan

Any policy followed by a red notation is where that policy has been moved to or is covered by Comprehensive Plan policy
Alderton-McMillin
Matrix
LAND USE ELEMENT POLICIES

Our community land use patterns reflect our connections to the land. New homes and other development are well planned in order to preserve open space and privacy. Services are located in the Rural Neighborhood Center while most of our services and employment are located in surrounding urban areas. We remain committed to supporting economically viable and profitable agriculture. The area will remain primarily a rural community that serves the region with locally grown and produced products, recreational opportunities, and a chance for all to experience our open spaces.

GOAL

The goal of the rural land use policies is to ensure future decisions that impact the community are consistent with and continue the preservation of the rural character of Alderton-McMillin. This includes decisions related to land development, grant funding, roads, infrastructure and services, and anything that has the potential to change or impact the character and structure of the community.

OBJECTIVES, PRINCIPLES, AND STANDARDS

Rural Residential

Intent: Ensure the Alderton-McMillin community remains rural in character over the next 20 years.

Objective 1. Maintain and promote rural residential land uses that have a low density rural land use pattern, preserve the rural character, encourage agricultural activities, and protect environmentally sensitive features within the plan area. LU-60+

Principle 1. Maintain the rural community and character into the future. The rural character of Alderton-McMillin is defined and shall be maintained as working farms, forests, open space, and low density residential homes on large lots. LU-60

Standards

1.1.1 Land uses and activities shall be consistent with and preserve the rural character. This shall apply to land use and permitting decisions for development activities as well as grant funding, roads and other infrastructure, services, and any actions that have the potential to impact the community. LU-60

1.1.1.1 Control the scale and intensity of uses in the rural areas to maintain rural character. LU-60.4
1.1.2 Rural character is defined through larger lot sizes, open spaces, environmental features, activities that are associated with the land such as working farms or passive recreation, a quieter lifestyle without noise of traffic and activities throughout the day and into the night. LU-59

1.1.3 In order to maintain and preserve the rural character of the Alderton-McMillin community, the following types of non-agricultural activities are not considered compatible with rural character:
   a. activities that generate constant, ongoing noise;
   b. activities that generate large amounts of traffic within a short duration;
   c. activities that are dependent upon an urban population draw (other than farm sales and tours);
   d. activities that operate into night hours; or,
   e. activities that require extensive lighting or lighting that spills onto neighboring properties.

1.1.4 Any conditional use permit granted within the Alderton-McMillin community shall include a condition of approval that the permit shall be reviewed every five years by the Planning and Land Services Department to ensure the activities on site are maintained and carried out in accordance with the conditions of approval. Strict enforcement action shall be taken when properties are out of compliance. Delete

1.1.5 Any major amendment to approved development applications shall include a condition of approval that requires the major amendment to meet design standards.

Principle 2. Identify lands for Rural 10 and Rural 20 designations and ensure activities on those lands meet the objective of maintaining a rural lifestyle and rural character.

Standards

1.2.1 Rural lands that are not devoted to resource uses, Rural Neighborhood Center, Rural Farm, or Rural Industrial Center shall be designated and zoned Rural 10 or Rural 20.

1.2.2 Allow rural residential land uses in the Rural 10 and Rural 20 zones that are consistent with a rural lifestyle and character. LU-60, LU-60.4.1, LU 61.3+

1.2.2.1 Within Rural 10 and Rural 20 designations, the dominant land use should be detached single-family homes on large lots.

1.2.3 Allow limited civic uses within Rural 10 and Rural 20. Civic uses shall have size restrictions compatible with the rural area. Civic uses shall be
supported by rural infrastructure and not require urban facilities or urban levels of service.

1.2.4 Prohibit the following uses within the Rural 10 and Rural 20 designations.
   a. agricultural sales and services;
   b. commercial uses (except as an accessory).

1.2.5 Allow the following uses within the Rural 10 and Rural 20 designations:
   a. non-profit recreational uses;
   b. forestry, surface mines, and crop production;
   c. home occupations and cottage industries.

1.2.6 Cottage industries should be accompanied by site design requirements to mitigate noise, lighting, and sight impacts to neighboring properties.

1.2.7 Home occupations and cottage industries that grow beyond the limits of the underlying residential designation and the allowances of the code shall be relocated to an appropriate commercial or industrial zone. Allowances shall not be made to continue to grow home occupations and cottage industries within the Rural 10 and Rural 20 designations. Permitted home occupations and cottage industries shall be reviewed every five years by the Planning and Land Services Department to ensure the activities on site are maintained and carried out in accordance with the conditions of approval. Strict enforcement action shall be taken when properties are out of compliance. LU-99.7,

1.2.8 Industrial use types should not be permitted within Rural 10, Rural 20, ARL, and RF zoned lands.

Principle 3. Development proposals which have significant adverse impacts to critical areas or resource lands that cannot be mitigated to less than significant levels shall be denied.

Agricultural Resource Lands and Rural Farm Policies

Intent: The intent of the Agriculture Resource Land and Rural Farm policies is to state the allowed densities for these lands and to allow farmers to make a living by selling their agriculture produce, value-added products, and similar related accessory uses on site.

Objective 2. Support and strengthen an agriculture-based economy and lifestyle while retaining the rural atmosphere. LU-30

Principle 1. Allow and encourage a variety of uses in the Agriculture Resource Land and Rural Farm designations that are consistent with and support the long-term viability of farming.
Standards

2.1.1 Allow production, sales, and marketing of farm and related products throughout agricultural lands in the valley. 

2.1.2 Sales of farm goods such as produce, nursery items, plants, eggs, wine, arts and crafts, dairy products, and limited accessory retail shall be allowed on ARL and Rural Farm properties.

2.1.3 Direct farm marketing, U-pick, value-added product sales, wineries, nursery sales, and accessory uses such as sales of arts and crafts or antiques shall be permitted outright.

2.1.4 Administrative use or conditional use permits shall be required for farm activities that continue for more than 60 days and generate heavy traffic, excessive noise, or other significant impacts to the community.

2.1.5 Farm related uses are either value-added products or products used for farming or farm tourism. Farm related uses such as bakery sales, restaurants, microbrews, sales of feed or farm equipment, recreational activities and educational tours, company picnics, and birthday parties should be allowed.

2.1.6 Regulatory requirements for agricultural product sales shall allow local farmers flexibility to stay in business throughout the year. Regulations should recognize the importance of on site and locally grown products but acknowledge that local farmers are not producing during certain times of the year. Regulations shall not be so restrictive that it is a detriment to the farm viability.

2.1.6.1 Regulations shall be revised to clarify that a retail facility owned and operated by a farm shall not be required to provide locally grown products year-round. During the local off-season, the floor area of these stores may be predominately consumed with non-local products if the store is predominately dedicated to locally grown products during the harvest season, May through November.

2.1.6.2 The retail opportunities should provide local farmers with a means to augment their farming income.

2.1.7 Allow the sale of agricultural supplies such as feed, grain, fertilizers, and small farming equipment. Large suppliers and equipment sales should be located in Rural Neighborhood Centers, industrial areas, or nearby urban areas.
2.1.8 The intensity and design of retail structures located on ARL or RF zoned properties should reflect the rural character and be in an open air farmers’ market format or incorporated into a barn-like structure. New structures shall meet the agricultural needs of the farmer and sized to be consistent with the rural character.

2.1.9 Outside storage should be controlled and fenced to provide adequate screening.

2.1.10 Prohibit civic uses on ARL and Rural Farm lands.

2.1.11 Allow for commercial animal production and boarding. LU-77.5

2.1.12 All uses and activities on agricultural properties shall be consistent with the maintenance of the rural character and lifestyle. LU-60

2.1.13 Allow opportunities for employee housing on agricultural lands.

2.1.14 Consider developing a Puyallup-Carbon River Valley farm tour.

2.1.15 Within five years of plan adoption, a monitoring report shall be produced by Planning and Land Services that will consider new uses on agricultural properties and whether the regulations are achieving the desired conditions. Policies and regulations shall be adjusted accordingly to achieve the long term vision. LU-85.

Objective 3. Promote a more stable environment for farm operations and to reduce non-farm competition for scarce rural land and the uncertainties that can lead to a gradual disinvestment in agriculture.

Principle 1. Implement policies and programs to stabilize agriculture. LU-85

Standards

3.1.1 Recognize that the community plan area is a rural agricultural community and prioritize agricultural uses and activities over residential housing.

3.1.2 Research the possibility of developing a program wherein active commercial farms can apply to have their land tax based on agricultural value rather than market value. LU-97

3.1.3 Sound agricultural practices may generate noise and odors. Agricultural land uses are a priority for this community. Work to educate realtors on the importance and impacts of agriculture.
Objective 4. Allow two options for residential densities in the Agricultural Resource Land and Rural Farm zones.

Principle 1. Residential density shall not exceed a maximum of one dwelling on ten acres. Residential density may be increased to a maximum of one dwelling unit per five acres when in a clustered residential development on properties 20 acres or more with only one lot larger than one acre. The remaining unclustered area must be dedicated to open space or agricultural use through an Agriculture Conservation Easement.

Standards

4.1.1 Clustered residential developments should be designed and located in a manner that maintains a view of continued open space from the public realm.

Purchase and Transfer of Development Rights

Intent: Create opportunities for ARL and Rural Farm property owners to receive a financial return on their land holdings while conserving prime agricultural soils and open space to continue viable farming activities.

Objective 5. Support the long term preservation of prime agricultural lands most susceptible to development conversion. LU-77.1

Principle 1. Implement a Purchase of Development Rights (PDR) program in Pierce County. LU-124

Standards

5.1.1 All ARL and Rural Farm zoned properties within the Alderton-McMillin plan area should be eligible to participate in a PDR program. LU-124.1

5.1.2 Pierce County shall convene at least one public meeting in the Alderton-McMillin community while developing the Countywide PDR/TDR program. delete

Objective 6. Establish the following sending criteria to prioritize Alderton-McMillin properties for PDR transactions. The acquisition of development rights should be prioritized as follows (most important to least):

a. Threat of conversion (magnitude, urgency)

b. Importance (soil types, size, contiguous);

c. Viability (on-site production/support facilities, water availability, drainage)

d. Environmental Values (benefits to fish and wildlife);
Objective 7. Outline an effective Transfer of Development Rights (TDR) program for Alderton-McMillin that will assist farmers and farm preservation.

Principle 1. The Alderton-McMillin TDR program should be a component of a Countywide TDR program.

Principle 2. Alderton-McMillin sending sites should meet the following:

Standards

7.2.1 Eligible sending properties within the Alderton-McMillin plan area shall be limited to properties with agricultural operations consistent with the adopted County-wide Transfer and Purchase of Development Rights Program. LU-124

7.2.1.1 Transfer of development rights from ARL properties shall be a higher priority over Rural Farm zoned properties. LU-124.2

7.2.2 ARL/Rural Farm property owners should be notified and educated on the benefits of participating in the TDR program. LU-124

Urban Growth Area Expansions

Objective 7A. Ensure that future urban growth area expansions are consistent with applicable provisions of the Growth Management Act and SEPA.

Principle 1. An urban growth area expansion for an adjacent city may be considered through an annual Comprehensive Plan Amendment process only if the request meets the following criteria:

1. The City files an application meeting all legal requirements for urban growth area amendment applications specified in the Pierce County Code, Chapter 19C.10, “Procedures for Amendments to the Comprehensive Plan,” and Chapter 19A, “Comprehensive Plan”;
2. A transportation plan and funding mechanism that addresses the buildout of the expansion area are in place or are proposed;
3. The expansion is accompanied by proposed implementing regulations that address urban design standards, buffers from rural and resource lands, and protection of viewsheds;
4. The application is being processed consistent with the provisions of the Transfer and Purchase of Development Rights program;
5. If proposed, de-designation of ARL properties must be accompanied by a commensurate designation of ARL lands from other rural designations, provided that the new ARL lands meet the criteria of
PCC 19A.30.070 B., and further provided that the new ARL lands are placed in a conservation easement that limits further future expansion of the urban growth area. The City must demonstrate that the requirements for de-designation in the Comprehensive Plan and the Growth Management Act have been met. Parcels involved in the ARL de-designation described herein would not be subject to the provisions of the Transfer and Purchase of Development Rights program. If there are not adequate rural lands to convert to ARL, the County may consider additional conservation easements on ARL properties within the Community Plan area.

6. The City provides Findings that show any proposed ARL de-designation is consistent with applicable Pierce County and Washington State criteria including SEPA and is in the public interest.

7. Chapter 19C.10 of the Pierce County Code, “Procedures for Amendments to the Comprehensive Plan,” has been amended to allow annual amendments for this purpose.

Rural Neighborhood Center

Objective 8. Establish a Rural Neighborhood Center to serve as a focal point for commercial business and community activities as well as provide goods and services for local residents. LU-67

Principle 1. Recognize and improve the commercial Rural Neighborhood Center at 96th Street East and SR-162 and at 128th Street and SR-162 in order to provide limited rural commercial services that are not appropriate on other rural lands. Uses should provide services to the rural population and maintain rural character.

Standards

8.1.1 Within one year of plan adoption, the County shall work with local business owners and the community to develop a master plan for the RNC that will include site and design standards as well as a traffic control plan. The master plan shall retain the rural character and prevent traffic conflicts with SR-162.

8.1.2 Prohibit commercial activities from sprawling along SR-162 or other major arterials through the establishment of a Rural Neighborhood Center.

8.1.3 Allow civic and commercial uses that can be supported by rural facilities and services and that support the rural agricultural economy. The RNC should provide limited goods and services for rural residents.
8.1.4 Allow such uses as public safety services, transit services, agricultural products and supply sales, agriculture-related amusement and recreation uses, personal services, business services, dinner theaters, gas stations, restaurants, micro-breweries, and farmers’ market. Uses should provide services to the rural population and maintain rural character.

8.1.5 Prohibit urban intensity or types of uses within the RNC. Such uses include: fast food restaurants, malls or strip malls, and large-scale commercial buildings or large traffic generators.

8.1.6 Prohibit large civic uses such as schools and churches within the limited commercial area of the RNC.

8.1.7 Permitted uses in the RNC include sales of general merchandise, food store, espresso shop, gas station, daycare, and building materials and garden supply. LU-67

8.1.8 Allow infill development within the logical outer boundary of established Rural Neighborhood Center.

Rural Industrial Center

Intent: Recognize and designate the McMillin Park of Industry area for rural industrial uses.

Objective 9. Establish a designated Rural Industrial Center that encompasses property vested for industrial activity within and adjacent to the McMillin Park of Industry. LU-69.1

Principle 1. Ensure the designated Rural Industrial Center meets the LAMIRD criteria to allow for more intensive uses within a rural area. LU-69.2

Principle 2. Prohibit the expansion of the Rural Industrial Center. LU-69.3

Standards

9.2.1 Strict site design, landscaping, and the construction of external roads should reinforce the set boundaries of the Rural Industrial Center. D-11.1

9.2.2 The Rural Industrial Center shall not be expanded beyond the boundaries set within the community plan. Expansion of the industrial center beyond current boundaries is not considered compatible with the rural and agricultural character of the Alderton-McMillin Community Plan. LU-69.3.1, LU-69.3.2
Objective 10. Through the development regulations ensure proposed industrial uses are functionally and visually compatible with the surrounding rural character. D-11

Principle 1. Minimize aesthetic impacts from future infill development and expansion of established activities to surrounding non-industrial uses. LU-70.6

Standards

10.1.1 Design development in ways that respect and balance the natural environment. LU-60.3

10.1.1.1 Implement low impact development design standards where feasible.

10.1.1.2 Require significant vegetative buffering/screening between industrial and non-industrial lands.

10.1.2 On-site lighting should enhance visibility and security without projecting glare on surrounding non-industrial areas.

10.1.2.1 Outdoor lighting should be focused downward and not protrude into the night sky or beyond property boundaries.

10.1.3 Mitigation measures shall be provided to reduce impacts to adjoining non-industrial uses when an activity occurs outside an enclosed building. LU-70.6

10.1.3.1 Screen materials stored outdoors from non-industrial properties.

10.1.3.2 Screen refuse collection/recycling areas and loading/delivery areas from neighboring non-industrial uses.

Principle 2. Minimize noise impacts to surrounding non-industrial uses. LU-70.6

Standards

10.2.1 Industrial activities should not produce excessive noise that impacts quality of life in adjacent non-industrial properties.
10.2.2 Require vegetative buffering/screening between industrial and non-industrial lands.

**Principle 3.** Industrial buildings should be perceived as a smaller mass from a public streetscape. **D-11.2**

**Standards**

10.3.1 The walls of new buildings shall be modulated to generate a perception of smaller scale from a public streetscape. **D-11.2**

10.3.2 Public entrances shall be articulated through architectural detail. **D-11.3**

10.3.3 Reflective glass shall be prohibited. **D-11.4**

**Principle 4.** Minimize impacts to SR-162 and the local road system from the Rural Industrial Center. **LU-71**

**Standards**

10.4.1 Impacts to SR-162 and the local road system shall be minimized to the greatest extent possible. **LU-71**

10.4.2 Developments should incorporate local rail service into their operations as a means to reduce increased traffic on SR-162. **LU-70.1**

10.4.3 Industries requiring rail service are encouraged to locate within the Alderton-McMillin Rural Industrial Center. **LU-71.2**

10.4.4 Pierce County should seek opportunities to support the rail service to the industrial center. **LU-70.1, LU-70.2, LU-71.2**

**Principle 5.** Signage for the Rural Industrial Center shall be for business identification purposes only and shall not be used as a means to advertise to potential customers/clients. **D-12**

**Standards**

10.5.1 Building and freestanding signs should be designed and located in a manner that is compatible with the rural character and neighborhood. **D-12.1**

10.5.1.1 Pole signs shall be prohibited. **D-12.2**
10.5.1.2 Building and freestanding signs should not be internally illuminated. D-12.3

10.5.1.3 Limit the size of sign faces that advertise individual businesses to be consistent with the rural character. D-12.4

10.5.2 The industrial park shall be identified with only one sign located along SR-162. D-12.5

10.5.2.1 The industrial park identification sign shall be a monument style sign. D-12.6

Objective 11. Reserve land in the Rural Industrial Center for manufacturing/light industrial uses. LU-70

Principle 1. Limit the permitted uses to manufacturing/light industrial activity, preferably served by rail. LU-70.1

Standards

11.1.1 Light manufacturing is the preferred activity within a Rural Industrial Center. LU-70.1

11.1.2 Allow industrial uses that are:
a. Food or agriculture related;
b. Intermediate manufacturing;
c. Final assembly; and,
d. Warehousing and distribution.

11.1.3 Allow for and promote railway facilities such as transfer facilities and lay down yards to support the local industries. LU-70.2

11.1.4 Industrial activities within the Rural Industrial Center shall not require the expansion of urban services. LU-70.4

11.1.5 Industrial uses should not negatively impact the environment or degrade water quality. LU-70.6

11.1.6 Prohibit the following uses:
a. Heavier industrial uses that produce substantial waste byproducts or wastewater discharge;
b. Commercial service and retail businesses;
c. Contractor Yards;
d. Waste treatment and storage;
e. Residential uses; and,
f. Rendering.

11.1.7 Uses within the Rural Industrial Center shall minimize impacts to the community and surrounding neighborhoods. LU-70.6

Principle 3. The regulations should be designed to facilitate the relocation of existing cottage industries to the Rural Industrial Center when expansion of the cottage industry is desired and the use is consistent with permitted uses in the RIC. LU-70.7

Enforcement

Objective 12. Strive to provide timely enforcement of illegal businesses and uses. delete

Principle 1. When a business or use that is not allowed is constructed or begins operation, enforcement action should be taken quickly and the operation should be closed. delete

Principle 2. When a business or use is allowed but constructed without appropriate permits, action should be taken quickly to ensure the permits are applied for and received only when all applicable community plan regulations and standards can be met. delete

Standards

12.2.1 Within one year of plan adoption, identify properties and pursue priority enforcement actions. delete

Mineral Resource Overlay

Objective 13. Ensure new mining activities are consistent with community plan goals and policies.

Principle 1. Ensure proposed mining activities do not cause adverse environmental impacts through flooding, landslide, or soil erosion to the valley and streams.

Principle 2. Recognize the community’s desire to retain the integrity of the vegetated hillsides for visual aesthetics.

Standards

13.2.1 Proposed mining activities shall be designed and operated in a manner that retains the vegetated integrity of the hillsides and has limited visual impact on the valley.
Principle 3. Prohibit mining activities on Agricultural Resource Lands and Rural Farm properties.
COMMUNITY CHARACTER AND DESIGN ELEMENT POLICIES

We envision a safe rural environment where our sense of community is maintained through the preservation of historic landmarks, open spaces, and celebrations of our community through local gatherings.

GOAL

The goal of the community character policies is to ensure future decisions that impact the community are consistent with and continue the preservation of the rural character of Alderton-McMillin.

OBJECTIVES, PRINCIPLES, AND STANDARDS

Community Design

Intent: Ensure the Alderton-McMillin community remains rural in character over the next 20 years.

Objective 14. Minimize aesthetic impacts of residential, commercial, and industrial activities. D-10

Principle 1. Promote commercial and industrial development that is visually attractive, compatible with the residential character and agricultural identity of the community while being respectful to the natural environment.

Standards

14.1.1 Site design for commercial development should respect neighboring properties and consider the natural environment. LU-60.4

14.1.1.1 Implement low impact development design standards where feasible.

14.1.1.2 Locate required vegetation in a manner that provides buffering/screening between industrial and non-industrial lands.

14.1.1.3 Outdoor lighting should enhance visibility and security without projecting excessive glare on surrounding property or into the night sky.

14.1.1.4 Sustained noise that is generated by commercial activity should not negatively impact neighboring property owners.
14.1.2 New commercial buildings within a Rural Neighborhood Center that are visible from public areas should convey a traditional rural or agricultural character.

14.1.2.1 Building mass and materials should project a small scale character. LU-67.3

Principle 2. Promote coordinated and planned commercial developments within the Rural Neighborhood Center. LU-67.5

Standards

14.2.1 New commercial development within the Rural Neighborhood Center should be designed to complement adjacent businesses.

14.2.1.1 Encourage connections between neighboring commercial properties.

14.2.1.2 Promote harmonious commercial building architecture through the use of materials and textures.

14.2.1.3 Prohibit the use of typical franchise/corporate architecture.

14.2.2 Develop and adopt a preferred master plan design for the location of buildings, open space, access, and amenities within the Rural Neighborhood Center.

14.2.2.1 Developments should be linked with walkways, common access points, and outdoor areas providing an atmosphere and identity that is unique to the area.

14.2.2.2 Provide incentives for land owners within a Rural Neighborhood Center to conform to the appropriate adopted master plan design.

Principle 3. Minimize the visual impact of commercial retail and service activities permitted on agricultural properties. D-10

Standards

14.3.1 Design standards for commercial activities on agricultural properties should be flexible.

14.3.1.1 At a minimum, setbacks between residential uses and commercial activities on ARL and Rural Farm properties...
should equal or exceed setbacks from neighboring residential property.

Principle 4. Promote residential site design that establishes and connects open spaces.

Standards

14.4.1 Provide incentives for innovative site designs that cluster residential uses to preserve larger contiguous open areas.

Objective 15. Decrease the amount of non-agricultural commercial signage in the community plan area.

Principle 1. Limit commercial signage while adequately promoting goods and services provided by local businesses. D-16

Standards

15.1.1 Building and freestanding signs shall be designed and located in a manner that is not overly intruding.

15.1.1.1 Pole signs shall be prohibited.

15.1.1.2 Building and freestanding signs should be lighted indirectly.

15.1.1.3 The size of building and freestanding sign faces shall be limited.

15.1.1.4 The exterior base structure for freestanding signs shall be made of or faced with natural materials such as stone, brick, or wood.

15.1.1.5 Prohibit the use of flashing or rotating signs, video signs, internally lit, and roof signs.

15.1.2 The Rural Industrial Center shall be identified with one monument sign located along SR-162.

15.1.3 Limit the use of off-premise signs to temporary applications such as directional signage or community events.

Principle 2. Promote local seasonal agricultural products through the allowance of temporary signage.

Standards
15.2.1 Provide sufficient regulatory flexibility to allow local farmers to advertise available produce using temporary signage.

15.2.2 Implement temporary sign standards that allow a local farmer to acquire a temporary sign permit that may extend beyond 30 days to accommodate a product’s availability for marketing.

Objective 16. Locate required vegetation in a manner that protects and enhances the views of the ridgelines and hillsides from the valley floor.

Principle 1. Preserve the natural attributes along the hills and ridgelines above the valley.

Standards

16.1.1 Development on hillsides or along ridgelines shall be required to locate their natural vegetation areas and tree preservation credits along the perimeter of the project to maintain vegetated views from the valley floor.

16.1.2 Minimize tree removal to accommodate view creation, instead encourage selective tree-liming as necessary.

16.1.3 Encourage neighboring communities to adopt policies and regulations that naturally screen urban development on the hillsides and ridgelines from valley residents.

Cultural Development

Intent: Ensure that the agricultural heritage of the Alderton-McMillin community is preserved and perpetuated.

Objective 17. Look for opportunities to educate the residents of the community’s agricultural heritage.

Principle 1. Provide for community and public events to promote, educate, share, or display information related to culture, art, and science of agriculture specific to the community. CR-9

Principle 2. Work with local schools, colleges, and universities, and arts and cultural organizations to create cultural and arts events that celebrate the community-based agriculture and agricultural heritage. CR-9

Principle 3. Organize agricultural heritage tours to promote and market the community-based agriculture.

Standards
17.3.1 Work with the local farmers, granges, agriculture-related organizations, and business to organize on-going tours of local farms and other agriculture-related businesses.

17.3.2 Work with local schools and colleges to involve young people in the local agriculture.

Historic Preservation

Intent: Emphasize the importance of history in providing a sense of place in the plan area and preserve and prioritize historic structures, places, and traditions.

Objective 18. Ensure the history of the Alderton-McMillin Community Plan area is conveyed to residents and visitors.

Principle 1. Preserve sites of historical significance and strive to emphasize the importance of community history. CR-1

Standards

18.1.1 Integrate historic resources with natural resources when developing new recreational and visitor facilities. CR-3.4

18.1.2 The community should be afforded an opportunity to provide input into the review process when a nomination application to the Pierce County Register of Historic Places for a property located in the Alderton-McMillin Community Plan area is filed with the Pierce County Landmarks Commission.

18.1.3 Encourage local businesses to have historic plaques or pictures as part of the decor. CR-8

18.1.4 Develop a comprehensive inventory and map of cultural resources including historically significant features for the community. CR-2

18.1.5 When there is a conflict between the adopted design standards and preservation of the architectural integrity of a historical building that has been identified on the Pierce County Register of Historic Places, the historical architectural integrity shall prevail. CR-3.8

Principle 2. Promote the knowledge and presence of history in the community to provide a sense of belonging and tradition for those who live in or visit the community.

Standards
18.2.1 Promote the history of events, people, traditions, unique structures, and artifacts. CR-9

18.2.1.1 Explore educational opportunities in conjunction with activities at the McMillin Grange.

18.2.1.2 Record the history of the valley through the voices and experiences of the people in a video documentary. delete

18.2.2 Strive to educate visitors and local citizens about the history of the valley. CR-9+

18.2.2.1 Work with the local school districts to integrate the community’s history into the curriculum.

18.2.2.2 Disseminate historical information through kiosks or landmarks.

18.2.3 Develop a historic tour of important places and structures in the community.

18.2.3.1 Develop standardized identification signs for historic tour properties.

18.2.3.2 Encourage property owners of historic properties and structures to be involved with the development of a tour.
NATURAL ENVIRONMENT ELEMENT POLICIES

The valley community clearly demonstrates the high value we place on a healthy ecosystem. Our clean air and water, abundance of habitat for fish and wildlife, forested hillsides and open spaces help us retain our historic connection to the land. We integrate our building and development activities with the natural environment and the spectacular views.

GOAL

It is the goal of this community plan to sustain the health, beauty, and function of the unique natural ecosystems of the valley for future generations. The valley’s abundant rivers and wetlands, fertile soils, clean air, forested hillsides, and open spaces provide numerous recreational opportunities, homes and habitat for fish and wildlife, and a healthy local food supply for the urban areas. The valley’s natural resources should be protected and where degraded, should be restored.

OBJECTIVES, PRINCIPLES, AND STANDARDS

Water Resources

Surface Water Runoff, Flooding, and Habitat

Objective 19. Plant or retain trees and employ other natural methods to stop excess stormwater runoff, flooding, and erosion resulting from construction on hillsides.

Principle 1. Require new hillside developments to mimic pre-development hydrologic conditions.

Standards

19.1.1 Require development on hillsides to eliminate stormwater runoff consistent with the most recent stormwater manual.

19.1.1.1 Hillside developments shall be designed to absorb and slow the water through mechanisms such as the following:
(a) Reduce the building and road footprint by increasing allowable roof-height, clustering the buildings, reducing densities, and shortening the roads;
(b) Allow revised Emergency Vehicle Access standards to reduce road width, length, and pavement material while ensuring safety;
(c) Design the sites with terraces to increase the flow length and treatment capacity in heavily vegetated swales connecting bioretention systems;
(d) Locate buildings on the uphill side of the parcel to allow greater area of infiltration below the building;
(e) Use porous sidewalks, porous patios, porous driveways, and porous roadways; and
(f) Use LID techniques when feasible.

19.1.2 Require maximum tree retention to ensure slope stability and assist with the uptake of water. Allow limbing or pruning of trees for views while not compromising tree viability or slope stability.

19.1.2.1 Developments on hillsides should be allowed to remove vegetation only in the area necessary for roads, buildings, and yards. Overall vegetation removal should not exceed 30% of the parcel.

19.1.2.2 Explore the establishment of a greenbelt/open space corridor along the ridgelines and hillsides bordering the valley.

19.1.3 Ensure the allowable hillside density is compatible with the carrying capacity of the land.

19.1.3.1 Consider adoption of performance standards for developments on slopes or hillsides.

19.1.3.2 Consider reducing allowable densities on hillsides.

Principle 2. Investigate and correct flooding and sedimentation conflicts resulting from existing hillside development.

Standards

19.2.1 Undertake a study of existing developments on the ridgelines and hillsides to determine the source of excessive stormwater or sedimentation.

19.2.2 Identify and implement action steps to correct problems.

19.2.3 Funding for studies and corrective actions should come from multiple sources including stormwater utility management fees, grants, and developers.

19.2.4 Update the Mid-Puyallup Basin Plan to include any capital projects or programs that address sedimentation and flooding resulting from hillside development.

Principle 3. Implement policies on hillside development. Delete
Standards

19.3.1 Set up a task force to implement the above policies. The task force shall include the Cities of Bonney Lake, Puyallup, and Sumner, Pierce County, and local landowners. **Delete**

19.3.2 Initiate discussions with the South Hill and Graham Land Use Advisory Commissions regarding the preservation of trees along ridgelines and hillsides within the South Hill and Graham Community Plan boundaries. **Delete**

19.3.3 Work with homeowner associations located on hillsides to understand and address the issues and correct existing problems.

Objective 20. Recognize and implement the Mid-Puyallup Basin Plan which identifies challenges and solutions for flooding, storm drainage, and fish habitat within the Alderton-McMillin community. **U-33**

Principle 1. Alleviate flooding, protect water quality, and restore fish habitat in accordance with the Mid-Puyallup Basin Plan. **U-33**

Standards

20.1.1 Wetlands are an important ecological component of the Alderton-McMillin community and provide water storage capacity, cleansing opportunities for groundwater, and habitat for fish and wildlife. Wetlands shall be preserved and protected through a combination of public purchase programs and regulation. **ENV-9 all**

20.1.2 In determining properties for purchase with public funds, use the following community preferences:
(a) Priority 1: Headwaters of streams and creeks.
(b) Priority 2: Mouths of creeks with the Puyallup River.
(c) Priority 3: Wetlands that mediate stream flow and provide flood storage capacity.
(d) Priority 4: Wetlands that mainly provide habitat for wildlife.

20.1.3 Time Mid-Puyallup Basin Plan capital improvement projects in the Alderton-McMillin community to reflect the following community priorities:
(a) Priority 1: Projects that alleviate flooding.
(b) Priority 2. Projects to reduce erosion and sedimentation.
(c) Priority 3: Projects that provide greater conveyance efficiency.
(d) Priority 4: Projects that improve water quality and aquatic habitat.
Stream corridor restoration and removal of invasive plant species protects the carrying capacity of stream channels, reduces sediment deposition, protects or restores fish habitat, improves water quality, and reduces property damage and flooding. Restoration and invasive vegetation removal projects in Alderton-McMillin should reflect the following community priorities:

(a) Priority 1: Projects that alleviate flooding or reduce property damage.
(b) Priority 2: Projects that include both bank restoration and invasive species removal.
(c) Priority 3: Invasive species removal.
(d) Priority 4: Bank restoration.

Stream corridor restoration and invasive species removal should be coordinated with Pierce County Water Programs, Stream Team, and Pierce Conservation District. ENV–1.5

Objective 21. Reduce flooding, improve water quality, and restore fish and wildlife habitat within the Puyallup River and Carbon River systems. ENV-5, ENV-8, ENV-10

Principle 1. Reduce flood insurance by continuing to implement measures to diminish flooding and property damage. ENV-10.6

Standards

21.1.1 Recognize flooding and channel migration are part of the natural river process. Move people and homes out of and away from these areas. ENV-10

21.1.2 Properties that are located completely in the floodway or channel migration zone and cannot be built upon should be prioritized for purchase or utilized for parks or agriculture. ENV-10.5

21.1.3 The County should continue to participate in the Community Rating System program in order to reduce flood insurance for County citizens. ENV-10.6

21.1.4 Support restoration projects for the mainstem of the Puyallup River identified in the Puyallup Tribe Restoration Opportunities on the Puyallup River, Restoration Site Catalogue. ENV-1.5

21.1.5 Limit densities and uses within the 100-year floodplain. ENV-10.2
21.1.6 Allow limited uses within the 500-year floodplain with proper construction techniques including: elevating structures and insuring emergency ingress and egress. ENV-10.2
ECONOMIC ELEMENT POLICIES

Our economic visions maintain the integrity of the rural character of the valley while recognizing the benefits of our close proximity to the urban areas. We continue to serve the urban areas in the region with a wide variety of locally grown products, recreational opportunities, and a chance to experience our rural community. Residents continue to access the majority of their goods, services, and employment from the surrounding urban areas. The development and promotion of viable agricultural activities and markets emerges as an aspect of our rural economy. It is our aim to write, design, and implement a plan that will make our community attractive to new farmers and ongoing farm investments.

GOAL

The goal of the policies is to preserve and protect productive agricultural lands and to identify and implement actions to improve the viability of agriculture by ensuring family wage incomes and profitability for local farmers and their families for generations to come. In order to make this goal a reality the County must make a commitment, fund, and act upon policies and recommended actions that will allow for increased incomes and decrease barriers for local farmers.

OBJECTIVES, PRINCIPLES, AND STANDARDS

General

Objective 22. Agricultural enterprises and activities are an important sector of the County economy and the County shall foster and promote a diverse and sustainable agricultural economy as an integral part of its strategies to conserve and preserve agricultural lands in the County. EC-4

Principle 1. The County shall foster and encourage varied activities and strategies which encourage a diverse and sustainable agricultural economy and utilization of agricultural resources. EC-4.1

Principle 2. Productive agricultural land is a limited resource of both environmental and economic value and shall be conserved and preserved. LU-77, LU-77.1

Principle 3. Prohibit the creation of roads, subdivisions, or other developments that cut across, drain to, or otherwise impede farm management and operations. LU-77.8.1

Agricultural Economy

Objective 23. Create permanent ongoing demand for Alderton-McMillin plan area farm products – create the market.
Principle 1. Enact programs and take actions that increase awareness of and demand for local agriculture products. EC-4.2

Standards

23.1.1 Adopt and promote an agricultural policy to:
   a. Commit the County to programs and actions that support and improve agricultural sales and activities; LU-77.7
   b. Raise awareness of local farm resources and products; EC-4.2
   c. Place agricultural needs and importance at front and center of public discussion; EC-4.2
   d. Coordinate and communicate information and programs with various organizations and other jurisdictions within the County; EC-4.2.7
   e. Create urban area demand for local farm products;
   f. Recognize the agriculture sector as the foundation for rural economic development; LU-77.2
   g. Use political opportunities and leadership influence to work with local agencies, businesses, and employers to promote farm products and link the local products to the market. LU-77.3

23.1.2 Develop connections and formal programs with local institutions to purchase local food supplies. Institutions that would benefit from an established program include schools, universities, military bases, hospitals, prisons, major employers, and convention events. EC-4.2.7
   a. Inventory farm produce, available quantities, and market schedules.
   b. Inventory needs of entities receiving food – quantities, timing, products, etc.

23.1.3 Increase demand for local produce through professional advertising to the urban market. EC-4.2
   a. Establish a marketing and promotion team.
   b. Market local farm products through television commercials, radio ads, bus signs, logos or slogans, etc.
   c. Market directly to local, urban population, especially new residents through programs such as welcome baskets containing information on the importance of buying local, what, where, and when to buy.

23.1.4 Promote public outreach and awareness; market through education. EC-4.2
   a. Work with WSU and the Health Department to develop a curriculum or information for use in local schools.
   b. Develop a weekly or monthly television feature on the government channel to feature stories of local farmers, farm history of Pierce County, and the importance of our connection to the land.
   c. Place signs identifying crops being grown along agriculture parcels.
Principle 2. Link local farmers to the local urban market. LU-77.3

Standards

23.2.1 Support a farmers’ market in a commercial center in Alderton-McMillin and/or a commercial center in South Hill.

23.2.2 Assist with development of a farm cooperative where many farms operate as one for purposes of getting goods to market, buying materials in bulk, marketing products, and regulatory purposes.

23.2.3 Grow a community supported agriculture (CSA) market through coordinating produce and deliveries.

23.2.4 Develop an agriculture tourism program and route for Alderton-McMillin.

23.2.5 Explore and encourage opportunities for agricultural recreation such as agri-tourism and U-Pick farms.

Objective 24. Reduce barriers to agriculture. LU-77.4

Principle 1. Remove redundant regulatory restrictions; reduce paperwork and costs. delete

Standards

24.1.1 Conduct a comprehensive regulatory review of federal, state, and local requirements for various farming activities. Delete
a. Hold a forum with local farmers to identify all regulatory obstacles and concerns.

b. Where permitting and review is required at state or federal levels, reduce requirements at local level.

c. Implement methods to simplify the regulatory framework and streamline the approval process for farm activities.

d. Develop a set of pre-approved base plans for common farm facilities in order to streamline permit process.

24.1.2 In reviewing applications or considering any type of new construction or development, the County shall consider potential impacts on existing adjacent agricultural uses and shall use its regulatory authority to mitigate those impacts which would be detrimental to the continuation of existing agricultural operations and activities and the establishment of new agricultural operations and activities. New development should be sited in such a way so as to minimize and/or prevent future conflicts. EC-3.4, LU-74.8, EC-1.4.+
24.1.3 Identify ways to keep the regulatory burden on various agricultural activities to the minimum necessary for identifying, addressing, and mitigating potential impacts in the areas of health, safety, and welfare.

Delete

a. Consider increasing exemption levels under SEPA to maximum allowable threshold for agricultural uses and structures.
b. Review the requirements of the Critical Area ordinance for agricultural uses and consider amendments to reduce the regulatory requirements or exempt agricultural activities from Critical Area ordinances.

Principle 2. Provide technical assistance to farmers in order to adjust to the changing market.

Standards

24.2.1 Assess the type of assistance most needed by the farming community.

24.2.2 Hire or connect with experts to provide knowledge and direct assistance in:

a. Economic decisions; e.g., where there are needs in the local market not being filled thus providing opportunities;
b. Business improvement; e.g., marketing products locally or how to increase value-added production opportunities;
c. Technical assistance; e.g., how to cost effectively convert to another product, become an organic farm, or comply with environmental and other regulations.

24.2.3 Coordinate with and increase the role of Washington State University and the Pierce Conservation District in providing assistance. EC-4.2.7

24.2.4 Coordinate assistance efforts to reduce confusion and fragmentation of programs. EC-4.2.7

24.2.5 Assign a “Farmbudsman” as a single point of contact on agriculture permits, zoning, and environmental regulation to assist local farmers through the regulatory process.

24.2.6 The County shall provide technical assistance to farmers to help avoid conflicts over wetland and riparian management and the management of other sensitive or diminishing environmental resources as listed and periodically updated in the Critical Areas regulations. ENV-1.8, LU-79.9

Principle 3. Provide direct financial assistance to local farmers. EC-4.5, EC-4.6

Standards
24.3.1 Provide tax relief to commercial Pierce County farms or those non-profit farms that are a commercial equivalent providing products to food banks or other non-profit organizations.

a. Update and enhance tax incentives.
b. Work to revise tax assessments to value productive agricultural lands at agricultural value rather than ‘highest and best use.’
c. Consider reducing or eliminating surface water management fees.

24.3.2 Establish a Farm Emergency Fund to provide assistance: EC-4.6

a. When farms are diversifying products in order to improve sales;
b. To maintain agriculture land when fields are inactive;
c. When farming practices are updated and the net benefit reduces impacts on the environment; and
d. When crop loss occurs due to natural events.

24.3.3 Establish a Revolving Loan Fund to provide assistance to farmers for business improvement. EC-4.6

24.3.4 Explore opportunities to assist local farmers through creative programs providing secure farm incomes. EC-4.6

24.3.5 Investigate and implement a variety of methods to provide funding for agriculture viability: EC-4.5, EC-4.6

a. Consider issuing a bond;
b. Seek to maximize grant opportunities to fund agriculture preservation.

Objective 25. Commit resources to improving the viability of agriculture. EC-4.5

Principle 1. Establish a single place of contact for coordination and promotion of agricultural issues.

Standards

25.1.1 Continue to support the WSU Farm Assistance, Revitalization & Marketing Program (FARM) responsible for: EC-4.2.7

a. Coordinating and promoting information on agricultural issues and programs;
b. Serving as a single point of contact and overseeing needs and improvements for the agriculture community;
c. Implementation of all policies, programs and actions;
d. Establishing connections to and markets within the urban area;
e. Grant writing for agriculture;
f. Developing funding sources for agriculture improvements;
g. Developing effective partnerships to promote agriculture;
h. Communicating from, with, between farmers, the farming community, WSU, Pierce Conservation District, etc.;
i. Providing a voice and lobby regarding national and state policies impacting farmers;
j. Monitoring the health of the agriculture sector and successfulness of policies, programs, and actions; and
k. Developing GIS tools to monitor distribution, production, conversion, fragmentation.

25.1.2 Continue support and funding for FARM. EC-4.2.7

25.1.3 Pierce County shall develop a monitoring program to evaluate the effectiveness of agricultural policies and programs.
FACILITIES AND SERVICES ELEMENT POLICIES

Life in the valley is enhanced through various public infrastructure and service improvements. Traffic congestion is reduced through road improvements and alternative routes for residents within and surrounding the valley. The railroad continues the 130-year heritage of providing the valley with freight rail service and a connection to the North American rail network. Circulation improvements are prioritized considering the welfare of local residents as well as the needs of motorists. All improvements are designed with sensitivity toward the rural character of the community. Recreational enthusiasts welcome active play amenities in a new centrally located regional park. Emergency preparedness plans and facilities are in place; citizens and emergency services are educated about actions to be taken in time of emergency. Responsive County services aid in the discouragement and prevention of illegal activities.

GOAL

It is the goal of this community plan to ensure appropriate facilities and services are provided. Facilities and services are to be sized and designed for a rural community.

OBJECTIVES, PRINCIPLES, AND STANDARDS

Parks and Recreation

Objective 26. Increase recreational opportunities for residents within the community.

PR-1, PR-3, 5.8

Principle 1. Expand recreational opportunities through existing resources and facilities.

Standards

26.1.1 Recreational improvements and opportunities are prioritized as follows:
1) Redevelopment of Riverside Park;
2) Public access to the Puyallup and Carbon Rivers;
3) Other recreational activities including but not limited to the Reise site; Ford site; and Renaissance site.

26.1.2 The scale and design of future parks should meet the community’s needs rather than the region’s needs.

26.1.3 Consider a site’s environmental characteristics in determining the type of recreational improvements. Work with the environmental resources of the site, integrating activities in a manner that allows users to enjoy the natural amenities. Park development shall not adversely impact the natural site amenities. PR-5
26.1.4 Explore opportunities for Pierce County to partner with the Cities of Sumner and Orting. PR-8.3

26.1.5 When possible, seek appropriate recreation mitigation from large transportation or essential public facilities projects when such projects create impacts on the plan area.

26.1.6 Park buildings shall meet LEED certification and low impact design standards. PR-5.2

Principle 2. Establish locational criteria for new recreational facilities.

Standards

26.2.1 New recreational facilities shall be located away from critical areas or the site must be designed to mitigate all potential impacts.

26.2.2 New recreational facilities shall be located away from existing agricultural lands or work with local farmers to design the project to mitigate potential impacts.

26.2.3 The location of new recreational facilities shall not adversely increase traffic congestion.

26.2.4 Recreational facilities shall be compatible with the rural area and lifestyle. Compatibility with the rural area does not include noise, traffic, lights, activities, impervious surfaces, and hours of operation that are similar to those in an urban area.

Principle 3. Explore interests and concerns of surrounding communities and others related to expanding a trail system in the area. PR-9, 17

Standards

26.3.1 Pierce County should gauge community support for additional trail segments.

26.3.1.1 Prior to any trail plan adoption, community meetings should be held in Alderton-McMillin to determine if the public supports the trail alignment. PR-9

26.3.2 Pierce County Parks should evaluate the feasibility of connecting the Foothills Trail with the Bonney Lake trail system.
26.3.3 The potential impact to surrounding agricultural lands should be considered in evaluating potential trail segments within the community. PR-12, PR-5.7

26.3.4 A community trail system should strive to connect public river access areas along the Carbon and Puyallup Rivers.

26.3.5 Educational kiosks should be located along the Foothills Trail informing the public about the local history and agriculture.

Objective 27. Increase public access along the Carbon and Puyallup Rivers.

Principle 1. Redevelop Riverside Park as a community park.

Standards

27.1.1 Pierce County should develop a park master plan for Riverside Park.

27.1.1.1 The park master plan should be developed with the local community through a public hearing and permit process.

27.1.1.2 Improvements constructed in Riverside Park should focus on passive recreation, educational opportunities and river related activities. River access for boating should be a priority.

27.1.1.3 Educational kiosks and/or markers that describe the river ecosystem and present fish and wildlife should be incorporated into the parks master plan.

27.1.1.4 The historical significance of the Riverside site as a “County Poor House” should be portrayed through educational materials.

27.1.1.5 Signage that provides environmental education and awareness should be placed in appropriate locations.

27.1.1.6 Ensure green space for playing and picnicking. Sport fields and play courts are not an appropriate use of the park area.

27.1.1.7 Pierce County should approach the City of Sumner to discuss a possible partnership in the development and/or maintenance of the facility.

27.1.1.8 Explore the possibility of obtaining support from the Puyallup Tribe for public river access at the park.
Principle 2. Evaluate opportunities to provide public access to the Carbon and Puyallup Rivers through Pierce County owned properties.

Standards

27.2.1 Public river access sites are intended to be used for fishing and passive shoreline recreation activities.

27.2.2 A small number of public access sites should be provided throughout the Alderton-McMillin Community Plan area. These sites are intended to allow fishing access to the rivers but are not intended to include boat access or occupy private properties. Impacts to private properties for recreational river access shall be minimized.

27.2.3 Criteria should be developed as a means to evaluate sites on the appropriateness of public access. The criteria should evaluate potential impacts to surrounding agricultural lands, habitat, and community. Significant impacts should be avoided.

27.2.4 Public river access sites should be minimally developed with amenities such as parking areas, trails, and educational kiosks.

27.2.5 Representatives from the community shall have the opportunity to provide input into potential public access sites. PR-9

27.2.6 Pursue a partnership with Pierce County Parks Department in the development and maintenance of public access sites to the Carbon and Puyallup Rivers. PR-8, 19

27.2.7 Explore potential partnerships with community or special interest organizations in the development and/or maintenance of public access sites to the Carbon and Puyallup Rivers. PR-8

Objective 28. Provide community education through local recreational facilities.

Principle 1. Create opportunities for community education within the public river access areas and along the Foothills Trail.

Standards

28.1.1 Community education should focus on the community agricultural history and unique environmental characteristics.

28.1.1.1 Support activities within the community that integrate environmental education with recreational activities.
28.1.1.2 Educational kiosks should be constructed at appropriate locations within the Riverside Park, public river access sites, and trail heads.

28.1.1.3 Signage that provides historical education (farming history) should be provided along the Foothills Trail.

Objective 29. Protect private property and increase safety in or adjacent to public parks. PR-5

Principle 1. Protect private property from trespassing.

Standards

29.1.1 Opening public properties to river access should reduce trespassing on private properties.

29.1.2 Place signs along property boundaries where trails, parks, or public river access properties abut private property. Signs should educate or remind users to stay on public access and public properties.

Principle 2. Increase safety in public parks. PR-5

Standards

29.2.1 Fund a park ranger or security officer through a funding partnership by the County and cities.

TRANSPORTATION

Intent: Provide for the mobility and access needs of the valley residents while at the same time maintaining its unique rural character.

SR-162

Objective 30. Improve SR-162 to meet the future safety and mobility needs of the valley residents.

Principle 1. Support the Washington State Department of Transportation’s implementation of roadway improvements on SR-162 as specified in the Washington State Department of Transportation’s Highway Systems Plan. Lobby the state legislature and the Pierce County Council to secure the funding for this project. Support the concept of the development community to provide some or all of the funding for this project.

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Standards

30.1.1 Request that the state investigate the alternatives for increasing the capacity at the SR-410 and SR-162 Interchange. This improvement should precede the construction of additional lanes south of the SR-410 interchange.

30.1.2 Encourage the state to pursue the improvement of nearby interchanges that would direct traffic away from the Alderton-McMillin Community Plan area and other areas that are affected by “through” traffic that doesn’t meet their community character.

30.1.3 Work with the state in implementing access management strategies along SR-162 in order to maintain SR-162’s primary function as a thoroughfare. These strategies should move toward minimizing the access points along the highway.

30.1.4 Construct no new roadways connecting to SR-162 until the state has assured additional and adequate capacity of the facility to serve the mobility needs.

30.1.5 Work with the state in synchronizing current and future traffic signal installations on SR-162.

30.1.6 Work with the state in requiring the private sector to mitigate their impacts on SR-162 traffic congestion by providing funding toward the additional two lanes needed for this road.

30.1.7 Prior to the improvements to SR-162 it is recommended that the State Highway System Plan include provisions to accommodate agricultural machinery.

Accommodating Future Traffic

Objective 31. Minimize the demand for additional roadway capacity within the community plan area. T-1

Principle 1. Accommodate demand for roadways from development outside of the plan area by improving key roadways outside of the Puyallup Valley. T-1

Standards

31.1.1 Fully investigate the provision of other roadways that may alleviate the demand for traveling through the valley. There are a number of future roadway connections and improvements that should be closely examined in this context including the construction of the South Plateau Connection,
the extension of 176th Street E. to the City of Orting, the widening of Shaw Road E./Military Road E/122nd Avenue E., and the improvement of 214th Ave E.

31.1.2 The County shall pursue joint partnerships with local jurisdictions and developers to negotiate and complete subregional transportation improvements that will take traffic away from the valley. T-30

Nonmotorized Travel

Objective 32. Plan, fund, and construct nonmotorized improvements. T-12
Principle 1. Provide nonmotorized facilities in areas of highest potential usage for residents and visitors.

Standards

32.1.1 Develop nonmotorized facilities that will link the Alderton-McMillin community with the Foothills Rails to Trails trailhead in McMillin.

32.1.2 Identify and implement nonmotorized improvements that will accommodate the students’ travel to school bus stops and safe walking corridors for those that arrive at school locations without buses. All nonmotorized facilities are in keeping with rural environment. T-14.2

32.1.3 Include paved shoulders to accommodate bicyclists and pedestrians in new or reconstructed roadways that are anticipated to have higher nonmotorized usage.

32.1.4 Coordinate with the City of Bonney Lake in the effort in developing a link between one of their trails to the Foothills Trail.

32.1.5 The locational criteria for nonmotorized trails should consider the avoidance of farmland that would be subject to pesticide/herbicidal treatment.

Community Character

Objective 33. Strive to retain the rural character and the history and heritage of the community through roadway design.

Principle 1. Retain the existing County and private roads in their rural state.

Standards
33.1.1 Capacity improvements on County roadways in the plan area should only be considered when meeting roadway design standards or providing shoulders or turn lanes. T-5

33.1.2 Paved shoulders instead of sidewalks are generally preferred on roadways in the rural areas. Sidewalks are not consistent with the rural character of the community and should be discouraged in the rural areas.

33.1.3 Consider the use of “paths” adjacent to roadways for nonmotorized purposes. These paths should connect existing or proposed trails, schools, parks, or other destinations that generate higher levels of nonmotorized demand.

33.1.4 Unless deemed necessary, roadway construction projects should minimize the removal of trees along the roadways in the rural areas. Relocate when feasible or replace any trees as part of any roadway projects outside of the right-of-way.

33.1.5 Roadway illumination should not be utilized unless required to enhance safety. D-15.3

33.1.6 When light fixtures are provided along state highways and arterials ensure that they are direct and do not cast light in multiple directions. Transportation corridors shall utilize the minimum amount of lighting necessary for safety and function.

Environmental Considerations

Objective 34. Design and locate transportation facilities to minimize environmental impacts. T-12, T-28

Principle 1. Minimize impacts to wetlands and wildlife areas when designing and constructing transportation facilities. T-28, T-28.2

Standards

34.1.1 Implement transportation improvements in accordance with the County’s new regulations to protect water quality and to avoid wetlands, creeks, and other critical areas. T-28.2

34.1.2 Assure that roads, highways, and transportation facilities are designed and constructed in partnership with nature, preserving as much as possible the natural environment and existing vegetation of the area. T-28.3
34.1.3 Design roadways to minimize impacts upon the adjacent land uses. Those impacts to be considered include motor vehicle emissions, noise, visual, light, safety, and security impacts. T-28.7

34.1.4 Employ the principles of “context sensitive design” in the development of new roads within the community in order to assure the retention of the character of the area. In particular the County should not develop new corridors that would encourage less rural type development in the community. T-4, T-28+

Access Management

Objective 35. Promote public safety and efficient traffic operations through applying access management techniques. T-11


Standards

35.1.1 Encourage and assist landowners to work together to prepare comprehensive access plans that emphasize efficient internal circulation and discourage multiple access points to major roadways from developing areas along major and secondary arterials. T-11.3

35.1.2 Encourage access to developments through a system of collector arterials and local access streets. T-11.1

35.1.3 Work with the State in developing more innovative methods to limit access on SR-162.

Transit Service and Transportation Demand Management

Objective 36. Provide transit service within and outside the community that will reduce the vehicular trips within and through the area. T-27

Principle 1. Work with Pierce Transit and Sound Transit in developing strategies for increasing fixed route and demand responsive transit service in the area.

Standards

36.1.1 Coordinate with Pierce Transit to provide better marketing and promotion of existing paratransit service within the community.

36.1.2 Explore opportunities with Pierce Transit to provide additional paratransit service within the community.
36.1.3 Coordinate with WSDOT and Pierce Transit and possibly the City of Orting in siting, planning, and developing a Park and Ride facility that may also be served by transit.

36.1.4 Investigate the feasibility of commuter rail that may serve the community.

Safety and Mobility of Farm Vehicles

Objective 37. Provide for the presence of farm vehicles on the roadway network. T-10

Principle 1. Promote the safe use of the roadways for farm vehicles through such tools as frontage roads when considering new roads or improving existing roads. T-10

Standards

37.1.1 Coordinate with the farming community to understand the specific operational needs of their industry. Determine the feasibility of any actions to promote the safety of the farm vehicles on the roadway. T-10.1

Mobility and Safety

Objective 38. Consider the role of new or improved roadway facilities in their ability to facilitate faster evacuation out of the valley in the event of a lahar flow. Additionally, any new or improved facilities must also provide for ease of access for emergency vehicles both into and through the valley.

Principle 1. Consider new or improved roadways that will safely and effectively evacuate people out in the event of a lahar flow.

Standards

38.1.1 Fully investigate the role of the South Plateau Connection in evacuating the community. delete

38.1.2 Build currently planned improvements that will support the connectivity of the total roadway network around the community plan area such as Cross Base Highway.

38.1.3 Construct the extension of 176th Street East.

Rhodes Lake Road Corridor
Objective 39. Mitigate the impacts of any new alignment built as a result of the Rhodes Lake Road Corridor Study.

Principle 1. Develop and implement specific measures to mitigate the impact of the Rhodes Lake Road Corridor.

Standards

39.1.1 Provide for full mitigation/replacement of any farmland that would be used in the construction of a new corridor.

39.1.2 Design the roadway when feasible to minimize the impact on the view corridors within the valley. Consideration should be given toward such strategies as:
   a. Buffering the roadway with trees and other vegetation.
   b. Designing the roadway so that it would take advantage of the topography of the area to make it less visible.

39.1.3 Create and implement new roadway standards for the Rhodes Lake Road Corridor that would preserve the rural character of the community through access control management.

39.1.4 Do not illuminate any portion of the roadway unless there are clear safety standards that would require the same.

Monitor Development Impacts

Objective 40. Plan, fund, program, design, and implement roadway projects at the time of development impacts T-25

Principle 1. Coordinate the timing, location, and type of new development with future transportation infrastructure. T-25

Standards

40.1.1 Adhere to the County’s Transportation Concurrency Management System’s standards and methodology for measuring and monitoring the levels of congestion and maintaining transportation concurrency. T-25

40.1.2 Require Cascadia to provide their approved levels of employment in tandem with their residential development. Monitor this balance through the periodic review of this development’s traffic impacts as required by the Hearing Examiner. delete
40.1.3 SR-162 must be improved and maintained to a level of service D prior to the construction of any new proposed roadway connecting this state highway with the developments on and near the plateau. T-14, T-25
NATURAL HAZARD POLICIES

GOAL

The goal of the natural hazard policies is to ensure damage to property or people is minimized; evacuation routes, procedures, and actions are in place; and, the public is educated about what to do and where to go in the event of a flood, earthquake, volcano, or landslide.

General

Objective 41. Vulnerabilities shall be minimized within the Alderton-McMillin planning area. Vulnerabilities are anyone or anything that may incur loss of life or property in a hazardous event – people, property, and buildings. ENV-10, ENV-10.2,

Principle 1. Minimize the loss of life or property in expected hazardous events. ENV-10.7

Standards

41.1.1 Recognize the Puyallup-Carbon River valley contains a number of naturally occurring, potentially catastrophic events. Minimize the potential loss to people, property, and buildings.

41.1.2 Allow clustering of homes or businesses only when safe, available evacuation routes can be identified or constructed to remove people from harms way.

Damage Mitigation Policies

Objective 42. Mitigate damage to people and property. ENV-10

Principle 1. Pierce County should invest in projects and programs within the plan area that protect or prepare local community residents in the event of a hazardous incident.

Standards

42.1.1 Pierce County should invest financial and/or staff resources into future capacity improvements that protect local community residents.
  a. The County shall include seismic retrofitting for the McMillin Bridge in the next Transportation Improvement Program (TIP) cycle.
  b. The County should facilitate opportunities to implement the “Bridge for Kids.”

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c. The County and community should engage in conversations with Cascadia to investigate the possibility of an escape footpath from the valley to a staging area on the plateau.

42.1.2 Pursue opportunities to augment the local emergency siren system.
   a. The County shall require all new public gathering places to be hardwired with NOAA weather radios.
   b. Home builders should be encouraged to hardwire emergency weather radios into new construction.
   c. Pierce County should explore possibilities to distribute emergency weather radios to residents.

42.1.3 All available evacuation routes out of the valley shall be clearly identified with signage within one year of plan adoption.

42.1.4 Pierce County Neighborhood Emergency Teams should be more widely established within the plan area.
   a. Groups of people and individuals, particularly elderly or large groups of young children, which may need assistance during an event should be identified.
   b. Procedures and contacts should be established and known through coordination with PC-NET.

Public Awareness and Education

Objective 43. Ensure numerous education opportunities exist regarding the natural hazards in order to increase public knowledge and awareness about where to go and what to do in an emergency event. ENV-10.7.3

Principle 1. Pierce County should establish a public outreach program within the plan area that educates residents about the unique natural dangers and necessary preparedness of living in the valley ENV-10.7.3

Standards

43.1.1 Establish and implement a public outreach program to familiarize the valley populace with the applicable portions of the County Hazards Mitigation Plan.
   a. The public outreach program should include meetings with community groups, neighborhood associations, the Grange, school groups, and business associations.
   b. Brochures describing the evacuation routes and general public procedures should be prepared and distributed at various public and private locations throughout the valley.
43.1.2 Coordinate with the County Parks Department to prepare educational information for incorporation into the Foothills Trail. (Review the UPS interpretive plan.)

43.1.3 Investigate the implement publishing evacuation routes and procedures in local phone books. ENV-10.7.2, ENV-10.7.3

43.1.4 Investigate and implement publishing flood information on water bills. ENV-10.7.2, 10.7.3

43.1.5 Consider and implement actions to educate surrounding communities that may be called upon for assistance in a catastrophic event. ENV-10.7.3

43.1.6 Education local residents and business owners about the notification benefits of emergency weather radios.
Anderson-Ketron Islands
Matrix
LAND USE AND ECONOMIC ELEMENT POLICIES

Rural Residential

Intent: Low density housing, open space, and resource land uses will be the prominent development pattern in the area.

Objective 1. Establish rural residential land use designations that maintain a low density rural land use pattern, preserve the rural character, protect environmentally sensitive features, and encourage agricultural and forestry activities within the plan area.

Principle 1. The majority of the plan area should be designated Rural Residential.

Principle 2. The Rural Ten (R10) zone should provide for a variety of rural residential lot sizes.

Standards

1.2.1 Residential densities in the R10 zone shall be one dwelling unit on ten acres.

1.2.2 On Ketron Island, residential density may be increased in the R10 zone to two dwelling units on ten acres when 50% of the parcel is designated as open space.

1.2.3 On Anderson Island, increased densities associated with designating a portion of a parcel as open space shall not be allowed.

1.2.4 The minimum lot size in the R10 zone shall be ten acres except:
   a. On Ketron Island the minimum lot size may be reduced to one acre when 50% of the parcel is designated as open space and residential densities are increased as described in standard 1.2.2;
   b. On Anderson Island the minimum lot size shall be two acres.

Principle 3. Allow a variety of rural residential land uses in the R10 zone that are consistent with a rural lifestyle.

Standards

1.3.1 The dominant land use shall be detached single-family residential.

1.3.2 Civic uses such as churches, educational facilities, and public safety services that can be supported by rural infrastructure shall be permitted.
1.3.3 On Ketron Island, allow tourism facilities such as bed and breakfast houses with up to 5 guest rooms in locations throughout the Island. Where new lodging facilities are developed on shoreline locations, provisions for public access to the shoreline should be encouraged. Such public access should be limited to the lodging facilities’ property.

1.3.4 Recognize that community and cultural services that serve the neighborhood in which they are located and are open to the general public shall include facilities such as an Anderson Island historical museum or a library serving the Island community.

Resource Lands

Intent: Agricultural, forest, and mineral resource lands are an asset for Island residents. These lands provide many benefits including employment opportunities, wildlife habitat, and a scenic landscape enjoyed by all. Utilize resource lands at sustainable levels to provide raw materials, value-added products, and jobs necessary for future generations.

Objective 2. Promote agriculture activities throughout the community plan area. **LU-77**

Principle 1. Designate properties with the potential for long-term commercial agricultural significance as Agriculture Resource Lands (ARL), and other agricultural lands as Rural Farm (RF).

Standards

2.1.1 Properties that meet the criteria in Section 19A.30.070 B. of the Pierce County Comprehensive Plan shall be designated ARL.

2.1.2 Lands that have been designated ARL, but do not meet the ARL criteria in Section 19A.30.070 B., shall be designated RF; however, landowners may request their property be removed from the RF designation during a subsequent Comprehensive Plan amendment cycle.

Principle 2. Encourage a variety of uses in the ARL and RF designations that are consistent with and support the long-term viability of farming. **LU-77.2, LU 62**

Standards

2.2.1 Permitted uses in the ARL and RF zones include all agricultural uses and the buildings necessary to conduct the farm uses. These uses include but are not limited to orchards, processing and sales of products produced on the farm, and wineries. Farm uses shall be permitted outright and are not subject to special use permit requirements.
2.2.2 Direct marketing of agricultural products shall be encouraged from ARL and RF properties. Farm stands and associated parking areas shall maintain a minimum setback of 25 feet from roads, and 10 feet from other property lines. Farm stands and associated parking shall maintain a 50-foot minimum separation from residences on adjacent properties.

2.2.3 Allow custom milling and forest products sales, accessory to a single-family home, provided these activities are consistent with criteria for home occupations.

2.2.4 Residential density shall not exceed a maximum of one dwelling on ten acres. Clustering of lots is permitted provided that the parent parcel is 20 acres or larger and the clustering results in no more than 10 lots per cluster, and no individual lot is smaller than two acres.

Principle 3. Allow a variety of aquaculture activities including shellfish farming and fish hatcheries in appropriate locations throughout the community.

Standards

2.3.1 Aquaculture activities should be mitigated to reduce visual and noise impacts to nearby residences.

2.3.2 Best Management Practices shall be implemented for all aquaculture activities.

2.3.3 Amend Pierce County Code, Title 18E Critical Areas to require a fish and wildlife assessment for aquaculture activities in locations designated as “Marine Shoreline Critical Salmon Habitat” areas. **DELETE**

2.3.4 Do not allow commercial processing of aquacultural goods, either associated with an aquacultural farming operation or as a use not directly associated with an aquacultural farming operation.

Objective 3. Recognize forestry uses as a historical and desirable land use within the plan area.

Principle 1. Encourage a variety of uses in the Rural Residential designations that are consistent with and support the long-term viability of timber management.

Standards

3.1.1 Allow Christmas tree farms and the direct marketing of forest products associated with the holiday season. **LU 89.5**
3.1.2 Allow custom milling and forest product sales on sites that engage in forest practice operations. LU 89.6

Principle 2. Ensure that forestry use activities are conducted in a manner that is compatible with the rural residential character of the Islands.

Standards

3.2.1 Coordinate with the Tacoma-Pierce County Health Department and timber harvest operators to ensure wood chipping activities are consistent with applicable provisions in Pierce County Code Chapter 8.76 Noise Pollution Control. LU 89.7, 18F

3.2.2 Wood chipping activities, including stump grinding, may occur on-site only during forest practices activities that occur on the site. Chipping needs to occur coincident with land clearing or logging on the site. If not ground on site, stumps must be hauled to an authorized site. Disposal of wood chips must not increase fuel loads. LU 89.7, 18F

Rural Centers

Intent: Compact and attractive rural neighborhood centers serve as focal points for business and community activities. Plan these commercial centers in defined locations or in areas that have historically provided commercial services to the community. Encourage pedestrian features that present opportunities for citizens to walk between businesses. Commercial activities in rural centers should provide the basic goods, services, and employment needed by local residents.

Objective 4. Designate rural commercial centers as limited areas of more intense rural development (LAMIRD).

Principle 1. Recognize sites that are appropriate to designate as LAMIRDs.

Standards

4.1.1 Prohibit rural commercial areas from sprawling along Eckenstam-Johnson Road.

4.1.2 Encourage infill development within the logical outer boundary of Rural Neighborhood Centers.

4.1.3 Establish a Rural Neighborhood Center designation in the vicinity of the marina on the east shore of Ketron Island.

4.1.4 Recognize the existing Rural Neighborhood Center on Anderson Island at the intersection of Eckenstam-Johnson Road, Camus Road, and Lake Josephine Boulevard.
Overlays

**Open Space Overlay**

**Objective 5.** Adjust the open space map to reflect sensitive environmental features and promote open space protection measures within these open space corridors. **LU 108 +**

**Principle 1.** Utilize the Comprehensive Plan Open Space/Greenbelt map as the basis for establishing open space overlay corridors within the plan area.

**Principle 2.** Amend the County’s current, officially adopted Open Space/Greenbelt map to better reflect on-the-ground physical conditions and community characteristics and values as follows. **LU 108 +**

**Standards**

**5.2.1** Expand the open space corridors to include the following areas as noted on the revised Open Space Corridors Map:

a. Anderson Island Parks and Recreation properties.

b. County owned properties.

**5.2.2.** Revise the current, officially adopted Open Space/Greenbelt map with the Proposed Open Space Corridors map (see Proposed Open Space Corridors map). **LU 108 +**

**Principle 3.** Open space corridors should be used to connect wetlands and areas with hydric soils that serve to recharge streams and groundwater.

**Principle 4.** Limit densities within the Open Space corridor to minimize impacts and enhance high priority resources.

**Standards**

**5.4.1** Bonus densities shall not be permitted in Open Space Corridors.

**ECONOMIC POLICIES**

**Intent:** Encourage economic development that is responsive to the needs of the community.

**General**

**Objective 6.** Encourage commercial development that will protect the Islands’ rural character and environmental values.
Principle 1. Encourage designs in commercial development that reflect the Islands’ rural character and environmental values in its architecture, site design, landscaping, buffers, open space, tree cover, and similar features.

Principle 2. Support businesses in appropriate commercial areas that support the needs of residents. LU 64

Principle 3. Evaluate historically industrial areas as limited areas of more intense development (LAMIRDDs)

Standards

6.3.1 Ensure that rural industrial areas are consistent with LAMIRD provisions as described in the Growth Management Act. DELETE

Home Occupations and Cottage Industries

Objective 7. Ensure businesses and commercial development located outside of designated commercial areas adheres to established home-based business (home occupation and cottage industry) development standards. LU 99.6

Principle 1. Review current development standards for home-based/cottage industries and reconcile contradictions (such as parking requirements that make a property assume a commercial character as opposed to a residential character).

Principle 2. Enforce current regulations and standards. LU 99.6

Standards

7.2.1 Address illegal contractor’s yards by pursuing opportunities to support limited contractor activities.

Principle 3. Educate residents on the opportunities, resources, and requirements for carrying out a home-based or cottage industry business.

Contractors’ Yards

Objective 8. Ensure that contractors’ yards are compatible with the rural area. LU 60

Principle 1. Review and, as appropriate, adjust standards for contractors’ yards to ensure operations are consistent with the rural Island character. DELETE

Standards

8.1.1 Limit hours of operation to 8 a.m. to 8 p.m. DELETE
8.1.2 Allow new contractors’ yards or expansion of existing yards subject to obtaining a conditional use permit. **DELETE**

Natural Resource Industries

Objective 9. Encourage agricultural and forestry industries within the community.

Principle 1. Encourage retention of properties of sufficient size to make agriculture/forestry economically feasible.

Principle 2. Ensure agricultural uses are allowed broadly within the plan area.

Principle 3. Educate residents on uses and limitations of the County’s Current Use Assessment (tax incentive) program. **LU 97.2**
COMMUNITY CHARACTER AND DESIGN POLICIES

Historic and Cultural Resources

Intent: Recognize and preserve existing places and structures of historic and cultural significance within the plan area, thereby strengthening the area’s character and sense of place.

Objective 10. Preserve and enhance existing historical and cultural resources, maintaining the rural identity of the plan area.

Principle 1. Protect the historic rural feel of the plan area. DELETE (same as Objective 10)

Standards

10.1.1 Discourage themed communities on Ketron Island.

10.1.2 Protect sacred sites to preserve people’s cultural roots and connections to the past. CR 3.3

Principle 2. Designate sites, buildings, and places that the community values and considers unique to the community or are significant and worthy of preservation or protection through the community planning process. CR 3.9

Standards

10.2.1 Develop an inventory of cultural and historic resources, in order to protect and integrate these resources within the development of the plan area. CR 3.10

10.2.2 Promote the enhancement and maintenance of the historical resources on Anderson Island, including but not limited to:

- Old School House
- Museum
- Historic farms and associated farming events including Johnson Farm
- Community Clubhouse
- Cemetery
- Carlson Store
- Community Church

DESIGN
Intent: To guide development in a manner that will further enhance the existing rural character and identity of the plan area. Design of proposed development should be compatible within the visual context of the surrounding area and be sensitive to existing uses and site conditions.

Design Standards and Guidelines

Objective 11. Design and site buildings and other structures to fit with the rural island character.

Principle 1. For Ketron Island, establish bulk standards and guidelines that respond to the existing conditions and rural character of the island.

Standards

11.1.1 Establish a maximum height for buildings. DELETE, 18A

11.1.2 In addition to the maximum height limitation, further limit building heights on specified properties to minimize view obstructions on other properties.

11.1.3 Require a minimum a 10-foot building setback from road rights-of-way. DELETE, 18A

11.1.4 Allow all types of fences subject to a maximum height of six feet within any building setback. DELETE, 18A

Principle 2. For Ketron Island, establish design requirements for residential construction.

Standards

11.2.1 Prohibit mobile homes on Ketron Island.

Site Design

Objective 12. Encourage site design that responds to the existing character and conditions of the site and maintains the rural character. D 10

Principle 1. Preserve natural character, functions and values during the development process, through techniques such as low impact design. D 13 +

Residential Design

Objective 13. Encourage residential design that responds to the existing character and conditions of the site and that evoke a rural character. D 13 +
Principle 1. Where territorial views exist, developments should minimize obstruction of views from nearby properties through appropriate landscape design, building placement, height, and setbacks.

Principle 2. Encourage site designs which contribute to the aesthetic value of the area, by retaining resources such as clusters of trees and historic features.


Standards

13.3.1 Encourage dwelling units that utilize architectural features typical of a rural setting, including porches and verandas which contribute to the country feeling of the plan area.

Principle 4. Avoid development in wildfire-prone areas.

Standards

13.4.1 Site homes and arrange landscaping to maximize protection from wildfire.

13.4.2 Recognizing that all of Ketron Island may be considered prone to wildfire, all new developments on Ketron Island should enact measures to minimize danger of wildfire to the development and surrounding properties.

Home Occupations and Cottage Industries

Objective 14. Harmoniously integrate home occupations and cottage industries within the existing residential surroundings utilizing landscaping and screening to blend uses. LU 99.5, D 14

Principle 1. Review standards for small commercial, including home occupations, to determine if existing standards are adequate to protect the rural residential character. Revise insufficient standards as necessary.

Principle 2. Provide landscaping buffers between cottage industries and neighboring residential dwellings.

Principle 3. Provide incentives for new and existing structures to conform to the community’s design guidelines as appropriate to the character of the plan area.

Viewsheds and Aesthetics
Intent: Protect the visual qualities and resources on Ketron Island as a vital component of that which comprises the area’s special character and identity.

Objective 15. Protect and enhance the character and visual aesthetics on Ketron Island.

Principle 1. Encourage developments to maintain existing view corridors and territorial views. D 13.2

Standards

15.1.1 Preserve and protect existing views of mountain ranges and other scenic vistas as an integral part of the plan area’s character. D 13.2

15.1.2 Minimize tree removal to accommodate view creation, and instead encourage selective tree-liming as necessary. In instances where blow-down or fire hazard places structures at risk, allow for tree removal as necessary to adequately address the risk. 18F

15.1.3 Work with public and private landowners to limit the visual impact of development on territorial views. D 13.2

Principle 2. Ensure that visual nuisances are adequately screened or removed from view. D 13.5

Principle 3. Harvest and conserve water through simple and ingenious methods and incorporate this water into special features as part of the site and/or building design. U 17.2, U 46

Principle 4. Preserve and protect significant foreground views along “viewing platforms or passageways” such as public gathering spaces and major roadways. D 13.3

Principle 5. Restrict or shield lighting so as to restrict horizontal and vertical light trespass, thereby preserving the dark rural night sky. ENV 12.1, ENV 12.2

NATURAL ENVIRONMENT ELEMENT POLICIES

Air Resources

Air Quality
Objective 16. Improve localized air quality by controlling the release of particulate matter and harmful emissions. ENV 3 +

Principle 1. Reduce burning activities that may negatively impact air quality. ENV 3.2

Standards

16.1.1 Provide education and alternatives to burning garbage. ENV 3.8

16.1.1.1 Provide notification to property owners that the use of backyard burn barrels is an illegal activity and enforce burning regulations.

16.1.1.2 Explore mandatory or regular garbage service on Ketron Island to provide a convenient alternative to burning garbage and yard waste. ENV 3.8

16.1.1.3 Explore other cost effective means to eliminate tree debris (e.g., chippers). DELETE

16.1.2 Provide an education and outreach program on cleaner heating alternatives such as use of seasoned wood and conversion from uncertified wood stoves to certified stoves, masonry heaters or gas alternatives. ENV 3.3

16.1.3 Impose conditions on new development activities to limit burn and slash activities and encourage alternative methods. DELETE, 18 E, 18F

Earth Resources

Soils
Objective 17. Maintain soil resources and minimize impacts of soil disturbance on natural systems.

Principle 1. Encourage the use of low impact development techniques, as outlined in the Pierce County Stormwater Management Regulations, as a method for preserving native soils. U 38

Principle 2. Limit the amount of impervious surface areas resulting from development activity within the plan area. LU 79.4, ENV 5.14.2

Standards
17.2.1 Develop incentive programs for the use of innovative design techniques that reduce impacts from impervious surface areas associated with specific development projects. LU 79.4, ENV 5.14.2, U 38

**Seismic, Landslide and Erosion Hazard Areas**

Objective 18. Evaluate areas where soils are prone to landslide, erosion or seismic settlement. ENV 10, ENV 10.1

**Vegetation**

Objective 19. Retain natural and native vegetation on Anderson and Ketron Islands in a manner that supports the functions of ecosystem processes and considers the safety of people and structures. ENV 2

**Principle 1.** Limit the removal of native vegetation and trees within the plan area.

**Standards**

19.1.1 During the next substantive update of the County’s Shoreline Master Program, Shoreline Management Regulations, and Critical Area Regulations, consider requiring native vegetation buffers along Puget Sound marine shorelines that include a minimum percentage of tree retention with exceptions for limbing for view preservation and for removal of trees that impose a safety hazard.

19.1.2 Encourage and support cooperation between citizens of the plan area and the State Department of Natural Resources or Pierce County in the review process of Forest Practice Applications to use best management forestry practices and require mitigation of impacts and enforcement of the replanting of logged areas.

**Principle 2.** Encourage the establishment of greenbelts throughout the plan area.

**Principle 3.** Manage stands of trees to prevent hazard situations.

**Standards**

19.3.1 Allow the removal of trees that are diseased or that have a potential to fall on roads and other improvements. DELETE, 18F

19.3.2 Develop incentives that encourage cleared areas around structures to prevent the spread of fire from the trees to the structures. DELETE, 18F

19.3.3 Provide education to property owners with guidance for best management practices for forested areas and standards for tree removal.
19.3.4 Develop incentives that encourage the retention of large, mature stands of trees that will resist wind throw from high wind events, provided hazards to people, buildings, and utilities are considered. **DELETE, 18F**

19.3.5 Develop a list of native vegetation types that are fire and pest resistant for planting around structures. Provide these lists to project applicants and make available online.

**Principle 4.** Utilize native plants to preserve the integrity of the local ecosystem. **ENV 2**

**Standards**

19.4.1 Native plants should be locally grown, acclimated to local growing conditions and appropriate to underlying soils.

19.4.2 Identify locations in development proposals where installation of native plants is appropriate or required.

19.4.3 Develop incentives for project applicants to encourage restoration of historic plant communities. **DELETE**

**Principle 5.** Encourage a mixture of forested areas and open fields and meadows.

**Principle 6.** Remove invasive, exotic plant species (e.g., Scot’s broom, tansy ragwort, and reed canary grass) and when possible, restore to the historic, indigenous plant community type.

**Standards**

19.6.1 Enforce current regulations for tansy removal. **DELETE**

19.6.2 Educate homeowners on which plants are considered invasive plant species and best management practices for removal.

19.6.2.1 Create a welcome handbook for new property owners and include this information.

19.6.3 Coordinate with the County for removal of invasive and toxic plant species along County roads. **DELETE**

**Principle 7.** Ensure that replanting efforts are successful.

**Standards**
19.7.1 Develop planting and maintenance standards for development activities.

19.7.1.1 New vegetation should be monitored for at least a three-year time period and any vegetation that is unhealthy or dies during this time period should be replaced.

19.7.1.2 Monitoring and maintenance plans should be submitted for any required revegetation areas.

19.7.2 Assemble and distribute educational materials and resources on Best Management Practices for effective site revegetation.

Water Resources

Surface Waters and Wetlands

Objective 20. Maintain the quality and quantity of surface water bodies within the plan area. ENV 5

Principle 1. Improve and then maintain the quality of the surface water bodies on Anderson Island. ENV 5

Standards

20.1.1 Support non-chemical methods to control milfoil, noxious weeds, or other types of algae blooms in the lakes.

20.1.2 Provide public education and outreach information on stewardship of surface water bodies including elimination of nutrient loading as caused by the use of nitrogen fertilizer; removal of noxious, non-native or invasive plant species (e.g., collect yellow flag iris seed pods); and maintenance of appropriate lakefront vegetation that serves to filter pollutants.

20.1.3 Control leaking septic systems around the lakes. ENV 5.9

Principle 2. Retain water quantity within the lakes on Anderson Island.

Standards

20.2.1 Restrict the additional pumping of water from the lakes, while recognizing any existing water rights granted by the state to draw water from the lakes.

20.2.2 Protect the springs around the lakes that recharge the lake levels.

Water Quality

Objective 21. Implement strategies to improve water quality within the plan area. ENV 5
Principle 1. Reduce sources of pollution in aquifer recharge areas and other sensitive water resources such as wetlands, rivers, streams, and lakes. ENV 5.3, ENV 5.13

Standards

21.1.1 Provide public education on appropriate use of pesticides (type, amount, appropriate time and location for application). ENV 1.5

21.1.2 Establish a cost free program to accept and dispose of banned pesticides/fertilizers.

21.1.3 Provide public education and outreach on the appropriate maintenance and operation of septic systems.

21.1.4 Provide public education on controlling pet wastes near water courses and water bodies such as lakes, streams, and wetlands.

21.1.5 Encourage public and private golf courses maintain their facilities in an environmentally sensitive manner. Chemicals, such as pesticides, herbicides, and fertilizers, etc., should be applied in such a manner that they do not adversely impact the biological functioning of adjacent lakes and streams.

21.1.6 Work with the Pierce County Road Department and local utility providers to implement the use of non-toxic chemicals or other alternative practices for road maintenance and brush and noxious weed removal. DELETE

21.1.7 Encourage education about the alternatives to spraying chemicals to control the spread of noxious weeds within the plan area. ENV 1.5

Principle 2. Conduct agricultural uses on Anderson Island in a manner that maintains and protects water resources.

Standards

21.2.1 Retain vegetated buffer areas around watercourses and water bodies. ENV 2.2

21.2.2 Fence domesticated livestock away from watercourses and water bodies and their buffer areas to prevent contamination of water resources (e.g., animal excrement). ENV 5.8

21.2.3 Promote organic farming practices that do not use toxic chemicals.
21.2.4 Encourage property owners with animal containment areas to develop a farm management plan. LU 77.10

21.2.4.1 Farm management plans may be prepared by the Pierce County Conservation District or a private water quality consultant. LU 77.10.1

21.2.4.2 Farm management plans should address: routing rainwater away from barns, sheds or other heavily used buildings; animal confinement areas to be utilized when pastures are saturated, frozen or recovering from grazing; waste storage; fencing to keep animals and animal waste out of surface waters; and fencing to promote rotational grazing. LU 77.10

21.2.5 Provide incentives for land owners to implement farm management plans. LU 85

Principle 3. Provide adequate vegetative cover to maintain appropriate water temperatures and serve as a filtration screen along rivers, streams, lakes, etc. ENV 2, ENV 2.2

Standards

21.3.1 Promote public education and outreach regarding the benefits of native vegetation buffers and the replanting and maintenance of appropriate native vegetation within the buffer areas of any lake, stream, or wetland within the plan area. ENV 2.3

Principle 4. Promote the use of low impact development techniques such as bioswales and settling ponds to address water quality issues. U 38

Principle 5. Coordinate water quality monitoring efforts within the plan area. ENV 5

Standards

21.5.1 Instigate a water quality study of the watercourses within the plan area utilizing benthic invertebrates as a monitoring tool.

21.5.2 Establish one source location, such as the TPCHD, to serve as a repository for all water quality monitoring data that is collected.

21.5.3 Develop and maintain lake management plans that address water quality and quantity issues for Lake Florence and Lake Josephine on Anderson Island.
21.5.4 Establish adequately trained volunteer groups to help conduct water quality programs and monitoring.  

21.5.4.1 Recruit volunteers by contacting community organizations that are interested in water quality programs.

21.5.4.2 Volunteers would monitor streams, lakes, and wells for compliance with water quality standards.

21.5.4.3 Volunteers would be trained to recognize sources of pollution as well as potential violations and would contact the appropriate agencies to report the complaint.

Principle 6. Explore partnership opportunities with Washington State University Pierce County Extension Office (WSU Extension) and Pierce Conservation District (PCD) to conduct additional public education and outreach efforts within the plan area that are geared toward reducing the impacts to water quality associated with household activities or property management. ENV 5.15, ENV 5.17

Standards

21.6.1 Request WSU Extension Master Gardener Program and Master Watershed Stewards to conduct training sessions with local horticultural nurseries for educating homeowners on appropriate pesticide/fertilizer application methods. ENV 5.15, ENV 5.17

21.6.2 Schedule PCD staff to conduct workshops on Anderson Island to educate property owners on farm management techniques such as fencing livestock and redirecting livestock waste out of riparian areas. ENV 5.8, ENV 5.15

Principle 7. Establish “shellfish protection districts” in areas that are affected by a shellfish downgrade. The establishment of such a district indicates a commitment to restore shellfish harvesting within the area.

Principle 8. Support and enhance hazardous spill response coordination in environmentally sensitive areas and wellhead protection areas.

Groundwater Resources, Aquifer Recharge and Wellhead Protection Areas
Objective 22. Protect and conserve groundwater supplies and subsurface flows within the plan area. U 22
Principle 1. Update the source data to ensure that lands surrounding all applicable wells are designated as wellhead protection areas. \( U 24.2 \)

Standards

22.1.1 Review wells on Anderson Island for designation as a wellhead protection area (e.g., Riviera).

22.1.2 Review the main well on Ketron Island for designation as a wellhead protection area.

Principle 2. Identify and protect any additional aquifer recharge areas within the plan area. \( ENV \ 5.3 \)

Standards

22.2.2 Map aquifer recharge areas identified through watershed planning processes (i.e., Kitsap Water Resource Inventory Plan for WRIA #15, Key Peninsula, Gig Harbor, Islands Watershed Action Plan, and Department of Ecology Publication “Investigation of Water Resources, Water Quality, and Seawater Intrusion Anderson Island, Pierce County, Washington”). \( ENV \ 5.2 \)

22.2.3 Add any new identified aquifer recharge areas to the Critical Area Atlas - Aquifer Recharge & Wellhead Protection Areas Map. \( ENV \ 5.3, U 24.2 \)

Principle 3. Work with the Washington State Department of Ecology to consider allowing the withdrawal of groundwater in a manner that does not diminish water quality or quantity. \( U 22, U 22.1, U 23 \)

Standards

22.3.1 Evaluate uses that have intensive groundwater withdrawal (e.g., gravel pits). \( U 22.1 \)

22.3.2 Pursue opportunities to conduct a detailed hydrogeologic study that evaluates the long-term availability of groundwater resources to serve existing residents and future population growth. \( U 26.1 \)

22.3.2.1 Consider full build-out of existing platted lots as well as future growth scenarios in this evaluation. \( DELETE, Storm \ Water Manual (SWM) \)
22.3.2.2 Consider wells that are not currently being used, wells that are going dry, and wells that are experiencing seawater intrusion. DELETE, Storm Water Manual (SWM)

22.3.2.3 Consider surface water recharge needs and fish and wildlife habitat needs in this evaluation. DELETE, Storm Water Manual (SWM)

22.3.2.4 Utilize this information for decision-making when issuing new groundwater withdrawal permits. DELETE, Storm Water Manual (SWM)

22.3.2.5 Implement adaptive management strategies based upon the information received from hydrogeologic studies. DELETE, Storm Water Manual (SWM)

22.3.3 Pierce County, TPCHD, and State agencies should work together to limit new wells and development activities that require water withdrawals in those areas within the plan area that have been identified as being at risk for seawater intrusion. U 27

Principle 4. Maintain groundwater recharge into aquifers, wetlands, and streams. ENV 5.3

Standards

22.4.1 Consider other effective tools or options for managing stormwater during extreme flooding events. U 34

22.4.2 Utilize low impact development (LID) techniques to facilitate water recharge into aquifers, streams, and wetlands.

22.4.3 Reduce the conversion of ditches to culverts, which can cause negative impacts on aquifer recharge and subsurface flow/base stream flows.

Principle 5. Work with appropriate agencies to develop methods that reduce the potential for seawater intrusion in local aquifers and well water.

Standards

22.5.1 Provide property owners with information regarding seawater intrusion and techniques for prevention.

22.5.2 Encourage low impact development techniques along marine shorelines.
22.5.3 Maximize on-site infiltration of stormwater in areas that are susceptible to seawater intrusion unless such infiltration could result in the reduction of slope stability along marine bluffs.

22.5.4 Encourage voluntary water quality monitoring along marine shorelines to detect changes in chloride levels which may indicate seawater intrusion.

22.5.5 Promote the reuse and use of reclaimed water for non-drinking purposes.

Shorelines

Objective 23. Provide for the protection and enjoyment of shorelines within the plan area.

Principle 1. During the next comprehensive update of the Shoreline Master Program conduct an analysis of shorelines along the lakes, rivers and streams, and marine waters within the plan area to determine the appropriate shoreline environment.

Standards

23.1.1 Consider changing the Shoreline Environment along the north side of Lake Florence on Anderson Island that is currently in a larger lot pattern to a Shoreline Environment that is more conservative such as Conservancy.

23.1.2 Consider changing the Shoreline Environment along the undeveloped portions of Jacobs Point, Oro Bay, and East Oro Bay on Anderson Island to a Conservancy or Natural Shoreline Environment.

23.1.3 Identify especially sensitive or unique shoreline areas for application of the Natural Shoreline Environment. These may include such features as feeder bluffs, pocket estuaries, pigeon guillemot habitat, Schoolhouse Creek, eelgrass beds, and sugar kelp.

Principle 2. Encourage replacement of bulkheads constructed with hard materials, such as a concrete sea wall, with more environmentally sound soft armoring shoreline protection methods.

Standards

23.2.1 Seek funding opportunities to replace the failing bulkhead at the Ketron Island marina with a soft armoring system, as feasible to maintain the marina facility.
23.2.2 Work with the South Puget Sound Salmon Enhancement group to identify bulkhead restoration projects and obtain potential funding to complete these projects.

Principle 3. During the next comprehensive update of the Shoreline Master Program identify options to restrict shellfish (e.g., geoduck, oysters, etc.) farming in the marine shoreline areas of Anderson and Ketron Islands. Possible options are listed in the standards below.

Standards

23.3.1 Prohibit the use of netting and tubes to cover the shellfish areas as they may cause injury or mortality to other marine wildlife.

23.3.2 Separate shellfish harvesting uses from shellfish farming uses and prohibiting shellfish farming in the more environmentally sensitive Shoreline Environments.

23.3.3 Restrict shellfish farming to private tidelands and not allow these activities on state-owned or other public tidelands.

23.3.4 Limit shellfish farming in areas adjacent to tribal treaty lands where shellfish harvesting has occurred in the past.

23.3.5 Limit shellfish farming to lots larger than a specified acreage or frontage length, and requiring a portion of all lots to be excluded from shellfish farming activities.

23.3.6 Prohibit shellfish farming in the Natural Environment shoreline designation.

23.3.7 Notification of all proposed commercial aquacultural permit applications on Anderson Island shall be provided to the members of the Anderson Island Citizens Advisory Board (AICAB). The application notification is intended to give the AICAB membership an adequate opportunity to provide comments to the Planning Department and Hearing Examiner early in the permit process.

Principle 4. During the next comprehensive update of the Shoreline Master Program or Critical Area Regulations develop and apply standards for marine shoreline areas to ensure the nearshore habitat is protected.

Standards

23.4.1 Allow hard shoreline armoring structures only when it is demonstrated that beach nourishment or other soft armoring techniques would likely be ineffective.
23.4.2 Construction of non-water dependant structures along the shoreline shall be placed at a sufficient distance from the ordinary high water mark to ensure that bulkheads are not necessary for the lifetime of the structure.

23.4.3 Discourage construction of overwater structures such as docks and piers and encourage overwater structure designs that utilize grated surfaces which allow light to pass though the structure instead of traditional construction methods.

23.4.4 Prohibit dredging, damming, and diking activities.

23.4.5 Consider adoption of shoreline native vegetation requirements such as:

23.4.5.1 Require a minimum amount of native vegetation retention along marine shorelines.

23.4.5.2 Allow tree and brush thinning for view enhancement and trails within the shoreline area of waterfront properties. Tree branch pruning should be utilized in preference to removing the entire tree. Tree stumps should not be removed from shoreline areas subject to erosion.

23.4.5.3 Large, woody debris that has fallen in and along marine shorelines should be retained to provide for fish and wildlife habitat.

Principle 5. Restore the natural shoreline process where degradation has occurred.

Standards

23.5.1 Provide public education and outreach to shoreline property owners on the benefits of natural shoreline processes including:

23.5.1.1 Beneficial shoreline habitat features.

23.5.1.2 Human activities and construction that is stressful for the shoreline habitat.

23.5.1.3 Alternative design options for shoreline armoring systems rather than the traditional concrete, rock, or timber bulkheads that cause negative impacts to natural shoreline processes.

23.5.2 Require a habitat restoration plan for any shoreline development proposal on a site that has an existing shoreline violation.
23.5.3 Establish an incentive-based process to encourage the removal of bulkheads and other hard armoring along marine waters.

Principle 6. Implement the recommendations for shoreline restoration outlined in the Key Peninsula, Gig Harbor, and Islands Watershed Nearshore Salmon Habitat Assessment, Final Report, July 2003. DELETE

Principle 7. Promote the voluntary retention and replanting of native vegetation along marine shorelines.

Principle 8. Encourage the maintenance of beach areas on both Anderson and Ketron Islands.

Principle 9. Encourage public access points along marine shoreline areas on Anderson Island.

Principle 10. Do not promote public access on Ketron Island shorelines due to potential hazards from abandoned campfires and vandalism.

Aquatic, Fish and Wildlife Resources

Aquatic and Fish Species and Habitat

Objective 24. Preserve aquatic and fish species and their habitats. ENV 7

Principle 1. Implement the recommendations for shoreline restoration on Anderson Island as outlined in the Key Peninsula, Gig Harbor, and Islands Watershed Nearshore Salmon Habitat Assessment, Final Report, July 2003 and pursue a Nearshore Salmon Habitat Assessment for the Ketron Island shorelines. DELETE

Standards

24.1.1 Work with the South Puget Sound Salmon Enhancement group to identify shoreline and habitat restoration projects and obtain potential funding to complete these projects.

24.1.2 Work with local residents on Ketron Island to identify possible projects or fish habitat areas.

Principle 2. Explore special habitat restoration projects for Oro Bay estuary including:

Standards

24.2.1 Eliminate input of excessive sediments in eelgrass areas within Oro Bay estuary.
24.2.2 Evaluate the potential to place large, woody debris in the Oro Bay estuary.

24.2.3 Promote herring and smelt habitat within the Oro Bay estuary.

Principle 3. Pursue the removal of the dam that blocks the East Oro Bay estuary.

Principle 4. Pursue re-introduction of silver salmon in Schoolhouse Creek on Anderson Island.

Principle 5. Preserve important aquatic and fish habitat areas including: **ENV 7**

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Standards

24.5.1 Small “pocket” estuaries of small creeks, where freshwater enters the salt water. These areas are often highly productive and provide excellent feeding, resting, and hiding areas for salmon and other species. **DELETE**

24.5.2 Eelgrass beds that create refuge and feeding habitats for many species, including juvenile salmon. **DELETE**

24.5.3 Erosive “feeder” bluffs that provide an important source of sediment to replenish eelgrass beds and spawning beaches for the small forage fish that are prey for juvenile salmon. **DELETE**

24.5.4 Tidal marshes and mud flats which provide a high level of nutrients to the food web for salmon, shellfish, and many other species. **DELETE**

24.5.5 Riparian vegetation and large woody debris that decay along the shoreline provides nutrients to the food web, refuge for juvenile salmon, and erosion protection. **DELETE**

24.5.6 Forage fish spawning habitat which is critical for maintaining the prey populations of juvenile and adult salmon. Several species of forage fish use sandy or gravelly beaches to spawn, and the sediments of these beaches are replenished by erosion from feeder bluffs. **DELETE**

Principle 6. Implement programs that reduce pollution on shellfish beds. **ENV 5.10**

Standards

24.6.1 Identify point and non-point sources of pollution that affect shellfish beds. **ENV 5.13, ENV 5.13.1**
24.6.2 Encourage BMPs for agricultural activities. Reduce fecal coliform bacteria contamination by restricting livestock access to lakes, streams and wetlands. ENV 5.8

24.6.3 Promote the services provided by the Pierce Conservation District such as farm management plans.

24.6.4 Septic systems along shorelines should be maintained and pumped consistent with the Tacoma Pierce County Health Department’s operation and maintenance program. U 17.2 Encourage the use of low-flow plumbing fixtures and appliances to reduce the possible acceleration of slope failures by saturating on-site septic system drainfields.

24.6.5 Assist homeowners in repairing failed septic systems. ENV 5.9

Wildlife Species and Habitat

Objective 25. Preserve wildlife species and their habitats. ENV 8


Standards

25.1.1 Review open space and other wildlife habitat areas on both Islands to determine suitability as a wildlife sanctuary and prioritize these areas in terms of acquisition or application of conservation easements.

25.1.2 Install appropriate signage (informational and interpretative) around designated wildlife sanctuary areas. Signage should also recognize that Ketron Island is a designated biodiversity area.

25.1.3 The pigeon guillemot colony areas with nesting cavities in the bluffs on the south end of Ketron Island should be protected as a wildlife sanctuary. This may be accomplished through a conservation easement or purchase for permanent open space.

25.1.4 Establish standards for the limits of human activity within wildlife sanctuary areas on Ketron Island such as:

25.1.4.1 Limit the times of human presence so as not to impact special life-cycle functions (e.g., nesting, birthing, and rearing times).

25.1.4.2 Set aside defined limits (such as walking trails where humans may go but other areas that “remain wild”).

25.1.5 Promote backyard wildlife sanctuary programs.
25.1.5.1 Provide public education and outreach on the WDFW Backyard Wildlife Sanctuary Program and the National Wildlife Federation Community Habitat Program.

25.1.5.2 Encourage the use of native vegetation and other habitat features in residential landscaping.

**ENV 2**

Principle 2. Work with the WDFW to manage wildlife populations on Ketron Island to avoid overpopulation and to minimize damage to property.

**Standards**

25.2.1 Conduct a detailed study of the deer populations on Ketron Island to determine if deer levels are above an acceptable ratio for the land area.

25.2.1.1 Coordinate a study with WDFW staff biologist.

25.2.1.2 Explore opportunities to utilize one of the universities for graduate or doctorate level students to conduct a study.

25.2.2 If there is a verified deer overpopulation problem then work with WDFW biologist to develop strategies to correct this problem. Such actions may include fertility treatments and trap and release.

Principle 3. Work with WDFW to develop management recommendations that control nuisance animals such as raccoons and coyotes.

Principle 4. Ensure that non-native wild animals are not brought onto the Islands or introduced to the Islands.

Principle 5. Control wildlife hunting within the plan area.

**Standards**

25.5.1 Work with WDFW enforcement staff to establish strategies to deal with illegal hunting on Anderson and Ketron Islands and off the shorelines (e.g., seals and sea lions).

25.5.2 Explore the possibility of designating Anderson and Ketron Islands as “no shooting” areas.

25.5.2.1 Document shooting incidences when public safety has been compromised. **DELETE**

25.5.2.2 Petition the Pierce County Firearms Commission to consider the Islands as “no shooting” areas. **DELETE**
Principle 6. Work with WDFW to officially designate known wildlife habitat areas within the plan area.

Standards

25.6.1 Contact the WDFW staff biologist with potential wildlife habitat areas (i.e., nesting and breeding areas, caves, etc) so that these areas may be confirmed and added to the official Priority Habitats and Species and/or Wildlife Heritage Maps.

25.6.2 Special areas of interest include:

25.6.2.1 A pigeon guillemot colony with nesting cavities in the bluffs on the south end of Ketron Island, and a possible nesting site on the west side of Ketron Island.

25.6.2.2 Heron rookery(ies) on Anderson Island.

Principle 7. Explore long-term wildlife monitoring strategies. ENV 8.10.1

Standards

25.7.1 Participate in NatureMapping Program training to collect wildlife data for long-term monitoring.

25.7.2 Request WDFW to conduct a rapid species inventory “bioblitz” within the Ketron Island Biodiversity Management Area.

Principle 8. Support the implementation of the management recommendations from the Ketron Island Biodiversity Management Area as described in the Pierce County Biodiversity Network Assessment (August 2004).

Principle 9. Encourage fencing methods that allow for wildlife movement across large areas. ENV 8.3

Open Space

Conservation, Restoration and Maintenance of Open Space

Objective 26. Introduce a variety of strategies to encourage public and private organizations and private property owners to conserve, maintain, and restore open space areas. OS 2, PR 21 + , LU 108-112

Principle 1. Encourage public education and outreach efforts on the conservation and restoration of open space areas.
Standards

26.1.1 Support the Pierce Conservation District (Stream Team and Farm Management), Pierce County WSU Extension Office, and other agencies in their efforts to educate property owners within the open space network on best management practices, native vegetation planting, and habitat restoration. OS 2, PR 21 +

26.1.2 Develop and make available a brochure on the techniques and strategies available for maintaining open space. DELETE

Principle 2. Stewardship and management plans should be promoted for any publicly-owned or publicly-purchased open space parcel. LU 108-112

Standards

26.2.1 A stewardship and management plan may include multiple parcels in a geographic area. LU 108-112

26.2.2 At a minimum, stewardship and management plans should address long-term maintenance, public access, restoration, and permitted uses within the open space site. LU 108-112

Open Space Acquisition and Retention

Objective 27. Encourage acquisition and retention of open space within the plan area through the use of a variety of strategies. LU 108-112, OS 1, OS 1.3

Principle 1. Coordinate with local land trusts and public agencies to promote acquisition of high priority parcels on Anderson Island. LU 108-112, OS 2.2

Principle 2. County-owned properties, which serve as good fish and wildlife habitat, should be protected from conversion to other uses and integrated into the open space system. LU 108-112

Standards

27.2.1 Conduct an inventory of all public properties on Anderson Island, which may be utilized as open space and incorporated into a greenbelt park trail system. LU 108-112

Principle 3. Utilize the County’s Conservation Futures Program to purchase open space within the plan area.

Principle 4. Promote the Current Use Assessment (CUA) Program Public Benefit Rating System (PBRS) within the plan area. LU 97
Standards

27.4.1 Concentrate outreach efforts to those properties located within open space areas depicted in the County’s adopted open space/greenbelt map.

27.4.2 Encourage participation within the program by conducting workshops within the plan area.
FACILITIES AND SERVICES ELEMENT POLICIES

Law Enforcement, Fire Protection, and Emergency Management

Objective 28. Provide effective law enforcement to address community concerns for life safety, vandalism, and personal property protection. CF 16

Principle 1. Provide for reliable access to the Islands to help to ensure prompt emergency and police response when services are needed.

Standards

28.1.1 Pursue opportunities to establish a dock to provide prompt emergency and law enforcement access to Anderson Island.

28.1.2 Coordinate with the Pierce County Sheriff to add patrols and improve response times to the Islands.

Objective 29. Provide effective fire protection and emergency services to the Islands.

Principle 1. Coordinate with Fire District #27 on Anderson Island to provide effective fire and emergency services to the Island. Pursue opportunities to improve fire and emergency services to Ketron Island.

Principle 2. Negotiate fees for emergency services to Ketron Island.

Standards

29.2.1 Disseminate information to residents and property owners that addresses forestry stewardship to minimize forest fire hazards, proper maintenance of chimneys, and other ways to minimize fire hazards. DELETE

Objective 30. Increase preparedness in responding to possible disaster events affecting the Islands. CF 12

Principle 1. Pursue grant funding to develop emergency plans and provide information to the public to prepare for earthquakes, tsunamis, storms, and other disaster events that could affect the Islands. CF 10

Solid Waste

Objective 31. Provide adequate solid waste facilities, services, and programs to Ketron Island residents and property owners to discourage illegal dumping, storage of junk and burning.
Principle 1.

Coordinate with the Solid Waste Division of Pierce County Public Works and Utilities to manage solid waste through reduction, recycling, composting, and other methods. U 18+, U 19+

Standards

31.1.1 Ensure island residents are provided up-to-date information and materials on convenient and cost effective ways to dispose and recycle household waste. U 18+, U 19+

31.1.2 Provide training programs and information on home composting yard and food waste. U 18+, U 19+

31.1.3 Utilize the Pierce County Responds Program to assist with cleanup of illegal dump sites, large equipment, and nuisance vehicles. U 18+, U 19+

Principle 2.

Coordinate with the Solid Waste Division of Pierce County Public Works and Utilities to identify and develop viable opportunities for on-island solid waste disposal services.

Standards

31.2.1 Investigate options for providing regular garbage and recycling pickup service on Ketron Island and a drop off location for island residents to bring household and hazardous waste.

31.2.2 Implement on-island solid waste pickup and drop off services when viable options for providing such services become available.

31.2.3 Investigate options for a drop-off facility on Ketron Island for lawn waste and other organic waste that provides transfer to an organic matter waste recycling facility.

31.2.4 Establish an on-island lawn waste and other organic waste drop-off facility when viable options for providing such a facility become available.

Utilities

Objective 32.

Provide needed utility services that are currently unavailable or inadequate to the needs of residents of the Islands. U 1, U 3, U 7, U 9

Principle 1.

Provide access to public cable channels to all residents.

Standards
32.1.1 Work with appropriate public cable providers to provide access to cable channels that air Pierce County government, other local government, and other public agency meetings and other activities.

Principle 2. Encourage placing all utilities under ground. U 6.1

Surface Water Flooding

Objective 33. Control surface water flooding problems within the plan area. U 31, U 33

Principle 1. Utilize collected stormwater management fees to complete projects that improve surface water flooding problems in the plan area.

Standards

33.1.1 Improve surface water flood control improvements that are damaging roads.

Principle 2. Upgrade stormwater facilities (e.g., culverts and ditches) within the plan area that are undersized and causing flooding problems.

Principle 3. Adequately size new culverts so that flooding problems don't result from installation of undersized culverts.

Domestic Water Supply

Objective 34. Encourage the management of groundwater withdrawal rates so as to not exceed recharge rates in order to preserve the high quality and supply of groundwater resources. U 20.1, U 22

Principle 1. Enact measures to improve water conservation. U 28

Standards

34.1.1 Encourage water conservation measures for all land uses.

34.1.2 Encourage water purveyors and homeowners to trace and repair water leaks in existing water systems.

34.1.3 Encourage metering or measure all public water withdrawals or diversions. U 23

34.1.4 Encourage the application and implementation of water conserving landscaping plans. Promote the retention of existing vegetation and the use of drought tolerant native vegetation in landscaping areas.
34.1.5 Develop a pilot project with the Tacoma-Pierce County Health Department to establish a roof water retention system that reduces the need for groundwater withdrawals. DELETE

**Principle 2.** Pierce County shall work with the TPCHD to limit new wells and development activities that require water withdrawals in any areas that are identified as being at risk for saltwater intrusion. U 26.5, U 27

**Standards**

34.2.1 Prohibit new wells on sites that are at high risk for saltwater intrusion, unless it can be demonstrated through a hydrogeologic assessment that additional groundwater withdrawal will not worsen the problem in the vicinity. U 26.5, U 27

34.2.2 Promote water conservation measures in the summer months when saltwater intrusion tends to peak as pumping rates are the highest and rainfall (aquifer recharge) is the lowest. U 28.1

**Transportation**

**Intent:** Ensure that the transportation system is safe and efficient and serves all segments of the population.

**Ferry Service**

**Objective 35.** Provide an appropriate level of ferry services to both Anderson Island and Ketron Island residents and property owners.

**Principle 1.** Coordinate with other agencies, civic groups, and the public to address ferry issues and concerns.

**Standards**

35.1.1 Consult with the Town of Steilacoom, the Department of Corrections (DOC), and Pierce Transit on ferry operations, transit service, parking availability and other land use matters that may affect the ferry landing in Steilacoom.

35.1.2 Improve coordination efforts with the adjoining ferry service providers (Washington State Ferries, DOC, etc.) to minimize any adverse impacts to the County ferry service.

35.1.3 The Pierce County Public Works and Utilities Department must continue to coordinate with the Anderson Island Citizens’ Advisory Board
(AICAB) on ferry improvements and ferry operational issues (schedule, fares, interagency agreements, etc.).

35.1.4 Work with Ketron Island residents to identify a process (e.g. participation in the AICAB Ferry Committee, participation in the County Ferry Advisory Committee, etc.) for ensuring their input on ferry improvements and ferry operational issues.

35.1.5 Conduct or participate in community outreach efforts to gather input on ferry needs and concerns.

35.1.6 Establish procedures for making County ferry information and documents more readily available for public review. DELETE

Principle 2. Consider changes to the County’s ferry level of service (LOS) policies to focus on ferry peak commuting periods.

Principle 3. Explore the feasibility of a dock at the Anderson Island ferry landing to accommodate moorings for Sheriff Department and Fire District emergency vessels.

Principle 4. Investigate the feasibility of consolidating ferry service with the Department of Corrections (DOC).

Principle 5. Coordinate with the Burlington Northern Santa Fe (BNSF) Railway on potential impacts of future freight services and capital improvements upon the ferry landing.

Standards

35.5.1 Ensure that the design for the second ramp at the ferry landing anticipates delays associated with future increases of rail freight traffic. Consider other modifications at the ferry landing (e.g. redesign of the ferry queuing lanes) to improve the efficiency of the ferry loading and unloading operations.

35.5.2 Investigate the need for a grade separation at the railroad line adjacent to the ferry dock in Steilacoom.

Objective 36. Focus the ferry service on moving people and not vehicles.

Principle 1. Implement ferry improvements and operations to enhance or encourage walk-on passenger ridership.

Standards
36.1.1 Consider fare discounts to carpoolers and vanpoolers to reduce the number of vehicles taking the ferry.

36.1.2 Reconstruct the Anderson Island park-and-ride lot and Villa Beach Road AI to accommodate passenger drop-offs and pick-ups. Include a second (upper) driveway access to the park-and-ride lot.

Principle 2. Support the establishment of inexpensive parking in Steilacoom reserved for island residents.

Standards

36.2.1 Prepare a feasibility study in consultation with the Town of Steilacoom, the Department of Corrections, and Pierce Transit to identify parking areas in or near Steilacoom for island residents. Consider the Burlington Northern Santa Fe (BNSF) Railway property in Steilacoom, Western State Hospital in Lakewood, and the Chambers Creek properties in University Place as candidate locations.

Transit Service

Objective 37. Support transit services that meet the travel needs of island residents.

Principle 1. Coordinate with Pierce Transit to improve passenger connections between the County ferry system and the local transit service provided by Pierce Transit.

Standards

37.1.1 Work with Pierce Transit to ensure that the schedules for the ferry service and the local bus service are coordinated to the extent possible. Emphasis should be given to the morning and evening commute periods. **DELETE**

37.1.2 Establish procedures with Pierce Transit regarding the mutual notification of ferry and bus service changes that may affect island passengers. **DELETE**

37.1.3 Invite Pierce Transit to participate in the County’s Ferry Advisory Committee. **DELETE**

37.1.4 Request that Pierce Transit provide regular updates about local transit services to the Anderson Island Citizens’ Advisory Board and the Ketron Island Homeowners Association. **DELETE**

Principle 2. Coordinate with the Town of Steilacoom, the Department of Corrections (DOC) and Pierce Transit to explore opportunities for sharing bus service
and parking areas for passengers and visitors traveling to Anderson, Ketron, and McNeil Islands.

**Principle 3.** Promote increased transit service for commuters traveling between the islands and destinations within and outside of Pierce County.

**Standards**

37.3.1 Request that Pierce Transit provide more frequent bus service at the ferry landing in Steilacoom.

37.3.2 Work with Pierce Transit and Sound Transit to facilitate timely connections from the ferry landing in Steilacoom to Pierce College and the Lakewood Transit Center, where passengers can access bus service to Tacoma, Fort Lewis, and the Seattle-Tacoma International Airport.

**Principle 4.** Investigate the feasibility of providing dial-a-ride transit service (e.g., Bus PLUS service) on Anderson Island in the future as population demand warrants.

**Roadway Improvements**

**Anderson Island**

**Objective 38.** Preserve the rural character of the Anderson Island roadway system.

**Principle 1.** Minimize the construction of new roads to maintain the rural atmosphere of Anderson Island.

**Principle 2.** Minimize the widening of roadways in order to reduce traffic volumes and vehicle speeds.

**Principle 3.** Consider the use of paved shoulders and off-road paths and trails instead of sidewalks in order to preserve the rural character of the community.

**Principle 4.** Maintain the visual corridors along roadways through the retention of trees which are safe and sound, appropriate greenery, and native vegetation on adjacent properties.

**Principle 5.** Design and construct roadway improvements in a manner that minimizes changes to existing topography and minimizes impacts to critical areas.

**Objective 39.** Develop a roadway system on Anderson Island that enhances safety and facilitates access to community facilities.

**Principle 1.** Pursue strategies to maximize the safety of the roadway system.
Standards

39.1.1 Provide continuous paved shoulders or roadside trails along Eckenstam-Johnson Road AI and Yoman Road AI between the general store and the ferry landing to improve vehicle and pedestrian safety.

39.1.2 Consider the use of roadside paths and trails throughout the Riviera development and in areas leading to community facilities to provide physical and visual separation between automobile traffic, pedestrians, and bicyclists.

39.1.3 Reconstruct the sharp curves and tight turns on Yoman Road AI between the community clubhouse and the ferry landing to reduce the potential for accidents.

39.1.4 Design any new or reconstructed intersections at right angles, wherever feasible. Discourage the use of offsets or sharp angle turns at intersections. **DELETE**

39.1.5 Consider and maintain street lighting in areas of safety concern, including at intersections and on arterials near community facilities. **D 6.3**

39.1.6 Consider traffic flow and safety improvements on Villa Beach Road AI and Yoman Road AI since residents use these local roads to access the ferry landing.

39.1.7 Consider traffic flow and safety improvements on Country Club Drive AI and Matthews Way AI since residents use these local roads to cut through the Riviera development and to access the rural neighborhood center.

39.1.8 Design any new or reconstructed roadways to meet current Pierce County standards. **DELETE**

**Principle 2.** Implement roadway improvements leading to places where residents frequently drive.

Standards

39.2.1 Give priority to roadway improvements that facilitate safe access to the ferry landing.

39.2.2 Pursue traffic improvements that improve vehicular access to the general store and the other businesses in the rural neighborhood center.
39.2.3 Encourage the use of shared driveways on Eckenstam-Johnson Road AI and Yoman Road AI between Guthrie Road AI and the ferry landing, where appropriate, in order to improve traffic flow and to minimize the number of intersections and ingress/egress points.

Principle 3. Coordinate with other agencies, civic groups, and the public on the planning, design, and construction of roadways.

Standards

39.3.1 Consult with the Steilacoom School District, the local park district, the local fire district, the Sheriff’s Department, and the Anderson Island Citizens’ Advisory Board on roadway improvements which have the potential to affect schools, parks, and other community facilities. T 30+

39.3.2 Collaborate with the Steilacoom School District to identify, prioritize, and implement safety related improvements near the elementary school. Improvements may include but are not limited to signage, crosswalks, and traffic calming measures. T 30+

39.3.3 Conduct or participate in community outreach efforts for the purpose of discussing local transportation issues and the study of related programs and projects. T 30+

Principle 4. Pursue various means of public and private financing of transportation projects. Explore alternative funding mechanisms for transportation improvements. T 31+

Standards

39.4.1 Explore options for generating revenue for transportation improvements (e.g. grants, road levies, roadway improvement districts, bonds, tax incentives). T 31+

Objective 40. Make the roadway system on Anderson Island safer and more convenient to pedestrians and other nonmotorized users. T 1, T 12

Principle 1. Implement nonmotorized improvements along roadways leading to places where residents frequently walk or bike. T 12 - 15

Standards

40.1.1 Provide continuous paved shoulders or roadside trails along Eckenstam-Johnson Road AI and Yoman Road AI between the general store and the ferry landing in order to facilitate nonmotorized travel on Anderson Island. These improvements will support nonmotorized access to the ferry
landing, the community clubhouse, and the businesses in the rural neighborhood center. Same as 39.1.1, DELETE

40.1.2 Consider nonmotorized connections to the fitness center, the lakes, and other recreational sites.

40.1.3 Integrate the nonmotorized improvements with the off-road trail system, where appropriate. T 12 - 15

Principle 2. Pursue strategies that enhance nonmotorized travel. T 12 - 15

Standards

40.2.1 Consider the provision of roadside paths or trails, which are physically separated from the roadway, throughout the Riviera development and in areas leading to community facilities.

Principle 3. Consider nonmotorized facilities in new development approvals and roadway construction. T 12 - 15

Standards

40.3.1 Encourage developers of residential subdivisions to construct nonmotorized facilities on all County arterials that front their property. T 12 - 15

40.3.2 Include facilities to accommodate pedestrians and bicyclists in new and reconstructed arterials when such facilities are identified as a nonmotorized project recommendation in this Community Plan, unless critical areas or other environmental or physical constraints preclude such improvements. T 12 - 15

Principle 4. Coordinate with other agencies, civic groups, and the public to identify and implement nonmotorized improvements.

Standards

40.4.1 Consult with the Steilacoom School District to identify, prioritize, and implement nonmotorized improvements near schools and bus stops.

40.4.2 Work with the local park district to identify, prioritize, and implement nonmotorized connections with existing and proposed off-road trails.

40.4.3 Conduct or participate in community outreach efforts to gather input on local nonmotorized needs and concerns.
Ketron Island

Objective 41. Develop a roadway system on Ketron Island that accommodates existing and future residents.

Principle 1. Place primary emphasis in funding on the improvement of existing roadways on Ketron Island rather than the construction of new roadways.

Standards

41.1.1 Work with the Ketron Island Water District and other affected property owners in improving Morris Boulevard to facilitate access to the Ketron Island ferry landing.

41.1.2 Consider upgrading Morris Boulevard and other connecting roadways as paved roads over the next twenty years to support future development on Ketron Island.

Principle 2. Investigate alternative funding mechanisms for transportation improvements on Ketron Island. T 31 +

Standards

41.2.1 Explore options for generating revenue for transportation improvements (e.g., grants, road levies, roadway improvement districts, bonds, tax incentives). T 31 +

Objective 42. Make the roadway system on Ketron Island safer and more convenient to pedestrians and other nonmotorized users. T 1, T 12

Principle 1. Include paved or soft shoulders in any new roadway construction on Ketron Island.
Browns Point-Dash Point
Matrix
LAND USE ELEMENT POLICIES

GOAL

The health, safety, strong sense of community, and high quality of life in the Browns Point/Dash Point Area will be achieved by the preservation and enhancement of existing residential neighborhoods and commercial uses. Land Use and Zoning designations in the area shall remain similar to those determined in the Comprehensive Plan for Pierce County. Single-family residences are the predominant land use type in the area and future development should be compatible with existing patterns of development.

OBJECTIVES, PRINCIPLES, AND STANDARDS

Intent: The historically medium density character of this residential area should be preserved and where possible, restored. Future residential development should allow a variety of well designed housing types and complementary land uses. Future Commercial development shall be at neighborhood scale.

GENERAL

Objective 1. The existing land use designations of Moderate Density Single-Family (MSF) and Neighborhood Center (NC) shall remain in effect. Some uses allowed countywide under these designations include specific use categories that are either unlikely to locate in the area or may generally not be compatible with existing development in the area. The zoning code shall be modified within existing zone definitions to reflect appropriate uses accordingly. Delete

RESIDENTIAL

Objective 2. Strive to maintain the stability and integrity of existing neighborhoods. A community that is characterized by stable neighborhoods, pedestrian accessibility, ample green spaces, and environmental stewardship is desired. LU-23

Principle 1. Protect residential areas from the impacts of non-residential uses of a scale or intensity not appropriate for the neighborhood. Living areas should be buffered, or otherwise mitigated from traffic, noise, and incompatible uses.

Principle 2. Maintain the stability and integrity of residential neighborhoods. LU-23

Objective 3. Detached single-family residential is the predominant residential use. The MSF land use designation will emphasize residential uses that are generally compatible to single-family residential development. The NC land use designation allows for multi-family development. LU-30, LU-42
Principle 1. Single-family residential uses shall be allowed outright at a maximum density of four dwelling units per acre.

Principle 2. In the MSF land use designation, nursing homes, senior housing, and group homes can be allowed through the use permit processes (LU Table 2-G). Two-family development (duplexes) and multi-family dwelling units are discouraged in established single-family residential neighborhoods.

Principle 3. Multi-family residential shall be allowed in the NC land use designation at existing Comprehensive Plan densities.

Standard

3.3.1 Multi-family units on parcels one acre or larger shall be permitted in the NC zone when incorporated into a mixed use commercial development and consistent with the impervious cover, open space, health and sanitation regulations, and other applicable regulations.

Principle 4. The Browns Point/Dash Point Community strongly agrees that residential new construction and remodeling in the SF zone shall meet the height limits of the zone as measured from the existing grade to the height of the highest roof surface prior to site development or modification of the structure.

PUBLIC AND PRIVATE FACILITIES AND SERVICES

Objective 4. Those services which enhance and are compatible with the living environment of residents may be integrated into residential neighborhoods.

Principle 1. Community and Cultural Services of a neighborhood (i.e., the Browns Point Improvement Club) should be encouraged.

Principle 2. Other Civic and Utilities uses as currently described in the Zoning Code shall continue to be allowed in the MSF and NC land use designations. (Delete)

COMMERCIAL

Objective 5. Provide well-designed, appropriately scaled retail and service development at limited locations in the community. Changes to existing retail and service development within the plan area should be scaled to meet neighborhood and community needs, rather than regional needs.
Principle 1. Revitalize the existing retail area while requiring new development to be scaled and designed in keeping with surrounding residential uses. The Neighborhood Center land use designation shall remain the sole commercial designation in the plan area.

Principle 2. If redeveloped, strive for a well-designed, well-placed neighborhood scale commercial development within the Browns Point Town Center.

Standards

5.2.1 Retail and service uses should be oriented primarily to meeting the needs of the Browns Point-Dash Point Community. The type and intensity of retail uses within the plan area should be regulated to discourage the development of “big-box” retailers that draw customers from a large geographic area.

5.2.2 Require all commercial developments to meet architectural and site design standards.

5.2.3 Landscaping of commercial sites should be required, particularly along public roads and within parking areas.

5.2.4 Driveway access from commercial properties onto major roads should be minimized. T-11+

Principle 3. Control the location, scale, and range of commercial uses within the community in a manner as appropriate to accomplish the objectives of the community plan.

Standards

5.3.1 Commercial centers shall be a permitted use.

5.3.2 Allow for educational services appropriate to the Neighborhood Center land use designation.

5.3.3 The only commercially zoned area within the plan area is already established and defined by its compact in size and location.

5.3.4 The existing commercial zoning should be limited from further expansion because distinct boundary established by the surrounding residential neighborhood and Eastside Drive.

Principle 4. In order to preserve neighborhood character and views, the height of new or modified commercial structures shall be of a similar scale to the surrounding single-family residences by using the existing grade of
Eastside Drive as a common point by which building heights are measured.

**Principle 5.** Amend the Accessory Uses section of Title 18A, Zoning Code, for accessory uses allowed in more than one use category. Additional services associated with commercial uses shall be broadly inclusive, and generally interpreted to allow typical commercial accessory services. (delete)

**Standard**

5.5.1 Incorporate new definitions into the zoning code for building height and existing grade, integrating definitions with the International Building Code definitions, for implementation of this principle. (delete)

**Principle 6.** Implement compatibility standards in order to minimize the impact of new commercial activities on adjacent residential uses, such as buffering or screening, minimizing light intrusion, and shielding noisy equipment. D-61+

**HISTORIC PRESERVATION**

**Objective 6.** Identify and encourage retention of existing structures through recognition and countywide incentives, in order to promote preservation of public and private areas of significance, including parks, scenic vistas, marine settings and homes and structures that represent community character and values. CR-1, CR-2

**Principle 1.** Encourage the use of historic street names in the plan area. Discourage numbered street names.

**Principle 2.** Encourage preservation of historic structures and landscapes. CR-1

**Principle 3.** Encourage education and outreach from the preservation boards and agencies including Pierce County Historic Landmark Commission. CR-8+, CR-9

**Principle 4.** Encourage support for local historical societies and improvement clubs and their interests toward the community at large in the area of historical significance.
COMMUNITY CHARACTER AND DESIGN ELEMENT POLICIES

GOAL

The Browns Point/Dash Point community character should be reflected in designs and construction that are visually attractive, consistent with community identity, compatible with the atmosphere and residential character of the community, and respectful of the natural environment.

OBJECTIVES, PRINCIPLES, AND STANDARDS

COMMERCIAL USE

Objective 7. Ensure a high quality visual environment and encourage high quality site planning, landscaping, and architectural design in all public and private development.

Principle 1. Encourage developments which are visually attractive, consistent with community identity, compatible with the atmosphere and residential character of the community, and respectful of the natural environment. D-1

Standard

7.1.1 Non-invasive vegetative cover should be planted on slopes of all cuts and fills in conformance with safety, erosion, and visual aesthetics standards. D-1.2

Principle 2. Develop specific design standards and guidelines that address site planning and building placement. Delete

Standard

7.2.1 Development should be carefully designed and scaled in size to ensure that it is compatible with neighboring uses and consistent with the character of the built environment envisioned by the community plan. D-1, D-7.7

Principle 3. Plan compatibility between drivers and pedestrians, such as through the siting of structures, location of circulation elements, landscape design, and placement of signs. D-1.1, D-8.1
### Standards

**7.3.1** Discourage large expanses of parking areas through a variety of techniques, which may include:
- Requiring landscaping within parking areas as well as around parking areas.
- Creating a distinct street edge with landscaping and building placement, and minimizing parking between structures and the street. Encourage smaller parking areas distributed around the site.
- Connecting parking areas in adjoining commercial developments where possible.
- Encourage underground parking designed with sensitivity to existing topography.
- Orient at least one building entry to a major public street.
- Commercial development shall be designed to facilitate pedestrian and bicycle access through the construction of sidewalks, pathways, bike paths, and similar improvements.  

**7.3.2** Provide adequate lighting in all pedestrian areas. Lighting should be neighborhood friendly at low heights and low intensity to minimize impacts on adjacent properties.

**7.3.3** Develop streetscape plans addressing streets, crosswalks, sidewalks, signage, landscaping, street furniture, utilities, public spaces, etc.

**7.3.4** Building placement and vegetative screening should be used to separate potentially conflicting uses and to separate intensive uses from less intensive uses.  

**7.3.5** Minimize visual and noise impacts of service areas, such as loading docks, trash and recycling collection points, utility maintenance areas, etc., through site design, landscaping, screening, and locations less visually prominent from streets.  

**7.3.6** Use well designed fencing and landscaping to conceal outside storage and sales areas, excluding outdoor storefront display areas.

**Principle 4.** Develop design standards and guidelines for commercial, civic, and utility uses dealing with architectural design and scale of buildings.  

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Standards

7.4.1 Ensure that development on sites with more than one structure employs complementary architectural styles and/or are related in scale, form, color, and use of materials and/or detailing.

7.4.2 Reduce the apparent scale of large commercial structures located adjacent to residential neighborhoods and uses through building placement, design, and landscaping. D-7.2

7.4.3 Street-facing building facades shall be articulated and ornamented through a variety of measures including window and entrance treatments, overhangs and projections, and innovative use of standard building materials to increase visual interest.

7.4.4 Street-facing building facades shall be modulated through a variety of measures including varied roof forms and setbacks to visually break up the appearance of large buildings.

7.4.5 Provide pedestrian-friendly facades on the ground floor of all buildings that face public streets and entry facades that face parking areas.

7.4.6 Discourage large blank walls that are visible from pedestrian walkways, parking areas, and streets.

7.4.7 Locate and/or screen roof-mounted mechanical equipment to minimize visibility from public streets, building approaches, and adjacent properties.

7.4.8 Enhance building entries with a combination of weather protection, landscaping, pedestrian amenities, or distinctive architectural features.

Principle 5. Provide architectural elements, detailing, and pedestrian oriented features to create distinctive building corners at street intersections.

Principle 6. Incorporate pedestrian amenities such as plazas, courtyards, covered walkways, outdoor art, seating, lighting, and trash receptacles into the overall landscape design for a site. D-7.3

Principle 7. Select plant materials that are appropriate to their location in terms of hardiness, maintenance needs, and growth characteristics.

Objective 8. Encourage use of Green Building techniques for new or remodeling developments. D-17
Principle 1. Encourage on-site renewable energy and energy efficiency programs supported by local utility companies, within appropriate design guidelines identified in this community plan. D-17.1

Objective 9. Specific implementation guidelines, standards, and administrative procedures shall be developed into a design chapter. These standards and procedures should incorporate the design policies developed in this community planning process. Delete

Objective 10. In keeping with the scale and height of residential uses along Eastside Drive (SR-509), only allow for increased height of commercial structures when utilizing the downward slope in the Neighborhood Commercial area.

Principle 1. In the NC zone, no building height shall exceed 35 feet above the existing grade or elevation of Eastside Drive (SR-509). As the grade of Eastside Drive changes, the 35-foot height will be measured from that portion of the road grade that is perpendicular to the new construction to ensure a gradual and subtle transition in building height commensurate to the existing road grade. (Exceptions include street lighting or power poles)

Principle 2. No structure shall exceed 40 feet in height at the required setback line; however, heights may be increased by one additional foot for each additional foot of setback from the property line from the portion of the building with increased height. Under no circumstance can a structure exceed 60 feet in height.

RESIDENTIAL USES

Intent: Promote the development of well-designed urban residential areas that are mindful of the character of the environment envisioned by this community plan.

Objective 11. Develop design guidelines for single-family and multi-family residential development that address site planning and building placement compatible with neighboring uses. Delete

Principle 1. Provide incentives for innovative site designs and clustering of single-family residential uses and mixed use multi-family.

Principle 2. Promote the visual quality of neighborhood streetscapes so that they become a valued element of the character of the community and enhance neighborhood quality.

Standards

11.2.1 Encourage use of narrow street profiles within residential neighborhoods.
11.2.2 Provide opportunity for porches and decks within front yard setbacks. The front yard setback shall not be less than 20 feet.

Principle 3. Site characteristics that enhance community character should be preserved through site planning. Examples include preservation of clusters of existing trees and retention of historic features. D-13+

Standards

11.3.1 Methods that can be used to protect desirable areas include lot clustering and incorporating the desirable features into recreation areas or open space tracts. **Delete Statement**

11.3.2 Preservation of open space and natural character is a priority.

11.3.3 Where significant distant views occur, encourage recognition and incorporation of views into project design. Minimize obstruction of views of nearby properties through appropriate building placement, landscape design, height, and setbacks.

Objective 12. In the Neighborhood Center land use classification, develop design guidelines for two-family (duplex), attached single-family, and multi-family residential developments dealing with architectural design and scale of buildings.

Principle 1. Encourage dwelling units with a variety of architectural features such as porches, stoops, balconies, decks, or other well-defined pedestrian entrances (**D-3.2**). These features are encouraged to be visible from the street to provide a welcoming ambience. **D-3.2.1**

Principle 2. Avoid locating parking areas for multi-family developments between the buildings and the street. Rather, allow the residential units to be oriented toward the street. **D-3.4**

Principle 3. Encourage that two-family, attached single-family, and multi-family units emphasize each individual unit through variations in details such as trim, roofline and pitch, porch design, and color. **D-3.2.2**

Principle 4. Encourage modulation of multi-family buildings to make the building mass appear smaller. Discourage multi-family buildings consisting of large blank walls, particularly when visible from adjacent streets. **D-3.1, D-3.1.1**

Objective 13. Provide for separate automobile, pedestrian, and bicycle access in new areas.
Principle 1. Require site design that separates auto, pedestrian, and bicycle traffic access for safety purposes.

Principle 2. Pedestrians and bicycle traffic shall have direct access to public destinations without having to traverse parking areas, thus avoiding the conflicts and hazards involved with moving vehicles.

Objective 14. Residential building heights for new construction and remodeling should be limited to maintain the existing residential character of the area.

Principle 1. Residential new construction and remodeling in the SF zone shall not exceed 35 feet as measured from the existing grade to the height of the highest roof surface prior to site development or modification of the structure.

UTILITIES

Objective 15. Replacement or expansion of existing utility systems shall be underground. U-6.1

HISTORIC BUILDINGS

Objective 16. Encourage building renovation and redevelopment which is compatible with the historic character of the communities. CR-6.1

Principle 1. Encourage productive and economically attractive uses of historic buildings. CR-7.4

Principle 2. The Washington State Historic Building Code shall be administered in considering alterations, additions, and change in use occupancy to designated structures on the National Register of Historic Places, the Washington State Register of Historic Places, and the Pierce County Register of Historic Places. CR-3.8

SIGN DESIGN

Intent: Establish a system of sign controls that minimizes the number and size of signs within the community while ensuring an opportunity for effective advertising. D-16

Objective 17. Implement consistent sign regulations that provide adequate control of size, type, design, and location of signs and provide a clear process for review of sign permit applications. D-16.1
Principle 1. Incentives should be provided to bring existing signs into conformance with new codes. Incentives should include tax credits or dismissal of permit fees for replacing the sign prior to the assigned sunset date. D-16.2

Principle 2. Ensure that all signs undergo design review to ensure that the design and placement of signs is consistent with the Design Standards and Guidelines. D-16

Standards

17.2.1 Ensure that signage complements, rather than dominates upon, the character and visual amenity of an area, the buildings on which they are displayed, and the general environment.

17.2.2 Ensure that signage is integrated with the overall architectural framework and structural elements of the building, reinforcing the shape and proportion of the façade through such techniques as detailing, use of colors and materials, and placement. D-16.4

17.2.3 Prohibit the use of flashing or rotating signs, roof signs, railing signs, inflatable signs, and signs attached to private light standards.

17.2.4 Prohibit the use of lights and surfaces that result in glare onto adjacent properties.

17.2.5 Limit the use of pole signs.

17.2.6 Allow monument and wall signs.

17.2.7 Prepare standards that limit overall signage to a proportion of the length of the building façade.

17.2.8 Allow canvas canopy signs and canopy signs that are backlit when incorporated into a master sign plan for the Town Center commercial complex.

17.2.9 Allow a video or electronic sign only in conjunction with a master sign plan for the Town Center complex or in conjunction with limited civic uses such as a community message board, school, or fire department.

17.2.10 Video or electronic signs shall not continually stream, scroll, or pulse a message or image. A message or image may change at intervals of no less than every 60 seconds.
Principle 3. For the Town Center, deviations to commercial sign design standards and guidelines, including use of prohibited signs, may be considered through approval of a master sign plan that considers site specific conditions.

Principle 4. Minimize the use of off-premise signs.

Standards

17.4.1 Restrict the use of off-premise signs to temporary locations such as the directional signage used to identify real estate open houses, sales, and community events.

17.4.2 Prohibit billboards.

Principle 5. Enable individuals, businesses, and community groups to promote temporary activities to the wider community through the adoption of rules governing the use, size, and allowed duration of temporary signs.

Standards

17.5.1 Banners should be of a style, size, and color that complement the surrounding environment and standard on which they are affixed.

17.5.2 Commercial center banners must be primarily promoting the commercial center where they are displayed. Specific advertising of businesses or merchandise shall be allowed on a temporary basis.

17.5.3 Signs that are placed within a permanent structure, such as on private light standards or within a window front, shall be calculated toward total allowed signage.

17.5.4 Ensure that temporary signs are promptly removed after the culmination of the event described or symbolized on the sign.

Principle 6. Signage shall contain a 50% art component. To be considered as the art component, the 50% portion shall not be purely functional and must have an aesthetic component.

SUSTAINABILITY INITIATIVES

Intent: With the passing of recent countywide resolutions regarding sustainability and climate change, Browns Point/Dash Point has recommendations for future policy development on a countywide basis. The location of these policies in the Community Character and Design Chapter speaks to the need to implement
environmental design and policy solutions in a practical way through the development process.

Objective 18. Consider incentives and education for sustainably designed construction and development.

Principle 1. Emphasize building techniques that include sustainable site development, water efficiency, energy efficiency and alternatives, material and resource efficiency, indoor environmental quality, and innovation in design. Avoid wasting resources through unnecessary and unproductive documentation and certifications which do not provide any direct benefit.

Standards

18.1.1 Provide Green Building information and inform the public of options available for certification.

18.1.2 Encourage the conservation of energy through materials and systems that reduce energy and resource consumption. Examples to consider:
   a. Use high efficiency lighting such as electronic fluorescent in preference to halogen or incandescent.
   b. Use above-code levels of insulation and glazing.
   c. Use toilets with dual-level flushing systems and waterless urinals.
   d. Orient entrances parallel to normal wind directions.
   e. Use multi-intensity lighting both indoors and outdoors.
   f. Use drought tolerant landscaping.
   g. Use mixed-use construction so that parking and other resources can be used both in the day and at night.

18.1.3 Encourage capture and re-use of existing on-site resources. Examples to consider:
   a. Use solar generated hot water in preference to fuel or power generated hot water.
   b. Capture stormwater and other non-potable water for use in irrigation.
   c. Use heat exchangers to recapture exhausted heat that can be used within the buildings.
   d. Provide windows that open and that, when opened, shut-off air conditioning systems.

18.1.4 Encourage materials and systems that have long lifecycles to reduce replacement waste. Examples to consider:
   a. Use nylon carpeting in preference to polyester, rayon, and shorter lived or easily stained fibers.
   b. Use roofing materials that have a 35-year life in preference to 15- and
25-year life materials.
c. Use PEX plumbing in preference to copper plumbing.
d. Use high gloss paint finishes or anodized finishes.

18.1.5 Encourage the use of recycled building materials. D-17.4
Examples to consider:
a. Post Consumer Waste insulating materials, recycled-content asphalt, recycled-content cement, and timbers that have been salvaged.

18.1.6 Encourage the use of recyclable or conservation-oriented building materials and techniques. D-17.5
Examples to consider:
a. Use construction techniques that encourage easy dismantling such as bolts and post-and-beam support systems.
b. Use PET plastics in preference to PVC.
c. Use air-blade hand dryers in preference to paper towels.
d. Use finishes that can be cleaned without harsh chemicals.

18.1.7 Encourage healthy places for people.
Examples to consider:
a. Use low-volatizing materials.
b. Use full-spectrum lighting.
c. Avoid high and low pressure sodium lighting.
d. Provide ceilings with high sound absorbing surfaces.
e. Use pads under carpeting to minimize injury on falls.

Objective 19. Encourage public participation in determining sustainable choices that best protect the environment.

Principle 1. Encourage programs that allow for environmental choices on an individual as well as local level.
Examples to consider:
a. Provide electric hookups for neighborhood electric vehicles.
b. Provide bicycle racks that are spacious and easy to use.
c. Provide recycling points with easy access and clear instructions.
d. Provide opportunities such as bulletin boards for the community to post free or second-hand items to be reused.
e. Provide preference parking for high efficiency vehicles.
f. Use systems and techniques which are readily apparent to the public and that thereby provide education and familiarization.

Objective 20. Utilize renewable energy, such as Tacoma Power’s Evergreen Options for residential and commercial development.
Objective 21. Encourage affordable housing options that integrate with the character of the area, including consideration of Housing Affordability Task Force recommendations. H-4+

Objective 22. Maintain the community focus with activities and support integrated into design of new commercial areas. Examples include public gathering areas, community trade bins, or other organized events. D-7.3

Objective 23. Amend the Comprehensive Plan to include a chapter specifically for policies addressing countywide sustainability concerns or, if appropriate, include policies throughout the plan in the next comprehensive plan update. (Delete)

Objective 24. Consider including neighborhood and countywide sustainability goals as part of land use review under the Land Use Advisory Commissions. Integrate permit review and provide County staff support for the implementation on a project basis. (Delete)
NATURAL ENVIRONMENT ELEMENT POLICIES

GOAL

The various natural systems and critical areas in the Browns Point/Dash Point Community Plan area provide residents the opportunity to live, work, and play in a healthy environment. The function and value of these features which contribute to the scenic beauty and livability of the area should be maintained, protected, and enhanced for the enjoyment and use of present and future generations.

OBJECTIVES, PRINCIPLES, AND STANDARDS

Intent: Protect and conserve all elements of the natural environment in the Browns Point/Dash Point community including but not limited to fish and wildlife habitat, native vegetation, streams, wetlands, steep slopes, and marine shorelines by carefully controlling growth and limiting development in sensitive ecosystems.

SHORELINES

Objective 25. Marine and freshwater shorelines have historically contributed to the economic, recreational, and cultural identity of the Browns Point/Dash Point Community Plan area. Because of the high quality of life that is offered by living and working near the water, these shoreline areas have received some of the greatest development pressures within the community plan area. It is important that the natural features and critical functions of the marine shoreline areas be preserved and protected for present and future generations. The natural character and ecology of the shoreline environment should be preserved. Land use policy should promote long-term values and goals above short-term interests, with acknowledgment of the existing urban residential character of much of the plan area.

Principle 1. Establish Shoreline Environment designations based on existing patterns of urban development, current scientific information regarding shoreline habitats and processes, and public attitudes toward managing shoreline resources. Recommend that Pierce County create new Shoreline Environment designations or revise existing designations which accurately reflect current conditions on shorelines, scientific understanding of shoreline processes with sensitivity to existing residential uses.

Principle 2. Construction along and within nearshore areas shall be limited to water-related uses and limited residential accessory uses.
Principle 3. Promote education, awareness, and outreach programs that emphasize Best Management Practices (BMPs) and environmental stewardship for waterfront property owners.

Principle 4. Septic systems and public restroom facilities along shorelines should be maintained and pumped consistent with the Tacoma-Pierce County Health Department’s operation and maintenance program. Encourage the use of low-flow plumbing fixtures and appliances to reduce the possible exacerbation of slope failures by saturating on-site system drainfields. Efforts should be made to avoid and eliminate shellfish contamination. U-17, ENV 5.10

Principle 5. Encourage shoreline restoration activities that increase the function and value of the nearshore environment.

Principle 6. Maintain existing recreational opportunities at existing shoreline access points. Public rights to access beaches, shorelands, tidelands, and associated water bodies should be protected. PR-19.1

WATER QUALITY/SEPTIC SYSTEMS

Intent: Septic systems provide wastewater disposal for land uses in the Dash Point area and portions of the Browns Point area. Current technology allows properly installed modern septic systems to clean wastewater. Special care shall be taken when designing and installing septic systems near the marine shorelines or other sensitive environmental features. Existing systems must be properly maintained and failing systems must be repaired or replaced.

Objective 26. Ensure and maintain groundwater quality and implement strategies to improve water quality within the plan area. ENV 5, U-22

Principle 1. Identify areas where restoration activities could potentially have a positive effect on water quality and encourage restoration projects within these areas.

Standards

26.1.1 Identify potential restoration areas through Hylebos Browns-Dash Point Basin Plan efforts in the Browns Point/Dash Point area.

26.1.2 Work with existing community and volunteer groups to provide restoration actions on identified sites.

Principle 2. Support and enhance hazardous spill response coordination within the plan area.
Standards

26.2.1 Implement the Hylebos Browns-Dash Point Basin Plan information in future updates to the Browns Point/Dash Point Community Plan. U-34.

26.2.2 Work with the Pierce County Department of Emergency Management to identify appropriate methods for handling spill response in high-risk areas (i.e., Port of Tacoma).

Principle 3. Encourage use of natural methods by Pierce County and other agencies in weed control and other public vegetation management. Increase public education regarding natural methods of weed control. ENV 5.17

Objective 27. Septic systems provide the only means of wastewater disposal for all land use types in the Dash Point area. Individual on-site septic systems are typically utilized; however, a variety of community systems may be used under certain circumstances. Septic systems should be designed using the newest technology and needs to be maintained regularly to properly function. U-17

Principle 1. Septic systems should be maintained and pumped consistent with the Tacoma Pierce County Health Department’s operation and maintenance program. U-17.2

Standards

27.1.1 Existing septic systems near marine shorelines need to be monitored closely. Encourage property owners to participate in the TPCHD monitoring programs.

27.1.2 Educate and encourage the use of plumbing fixtures and appliances that reduce the possible exacerbation of slope failures near marine bluffs by over saturating on-site system drainfields.

SLOPE STABILITY

Objective 28. Slope stability, within identified critical areas of the plan area, is important to the protection of private property while allowing for the natural erosion process that provides components of the areas beaches.
OPEN SPACE

Objective 29. The Countywide Open Space/Greenbelt Map identifies those areas that are the highest priority for open space preservation and enhancement. Refine the Countywide Open Space/Greenbelt Map for the community plan area based on a detailed analysis of the high priority resource categories and existing development patterns. Introduce a variety of strategies that educate and encourage public and private organizations to acquire, retain, and preserve open space. OS-1, OS-2

Principle 1. All open space providers should strive to acquire property that will contribute to the community-wide system of open space. OS-1, OS-2, all

Principle 2. Take advantage of open space acquisition opportunities through the Pierce County Conservation Futures Program. OS-1, OS-2

Principle 3. Support the ongoing efforts of land trusts and similar non-profit organizations that work to preserve open space. OS-2.2

Principle 4. Encourage participation in the Current Use Assessment (CUA) Public Benefit Rating System (PBRS) for protection of critical areas, open space, or view corridors on parcels that qualify. LU-97
FACILITIES AND SERVICES ELEMENT POLICIES

GOALS

- The existing conditions of public facilities, services, and infrastructure within the community will be evaluated. Where deficiencies exist, such that the adopted level of service standards are not being achieved, measures will be taken to correct the deficiency or to prevent the deficiency from becoming more severe;
- The need for public facilities, services, and infrastructure will be anticipated and planned for in advance, where possible. Growth and development within the community will be managed to the extent feasible to ensure that these facilities, services, and infrastructure can be provided as efficiently as possible;
- The cost of providing additional public facilities, services, and infrastructure needed to serve development will be paid by the development; and,
- Annual monitoring of the condition of public facilities, services, and infrastructure in the community will be performed and corrective action will be taken as necessary.

OBJECTIVES, PRINCIPLES, AND STANDARDS

GENERAL

Intent: The community intends to balance future residential with adequate infrastructure needed to maintain a desired quality of life. U-3

Objective 30. Ensure that adequate public facilities and services are anticipated and provided for to maintain a desirable quality of life. U-3, CF-3

Principle 1. Direct growth within the community where adequate public facilities exist or can be efficiently provided. CF-3.1

Standards

30.1.1 Provide the necessary infrastructure, facilities, and services that support or enhance business activities. CF-3.2

30.1.2 Require that urban level facilities and services are provided prior to or concurrent with development. These services include but are not limited to transportation infrastructure, parks, potable water supply, adequate sewage disposal, and stormwater and surface water management systems. CF-2.2, U-3

Principle 2. Maximize financial resources and opportunities to meet the expected level of service for public facilities and services. CF-2+

Principle 3. Coordinate construction of utility and road improvements. U-6
PARKS AND RECREATION

Intent: Provide for the stewardship and maintenance of park lands and recreational facilities and services within the Browns Point/Dash Point community, to be accessible to adults and children and to meet a variety of recreational needs. PR-6

General

Objective 31. Promote the development and improvement of recreational facilities at existing park locations and support the acquisition of new park sites that will provide a variety of recreational services. PR-1

Principle 1. Develop and improve recreational facilities identified and desired by the Browns Point/Dash Point community.

Standard

31.1.1 Actively pursue opportunities to address the following types of park and recreational facilities:
- Dash Point Dock restroom facilities
- Browns Point Lighthouse Park restroom facilities
- Parking and access solutions for Browns Point Lighthouse Park
- Upgrades for the Browns Point Playfields and Dash Point Dock
- Mooring buoys for temporary moorage at waterfront parks
- Develop a trail system that connects the two community plan neighborhoods for use by nonmotorized vehicles and pedestrians.
- Increase trail connections from Dash Point State Park and the neighborhoods to the west and south.

Principle 2. Explore a need for additional active and passive recreational uses including a community recreation center, children’s park facilities, a community garden, and trails are important to the community.

Principle 3. Encourage acquisition and maintenance of shoreline access points that provide opportunities for beach walking, wildlife viewing, and other shoreline-dependent uses. Existing public access to beaches, shorelands, tidelands, and associated water bodies should be protected. PR-19

Standards

31.3.1 Prohibit the vacation or trading of unopened public rights-of-way at shoreline locations except when the vacation or trade would enable a public authority to acquire the vacated property for public purposes.
31.3.2 Identify and ensure public shoreline access locations are protected and maintained. PR-19.1

Principle 4. Metro Parks should actively pursue other funding sources for park maintenance, such as the Aquatic Lands Enhancement Account Grant Program. Delete

Objective 32. Develop a trail linkage that safely connects the Browns Point and Dash Point areas along SR-509.

Principle 1. Actively pursue opportunities to develop a community-wide trail system connecting Browns Point and Dash Point.

Open Space

Objective 33. Introduce a variety of strategies that encourage public and private organizations to acquire, retain, and preserve open space. OS-2

Principle 1. Open space lands should be acquired through outright purchase, conservation easements, tax credits, donations, and other mechanisms. OS-1, OS-2

Standards

33.1.1 Pierce County shall encourage and support the efforts of private non-profit organizations to acquire, retain, and preserve open space. OS-1, OS-2

33.1.2 Take advantage of open space acquisition opportunities through the Pierce County Conservation Futures Program. OS-1, OS-2

Park and Recreation Facility Development and Level of Service (LOS) Standards

Objective 34. Develop appropriate LOS standards for park projects financed at the local level. The County should assist the community by exploring funding alternatives to enable development of these facilities. The community believes there are unmet needs for active and passive parks, recreation, and open space in the plan area.

Principle 1. Develop level of service standards that appropriately address the heavy use received by Browns Point’s Lighthouse Park and Dash Point Dock as community parks.

Standards
34.1.1 Increase enforcement of park hours and boundaries at the two regional parks managed by Metro Parks, Dash Point Dock and Browns Point’s Lighthouse Park.

34.1.2 Increase coordination of parking at Dash Point Dock in summer peak use periods.

34.1.3 Explore solutions for the need to access Browns Point Lighthouse Park from Tulalip Street NE.

Principle 2. Ensure that publicly owned park sites are protected and maintained in perpetuity.

Standard

34.2.1 Pursue mechanisms for protection and improvement existing and acquired publicly owned park sites that restrict future uses to park and recreation activities.

Existing Parks and Recreation Programs

Objective 35. Maintain the existing park and recreation facilities and programs located within the plan area.

Principle 1. Conduct maintenance and renovations that serve to enhance park and recreation facilities and programs.

Standard

35.1.1 Community parks with heavy use need higher level of maintenance.

Agency Coordination

Objective 36. Facilitate coordination between Pierce County and all government agencies, non-profit organizations, and other interested citizens in managing park and recreation facilities and programs within the plan area, and the policies stated above. PR-8

TRANSPORTATION

GOAL: The Browns Point/Dash Point community’s transportation system should provide safe, efficient, aesthetic, and functional movement for both the resident and visitor of the community. T-1

Intent: The transportation system comprised of roadways, nonmotorized facilities, and transit services, should strengthen the unique “small town” character of this Pierce
County community. This can be achieved through maintaining and improving the transportation system as the usage of the transportation system increases.

Monitoring, Preserving, and Maintaining the System

Objective 37. The County should continue to monitor, preserve, and maintain, the roadways within the plan area at current levels or improved levels. T-3+

Principle 1. Maintenance and preservation of the roadways should continue to be the highest priorities of the roadway network. T-3+

Stormwater Impacts

Objective 38. The County should continue to be aware and responsive to the transportation system stormwater impacts. U-35

Principle 1. All roadway maintenance, preservation, and improvement activities within the community plan area should continue to consider the stormwater drainage impacts onto roadway and adjacent properties U-35.1

Principle 2 The County should continue to employ regular preservation activities in order to minimize changing height of the roadway pavement which would result in unwanted changes in stormwater drainage. T-3.2

Operational Recommendations

Objective 39. The County should improve the operations of the local roadway system. T-3.3

Principle 1. The County should consider analyzing and applying traffic calming on the following roadways:
   a. Tok-A-Lou Ave NE, between Hyada Blvd NE to Hyada Blvd NE.
   b. La-Hal-Da Ave NE between Hyada Blvd NE to Ton-A-Wana-Da Ave NE.
   c. La-Hal-Da Ave NE between Hyada Blvd NE to Ton-A-Wana-Da Ave NE.
   d. Le-Lou-Wa Place NE between SR-509 to Tok-A-Lou Ave NE.
   e. Markham Ave NE at SR-509 to Dash Point Dock.

Principle 2. The County should consider the development of a “one-way loop” due to safety considerations at SR-509. Arthur Street and “upper” Soundview Drive NE are currently two-way streets that intersect SR-509. Due to sight distance issues and limited pavement width, it is strongly suggested that the County change the directionality of Arthur Street to northbound
only (away from SR-509) and of Soundview Drive NE to southbound only (toward SR-509).

Roadway Designations and Signing

Objective 40. Provide roadway designations and directional signing that will improve the sense of place and raise the certainty for drivers.

Principle 1. Clear signing for selected designations within the community should be provided. This would not only promote a better sense of “place” within the community but would improve the operations of the roadways by raising the level of certainty and safety for drivers and other roadway users.

Principle 2. In order to provide continuity of SR-509, change its name from East Side Drive to Marine View Drive as found in the adjacent jurisdictions.

Transit

Objective 41. Maintain and improve service. T-16

Principle 1. Encourage Pierce Transit to maintain current levels of Bus Plus service in the community. Increase service as demand warrants providing mobility options both to and from the community. T-16

Nonmotorized Improvements

Objective 42. Provide bicyclists and pedestrians with appropriate facilities that provide mobility and safety. T-12

Principle 1. Identify and provide where needed additional shoulder width for roadways that have been identified as key nonmotorized routes within the community. Such techniques as the “covering” of existing swales should be considered to achieve this objective.

Safety Improvements

Objective 43. Provide improvements to the roadway network that will promote a safer environment for motorists and nonmotorized forms of transportation.

Principle 1. Encourage the Washington State Department of Transportation and the City of Tacoma to address the need for turning lanes at SR-509 (East Side Drive) and Slayden Road NE.
Principle 2. Provide street illumination only where necessitated for reasons of traffic safety in order to retain the more rural environment.

Principle 3. Encourage WSDOT and the County to improve the sight distance at the intersection of SR-509 and Hyada Boulevard.

SANITARY SEWER

Intent: Sewer facilities provide wastewater disposal for land uses in the Browns Point area. Special care shall be taken when designing and installing sewer lines near the marine shorelines or other sensitive environmental features.

Objective 44. Avoid impacts to critical areas during construction of sewer utilities. ENV-15.5, U-9.2

Principle 1. Avoid locating sewer utilities within critical areas. When critical areas cannot be avoided, utilize Best Management Practices or mitigation measures to reduce or offset associated impacts., U-9.2

Principle 2. Restore disturbed land areas after construction of sewer utilities and facilities located within the plan area. U-1764

Objective 45. Continue to educate the community in conservation measures that minimize the impacts of water usage associated with sewer utilities. Encourage low-flow fixtures, cost-effective incentive programs for plumbing fixture and appliance replacement and other public information and education programs on water conservation in service areas.

WATER QUALITY/SEPTIC SYSTEMS

Intent: Septic systems provide wastewater disposal for land uses in the Dash Point area and portions of the Browns Point area. Current technology allows properly installed modern septic systems to clean wastewater. Special care shall be taken when designing and installing septic systems near the marine shorelines or other sensitive environmental features. Existing systems must be properly maintained and failing systems must be repaired or replaced.

Objective 46. Ensure and maintain groundwater quality and implement strategies to improve water quality within the plan area. U-22, ENV-5

Principle 1. Identify areas where restoration activities could potentially have a positive effect on water quality and encourage restoration projects within these areas.

Standards
46.1.1 Identify potential restoration areas through Hylebos Browns-Dash Point Basin Plan efforts in the Browns Point/Dash Point area.

46.1.2 Work with existing community and volunteer groups to provide restoration actions on identified sites.

Principle 2. Support and enhance hazardous spill response coordination within the plan area.

Standards

46.2.1 Implement the Hylebos Browns-Dash Point Basin Plan information in future updates to the Browns Point/Dash Point Community Plan. U-34

46.2.2 Work with the Pierce County Department of Emergency Management to identify appropriate methods for handling spill response in high-risk areas (i.e., Port of Tacoma).

Principle 3. Encourage use of natural methods by Pierce County and other agencies in weed control and other public vegetation management. Increase public education regarding natural methods of weed control. ENV-5.17

Objective 47. Septic systems provide the only means of wastewater disposal for all land use types in the Dash Point area. Individual on-site septic systems are typically utilized; however, a variety of community systems may be used under certain circumstances. Septic systems should be designed using the newest technology and needs to be maintained regularly to properly function.

Principle 1. Septic systems should be maintained and pumped consistent with the Tacoma-Pierce County Health Department’s operation and maintenance program. U-17.2

Standards

47.1.1 Existing septic systems near marine shorelines need to be monitored closely. Encourage property owners to participate in the TPCHD monitoring programs.

47.1.2 Educate and encourage the use of plumbing fixtures and appliances that reduce the possible exacerbation of slope failures near marine bluffs by over saturating on-site system drainfields.

STORMWATER MANAGEMENT
Intent: The intent of the following policies is to reduce the effects of flooding episodes, improve the function of existing stormwater facilities, and to more effectively integrate stormwater facilities into the natural landscape. This section refers to the Hylebos Browns-Dash Point Basin Plan for strategies that reduce negative impacts on surface water located within and adjacent to the plan area. These techniques are designed to address issues such as water flow, temperature, quality, and aquifer recharge. delete

Objective 48. The Hylebos Browns-Dash Point Basin Plan identified important projects for improvement of drainage in the plan area. Provide adequate funding for these projects. delete

Objective 49. Minimize development related impacts to existing hydrologic conditions and functions and strive to correct current deficiencies resulting from past development practices.

Principle 1. Ensure development standards adequately prevent new development from increasing flooding and minimize the possibility of damage from flooding events. U-35

Standard

49.1.1 Utilize within the adopted basin plan in the decision making process to determine appropriate zoning density and intensity levels within the plan area. U-34

Principle 2. Provide better enforcement and maintenance of storm drainage systems.

POTABLE WATER

Intent: The intent of the following policies is to ensure an adequate water supply is available to support projected population growth and water conservation measures are enacted. delete

Objective 50. Ensure that an adequate amount of domestic water supply is available to support the level of population growth and land development projected within the plan area. U-20

Principle 1. Encourage land uses and programs that promote water conservation and aquifer recharge U-21, ENV - 5

Standard

50.1.1 Ensure landscape requirements promote water conservation. U-5
Principle 2. The permitting process should take into account the availability of potable water. U-25

Principle 3. Commitment for potable water shall be available prior to approval of preliminary plat. U-25

SOLID WASTE

Objective 51. Protect and enhance all existing recycling services in the plan area. U-19

FIRE PROTECTION

Intent: The residents of Browns Point/Dash Point expect high quality, cost-effective fire protection services. The Pierce County Fire Protection Bureau should work with the local fire district in achieving this goal. delete

Objective 52. Fire District #13 provides emergency services in the community plan area. Pierce County shall support the efforts of the Fire District in responding to the increasing population and demand for services. CF-14

Principle 1. Pierce County Fire Prevention Bureau (FPB) should continue to provide support services to the fire district. CF-15

Principle 2. Fire District #13 should continue with community education and support of CPR, first aid, and other public health and safety training. CF-14.4

Principle 3. Pierce County shall work to establish a process between governmental agencies that foster better working relationship. CF-15

Standards

52.3.1 Pierce County should support the consolidation of services through fire authorities or other measures that create stronger and more cost effective emergency services. CF-12

52.3.2 Pierce County should solicit comments from Fire District #13 on all subdivision and discretionary land use permit applications that are proposed. CF-16
RENEWABLE ENERGY

Intent: Renewable or alternative energy sources should be explored and accommodated when they are cost effective and environmentally sustainable. Encourage the use of underground wiring systems where view impacts could be affected. delete

Objective 53. The provision of reliable electric utility service should be achieved in a manner that balances public concerns over the impacts of utility infrastructure with the consumer’s interest in paying a fair and reasonable price for utility products. Alternative energy sources and new technologies should be pursued when these alternatives are environmentally sustainable and cost effective.

Principle 1. Neighborhood scale electrical facilities should be permitted in the plan area.

Standards

53.1.1 Encourage regional electrical providers to work with Pierce County in developing quiet and unimposing home based power generation.

53.1.2 Support a policy of undergrounding utility lines and installing smart meter reader systems. U-6.1, U-5

Principle 2. Pierce County shall support expansion of electric utility facilities to meet future load requirements and support conservation measures to aid in meeting future growth needs. U-11

Standards

53.2.1 Encourage the conservation of electric energy in public facilities. U-5, D-17

53.2.2 Promote energy conservation and encourage the use of alternative energy sources. U-5.1

LAW ENFORCEMENT

Intent: Provide law enforcement staff to address community concerns for life safety, vandalism, and personal property protection. CF-17
Objective 54. Evaluate the number of on-duty commissioned officers within the plan area to determine a more accurate level of service. Support the Neighborhood Patrol Deputy program. CF-17.1

Objective 55. Encourage outreach programs between the plan area and Pierce County Sheriff's Department. Support Neighborhood Watch groups.

Objective 56. Increase Pierce County Sheriff patrols in area as warranted. CF-17

Objective 57. Pursue cooperative partnerships with adjacent jurisdictions to augment police services. CF-20

UTILITIES

Objective 58. Replacement or expansion of existing utility systems shall be underground. U-6.1
Frederickson
Matrix
USE POLICIES

GENERAL
Intent: Promote a system of land use control that meets future growth needs in a predictable and efficient manner.

Objective 1. Provide sufficient residential and commercial land capacity within the community to meet the needs of the community for the next twenty years.

Principle 1. Ensure that the projected population growth within the community over the next twenty-year period can be accommodated. LU-6, 7

Standards

1.1.1 Ensure that the residential densities and land area provided for each of the various zone classifications within the community enable a residential density of at least four dwelling units per net acre to be achieved as the community is developed.

1.1.2 Regularly monitor and evaluate growth trends within the community to determine if planned densities are being achieved. In the event monitoring indicates that planned densities are not being achieved, Pierce County shall develop recommendations to address the situation and shall present such recommendations for consideration during the next community plan update.

Objective 2. Support the continued existence of the Rural-Separator north of Frederickson.

Principle 1. Recognize the benefits the Employment Center and the overall Frederickson community derives from the presence of the Rural-Separator.

Standards

2.1.1 In the event any changes to allowed uses, density, or zoning within the Mid-County area are contemplated, Pierce County should analyze the impacts of such changes on future traffic volumes and operating conditions of Canyon Road and 176th Street East.

2.1.2 The Rural-Separator provides a desirable buffer between the urban growth areas for Pierce County and the cities of Tacoma, Fife, and Puyallup. The presence of this buffer helps to create more defined urban areas, improved community identity, and valuable open space benefits. The important public benefits the Rural-Separator provides, as discussed above, should be considered and analyzed as a component of any proposal to study or modify the Rural-Separator.
Objective 3. Encourage the provision of urban level services and facilities within Frederickson by discouraging the premature expansion of the Comprehensive Urban Growth Area (CUGA). LU-6, 8+, 9+

Principle 1. The size and geography of the urban growth area impact continued investment into needed urban facilities and services within Frederickson. In order to utilize financial resources in the most efficient manner, Pierce County should seek to minimize expansions of the CUGA until such time as a substantial need for additional urban land is demonstrated. LU-8+, 9+

Standards

3.1.1 Consider expansion of the CUGA only when the market factor as monitored by Pierce County Planning and Land Services is reduced to less than 15%. LU-7+

Objective 4. Provide strict guidance for rezones to ensure community plan goals and objectives are properly implemented.

Principle 1. The proposed zone must be an allowed zone under the existing land use designation.

Principle 2. Changes in land use designation are not permitted through the rezone process.

Principle 3. Ensure commercial and industrial rezone applications are consistent with the goals, objectives, and standards set forth in the Frederickson Community Plan.

Standards

4.3.1 Commercial and industrial rezones shall only be allowed when the following criteria are met:

a. A PDD shall accompany all rezone applications.

b. An analysis of market vacancy has demonstrated there is a need for the commercial or industrial use type within the Frederickson Community Plan area. The analysis must consider the availability of vacant commercial or industrial buildings and land for the same type of use and shall demonstrate why the rezone is necessary. The analysis shall not be an analysis of market potential.

c. The Examiner shall provide written findings that the proposed zone and PDD implement the goals, objectives, and standards of the designation better than the existing zone.
EMPLOYMENT CENTER POLICIES

Intent: Promote the continued existence and viability of the Frederickson Employment Center. LU-55+

Objective 5. Recognize that the Frederickson Employment Center is a regional economic asset and foster its continued viability. LU-55+

Principle 1. Ensure that changes in land use designations, zoning, and development standards within the community do not adversely affect the viability of the Employment Center.

Standards

5.1.1 Maintain the land area devoted to the Employment Center to the greatest extent possible. Consider reduction of Employment Center acreage only when the integrity of the Employment Center will not be significantly affected and where substantial rationale exists for the reduction. LU-55+, 54.3

5.1.2 Utilize the industrial land location criteria set forth in the Pierce County Comprehensive Plan when evaluating Employment Center zoned lands for possible rezoning.

5.1.3 Evaluate the benefits of any proposed change in land use designations, zoning, or development standards within or adjacent to the Employment Center against the impacts to businesses within the center.

Objective 6. Provide an orderly transition from the Employment Center to residentially zoned properties and environmentally sensitive areas.

Principle 1. Review the zoning atlas and recommend changes to create logical boundaries and transitions from the Employment Center to residentially zoned properties and environmentally sensitive areas.

Standards

6.1.1 Use ownership patterns, roadways, topography, lot size, and environmental features to establish logical boundaries to the Employment Center.

6.1.2 Zone areas within the Employment Center designation along Clover Creek as Community Employment (CE).
6.1.3 Limit development within the CE zone to light industrial and office uses only. Mineral extraction, salvage yards, and similar heavy industrial uses should be prohibited.

Principle 2. Establish a transition area between the Employment Center and residential zones.

Standards

6.2.1 Limit heights and uses within the transition area or provide some other means of promoting greater compatibility with residentially zoned parcels.

6.2.2 All developments on the periphery of the industrial area shall be designed, screened, or bermed to mitigate undesirable impacts upon surrounding residential areas.

Objective 7. Create a well-defined commercial and civic service area within the Employment Center that will meet the daily goods and service needs of the employees of the center and local residents.

Principle 1. Designate identified properties around the intersection of 176th Street East and Canyon Road East as Employment Service.

Standards

7.1.1 The Employment Service zone shall be considered a light industrial zone and shall only be permitted under the Employment Center land use designation.

7.1.2 The boundaries and size of the area zoned as Employment Service shall be based upon the employment capacity of the Employment Center, land ownership patterns, and natural and built environment features. The Employment Service area should not exceed 80 acres in size. Any Employment Service rezone shall be contiguous to other Employment Service properties.

7.1.3 The Employment Service area shall permit a range of light industrial, office, retail, service, utility, and civic uses. Permitted uses shall be identified in the Pierce County Development Regulations - Zoning.

7.1.4 Residential uses shall be prohibited within the Employment Service zone.

7.1.5 For purposes of Chapter 8.76 of the Pierce County Code, the Employment Service zone should be assigned a Class C environmental designation for noise abatement (EDNA).
7.1.6 The type of retail and commercial services allowed within the Employment Service zone should serve a market not greater than Frederickson residents and businesses.

7.1.7 The area of individual tenant space within commercial buildings shall be limited.

7.1.8 High quality site and building design shall be required within the Employment Service zone. Design standards shall seek to create a well-defined sense of place, ensure compatibility with adjacent uses, provide ample landscaping, facilitate pedestrian movement, and limit the number of vehicular access points onto Canyon Road East and 176th Street East.

COMMERCIAL POLICIES

Intent: Provide well-designed, appropriately scaled retail and service development at limited locations in the community.

Objective 8. Retail and service development within the plan area should be scaled to meet neighborhood and community needs, rather than regional needs, in recognition of abundant regionally oriented shopping centers in other nearby communities.

Principle 1. Strive for the development of well-designed, well-placed neighborhood and community scale commercial development within the plan area.

Standards

8.1.1 Retail and service uses should be oriented primarily to meeting the needs of the Frederickson community. The type and intensity of retail uses within the plan area should be regulated to discourage the development of “destination” or “big-box” retailers that draw customers from a large geographic area.

8.1.2 Commercially zoned areas should be compact in size and should be located at prominent intersections within the community.

8.1.3 The development of commercial strips should be discouraged by limiting commercial road frontage and by creating distinct commercial zones that vary in the type and intensity of allowed uses. LU-37.6+

8.1.4 Require all commercial developments to meet architectural and site design standards.

8.1.5 Landscaping of commercial sites should be required, particularly along public roads and within parking areas.
8.1.6 Driveway access from commercial properties onto major roads should be minimized. D-7.5, 8.2, T-11+

Principle 2. Control the location, scale, and range of commercial uses within the community in a manner as appropriate to accomplish the objectives of the community plan.

Standards

8.2.1 Allow for the continued existence of a limited mixed use commercial area at the intersection of 160th Street East and Canyon Road East. This area should be sized based upon existing retail, service, and civic uses.

8.2.2 Allow for the continued existence of a limited mixed use commercial area at the intersection of Military Road East and Canyon Road East. This area should not exceed 15 acres in size.

8.2.3 Limit additional commercial development along 176th Street east and west of the planned commercial center at 176th Street East and Canyon Road.

8.2.4 Encourage the communities of Summit View and North Clover Creek Collins to carefully control and limit commercial development along Canyon Road in order to maximize the efficiency of this roadway as a major north-south arterial and to prevent the development of a continuous commercial strip into the Frederickson community.

Principle 3. Implement compatibility requirements in order to minimize the impact of commercial activities on adjacent residential uses.

Standards

8.3.1 Require intensive screening and buffering of commercial uses adjacent to residential areas.

8.3.2 Control lighting within commercial developments to minimize light intrusion into residential areas.D-15

8.3.3 Shield noise generating equipment such that noise levels within adjacent residential areas are not significantly increased.ENV-13+

RESIDENTIAL POLICIES

Intent: Provide for a diverse range of housing choice in the community, appropriately located and well designed.
Objective 9. Provide for a range of housing types and densities within the community.

Principle 1. Residential density should vary based upon characteristics of the built and natural environment.

Standards

9.1.1 Areas of the community with no significant environmental constraints or compatibility issues should be zoned as Moderate Density Single Family (MSF) and should generally be developed at densities of 2 to 6 dwelling units per acre.

9.1.2 Properties along the Clover Creek corridor should be zoned Residential Resource (RR) reflecting the more environmentally sensitive nature of these lands. These properties should generally be developed at densities of 1 to 3 dwelling units per acre.

9.1.3 Properties in the upper drainage basin of Clover Creek should be zoned Single Family (SF) reflecting the environmental characteristics of these lands and proximity to Clover Creek. These properties should generally develop at a density of 4 dwelling units per acre.

9.1.4 Limited areas for high-density single- and multi-family development should be designated near the intersections of 78th Avenue/176th Street East and 40th Avenue/176th Street East, reflecting proximity to major transportation routes and commercial centers. These areas should be zoned as Moderate-High Density Residential (MHR) or Residential Office Civic (ROC). Density in these areas should generally range from 12 to 18 dwelling units per acre.

9.1.5 Lots of record within the Employment Center (EC) having an area of two acres or less created for the purpose of single-family residential use and recorded prior to January 1, 1995, should be allowed to accommodate one single-family unit per parcel. Accessory dwelling units should not be permitted. Design standards should be applied to reduce compatibility issues with existing or future industrial uses within the Employment Center. Existing or future industrial uses should not be construed as a public nuisance to residential uses.

9.1.6 Efforts should be taken to ensure consistency/compatibility with residentially zoned lands immediately adjacent to the community plan area.

Principle 2. Provide density-based incentives in residential zones. LU-22.3
Standards

9.2.1 Each residential zone shall incorporate a minimum, base, and maximum density. To develop property at a density higher than the base, additional criteria must be met, such as site amenities and design features. LU-22, 22.1

9.2.2 Develop the necessary regulatory framework to provide a process for allowing density in excess of that generally allowed in each zone as a means of compensating developers for voluntary investment in public infrastructure and services. LU-22+

9.2.3 The maximum density incentive granted should not exceed the maximum density generally allowed in a zone by more than 30%.

9.2.4 Density incentives should only be granted for voluntary investments. Mitigation necessary to address impacts of a development proposal will not be used as a basis for density incentives. LU-22.3.1

9.2.5 Allow additional dwelling units achieved through the use of density incentives to be transferred off-site to other urban residential areas within the Frederickson community based upon zoning. LU-22.3.2

9.2.6 Developers utilizing the density incentive program should be recognized annually for their increased investment in the community. delete

Principle 3. A variety of housing types should be allowed in each residential zone subject to design standards. H-1.1

Standards

9.3.1 The MSF zone should primarily be developed with detached single-family and two-family housing. Multi-family housing containing four or fewer dwelling units per building may also be permitted subject to compliance with design standards when such housing is a component of a mixed housing development. LU-30+

9.3.2 Allow cottage and cluster subdivisions with densities of up to eight units per acre throughout the MSF zone when density incentives are used, subject to compliance with design standards. LU table 2-G

9.3.3 The SF zone should primarily be developed with detached single family housing and compatible civic uses. Multi-family housing should be prohibited.
9.3.4 The MHR zone should primarily be developed with multi-family housing. Single and two-family housing will only be permitted when developed as a cluster or cottage subdivision. LU-34+

9.3.5 Allow multi-family developments within the MHR, ROC, and MUD zones to achieve a density of up to 25 units per acre when density incentives are used. LU-34+, table 2-G

ZONING OVERLAYS

Intent: Develop special overlay standards to protect special interest areas from incompatible uses.

Objective 9A. Utilize airport overlays within the plan area to protect the public’s health, safety, and welfare and to address incompatible uses with airport operations.

Principle 1. Establish an Airport Overlay – Small Airport designation in the vicinity of Shady Acres Airport.

Standards

9A.1.1 Apply Airport Overlay – Small Airport regulations to the portion of the plan area identified as Airport Overlay – Small Airport in the vicinity of Shady Acres Airport.
COMMUNITY CHARACTER AND DESIGN POLICIES

COMMUNITY ENTRIES AND STREETSCAPES

Intent: Provide design concepts and policies that will create attractive, easily identifiable community entrances and streetscapes within the Frederickson community.

Objective 10. Create identifiable boundaries, entries, gateways, and other visual queues so that residents, workers, and visitors know they are entering the community.

Principle 1. Provide distinctive designs at the edges, entrances, and other key locations within the community.

Standards

10.1.1 Use a variety of measures to create distinctive entrances, e.g., landscaping, tree planting, graphics, signage, lighting, monuments, pavement treatment, and public art.

10.1.2 Recognized entries consisting of tree plantings, signage, or public art shall be established at the following locations to create a gateway effect into the community:
   a. Canyon Road East at 160th Street East;
   b. Military Road East at Waller Road;
   c. 176th E Street East at Canyon Road East;
   d. 176th Street East in the vicinity of 22nd Avenue East;
   e. 176th Street East at 78th Avenue East;
   f. 176th Street East in the vicinity of 87th Avenue Court East;
   g. Future Canyon Road East extension at 208th Street East; and
   h. 192nd Street East at 22nd Avenue East.
   i. Waller Road East at Brookdale Road East
   j. 208th Street East at 22nd Avenue East

10.1.3 Pierce County shall support and assist the community in developing and maintaining entrances. Support and assistance may be in the form of grant writing, developing a landscaping plan, working with the business community and other methods to solicit interest in the development of the entrances.

Objective 11. Enhance neighborhood quality and promote a strong sense of community by utilizing design standards to promote streetscapes.

Principle 1. Develop a standard streetscape design for Canyon Road East and 176th Street East.
Standards

11.1.1 Landscaped medians, landscaped buffer areas, lighted crosswalks, textured or decorative crosswalk surfaces, sidewalks, and sidewalk connections to adjacent developments should be incorporated into the design and construction of road improvement projects affecting Canyon Road East and 176th Street East. Where feasible and practical, pedestrian refuges should also be provided.

Principle 2. Promote the planting of street trees to enhance community character.

Standards

11.2.1 Require the planting of street trees and other vegetation along all arterial roadways within the community.

11.2.2 Pierce County shall update standards and guidelines for street tree species selection, installation, and maintenance.

11.2.3 Pierce County, in conjunction with business organizations, community groups, and property owners, shall develop street tree management programs. Such programs shall focus on maintenance and enforcement.

Principle 3. Promote the use of native vegetation as an integral part of streetscapes.

COMMERCIAL AND INDUSTRIAL CHARACTER

Objective 12. Develop commercial and industrial requirements dealing with site design, building design, landscape design, and sign design and placement.

Principle 1. Organize the site plan to provide an orderly and easily understood arrangement of building, landscaping, and circulation elements that support the functions of the site. D-1.1

Standards

12.1.1 Create a distinct street edge and minimize parking between structures and street. D-8.5 (sidebar)

12.1.2 Emphasize the importance of street corners through building location, pedestrian access, special site features, or landscape features.

12.1.3 Maintain visual and functional continuity between the proposed development and adjacent and neighboring properties through setbacks, building massing, circulation, or landscaping. D-7.7
12.1.4 Develop detailed streetscape plans addressing streets, crosswalks, sidewalks, signage, landscaping, street furniture, utilities, public spaces, etc.

12.1.5 Buffer differing uses through a variety of measures including but not limited to setbacks, screening, berming, vegetative buffering, and shielded lighting. D-7.7

12.1.6 Encourage joint development of sites where there is potential for common building walls, shared driveways, landscaping, or other shared facilities. D-7.5

12.1.7 Use durable, high quality materials in site furnishings and features for ease of maintenance.

12.1.8 Minimize visual, noise, and odor impacts of service areas, such as loading docks, trash and recycling collection points, utility maintenance areas, etc. on surrounding uses and streets through site design, landscaping, and screening. D-7.8

12.1.9 Use fencing and landscaping to conceal outside storage and sales areas with high quality materials.

12.1.10 Integrate water quality treatment techniques such as biofiltration swales and ponds with overall site design, where appropriate.

12.1.11 Provide pedestrian walkways that connect all buildings and entries of buildings within a site and that connect the site to walkways on adjacent properties. D-8.3

12.1.12 Provide pedestrian walkways from the public sidewalk(s) to the main entry of developments. Where development fronts two streets, access shall be provided from both streets. D-8.3

12.1.13 Encourage pedestrian movement between commercial properties and neighborhoods by providing gates, ramps, and steps where natural or man-made barriers exist.

12.1.14 Minimize the space devoted to vehicular circulation by limiting access driveways, ensuring efficient internal circulation, and taking advantage of opportunities for shared driveways. D-8.2

12.1.15 Minimize the area devoted to parking by taking advantage of shared parking, or methods for reducing parking demand, or turnover, where possible. D-8.5
12.1.16 Replacement or expansion of existing utility systems shall be underground. U-6.1

Principle 2. Architectural and site design of non-residential, commercial developments should reflect desired community character.

12.2.1 Discourage nondescript architecture that has few design features, cohesiveness, or is scaled to be appreciated at automobile speeds.

12.2.2 Within a given commercial or civic development, require consistent architectural themes and colors for buildings, street furniture, and amenities.

12.2.3 Reduce the apparent scale of large commercial structures located adjacent to residential neighborhoods and uses through building placement, design, and landscaping. D-7.7

12.2.4 Provide pedestrian-friendly facades on the ground floor of all buildings that face public streets and parking areas.

12.2.5 Enhance building entries with a combination of weather protection, landscaping, pedestrian amenities, or distinctive architectural features.

12.2.6 Locate or screen roof-mounted mechanical equipment to minimize visibility from public streets, building approaches, and adjacent properties.

12.2.7 Locate or screen utility meters, electrical conduit, and other utility equipment to minimize visibility from the street.

Principle 3. Site and building design requirements within the Employment Center zone should focus primarily on ensuring appropriate transitions to non-industrial areas and public roadways.

12.3.1 Limit site and building design requirements within the Employment Center zone to landscaping, setback, height, and lighting control.

12.3.2 Industrial uses should provide substantial landscaped areas when adjacent to residentially zoned areas and public roadways.

12.3.3 A system of varied building setbacks and heights should be implemented for industrial uses based upon the intensity of the use, site characteristics, and adjacent land uses.

CENTRAL PLACE
Intent: Through policy, design, and land use regulations, create an urban core or central place that is a focal point for the Frederickson community.

Objective 13. Promote the development of a centralized, coordinated, high-quality commercial center that can meet many of the goods and service needs of residents, employers, and employees while also serving as a civic and social center for the community.

Principle 1. Designate the Employment Service zoned properties at the four corners of the intersection of 176th Street East and Canyon Road East Plan as the Frederickson Central Place.

Principle 2. Adopt design standards for the Frederickson Central Place that facilitate the development of a high quality, pedestrian-friendly built environment that can serve as a focal point for the community.

Standards

13.2.1 Site design shall require the coordination of site layout, landscaping, setbacks, pedestrian access points, vehicular entrances, and other site elements to unify all four corners of the Frederickson Central Place.

13.2.2 Significant landscaping shall be used to reduce the scale of parking lots, define pedestrian routes and common areas, screen and buffer adjacent uses, and create an attractive streetscape along the perimeter of the Frederickson Central Place.

13.2.3 The Frederickson Central Place should have a strong pedestrian and transit orientation that is reflected in site development and design standards which separate automobile and pedestrian circulation through the use of raised walkways, change in pathway material texture, use of landscaping, covered walkways, and parking lots broken into segments.

13.2.4 Pedestrian amenities, such as plazas, courtyards, covered walkways, outdoor art, seating, lighting, and trash receptacles should be incorporated into the overall design.

13.2.5 Site design should create distinct street edges along Canyon Road East and 176th Street East and should accentuate the intersection of these two roads through building placement or a special landscaping or pedestrian feature.
13.2.6 Integrate the design and placement of exterior lighting with the architectural design and materials of on-site buildings, overall site character, and the surrounding neighborhood.

13.2.7 Building architecture and materials shall be of high quality in order to emphasize the role of the Frederickson Central Place in the community.

13.2.8 Street-facing building facades shall employ a variety of measures including window and entrance treatments, overhangs and projections, and innovative use of building materials and landscaping to increase visual interest and visually break up large building mass.

13.2.9 Provide pedestrian-friendly facades on the ground floor of all buildings that face public streets and parking areas.

RESIDENTIAL USES

Intent: Promote the development of well-designed urban residential areas.

Objective 14. Develop specific design guidelines for single-family and multi-family residential development dealing with site planning and building placement.

Principle 1. Provide incentives for innovative site designs and clustering of single-family residential uses and high density multi-family uses.

Principle 2. Promote the visual quality of neighborhood streetscapes so that they become a valued element of the character of the community and enhance neighborhood quality.

Standards

14.2.1 Encourage use of curvilinear streets and narrower street profiles within residential neighborhoods.

14.2.2 Provide opportunity for porches and decks within front yard setbacks.

14.2.3 Permit single-family detached dwelling units to encroach into front yard setbacks the same distance the garage entrance is recessed behind the front yard setback line. The front yard setback shall not be less than 15 feet.

Principle 3. Site characteristics that enhance community character should be preserved through site planning. Examples include preservation of clusters of existing trees, retention of historic features, and conservation of similar assets.
Standards

14.3.1 Methods that can be used to protect desirable areas include lot clustering, transfer of development rights, and incorporating the desirable features into recreation areas or open space tracts.

Principle 4. Encourage underground stormwater retention systems by providing development incentives.

Principle 5. Develop standards that make provisions for common recreation areas within residential developments. D-3.3

Objective 15. Develop specific design guidelines for two-family (duplex), attached single-family, and multi-family residential developments dealing with architectural design and scale of buildings.

Principle 1. Provide incentives for innovative architectural design of two-family (duplex), attached single-family, and multi-family residential development.

Principle 2. Encourage dwelling units with a variety of architectural features such as porches, stoops, balconies, decks, or other well-defined pedestrian entrances. These features should be visible from the street to provide a welcoming ambience. D-3.2+

Principle 3. Encourage two-family developments that provide alley access to the vehicle enclosure.

Principle 4. Avoid locating parking areas for multi-family developments between the buildings and the street. Rather, allow the residential units to be oriented toward the street.

Principle 5. Encourage two-family, attached single-family, and multi-family units that emphasize each individual unit through variations in details such as trim, roofline and pitch, porch design, and color. D-3.2+

Principle 6. Encourage modulation of multi-family buildings to make the building mass appear smaller. Discourage multi-family buildings consisting of large blank walls, particularly when visible from adjacent streets. D-3.1+

Objective 16. Encourage and provide incentives for providing open space and retaining existing native vegetation on sites proposed for urban development.
Principle 1. Provide incentives for open space preservation by allowing innovative measures such as clustering development, transfer of development rights, zero-lot-lines setbacks, and other techniques.

Principle 2. Provide public access to publicly owned open space within the community.

Principle 3. Provide a procedure for removing dangerous or diseased trees that require mitigation including replacement of any removed trees.

Standards

16.3.1 Sites that are devoid or deficient in vegetation shall be required to introduce supplemental landscaping with plantings that are native to the Pacific Northwest and are based on the historic indigenous plant species for the underlying soils. These supplemental plantings shall equal the minimum amount required for retention.

Principle 4. Reduce the amount of density or intensity allowed within a proposed development for lack of permanently designated usable open space.

URBAN OPEN SPACE

Objective 17. Property improved with buildings, parking areas, and other impervious cover shall include areas of natural and landscaped vegetative cover to protect the aesthetic qualities of the area, to protect aquifers and aquifer recharge areas, provide urban wildlife habitat, and to prevent runoff to adjoining properties, streams, and other critical areas.

Principle 1. Provide a range of open space dedication requirements based upon the density or intensity of the proposed use.

Principle 2. Require a permanent dedication of open space as a condition of approval for a site plan or division of land. The following activities should be allowed within designated open space areas and are listed in order of priority.

Standards

17.2.1 Preservation of natural vegetation including fish and wildlife habitat.

17.2.2 Natural resource protection including steep slopes, streams, and wetlands.

17.2.3 Buffers between incompatible land uses.
17.2.4 Passive recreation (pervious and impervious trails).

17.2.5 Active recreation (parks).

17.2.6 On-site utilities (drainfields, stormwater retention facilities).

17.2.7 Pedestrian and bicycle trails shall be permitted uses within designated open space tracts.

Principle 3. Require the open space area to be clearly marked and identified as a protected area through the use of methods such as fencing (when appropriate) and signage.

LANDSCAPE DESIGN

Intent: Ensure landscape design reinforces site design and fulfills functional requirements such as screening and buffering. D-1+

Objective 18. Ensure the built environment is compatible with the natural environment and the impacts of site development are minimized and integrated through landscaping. D-1+

Principle 1. Use creative landscaping to calm traffic, attractively screen service areas, minimize the impact of parking lots, and revitalize the natural environment.

Standards

18.1.1 Require a landscaped area between the traffic and the sidewalk that includes elements, such as mature trees, that provide shade. The purpose of the landscaped area is to provide shade to pedestrians and to provide a safe buffer between pedestrians and the street. Landscaping shall not inhibit driver sight distance or visibility.

18.1.2 Newly planted landscaped strips shall contain trees that are at least 8’ tall and 2” in diameter. Trees must be a minimum of 35’ at maturity, except where conflicts occur with utility or corridors.

18.1.3 Trees that serve to assist in noise reduction for commercial or industrial properties shall consist primarily of evergreen and coniferous species.

18.1.4 Landscape Canyon Road East with trees, plants in the median, and lush green areas along its edges. New plantings should be at least 12’ in height and 3” diameter and capable of a minimum height of 35’ at maturity.

18.1.5 Encourage the use of bioswales in parking lot landscaped areas to break up the expanse of asphalt and assist in stormwater treatment and infiltration.
18.1.6 Parking lot landscaping shall be significant and dispersed throughout the lot in order to provide shade, pedestrian refuge, and visual relief.

18.1.7 Parking lot vegetation should consist of a variety of trees and vegetation. New trees should be at least 8’ in height and 2” diameter and capable of a minimum height of 35’ at maturity, except where conflicts with utility corridors would occur.

18.1.8 Where commercial or industrial land uses abut residential uses, a landscaped buffer shall be provided to reduce noise and glare impacts.

18.1.9 Vegetation that is native to the Pacific Northwest and that is drought tolerant is preferred for landscaping.

18.1.10 Increase the amount for the landscaping bond that is required prior to final plat approval to ensure developments are built-out with the required landscaping. The increase of the bond shall cover the potential overhead costs that Pierce County may experience in the employment of a third party to plant the required landscaping.

SIGN DESIGN

Intent: Establish a system of sign controls that minimizes the number and size of signs within the community while ensuring an opportunity for effective advertising. D-16

Objective 19. Implement consistent sign regulations that provide adequate control of size, type, design, and location of signs and provide a clear process for review of sign permit applications. D-16.1

Principle 1. Establish and implement uniform and balanced requirements for new signs and an amortization schedule for the removal of signs made nonconforming with the adoption of regulations implementing this plan.

Standards

19.1.1 Promote the gradual reduction in the number of signs through the adoption of an amortization period for nonconforming signs.

19.1.2 Incentives should be provided to bring existing signs into conformance with new codes. Incentives should include tax credits or dismissal of permit fees for replacing the sign prior to the assigned sunset date.

19.1.3 Billboards should have an amortization period consistent with the Internal Revenue Service depreciation schedule.
19.1.4 Aggressively seek nuisance abatement to eliminate problems that inhibit the goals of the districts and the community. Pierce County shall identify dilapidated, abandoned, and illegal signs for future abatement action.

19.1.5 Ensure that temporary signs are promptly removed after the culmination of the event described or symbolized on the sign.

Principle 2. Ensure that all signs undergo design review to ensure that the design and placement of signs is consistent with the Frederickson Design Standards and Guidelines.

Standards

19.2.1 Ensure that signage complements, rather than dominates or intrudes upon, the character and visual amenity of an area, the buildings on which they are displayed, and the general environment. D-16.4

19.2.2 Ensure that signage is integrated with the overall architectural framework and structural elements of the building, reinforcing the shape and proportion of the façade through such techniques as detailing, use of colors and materials, and placement.

19.2.3 Prohibit the use of flashing or rotating signs, video signs, roof signs, railing signs, inflatable signs, and signs attached to private light standards.

19.2.4 Prohibit the use of lights and surfaces that result in glare onto adjacent properties.

19.2.5 Limit the use of pole signs.

19.2.6 Allow monument and wall signs.

19.2.7 Require consolidation of signage within commercial development to reduce visual clutter along streets and the freeway.

19.2.8 Prepare standards that limit overall signage to a proportion of the length of the building façade.

19.2.9 Prohibit canvas canopy signs and canopy signs that are backlit.

Principle 3. Minimize the use of off-premise signs within Frederickson.

Standards
19.3.1 Restrict the use of off-premise signs to temporary applications such as the directional signage used to identify real estate open houses and garage sales.

19.3.2 Prohibit new billboards within Frederickson.

19.3.3 Existing billboards should be eliminated over time through use of an amortization period.

Principle 4. Enable individuals, businesses, and community groups to promote temporary activities to the wider community through the adoption of clear regulations governing the use, size, and allowed duration of temporary signs.

Standards

19.4.1 Banners should be of a style, size, and color that complement the surrounding environment and standard on which they are affixed. Consideration should be given to whether or not the structures from which the banners are being suspended can support the weight and the force of the wind upon the banners.

19.4.2 Commercial center banners must be primarily promoting the commercial center where they are displayed. Specific advertising of businesses or merchandise is prohibited.

19.4.3 Temporary signs that are placed within a permanent structure, such as on private light standards, shall be prohibited.

19.4.4 Prohibit temporary signs that are affixed to a utility pole unless expressly reviewed and approved by the utility provider.

LIGHTING DESIGN

Intent: To ensure lighting assists with safety and accentuates special features of buildings without imposing on neighboring residential properties or wasting energy. D-15

Objective 20. Provide consistent lighting regulations that control placement, style, type, and intensity. D-15.1

Principle 1. Promote a consistent visual image in the use of lighting. D-15.1

Standards

20.1.1 Consistently apply and enforce lighting regulations.
20.1.2 Provide lighting that is integrated with the overall architectural concept in scale, detailing, use of color and materials, and placement.

20.1.3 Integrate the design and placement of exterior lighting with the architectural design and materials of on-site buildings, overall site character, and surrounding neighborhood.

20.1.4 Require lighting to be reviewed during design review in all new developments.

Principle 2. Ensure that lighting in communities contributes to vehicle and pedestrian safety.

Standards

20.2.1 Provide adequate lighting levels in all pedestrian areas including building entries, along walkways, parking areas, transit, and other public areas.

20.2.2 School bus stops should be lit and safe. The school district should plan the stops and developments should contribute to construction and safety.

Objective 21. Encourage energy efficient lighting solutions.

Principle 1. Encourage all non-essential exterior commercial and residential lighting be turned off after business hours and/or when not in use.

Standards

21.1.1 Encourage the use of lights on a timer.

21.1.2 Encourage the use of motion-activated lighting for security purposes.

Principle 2. Encourage parking area lights to be greater in number, lower in height, and lower in light level, as opposed to fewer in number, higher in height, and higher in light level.

Standards

21.2.1 Parking lot lighting shall not exceed Illuminating Engineering Society of North America (IESNA) recommended lumens.

Objective 22. Reduce the amount of lighting and glare onto adjacent sites and roads. D-15
Principle 1. Provide for personal safety without the use of lighting that intrudes onto adjacent properties. D-15+

Standards

22.1.1 Establish standards that curtail lighting and glare from intruding onto adjacent properties and into the night sky. Lighting standards shall provide a ceiling for all developments. Developments may deviate from the standard only when it can be demonstrated the extra lighting is necessary and impacts onto adjacent properties, roads, and the night sky will be minimized. D-15+, env-12+

22.1.2 Artificial light from commercial businesses and signs shall not be directed into the night sky, toward the road, or toward neighboring properties. Env-12+
NATURAL ENVIRONMENT POLICIES

CLOVER CREEK AND ASSOCIATED RESOURCES

Intent: Maintain the natural functions and values of Clover Creek and its associated wetlands and floodplains to the greatest extent possible as the community continues to urbanize.

Objective 23. Manage land use in the vicinity of Clover Creek and associated wetlands and floodplains so as to maintain, and where appropriate, restore the natural hydrologic and habitat values of this system.

Principle 1. Adopt development standards and zoning restrictions that strive to maintain sufficient habitat adjacent to Clover Creek and other riparian areas to meet the needs of terrestrial species, including sufficient travel corridor widths and sufficient areas for cover, foraging, and other habitat requirements.

Standards

23.1.1 Apply resource based zoning to lands that contain or are adjacent to designated riparian corridors and other significant habitat areas. The goal of this zoning is to ensure the conservation of the habitat functions and values these areas provide. At a minimum, these performance standards should address intensity of land use (density, impervious surfaces, etc.), open space and vegetation retention, surface water management, and lighting and noise control.

Principle 2. Utilize the review process under the State Environmental Policy Act (SEPA) and/or Pierce County’s critical area regulations to retain riparian habitat functions necessary to maintain instream habitat for fish and aquatic wildlife. These functions include control of stream temperature, provision of large woody debris and other organic material to the stream system, regulation of stream flow, filtration of sediments and pollutants, and erosion control. delete

Standards

23.2.1 Utilize SEPA to determine the vegetative buffer widths necessary to adequately protect the fish and wildlife habitat values and functions of
Clover Creek and other riparian areas on a case by case basis. Where this buffer width differs from the buffer width required by Pierce County’s critical area regulations, the more restrictive buffer width shall apply. delete

23.2.2 Once Pierce County adopts and/or amends its regulations to comply with the requirements of the Endangered Species Act, the requirements of 23.2.1 shall no longer apply. Buffer widths along Clover Creek and other riparian areas shall comply with the newly adopted and/or amended regulations. delete

23.2.3 Allow limited activities within riparian area buffers only when such activities are compatible with the overall functions of the buffer and when such activities do not diminish the functional value of the buffer.

23.2.4 Buffers should include any associated flood hazard areas and wetlands, as well as adjacent slopes having grades of 30% or greater.

23.2.5 Require the location of all designated riparian area buffers be clearly and permanently marked as a “native growth protection/stream buffer area” on any project site prior to initiation of site work.

23.2.6 Require all designated riparian area buffers be reserved as open space and identified as “native growth protection/stream buffer area” on the face of the plat and/or as a deed restriction on the property. Native growth protection easements for buffers should be established and recorded as part of the approval process.

Principle 3. Identify and remove barriers to fish passage in Clover Creek.

Standards

23.3.1 Utilize the results of the Clover Creek Basin plan to identify fish passage barriers on Clover Creek.

23.3.2 Prioritize correction of any fish blockages in the next Capital Improvement Program update.

23.3.3 Partner with other public agencies and non-profit organizations in the removal of barriers to fish passage. ENV-8.11

23.3.4 Reconstruct infrastructure that acts as a barrier to fish passage as part of any public road or utility projects associated with the blockage.
23.3.5 Reduce culverts and encourage bridges, when needed, when constructing or reconstructing water passages under roads.

Principle 4. Identify and inventory the spring-fed headwaters of Clover Creek.

Standards

23.4.1 Coordinate freshwater spring inventory activities with the Clover Creek Basin Plan.
23.4.2 Delineate freshwater springs within the headwater vicinity.
23.4.3 Consider spring locations when determining development standards and land uses.
23.4.4 Pursue grants and other alternative funding options to acquire monies that would be used to hire a consultant to conduct the inventory.
23.4.5 Ensure that the freshwater springs, which form the headwaters of Clover Creek, are preserved and adequately buffered from development activity.

SURFACE AND GROUNDWATER RESOURCES

Intent: Implement strategies that protect ground and surface water resources in the community as it continues to urbanize. ENV-5

Objective 24. Protect and conserve groundwater supplies contained within the Chamber-Clover Creek aquifer.

Principle 1. Ensure groundwater quality in the plan area is not degraded and aquifer recharge is not impaired in the future. ENV-5

Standards

24.1.1 Institute minimum tree/natural vegetation retention requirements that provide areas for infiltration of surface water and groundwater recharge to occur. Such requirements should be complimentary to retention requirements for other elements of the natural environment.
24.1.2 Establish impervious surface limitations within the community.
24.1.3 Install signage around the perimeter of wellhead protection areas and/or the most sensitive aquifer recharge areas.
24.1.4 Pursue funding opportunities to map spill locations on state routes for areas that have a potential to enter the one-year time of travel zone and/or storm drainage systems.
24.1.5 Work with the Pierce County Emergency Management Department to identify appropriate methods for handling spill response in high-risk areas.

Objective 25. Maintain the natural hydrologic conditions within the community to the greatest extent possible.

Principle 1. Promote the use of low impact development techniques in the community.

Standards

25.1.1 Support development standards that allow low impact development techniques for controlling stormwater such as:

a. Maximize retention of native vegetation and tree cover to intercept, evaporate, and transpire precipitation.

b. Assess the site’s soils, current and native vegetation cover, wetland areas, streams, ponds, and other critical areas. Establish buffers and delineate protected areas.

c. Preserve permeable, native soils and restore disturbed soils with compost and other amendments to infiltrate and store stormwater.

d. Retain and incorporate topographic site features that promote infiltration and storage of stormwater.

e. Direct the location of buildings and roads away from critical areas and soils that can effectively infiltrate stormwater.

f. Minimize building footprints, and road widths and lengths to reduce impervious surfaces. Eliminate effective impervious surfaces.

g. Utilize pervious surfaces (e.g., pervious pavement, pavers, and gravel systems) where possible to promote stormwater infiltration.

h. Utilize small, decentralized bio-retention areas with appropriate vegetation to infiltrate, store and transpire precipitation.

i. Reduce the reliance on traditional conveyance and pond technologies to manage stormwater quality and quantity.

j. Manage stormwater as close to its origin as possible.


STANDARDS

25.2.1 Implement the recommendations of the approved Clover Creek Basin Plan where applicable within the Frederickson Community Plan.

OBJECTIVE 26. PRESERVE AND PROTECT THE WETLANDS CONTAINED WITHIN THE PLAN AREA. ENV-11

Principle 1. Identify and inventory all wetland complexes located within the plan area. ENV-11.1
Standards

26.1.1 Coordinate wetland inventory activities with the County’s Buildable Lands project.

26.1.2 Delineate wetlands within the plan area and determine the wetland categories of these wetlands. ENV-11.1

26.1.3 Pursue grants and other alternative funding options to acquire monies that would be used to hire a consultant to conduct the inventory.

Principle 2. Increase public education and outreach efforts on preserving and protecting wetlands. ENV-11.7, 1.6

Standards

26.2.1 Require property disclosure requirements for real estate transfers that serve to notify new property owners that a parcel contains a wetland. ENV-1.7

26.2.2 Work with local environmental groups to develop a workshop on protecting wetlands within the plan area. ENV-11.7, 1.6

26.2.3 Enhance partnerships with the Pierce County Conservation District and Washington State University, Cooperative Extension Office to provide additional public education and outreach for preserving wetlands within the plan area. ENV-11.7, 1.6

Principle 3. Pursue development and promotion of incentive programs for property owners whose parcels contain wetlands. ENV-11, LU97+

Standards

26.3.1 Conduct public workshops on the County’s Current Use Assessment Program, Public Benefit Rating System (tax reduction) to encourage property owners to place wetlands into open space designations. LU97+

26.3.2 Develop a Transfer of Development Rights and Purchase of Development Rights program for wetland area density transfers.

26.3.3 Development right transfers shall only be permitted when both the sending and receiving site are located within the Frederickson Community Plan.
area boundaries. Development rights from other communities shall not be transferred to Frederickson.

TREE COVER AND VEGETATION RESOURCES

Intent: Emphasize the conservation and restoration of tree canopy cover and wooded areas, in order to ensure the protection and preservation of the important and necessary environmental functions and processes provided by these resources and the high value placed upon these resources by the community.

OBJECTIVE 27. PROMOTE THE LONG-TERM CONSERVATION OF TREES, WOODED AREAS, AND NATIVE VEGETATION WITHIN THE COMMUNITY.

Principle 1. Establish minimum development standards for the conservation and restoration of wooded areas and tree canopy cover within the community.

Standards

27.1.1 Establish minimum tree conservation requirements by land use designation and use within the community plan area.

27.1.2 Encourage the retention of existing trees whenever possible, but permit the use of replacement trees whenever site design, tree health, or tree or stand structure does not favor retention.

27.1.3 Sites that contain too few trees to meet the minimum tree conservation standards shall be required to plant supplemental trees as necessary to achieve the standards.

27.1.4 Trees selected for planting must be compatible with the natural and built features of the site. Emphasis should be given to the use of native tree species, whenever feasible.

27.1.5 Monitor construction activities to ensure developer compliance with vegetation retention and replacement requirements. In the event violations of these requirements occur, withhold occupancy permits, final plat approval, and other needed final approvals until such time as the violations are rectified.

Principle 2. Pierce County should assume a leadership role in the conservation and restoration of trees and tree cover within the County.

Standards
27.2.1 Pierce County should adopt design standards for public buildings, roadways, and other public infrastructure that promotes the conservation and restoration of trees and tree cover within the urban growth area.

27.2.2 Pierce County should analyze the annual cost and staffing requirements associated with sponsoring an urban forestry program promoting the conservation and restoration of tree cover within urban unincorporated Pierce County. This program could include annual tree giveaways and tree planting campaigns, conservation awards, and other public outreach efforts. The analysis should identify potential funding opportunities and opportunities for partnering with other organizations (such as the Washington State University Cooperative Extension) to successfully implement such a program. Funding sources could include, but are not limited to, grants, developer funded tree mitigation accounts, and general fund revenue. delete

OPEN SPACE

Intent: The intent of the open space policies is to refine the Countywide Open Space/Greenbelt map to reflect local conditions within the plan area and to identify strategies for acquiring and conserving these identified open space areas.

Objective 28. Refine the County’s officially adopted Open Space/Greenbelt Map to better reflect community characteristics and values. Delete-done

Principle 1. Utilize the Comprehensive Plan Open Space/Greenbelt map as the basis for open space priorities and corridors within the plan area. Delete-done

Standards

28.1.1 Expand the open space corridors to include: Delete-done

a. The Tacoma Sportsmen’s Club
b. Triple Play properties
c. Parcels abutting Clover Creek
d. All County properties within the community plan area
e. Lake Frederickson (Port of Tacoma property on 192nd)
f. Stony Lake
g. Parcels abutting 144th St E between Waller Road and 34th Ave E
h. Parcels south of Clover Creek to 174th St E between 40th Ave E and 47th Ave E
i. Property in the southwest corner of plan area (just north of 208th)
j. Parcels located between 204th and 208th St E and 68th and 70th Ave E
k. Parcels located between 204th and 208th St E and 74th and 78th Ave E
l. Wetland area on 22nd Ave E between 192nd and 200th Street East
m. Submerged creek crossing 192nd St E, east of 22nd Ave E

28.1.2 Delete the open space area located:
a. Boeing property and small pockets in vicinity
b. Small area near 170th St E and 84th Ave E.
c. Strip beginning near the railroad at 184th St E and running south through surface mining area.

28.1.3 Amend the current Open Space/Greenbelt Map to adopt the refinements listed in 28.1.1 and 28.1.2 above. Delete-done

Principle 2. Foster the acquisition and conservation of open space within the plan area through the use of a variety of strategies.

Standards

28.2.1 Utilize the County’s Conservation Futures Program to purchase open space within the plan area. LU-109.4

28.2.2 Promote the Current Use Assessment (CUA) Program Public Benefit Rating System (PBRS) within the plan area. LU-110.3+

28.2.3 Consider the development of a purchase of development rights and transfer of development rights program which supports open space preservation within the community. LU124+

28.2.4 Pierce County should utilize park impact fees that are collected within the Frederickson Community Plan area to purchase open space land within the community plan area.

28.2.5 Pierce County should encourage participation within the Conservation Futures and Current Use Assessment programs by conducting informational workshops on the programs within the plan area.

28.2.6 Pierce County should foster partnerships between land trusts, the Clover Creek Council, the Tahoma Audubon, and the Pierce County WSU Cooperative Extension Office and other agencies to promote participation in the Conservation Futures and Current Use Assessment programs. LU-97+

Objective 29. Prioritize open space acquisition efforts within the plan area. LU-110
Principle 1. Public open space acquisition efforts within the plan area should give a higher priority to those parcels located within a designated open space area as depicted on the official Open Space/Greenbelt Map.

Standards

29.1.1 The highest priorities for open space acquisition should be given to those parcels that contain the following characteristics in the order listed:
   a. Contain Clover Creek or its associated wetlands and floodplains.
   b. Contain high priority resources, i.e., critical salmon habitat, fish and wildlife habitat areas, streams, wetlands, and wooded areas or contain other sensitive resources such flood hazard areas, and landslide and erosion hazard areas.
   c. Provide important links between existing open space, park and recreation, and school sites.
   d. Offer significant views of Mount Rainier; or
   e. Exceed five acres in size.

29.1.2 Properties identified on the County’s officially adopted Open Space/Greenbelt map should be given higher priority for acquisition than non-identified properties.

29.1.3 County-owned properties, which serve as good fish and wildlife habitat, should be protected from conversion to other uses and integrated into the open space system. OS-2

Objective 30. Promote the long-term stewardship of open space areas. LU-111

Principle 1. Whenever appropriate, publicly-owned or acquired open space properties should be transferred to a local land trust for long-term management and stewardship.

Principle 2. Protect and maintain publicly-owned and/or purchased open space sites in perpetuity.

Standards

30.2.1 Place conservation easements or covenants on existing and acquired publicly-owned open space sites that restrict future uses to passive open space recreation activities. Conservation easements should be worded to maintain open space use and function of a parcel in perpetuity.

30.2.2 The sale of publicly-owned open space areas within the Frederickson Community Plan area is discouraged. In the event that such sales occur, any proceeds from the sales shall be used to purchase an equivalent or
greater amount of land for passive open space recreation use and/or land which provides an equivalent or greater ecological function and value within the Frederickson Community Plan area.

30.2.3 Stewardship and management plans should be prepared for any publicly-owned or publicly-purchased open space parcel. PR-21.8.1

30.2.4 Encourage public education and outreach efforts on the conservation and restoration of open space areas. ENV-1.6

Objective 31. Promote privately owned greenbelts and passive recreational areas as a supplement to the public open space system within the community.

Principle 1. Establish standards for the private dedication of greenbelts and passive recreational areas within new development.

Standards

31.1.1 The dedication of greenbelts and passive recreational areas should be proportional to the scale and impact of a development proposal.

31.1.2 Dedication requirements should be determined based upon a review of the Pierce County Parks and Recreation plan and other available documents including published state and national guidelines and standards.

31.1.3 Utilize greenbelts as buffers between uses and visual relief from the built environment.

31.1.4 Utilize greenbelts and passive recreational areas for pathways and integrate this system into the nonmotorized transportation network.

31.1.5 Greenbelt and passive recreational areas should integrate or bridge critical areas, such as wetlands and fish and wildlife habitat areas, or designated open space areas when possible.

NOISE

Intent: Address local noise issues by reducing or mitigating noise generating activities particularly associated with the Employment Center and major arterials. ENV-13+, T-29.2

Objective 32. Ensure industrial noise does not significantly impact neighboring businesses or residential areas. ENV-13+
Principle 1. Enforce the noise control standards set forth in Chapter 8.76 of the Pierce County Code. delete

Objective 33. Minimize the effects of automobile noise along arterials within residential areas. ENV-13+, T-29.2

Principle 1. Ensure appropriate setbacks and buffering between arterials and residential developments. ENV-13+, T-29.2

LIGHT

Intent: Increase energy efficiency and address the impacts of excessive light on neighboring properties, wildlife, and the night sky. ENV-12+, D-15+, D-17.2

Objective 34. Minimize light pollution and ensure light and glare associated with commercial businesses do not impact neighboring businesses, residential homes, threaten wildlife, or significantly degrade the night sky. ENV-12+, D-15+

Principle 1. Address and minimize the visually intrusive impacts of light associated with commercial and industrial uses and transportation corridors. ENV-12+, D-15+

AIR RESOURCES

Intent: Address local air quality issues by ensuring future actions do not deteriorate current air quality levels and impact the community’s quality of life. ENV-3

Objective 35. Improve air quality along major arterials by reducing carbon monoxide emissions caused by motor vehicles through efficient transportation planning and traffic control measures. ENV-3.5

Principle 1. Encourage strategies that reduce vehicle trips including enhancing pedestrian and nonmotorized facilities. T-27

Standards

35.1.1 Identify locations where pedestrian facilities should be provided to connect commercial areas to other commercial areas, civic uses, residential neighborhoods, and schools. Incorporate the identified pedestrian connections in the Transportation Improvement Plan, Capital Facilities Plan, and the Transportation Element in the Pierce County Comprehensive Plan through their annual amendment cycles. T-11
<table>
<thead>
<tr>
<th>Section</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>35.1.2</td>
<td>Require developments to provide safe pedestrian connections to schools, adjacent neighborhoods or shopping districts. T-14+</td>
</tr>
<tr>
<td>35.1.3</td>
<td>Trees should be placed along major arterials to assist in air quality along the street. T-28.10</td>
</tr>
</tbody>
</table>
ECONOMIC ELEMENT POLICIES

EMPLOYMENT CENTER

Objective 36. Promote the continued development of the Frederickson Employment Center by emphasizing a regulatory environment that is supportive of the establishment of new businesses and the expansion of existing businesses.

Principle 1. Develop a planned action ordinance for the Frederickson Employment Center.

Standards

36.1.1 Define and implement an appropriately sized planned action area within the Employment Center.

36.1.2 Use existing State Environmental Policy Act (SEPA) documents, buildable land wetland and steep slope information, screenline and traffic count information, and other information to develop a baseline environmental analysis for the planned action area.

36.1.3 Enable uses identified within the baseline environmental analysis to utilize an abbreviated review process to satisfy SEPA requirements.

Principle 2. Seek to issue development permits within the Employment Center within 60 days of the submittal of a complete application.

Standards

36.2.1 Give priority to proposals within the Employment Center in the development review process.

36.2.2 Establish an ombudsman/permitting team for the Employment Center.

36.2.3 Monitor permit issuance timelines within the Employment Center and take corrective actions as necessary to achieve permit issuance goals.

Principle 3. Identify and correct infrastructure deficiencies that impede development of the center.

Standards

36.3.1 Establish a task force to identify gaps in water, sewer, transportation and other infrastructure within the Employment Center.
36.3.2 Work with the appropriate service provider to address infrastructure deficiencies.

36.3.3 Encourage businesses within the Employment Center to consider the use of freight rail service as an alternative to truck transport.

Objective 37. Promote commercial and industrial growth within the community while maintaining the natural environment and adjacent residential development. EC1+

Principle 1. Adopt design guidelines and standards and development regulations which shall mitigate any negative impacts between commercial/industrial areas and residential neighborhoods and sensitive features in the natural environment. delete

STANDARDS

37.1.1 Development regulations shall address buffers between commercial/industrial uses and adjacent residential neighborhoods and the natural environment. delete

37.1.2 Revise the landscaping and buffering requirements in the Pierce County Development Regulations-Zoning where needed to maintain adequate buffers and to preserve existing vegetation. delete

37.1.3 Design standards and development regulations shall address safety, quality of appearance, lighting, noise, odor, vehicular access, nonmotorized access, and environmental quality. delete

Principle 2. Identify and mitigate potential impacts to the natural environment or adjacent residential neighborhoods which may be associated with developing sites selected for commercial and industrial development. ENV1+, D-1

Objective 38. Monitor areas designated for commercial and industrial development, redevelopment, and revitalization to determine if the actual level of development provides an adequate amount of land for economic growth and vitality within the community plan area.

Principle 1. Pierce County shall track annual development of commercial and industrial uses within the community plan area to determine if it is consistent with the levels of anticipated growth.

Objective 39. Monitor a variety of economic indicators to determine if policies contained within this plan are meeting the objectives for economic growth and vitality.
Principle 1. Pierce County shall prepare a report related to annual economic indicators every five years or in conjunction with a community plan update, whichever comes first.

STANDARDS

39.1.1 Economic indicators shall include but are not limited to the following: taxes in the area, new construction permits, business licenses, increase/decrease in the standard of living, wage levels, business stability/turnover (if declining or high turnover, what kind, how many and why), kinds of businesses the community attracts and why, and police activity (crime level increasing/decreasing, graduation rates/drop out rates).

Commercial Core

Objective 40. Develop strategies to encourage the development of a high quality commercial and civic core within the community.

Principle 1. Promote the development of a commercial and civic core at the intersection of 176th Street East and Canyon Road East that is scaled to meet the needs of the local community and employers and employees within the Employment Center.

Standards

40.1.1 Desired commercial uses within the commercial core include grocery stores, financial services, personal services, restaurants, day care centers, recreation and entertainment, and government offices.

40.1.2 Encourage federal, state, or local government services to locate within the commercial core in order to provide an anchor for other businesses.

Business Assistance and Marketing

Objective 41. Seek the support of business organizations and associations to provide marketing and promotion assistance to businesses within the communities plan areas targeted for commercial and industrial development.

Principle 1. Request that the Economic Development Division of the Pierce County Community Services Department and other appropriate organizations prepare a market assessment for the Frederickson area to help determine the market strengths and weakness of the area.
STANDARDS

41.1.1 Market assessments shall provide an update of the commercial and industrial market through analyzing the area’s past and recent performance in the various sectors; documenting existing conditions, emerging trends, opportunities, and constraints (i.e., the depth of the market); and identifying a portfolio of key properties and development opportunities.

41.1.2 The market assessment shall help rank and prioritize the potential target areas for the receipt of public improvements.

**Principle 2.** Utilize existing or form new local business associations to help develop common promotion (advertising, joint merchandising, and special events) and future business development (leasing, business recruitment, and market research) within selected commercial target areas.

**Objective 42.** Provide educational opportunities to businesses within the communities plan area on community values.

**Principle 1.** Pierce County shall through development of policies and implementing actions in the Land Use and Community Character and Design Elements promote amenities within the commercial areas that address safety, adequate lighting and parking, and cleanliness.

**Objective 43.** Target and promote educational opportunities on how to operate a small business. EC-6.1

**Principle 1.** Encourage business owners to participate in local community and technical college programs and other seminars conducted by Pierce County Community Services and others on running a small business by informing them of opportunities and making opportunities convenient. EC-6

**Principle 2.** Encourage the Small Business Administration (SBA) to make information about the availability of funding for improvements, expansions, relocations, etc. more readily available to local businesses through a targeted information campaign. EC-6.2

**Principle 3.** Encourage education opportunities such as regional expositions, loan officer seminars on available financing, SCORE training, and local economic development fairs to be held within the communities plan area. Training topics should, at a minimum, address marketing and promotion strategies, developing business plans and reports, management skills, new technology, etc. EC-6
Objective 44. Provide information and technical assistance to aid expansion of existing businesses within the communities plan area. EC-6.3

Principle 1. Coordinate business assistance activities with other local organizations to minimize duplication of efforts and maximize resources. EC-6.3.1

Standards

44.1.1 Utilize the resources of the Economic Development Division of the Pierce County Community Services Department and other appropriate organizations to provide business services such as business promotion (common advertising, joint merchandising, and special events), business development (leasing information, business recruitment, market research), and labor recruitment and training. EC-6.4

Principle 2. Pierce County and other appropriate organizations should work cooperatively to shall promote available information, technical assistance and loans for business expansion and job creation. EC-1.2.1

STANDARDS

44.2.1 Pierce County and other appropriate organizations should cooperatively develop an inventory of available business assistance programs and publish in a form useful to businesses of all sizes. EC-1.2.2

44.2.2 Pierce County shall maintain current commercial and industrial site survey information such as available and projected public services, surrounding land uses, transportation capabilities, critical areas, and other relevant economic information.

Public/Private Partnerships

Objective 45. Pierce County shall participate in special public/private ventures within the community plan area when such ventures provide public benefits, support commercial or industrial development or commercial revitalization policies, and are appropriate to the long-range goals of the County.

Principle 1. Pierce County shall act in partnership with the private sector to fund infrastructure as part of the community plan to encourage redevelopment to convert outdated and underutilized land and buildings to high-valued or appropriate land uses.

Principle 2. Pierce County shall budget for public infrastructure to encourage commercial and industrial development, with the priority towards those areas with substantial private development.
Employment Opportunities

Objective 46. Provide educational opportunities to the local citizenry on job training services and employment opportunities that are available within the communities plan area. EC-5.1

Principle 1. Pierce County shall work with educational organizations and other organizations to develop education programs for job opportunities available within the communities plan area. EC-5.2

Principle 2. Promote job search and skills training opportunities provided by local community and technical colleges through education of employers and potential employees. EC-7

Objective 47. Ensure access to jobs within the communities plan area by coordinating public transportation between residential areas and commercial and employment center sites.

Principle 1. Encourage Pierce Transit to route bus service between and through residential neighborhoods and commercial and employment center sites and in those corridors such as Canyon Road East and 176th Street East where service is currently not provided.

Principle 2. Encourage employers to promote rideshare and public transportation subsidies for employees who utilize public transportation.
FACILITIES AND SERVICES POLICIES

GENERAL

Intent: The community intends to balance future residential and industrial growth with adequate infrastructure needed to maintain a desired quality of life.

Objective 48. Ensure that adequate public facilities and services are anticipated and provided for to maintain a desirable quality of life. CF-3+

Principle 1. Direct growth within the community where adequate public facilities exist or can be efficiently provided. CF-3.1

Standards

48.1.1 Provide the necessary infrastructure, facilities, and services that support or enhance business activities. CF-3.2

48.1.2 Require that urban level facilities and services are provided prior to or concurrent with development. These services include but are not limited to transportation infrastructure, parks, potable water supply, adequate sewage disposal, and stormwater and surface water management systems. CF-6+

Principle 2. Maximize financial resources and opportunities to meet the expected level of service for public facilities and services. CF-8

Standards

48.2.1 Seek to reduce the per unit cost of public facilities and services by encouraging urban density development. CF-3+

48.2.2 Pierce County should consider and allow a process for increased bonus densities when the right-of-way is donated, access is shared, or other public improvements, including road improvements and sewer extensions, are made. T-7+

48.2.3 Encourage the implementation of site design features that create safe neighborhoods without the use of gated communities. T11.5

Principle 3. Coordinate construction of utility and road improvements. CF-7

PARKS AND RECREATION
Intent: Provide and maintain a level of service for regional parks in the community that meets or exceeds the County-wide standard. Promote various efforts and methods for park and recreation organizations to acquire and develop facilities to be used as community and neighborhood parks. Enter into cooperative agreements between Pierce County and the Bethel School District to improve and maintain public recreational opportunities at public school sites.

Regional Parks
Objective 49. Achieve and sustain an acceptable level of service for regional park facilities.

Principle 1. Monitor and maintain the level of service for regional park facilities.

Standards

49.1.1 The level of service for regional parks shall be evaluated annually.

Principle 2. Level of service deficiencies in regional park facilities should be corrected through capital improvements such as constructing new facilities and/or expanding existing facilities. Non-capital remedies, such as lowering the desired level of service, are not preferred and should be avoided.

Standards

49.2.1 The Frederickson community should be identified as a high priority location for a new regional park based upon the following:
   a. The Frederickson community currently contains no public park and recreation facilities within its boundaries;
   b. The Frederickson community is serviced by several major arterial roadways and is close to the urban population centers of Pierce County. A regional park facility within Frederickson would be readily accessible to the citizens of Pierce County;
   c. Sewer facilities and other necessary utilities are available; and,
   d. A regional park facility accessible to the employees of the Frederickson Employment Center could improve the desirability of the area for current and future businesses.

Principle 3. New regional parks within the Frederickson Community Plan area should be designed and located to serve the needs of community residents as well as providing County-wide benefits. New regional parks should meet the following criteria.

Standards
49.3.1 Park sites should be located in a manner to take advantage of the physical amenities in the plan area. Priorities include Clover Creek, wetlands, forested areas, steep slopes, and historical and scenic areas.

49.3.2 Parks should provide both passive and active recreational areas. PR-1

49.3.3 Regional parks should generally be 40 acres or more in size; however, these parks may be developed on smaller parcels based upon land availability, facility type, community need, site characteristics and other factors.

Principle 4. The following are high priority sites for regional park land acquisition within the Frederickson Community Plan area. The sites are not listed in any order of preference or importance.

Standards

49.4.1 Triple-play properties and adjacent wetlands (formerly Brewers, 30 acres);

49.4.2 County-owned property located at the intersection of 173rd and Waller (36 acres);

49.4.3 Properties located within or adjacent to the Clover Creek open space corridor;

49.4.4 Other properties as identified on the Park Acquisition Recommendations Map for Frederickson.

Principle 5. Provide opportunities for community involvement in siting and developing those regional parks that service the Frederickson community. All development and re-development of regional parks should be reviewed by interested citizens through a public site planning review process. PR-9+

Standards

49.5.1 The Frederickson representative on the Pierce County Parks Citizens Advisory Board should be provided with all necessary information to help inform civic, community groups, and local governmental agencies about the plans and operations of the County regarding regional park location and development.

49.5.2 The Pierce County Parks and Recreation Department should maintain a current list of civic, community groups, and local governmental agencies that are interested in regional park locations and development.

PR-8,9+
49.5.3 The Pierce County Parks and Recreation Department should provide notice of meetings and plans to civic, community groups, and local governmental agencies that are interested in regional park locations and development. PR-9+

49.5.4 The Pierce County Parks and Recreation Department should actively encourage joint civic, community groups, and local governmental agency development of regional park sites that include a local park and cultural component.

49.5.5 A final development site plan shall be established for each regional park that identifies passive and active recreation areas, buildings, intended uses, and open space. PR-6.1

49.5.6 Development of facilities at a regional park should not occur prior to completion of the necessary site plan.

49.5.7 Where appropriate, develop park facilities that generate funds. Incorporate revenue collection into the design of new parks.

49.5.8 Consider charging user fees at sites that provide recreational opportunities at an appropriate rate that will help support the maintenance and operation of these facilities.

Neighborhood and Community Parks

Objective 50. Pierce County shall support the creation of a Park Service Area or District to help fund and develop community and neighborhood scale parks throughout the plan area.

Principle 1. Identify local organizations interested in the improvement of park and recreational opportunities within the community and provide the initial technical and financial assistance necessary to form a Park Service Area or District.

Standards

50.1.1 The Pierce County Parks and Recreation should conduct a series of education workshops regarding the formation, financing, and management of park service areas and districts.

50.1.2 Identify a sponsor(s) willing to lead in efforts to form the park service area or district.

50.1.3 Upon generating sufficient public interest in the formation of a park service area or district, Pierce County shall bring the issue to a vote of the citizens at the following general election.
50.1.4 Pierce County Parks Department shall provide the park and recreation providers technical expertise in site planning and facility needs assessments.

50.1.5 Pierce County Parks Department shall provide assistance in the preparation of grants for property acquisition, operation, and maintenance.

Principle 2.

Pierce County should require an impact fee, land dedication, or fee-in-lieu-of dedication for community and neighborhood scale parks based upon the LOS standards set forth in Tables 11 and 12.

Standards

50.2.1 Pierce County should require all new residential subdivisions and multi-family residential developments to pay an impact fee, dedicate land, or pay a fee-in-lieu of land dedication for the development of community and neighborhood parks. The structure of each of these options shall be correlated to the LOS standards set forth in Tables 11 and 12.

50.2.2 Pierce County should delay the implementation of the impact fee and fee-in-lieu of dedication program until such time as a Park Service Area or District is formed. In the interim, Pierce County should only require land dedication. Such land dedication shall be focused on the provision of small-scale parks within new residential development.

50.2.3 Pierce County shall develop regulations controlling the location, use, and improvement of land dedicated for community and neighborhood park purposes. Such regulations shall, at a minimum, prescribe minimum park dedication amounts, access, amenities, location, and maintenance.

Principle 3.

Land that is suitable for future neighborhood and community park and recreation facilities should be purchased or acquired by the park and recreation provider in the most effective method available. Park and recreation providers should implement new and innovative methods of financing land acquisition, facility development, and long-term maintenance and operating costs for all park and recreation facilities. Provide opportunities for community control of local parks. PR-1+, 7+

Principle 4.

Establish LOS standards for community and neighborhood level park and recreation facilities.

Standards

50.4.1 Utilize the following LOS standards for community level parks within the plan area:
### Table 11 Community Park Facilities

<table>
<thead>
<tr>
<th>Facility</th>
<th>Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Park Land</td>
<td>3.5 acres per 1,000 population</td>
</tr>
<tr>
<td>Fields for softball and youth baseball for soccer, football, or pickup games</td>
<td>0.23 fields per 1,000 population</td>
</tr>
<tr>
<td>Multi-use outdoor paved courts (tennis, basketball)</td>
<td>0.4 courts per 1,000 population</td>
</tr>
<tr>
<td>Tennis court</td>
<td>0.3 courts per 1,000 population</td>
</tr>
<tr>
<td>Children's play area</td>
<td>0.35 play area per 1,000 population</td>
</tr>
<tr>
<td>Picnic area</td>
<td>0.5 area per 1,000 population</td>
</tr>
<tr>
<td>Trails or pathways (minor)</td>
<td>0.2 miles per 1,000 population</td>
</tr>
<tr>
<td>Restrooms</td>
<td>0.23 facilities per 1,000 population</td>
</tr>
<tr>
<td>Parking</td>
<td>0.23 spaces per 1,000 population</td>
</tr>
</tbody>
</table>

### Table 12 Neighborhood Park Facilities

<table>
<thead>
<tr>
<th>Facility</th>
<th>Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood Park – Land</td>
<td>3.0 acres per 1,000 population</td>
</tr>
<tr>
<td>Multi-use paved games court (1/2 court)</td>
<td>0.3 courts per 1,000 population</td>
</tr>
<tr>
<td>Children's play area</td>
<td>0.2 play area per 1,000 population</td>
</tr>
</tbody>
</table>

50.4.2 Utilize the following LOS standards for neighborhood level parks within the plan area:

<table>
<thead>
<tr>
<th>Facility</th>
<th>Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood Park – Land</td>
<td>3.0 acres per 1,000 population</td>
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<tr>
<td>Children's play area</td>
<td>0.2 play area per 1,000 population</td>
</tr>
</tbody>
</table>

Principle 5. New community and neighborhood parks within the plan area should be designed and located to serve the needs of all segments of the community.

Standards

50.5.1 New park sites should be located in a manner to take advantage of the physical amenities within the plan area. Priorities include Clover Creek, wetlands, forested areas, steep slopes, historical areas and scenic areas.

50.5.2 New parks should provide both passive and active recreational areas. PR-1

50.5.3 The size of a community park is typically 15 to 25 acres. Access to a community park should be from an arterial street if traffic volumes are anticipated to be high and parking shall be dependent upon the facilities provided. Restroom facilities should be provided at a community park.

50.5.4 Ideally, a neighborhood park should be 5 to 10 acres in size. However, these parks may be considerably smaller when located within a private
development. Neighborhood parks should be separated from one another in a relatively even manner throughout the plan area. Typically a 1- to 2-mile separation is desirable. Neighborhood parks should be reasonably central to the neighborhood they are intended to serve. Access to a neighborhood park should be via a local residential street. Walking and bicycle access routes should avoid physical barriers such as major arterial roads or stream crossings whenever possible. Parking or restroom facilities are typically not provided at a neighborhood park.

50.5.5 Neighborhood parks should be developed adjacent to school sites whenever possible in order to promote facility sharing. Facilities on the neighborhood park site should supplement uses that the school does not provide such as trails, open space, picnic areas, playground equipment, and multi-purpose paved courts.

Partnerships

Objective 51. Facilitate coordination and cooperation between Pierce County and the Bethel School District, and other organizations in providing park and recreational facilities. PR-8+

Principle 1. Pierce County Parks Department should establish a partnership with the Bethel School District to facilitate joint County-District recreational opportunities within the community. This partnership could include program coordination, cost sharing for construction, improvement and maintenance of joint-use facilities, and other efforts to improve recreational opportunities within the community. PR-8+

TRANSPORTATION FACILITIES AND SERVICES

Intent: A quality transportation system is vital to the Frederickson community. Unfortunately, past growth in the community and surrounding areas coupled with limited public expenditures for roads and other transportation improvements have resulted in increasing levels of traffic congestion in the community and a progressive degradation in the quality of the transportation system. The current transportation system is becoming inadequate and is no longer able to fully meet the needs of area residents, business, and industry. Improvements to the transportation system are necessary to address current and future needs. Recent efforts by government, business and industry leaders, residents and others hold the promise of accomplishing some of the needed improvements. Examples of these efforts include the development of the South Canyon Corridor Plan and the reopening of freight rail service in the area. The community must build upon and supplement these efforts to achieve the transportation system it desires. At a minimum, the plan will strive to ensure:
The transportation system within Frederickson and adjacent communities is designed and improved in a manner that seeks to balance the needs of residents, business, and industry;

- The South Canyon Road Corridor Plan is implemented and considered for future improvements along and adjacent to Canyon Road East;
- Recommended transportation improvements are implemented;
- Rail service to the Frederickson community is encouraged and improved;
- Arterial road access to, from, and within the community is improved by controlling access in a manner which improves safety and reduces congestion;
- Pedestrian and bicycle mobility is improved in the community, where appropriate;
- Transit service is encouraged;
- An equitable system of financing transportation system improvements is developed. This system should include an impact fee system that ensures new development pays its fair share of the cost of transportation improvements necessitated by such development. All new development, regardless of size, will be subject to the system in order to avoid unmitigated cumulative impacts.

### Access Control

**Objective 52.** Ensure road safety and traffic flows by controlling access points on selected roadways.

**Principle 1.** Consolidate Access. Encourage the consolidation of access to Canyon Road East, 176th Street East and other major and secondary arterials in order to reduce interference with traffic flow on the arterials, and reduce conflicts between nonmotorized modes of travel and motor vehicles. To achieve this, the County:

a) Encourages, and may assist, landowners to work together to prepare comprehensive access plans that emphasize efficient internal circulation and discourage multiple access points to major roadways from developing areas along major and secondary arterials; T-11+
b) Encourages access to developments through a system of collector arterials and local access streets; and T-11+
c) Encourages consolidation of access in developing commercial and high density residential areas through shared use driveways, frontage roads, and local access streets which intersect with arterials at moderate to long spacing. T-11+

### Concurrency

**Objective 53.** Coordinate the planning, funding, programming and construction of transportation improvements with future land development. T-25
Principle 1. Three-Year Period. Pierce County shall strive to implement roadway improvements within a three-year period after a concurrency violation is detected, rather than the mandated six years.

Principle 2. Traffic Impact Fees. Pierce County shall examine the viability of developer impact fees for funding transportation improvements within the Frederickson Community Plan area. If impact fees are found to be a financially viable means of providing transportation improvements, then the Pierce County Council should implement an impact fee program.

Connectivity Objective 54. Plan and implement a functional transportation system that provides physical connections within and throughout the community. T-1

Principle 1. In order to connect the community, encourage community involvement in the preparation of a road network throughout Frederickson.

Standards

54.1.1 The County shall provide regulatory measures for new development to implement the road projects and priorities identified in the transportation section of the Facilities and Services Element.

54.1.2 The County shall consider the Frederickson Prioritization of Transportation Projects when developing the Transportation Improvement Program.

Principle 2. Encourage development along Canyon Road East and 176th Street East that considers pedestrian use and the retrofitting of existing land and commercial uses.

Standards

54.2.1 Require existing commercial development along Canyon Road East and 176th Street East to provide pedestrian and automobile access to adjacent property when improvements are made to the existing business.

54.2.2 Develop “model” site plans that demonstrate techniques to retrofit existing commercial development.

Principle 3. Encourage the County to implement county-wide standards for a comprehensive sidewalk system. T-12
Standards

54.3.1 Lobby the State Legislature to amend RCW 35.69 to allow Counties the authority to defer sidewalk maintenance in unincorporated urban areas to abutting property owners. delete

54.3.2 Encourage the County to adopt new county-wide standards for external sidewalks adjacent to road frontages. Delete-exists

Principle 4. New Developments. Develop regulations that require new subdivisions to be designed in a manner that maximizes opportunities for connectivity.

Standards

54.4.1 Through roads or road stub outs shall be provided when feasible in order to increase connectivity for the community.

54.4.2 Allow internal sidewalk requirements to be reduced to one side of road if 30 or fewer lots within the development access roadway.

Principle 5. Existing Developments. The County shall actively explore opportunities to connect existing subdivisions and neighborhoods with surrounding subdivisions and the larger community.

Principle 6. Commercial Centers. Ensure connections are provided between neighborhoods and to commercial centers for local traffic.

Principle 7. Grid System. Through roads and nonmotorized facilities shall be provided when feasible in order to complete the grid system within the community.

Environmental Design

Objective 55. Design roads to minimize environmental impacts in the plan area. T-28+

Principle 1. Minimize Impacts. The design and construction of transportation facilities should be designed and located to minimize environmental impacts. T-28+

Standards

55.1.1 Consider the clean water, wildlife habitat and other functions of critical areas. T-28+

55.1.2 Recognize areas too fragile for project construction and use alternative construction methods, circumnavigate the area, or do not build the project. T-28+
55.1.3 Consider the use of recycled materials, on a case by case basis, in the construction of facilities. T-28+

Principle 2. Allow nonmotorized connections, including trails, through wetland buffers and other sensitive areas where roads cannot occur.

Principle 3. Canyon Road Crossing. Pierce County should explore the need and options for providing a safe wildlife crossing and pedestrian crossing of Canyon Road in the Clover Creek Corridor when Canyon Road is improved between 160 St. E. and 176 St. E.

Nonmotorized Transportation

Objective 56. Encourage provisions for nonmotorized facilities, including sidewalks and trails, where it is appropriate to provide safe and convenient access between properties and pedestrian oriented facilities.

Principle 1. School Access. Pierce County should work cooperatively with the school districts to develop a program to identify and fund the construction of needed sidewalks to provide access to existing and proposed schools.

Principle 2. Pedestrian Facilities. Consider strategies that make pedestrian circulation systems safe, convenient, and efficient. T-12

Standards

56.2.1 Separate pedestrian walkways from roads with planting strips in high use areas such as schools, commercial, and recreation areas; D-2.1.2

56.2.2 Use texture, lighting, raising, or signing to make marked, established crosswalks and trails more visible to motorists; D-8.6

56.2.3 Design facilities to comply with the Americans with Disabilities Act. T-12.2

Principle 3. Direct Routes. Local nonmotorized networks should provide reasonable direct routes to properties within the area by minimizing dead end cul-de-sacs and providing direct connections to adjacent developments.

Principle 4. Lobby the State Legislature to enable the County to allow on-street parking on its roadways.

Standards

56.4.1 Design roadways in order to allow on-street parking on local road minors and residential streets. T-9.1
Rail Service
Objective 57. Support and encourage rail service as an important element of the transportation system in the plan area.

Principle 1. Coordinate Service. Encourage the Frederickson Community, Washington State Department of Transportation, Tacoma Rail-Mountain Division, Port of Tacoma, labor groups, shippers and other stakeholders to work together. T-19

Standards
57.1.1 Preserve Frederickson Rail Lines to provide transportation and economic benefits to Pierce County.
57.1.2 Improve passenger and freight rail service.
57.1.3 Coordinate and implement passenger and freight rail service consistent with Sound Transit and other regional transportation programs. T-19.2
57.1.4 Consider localized rail service as a means of public transportation. T-19.3
57.1.5 Use rail rights-of-way for different forms of motorized and nonmotorized travel in order to preserve and implement their highest and best transportation use. T-7.12

Right-of-Way
Objective 58. Encourage the preservation of existing right of way and the acquisition of new right-of-way to meet the transportation needs of anticipated residential and industrial growth in the plan area. T-7+

Principle 1. Identifying Right-of-Way. Use the land use and transportation planning processes to identify corridors where public roads and facilities are needed. T-7+

Standards
58.1.1 Provide adequate transportation facilities and services to meet current and future travel needs; T-7+
58.1.2 Protect needed right-of-way as soon as possible; T-7+
58.1.3 Discourage the vacation of right-of-way when the right-of-way could complete the grid system within the community; T-7+
58.1.4 Notify the appropriate land use advisory commission of proposed right-of-way vacations. T-7+

Principle 2. Acquiring Right-of-Way. The Pierce County Departments of Planning and Land Services (PALS), Public Works and Utilities (PW/U) and Parks and Recreation Services shall collaborate with the development industry to preserve and acquire undeveloped land identified within transportation corridors. Options to preserve and acquire right-of-way include, but are not limited to: T-7+

Standards

58.2.1 Require dedication of right-of-way as a condition for development, when justified through environmental review. T-7+

58.2.2 Accept voluntary donations of right-of-way to the County; T-7+

58.2.3 Include any donated right-of-way in residential density calculations, so that developers are not penalized for donating right-of-way; T-7+

58.2.4 Purchase right-of-way by the County; T-7+

58.2.5 Purchase development rights from affected property owners to eliminate potential construction within future right-of-ways; and T-7+

58.2.6 Require property owners to grant public right-of-way easements, when justifiable through environmental review. T-7+

Principle 3. Setbacks. Proposed developments along an existing or planned transportation route should be setback from the right-of-way to avoid widening conflicts. T-7+

Roads

Objective 59. Develop and improve traffic flow within the plan area by improving existing traffic operations. T-1

Principle 1. Operations. Maximize the operating efficiency of roadways through construction of traffic signals, turn lanes, and other traffic flow improvements. T-1,3,5+

Transit

Objective 60. Encourage future transit routes within the plan area. T-16

Principle 1. Transit Routes. Encourage Pierce Transit to evaluate and prioritize service on the following routes:

High Priority
a) 176th Street East between Pacific Avenue (SR-7) and Meridian (SR-161); Park and Ride Lot at 176 Street E/Tacoma Rail;  
b) Canyon Road East to its new terminus; Park and Ride Lot/Train Station in the vicinity of Canyon Road E/176 Street E;  

**Other**  
c) 22nd Avenue East;  
d) 38th Avenue/Military Road/36th Avenue/176th Street East (Brookdale Road East to 224th Street East): See projects F3, F4, F5 and F6 shown in Appendix B (New arterial proposal);  
e) 70th Avenue East (New arterial proposal);  
f) 86th Avenue East (New arterial proposal);  
g) 152 Street East;  
h) 192 Street East;  
i) 200th Street East (38th Avenue East to Canyon Road East);  
j) 208 Street East;  
k) Brookdale Road East/160 Street East;  
l) Military Road East; and  
m) Waller Road East.  

**Principle 2.** Mixed Use Centers. Mixed use development should be encouraged to create a demand for transit service in centers and Mixed Use Districts. **LU-37+**  

**Principle 3.** Pierce Transit Coordination. Work with Pierce Transit to increase the availability and effectiveness of transit in the commercial centers, and in connecting Mixed Use Districts, Employment Centers, residential areas, and the region at large. **T-16**  

**PUBLIC SCHOOLS**  

**Intent:** Acknowledging that Pierce County has limited ability to address school district related issues, the intent of the public school policies is to encourage coordination between Pierce County and Bethel School District. **CF-21+**  

**Objective 61.** Coordinate land use planning and school district capital facilities planning. **CF-21+**  

**Principle 1.** Coordinate with the Bethel School District to develop strategies that provide sufficient capacity at schools located within Frederickson to ensure students are not forced to attend a school outside their neighborhood community. **CF-21+**  

**Standards**
61.1.1 Encourage the Bethel School District to actively pursue an increase in impact fees to assist in providing additional student capacity. **CF-21+**

**Principle 2.** The location of schools should be considered in the planning and construction of future sidewalks and pedestrian paths **CF-21+, T-14+**

**Standards**

61.2.1 Coordinate with Bethel School District to identify and prioritize designated school walking routes in need of safety improvements. **CF-21+, T-14+**

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**SANITARY SEWER**

**Intent:** Sewer and wastewater treatment facilities enable higher intensity development to occur. Construction of these facilities can also disrupt traffic patterns and utility services. The intent of the sewer and wastewater treatment policies is to provide guidelines on coordinating infrastructure improvements and encourage better methods and techniques during the design and construction phases.

**Objective 62.** Utilize best construction methods and practices and innovative techniques in the design and construction of sewer utilities. **U-16**

**Principle 1.** Locate sanitary sewers within developed road rights-of-way, whenever possible. **U-16.5**

**Principle 2.** Schedule construction activities to avoid sensitive time periods in the lifecycle of fish and wildlife, such as spawning, nesting, and migration.

**Principle 3.** Coordinate construction of sewerage improvements with other utilities. **CF-7**

**Principle 4.** Utilize Best Management Practices for surface water management and erosion control during construction of sewer utilities. **U-16.1**

**Principle 5.** Minimize impacts to traffic and transportation networks during the construction of sewer utilities. **U-16.2**

**Standards**

62.5.1 Whenever possible, construction will be scheduled to minimize disruption of access to area residences and businesses.

**Principle 6.** Restore disturbed land areas after construction of sewer utilities and facilities located within the plan area. **U-16.4**
Standards

62.6.1 Restoration of roadways damaged directly by construction will be performed in accordance with the Guidelines for Restoration for Pavement Cuts within Pierce County rights-of-way or similar guidelines adopted by other jurisdictions.

STORMWATER SEWER SERVICE

Intent: The intent of the following policies is to reduce the effects of flooding episodes, improve the function of existing stormwater facilities, and to more effectively integrate stormwater facilities into the natural landscape. This section describes development techniques and strategies that reduce negative impacts on surface water located within and adjacent to the plan area. These techniques are designed to address issues such as water flow, temperature, quality, and aquifer recharge.

Objective 63. Minimize development related impacts to existing hydrologic conditions and functions and strive to correct current deficiencies resulting from past development practices.

Principle 1. Identify the areas within and adjacent to the community that are highly sensitive to changes in hydrologic conditions and functions. Within these highly sensitive areas, establish standards that provide for near zero change in hydraulic and hydrologic function on a property (i.e., no net increase in the peak flow or volume of runoff or erosion leaving a site) post development.

Standards

63.1.1 Support the adoption of Low Impact Development (LID) guidelines in the next substantive revision to the County’s existing Site Development and Stormwater Management regulations.

63.1.2 Provide monitoring and evaluation on projects which utilize LID standards to determine the effectiveness of meeting the established performance goals.

Principle 2. Ensure development standards adequately prevent new development from increasing flooding and minimize the possibility of damage from flooding events.

Standards
63.2.1 Utilize new inventories of flood hazard/prone properties in the decision making process to determine appropriate zoning density and intensity levels within the plan area. ENV-10+

63.2.2 Reduce the amount of allowable impervious surface that can be placed on a site.

63.2.3 Change existing parking standards to reduce the total amount of effective impervious surface.

Principle 3. Provide better enforcement and maintenance of storm drainage systems.

Objective 64. Support the Clover Creek Basin planning effort.

Principle 1. Utilize the results of the Clover Creek Basin planning effort to help identify needed modifications to land use designation and development regulations to protect water quality, riparian habitat and alleviate flooding problems within the community.

Standards

64.1.1 Coordinate the basin planning process with the community planning process to address surface water runoff and flooding issues.

64.1.2 Request that the basin planning process model changes to hydrologic conditions resulting from development under current land use designations and under the changes to land use designations proposed by the community plan. Consider the basin modeling results when making decisions regarding the allowable range and intensity of land uses within the community.

64.1.3 Coordinate the identification of appropriate areas for potential rezoning with the watershed basin planning processes.

64.1.4 Evaluate the current Pierce County Surface Water Management fee credit program in light of any changes in performance standards resulting from the community plan or basin plan efforts.

Objective 65. Integrate public regional stormwater detention and retention facilities into the natural environment. U-41
Principle 1. Recognize that regional facilities can provide aesthetic, recreation, and fish and wildlife habitat in a community park-like or open space setting. U-41.1

Standards

65.1.1 Aesthetics should be considered in the design of regional stormwater systems, whenever possible. Care should be taken to design these facilities so that they have a more natural, aesthetically pleasing appearance. U-41.2

65.1.2 Regional stormwater facilities should consider aesthetics by planting the facilities with more trees and native, non-invasive vegetation that is suitable for areas designed to retain water. U-44

65.1.3 Locate new facilities where they would serve to extend identified fish and wildlife habitat areas and open spaces, parks, and greenbelts. U-42

65.1.4 Establish pond depth and slope requirements that serve to reduce potential safety hazards and that serve to increase the habitat (e.g., with islands in the ponds and with variable microtopography on the pond bottom). U-46

POTABLE WATER

Intent: The provision of adequate domestic water supply is a crucial component of supporting population growth. The intent of the following policies is to ensure an adequate water supply is available to support projected population growth and water conservation measures are enacted.

Objective 66. Ensure that an adequate amount of domestic water supply is available to support the level of population growth and land development projected within the Frederickson plan area. U-20

Principle 1. Encourage land uses and programs that promote water conservation and aquifer recharge ENV-5

Standards

66.1.1 Ensure landscape requirements promote water conservation. U-5

66.1.2 Support regulations that manage activities in aquifer recharge areas and wellhead protection areas. ENV-5+

Principle 2. The permitting process should take into account the availability of potable water. U-25
Standards

66.2.1 Evaluate the short platting and subdivision ordinances to ensure the availability of potable water is taken into account during all phases of the permitting process. U-25

Principle 3. Commitment for potable water shall be available prior to approval of preliminary plat. U-25

Principle 4. Revise water service boundaries in cases where the designated water service provider cannot provide timely or reasonable service.
Gig Harbor
Matrix
LAND USE POLICIES - URBAN GROWTH AREA

Goal: Promote environmentally conscientious development on those lands surrounding the city limits of Gig Harbor that are capable of accommodating the projected population with efficient urban services over the next twenty years. Developments shall maintain the natural and forested characteristics and small town atmosphere of the community that the citizens enjoy.

Intent: Direct growth and development to those unincorporated urban areas that are least constrained by environmental factors, which do not impair the function of critical areas, and are served or easily connected to urban services. LU 6 / LU 8.2

Objective 1. Coordination between Pierce County and the City of Gig Harbor. Pierce County shall participate in joint planning and interjurisdictional cooperation with the City of Gig Harbor.

Principle 1. Pierce County shall coordinate, cooperate and communicate with the City of Gig Harbor on land use issues in the Urban Growth Area. LU 4.2

Standards

1.1.1 Provide notification to the City of Gig Harbor of each complete land use permit application, commercial building permit application, and forest practice permit application that is accepted for processing by Pierce County. LU 4.2

1.1.2 Consider all comments received from the city prior to making any decision to approve or deny commercial and multi-family building permits, forest practice permits, or administrative use permits. DELETE

1.1.3 Evaluate all comments received from the city and provide a recommendation to the Hearing Examiner prior to any public hearing on a preliminary subdivision, use permit, or land use appeal. DELETE

1.1.4 Work with the City of Gig Harbor when developing recommendations for proposed amendments to the Urban Growth Area boundary, comprehensive plan map, and zoning map. LU 4.2

1.1.5 Advise applicants seeking County approval who are also seeking City of Gig Harbor utility services (sewer/water) to contact the city early in the permit review process for information on city contracted requirements and utility construction standards. DELETE

Principle 2. Encourage consistent land use policy direction and map designations between the County and City of Gig Harbor.

Standards
1.2.1 Assure that the unincorporated Urban Growth Area boundary includes those areas that are capable of providing urban levels of service over the next 20 years. LU 8.3 / LU 9.5

1.2.2 Discourage urban sprawl throughout the Gig Harbor Peninsula. To this end, urban level facilities and services shall only be provided within the Urban Growth Area and as permitted in subsections 33.3.4 and 33.3.5 LU 6 / LU 8.3

1.2.3 Maintain sufficient developable land within the Urban Growth Area to allow market forces to operate freely. The land supply market factor within the unincorporated Urban Growth Area shall not exceed 25 percent. LU 7.3

1.2.4 Consider allowing full density credits for parcels with critical areas, provided that net density calculations are accounted for in any capacity analysis. DELETE

1.2.5 Urban Growth Area boundaries, comprehensive land use map designations and implementing zone classifications should coincide with maps adopted by Pierce County and those adopted by the City of Gig Harbor.

1.2.6 A relationship between the County and city land use designations shall exist within the Urban Growth Area. The range of uses and densities should be the same in corresponding zones.

1.2.7 See Appendix A for a description of the comprehensive plan designations in the County and the corresponding comprehensive plan designations in the City of Gig Harbor. DELETE

Principle 3. Pierce County shall enter into a binding Joint Planning Agreement with the City of Gig Harbor. This agreement shall contribute to the achievement of the long-term objectives that the city has planned for in the Urban Growth Area. At a minimum, this agreement shall determine the following: LU 4.2 / LU 6

Standards

1.3.1 The process for review and approval of development projects, including building permits, subdivisions, and other land use approvals. LU 4.2

1.3.2 How economic development will be encouraged and supported. LU 4.2 / LU 4.3
1.3.3 How the rate, timing, and sequencing of Urban Growth Area boundary changes will be coordinated. LU 4.2 / LU 4.3

1.3.4 How appropriate service level standards for determining adequacy and availability of public facilities and services will be coordinated. LU 4.2 / LU 4.3

1.3.5 How the provision of capital improvements to an area will be coordinated. LU 4.2 / LU 4.3

1.3.6 How public facilities and services will be provided and by which jurisdiction. LU 4.2 / LU 4.3

1.3.7 To what extent the City of Gig Harbor may exercise extra-jurisdictional responsibility within the unincorporated Urban Growth Area. LU 4.2 / LU 4.3

Principle 4. Provide a process for Urban Growth Area boundary amendments, area-wide rezones, and annexations that are based on a demonstrated public or community need. LU 9

Standards

1.4.1 Ensure that sufficient developable lands are available within the Urban Growth Area to provide housing sufficient to meet the current and future needs of the projected population. The Urban Growth Area should be sized to accommodate the population anticipated during a 20-year planning period. LU 8.3 / LU 4

1.4.2 The city may establish study areas for those lands outside of the existing unincorporated Urban Growth Area for analysis of adjustments to the Urban Growth Area boundary. RCW 36.70A.215 / DELETE

1.4.3 The Urban Growth Area boundary may move into the Reserve-5 designation through a Comprehensive Plan amendment if the following criteria are met: LU 8

1.4.3.1 Land capacity within the city limits and the unincorporated Urban Growth Area is evaluated and the need for additional land capacity is clearly demonstrated. LU 8

1.4.3.2 The housing affordability and density objectives of the Comprehensive Plan, the community plan and city’s comprehensive plan have been monitored and evaluated and the objectives of those plans have been met. LU 8
1.4.3.3 It must be demonstrated that adequate public facilities and services can be provided within the 20-year planning horizon. The Capital Facilities Plan Element shall demonstrate that there will be sufficient services to ensure a high quality of life. LU 8 / LU 9 / CF 3

1.4.3.4 A capital facilities plan should demonstrate that adequate public facilities and services can be provided for each facility and service prior to moving the Urban Growth Area boundary. CF 3.1 / LU 9

1.4.3.5 The level of service for services and facilities shall not be reduced below the most recently adopted level of service standards in either the city's or County's capital facility plans. CFP / CF 2.2 / LU 8.3

1.4.4 The Urban Growth Area boundary shall not extend beyond the lands classified as Reserve-5 until all those Reserve-5 lands adjoining the UGA boundary are absorbed into the UGA, except when it is determined that there are severe environmental constraints or severe constraints to providing urban level facilities and services in a defined and significant portion(s) of the Reserve-5 designation. DELETE

1.4.5 The Reserve-5 lands may be absorbed into the Urban Growth Area either in full or in part, depending upon a demonstrated need for additional land capacity. DELETE

1.4.6 The boundaries of commercial or employment areas shall be expanded only if: LU 8

1.4.6.1 There is a demonstrated need to provide for more land in the center or district based on an evaluation of underdeveloped lands, vacant lands and market demands. LU 7

1.4.6.2 The shortage of developable lands in a center or district can be resolved by adding lands that have adequate public facilities and services or if adequate public facilities and services can be provided efficiently. LU 8.3 / LU 9 / CF 3

1.4.6.3 The expansion of an existing center or district is compatible with the community plan. LU 9.7.3

1.4.7 In order to maintain efficiencies in the provision of urban services and facilities, to maintain a high quality urban environment, to prevent the negative market impacts associated with premature expansion of existing
commercially and industrially zoned land or the designation of any new commercial and industrial centers, any expansion or designation of commercial and industrial designations/zones must be carefully controlled.

**LU 6 / LU 7 / LU 9**

1.4.7.1 Prior to creating new commercial and industrial centers or allowing the expansion of existing centers, it should be determined that a shortage of commercially and industrially zoned lands exist and that existing commercially or industrially zoned lands have been fully developed or redeveloped as appropriate. The Pierce County buildable lands inventory should be utilized in any evaluation of available commercial or industrial lands. **LU 9 / LU 36.4.1**

1.4.7.2 When determining the availability of developable industrial and commercial lands, lands within the corporate limits of the City of Gig Harbor must also be considered.

1.4.7.3 Existing sites should be fully developed or redeveloped prior to designating new commercially and industrially zoned lands in order to avoid creating an excessive surplus of such lands. **LU 36**

1.4.7.4 Maintain and revitalize commercial and industrial areas by adopting regulations that support redevelopment and reuse of built sites. **LU 36**

**Principle 5.** Allow new commercial lands to be designated in response to growth or in under-served areas only when existing commercially designated lands are insufficient to meet local needs. **LU 36.4.1 / LU 9**

**Standards**

1.5.1 Consider the creation of new commercial areas or expansion of existing areas only when a market analysis shows that there is insufficient constraint-free vacant or redevelopable land available to meet the commercial land demands of the community. **LU 7**

1.5.2 Infill, renovate, or redevelop existing commercial areas at Purdy and Swede Hill, where appropriate, before designating new commercial areas.

**Principle 6.** Consider the impacts on the natural environment when evaluating rezones and comprehensive plan amendments. **LU 9.8 / LU 9.9**
Standards

1.6.1 Consider the availability of adequate potable water when reviewing proposals for modifications to the land use designation or zoning classification of properties in the plan area. LU 122

1.6.2 Utilize any new inventory of flood hazard or flood prone properties in the decision making process to determine appropriate land use designations and zoning within the plan area. LU 123

Principle 7. Develop standards which seek to bring nonconforming uses into compliance with the community's adopted design standards and landscaping requirements while permitting replacements of the use or changes to more conforming uses with less impacts.

Principle 8. Strictly enforce the community plan land use regulations.

Residential Areas.

Objective 2. Residential Areas. Strive to maintain the stability and integrity of existing neighborhoods while encouraging the development of new residential areas sufficient to meet the housing needs of the projected population. A community that is characterized by stable neighborhoods, a variety of housing types and densities, pedestrian accessibility, ample green spaces, and environmental stewardship is desired. LU 23 / D 1 / H 1

Principle 1. Protect residential areas from the impacts of non-residential uses of a scale or intensity not appropriate for the neighborhood. Living areas should be distanced, buffered, or otherwise mitigated from physical hazards, unhealthful conditions, and protected from traffic, noise, and incompatible uses. LU 22.2 / D 13.5 / D 1.2 / D 3 / H 1

Principle 2. Maintain the stability and integrity of residential neighborhoods. LU 23

Standards

2.2.1 Establish zoning restrictions that limit non-residential development adjacent to existing or planned residential neighborhoods to a scale and intensity that is compatible, or can be made compatible, with these neighborhoods through site and architectural design requirements.

LU 121-123 / D 1 / H 1
2.2.2 Infill development should be designed to be compatible with the established neighborhood through transitions in housing density, screening, or other appropriate methods.

2.2.2.1 Infill development on parcels less than two acres in size shall not exceed the density of the adjacent development pattern by more than 50% or two dwelling units per acre, whichever is greater.

2.2.2.2 Residential infill development on sites exceeding two acres in size shall be required to be buffered from adjacent residential uses when the density of the infill exceeds the density of the existing platting and development pattern by more than 50%. At a minimum a 30-foot natural buffer area shall be required. The density and depth of the buffer should be proportional to the intensity of the use.

Principle 3. Provide for sufficient residential densities within the Urban Growth Area to meet the current and future needs of the local population. LU 7.4 / LU 9 / H 1

Standards

2.3.1 Residential density within the unincorporated portion of the Urban Growth Area should average four dwelling units per acre. Areas of higher density may be designated where site conditions allow and when adequate public services and utilities are available to support the increased density. In no case shall residential densities be permitted to exceed the densities established in the Generalized Comprehensive Plan for Pierce County. LU 91 / H 1 / H 2

Principle 4. Provide, through land use regulations, the potential for a broad range of housing choices to meet the needs of the community. LU 23 / LU 23.2 / H 1

Standards

2.4.1 Two-family development (duplexes) and attached single-family dwelling units should be allowed in single-family residential neighborhoods when they meet community design standards.

2.4.2 A single accessory dwelling unit should be permitted on lots where a single-family residence exists. LU 22.4
2.4.3 Multi-family units shall be permitted in commercial and high-density residential zones when consistent with the impervious cover, open space, health and sanitation regulations, and other applicable regulations.

Commercial Areas

Objective 3. Commercial Areas. Allow commercial development within the Urban Growth Area to meet the needs of local residents. In designating commercial lands, areas already characterized by commercial development and where urban services and facilities are available should be given preference. Care should be taken to ensure that commercial areas remain compact to permit the efficient delivery of urban services, facilitate pedestrian access, and minimize sprawl and strip development. New commercial development should be carefully designed to ensure that it is compatible with neighboring uses and consistent with the character of the built and natural environment envisioned by the community plan.

Principle 1. Prior to designating new commercial centers, it shall be shown that the new center is consistent with the City of Gig Harbor’s Comprehensive Plan as well as the other applicable policies of the Gig Harbor Community Plan.

Standards

3.1.1 Designate the commercial center located at Purdy as a waterfront commercial zone.

3.1.2 Designate the commercial center located at Swede Hill as a general commercial zone.

3.1.3 Designate the property southeast of the intersection of 36th Street NW and Point Fosdick Drive NW as a Neighborhood Center.

Principle 2. Strips of commercial uses should be avoided. Commercially designated areas should be compact in size and be serviced by urban services and facilities. LU 37.6/ LU 37.6.2

Standards

3.2.1 New commercial centers or expansion of existing centers should not be located in proximity to other commercial centers to avoid sprawling, lineal commercial development patterns along transportation corridors. Extension of commercial centers should not result in a commercial development pattern greater than 2,640 feet along any arterial street.
3.2.2 Commercial centers should only be located where adequate sewer utilities and other urban level service are readily available. LU 8.3

3.2.3 Commercial centers should be located at arterials or be bounded by arterials or other features, such as topography, which will serve to contain commercial development into distinct and compact areas. LU- 37.7

Principle 3. Allow for a range and intensity of land uses within commercial centers based upon community plan policies, market factors, compatibility with the neighboring area, and consistency with the City of Gig Harbor's Comprehensive Plan.

Standards

3.3.1 The waterfront commercial zone should allow for a variety of mixed uses along the waterfront with an emphasis on marine oriented uses including eating and drinking establishments, lodging, general retail sales, professional offices, and multi-family residential development.

3.3.1.1 Provide incentives for marine oriented uses that focus on the shoreline environment within the Purdy Community Center.

3.3.1.2 New uses and redevelopment of existing uses within the Purdy Community Center abutting Henderson Bay and Burley Lagoon should provide pedestrian access to the shoreline.

3.3.1.3 Encourage development of a boardwalk along the Purdy business district shoreline to promote the marine oriented character of the neighborhood.

3.3.2 The commercial and employment center designations at Swede Hill should allow for a variety of uses including wholesale sales, business and professional offices, rental and repair services, personal and professional uses, business services, contractor yards, and automobile services, excluding motorized vehicle, trailer, and boat sales.

3.3.3 A formal site plan review process shall be required for commercial developments that exceed 8,000 square feet in size or more than 60 percent impervious surfaces on a site. The purpose of the site plan review is to ensure the development is designed in a manner that complies with the community's adopted design standards and provides compatibility with neighboring uses. DELETE

3.3.4 Commercial development resulting in development less than 8,000 square feet in size or less than 60 percent impervious surfaces on a site may be required to undergo formal site plan review when not in compliance with the minimum administrative design standards. DELETE
3.3.5  The Neighborhood Center zone should allow for a variety of office, civic and commercial uses at a scale compatible with surrounding residential neighborhoods.

3.3.5.1  Allow professional offices, personal services, eating and drinking establishments, and other commercial services that cater to local residents.

3.3.5.2  Prohibit auto-oriented commercial facilities, including drive-through restaurants, gas stations, and similar businesses.

3.3.5.3  Prohibit residential development.

3.3.6  New uses in the Neighborhood Center zone shall provide a 50-foot wide natural buffer between the development and adjacent residential land uses and Rural Residential zone classifications.
Employment Areas

Objective 4. Employment Areas. Encourage the development and retention of commercial, professional, and light industrial uses within the plan area that will provide a broad range of employment opportunities for local residents while minimizing the impacts of these uses on the built and natural environments. Areas suitable for commercial, professional, and light industrial development should be reserved for those uses. The importance of the home-based business sector should also be recognized by providing the opportunity for these businesses to operate in residential areas if the business will not impact or alter the residential character of the area. LU 53 / LU 54

Principle 1. Designate areas suitable for the development of intensive commercial, office, or light industrial uses as Employment Centers. LU 54.2

Standards

4.1.1 Suitability of a site as an Employment Center shall be determined based upon: 1) the availability of the adequate infrastructure such as sanitary sewer, potable water, and roads; 2) presence or absence of critical areas or environmentally sensitive areas; and 3) the ability of adjacent land uses to exist in harmony with potential commercial, office, and light industrial uses. LU 51 / LU 52

4.1.1.1 New Employment Centers shall be designated only where adequate sanitary sewer and potable water supplies are available to meet anticipated demand for these services. LU 52.1

4.1.1.2 Areas designated as Employment Centers shall be accessed via an arterial roadway and shall be located in close proximity to State Route 16. Heavy truck traffic should be directed away from residential neighborhoods.

4.1.1.3 Employment Centers should avoid lands significantly constrained by critical areas or environmentally sensitive areas. Where critical areas or environmentally sensitive areas cannot be avoided, buffering, increased setbacks, lighting control, stormwater control, and other techniques shall be used to protect the critical area or environmentally sensitive area from adverse impacts. LU 54.5
4.1.4 Employment Centers should be separated from incompatible uses such as residential neighborhoods. Buffering, lighting control, transitional zoning, and other techniques shall be used to protect the Employment Center and adjacent uses from land use conflicts. LU 54.5 / LU 54.8

4.1.2 Review the current Employment Center designations within the community plan area to ensure consistency with Principle 4.1. Where the existing Employment Center designations are inconsistent with these criteria, consider revising the Employment Center boundaries accordingly. DELETE

Principle 2. Employment Centers should encourage the development of high quality professional, research, high tech, and light industrial land uses that provide a substantial number of employees per acre. LU 54.2

Standards

4.2.1 Adopt performance-based zoning requirements for Employment Centers that provide the opportunity for the development of a broad range of commercial, professional, and light industrial uses. The zoning should principally allow the development of research, high technology, light assembly and warehousing, business and professional office uses, corporate headquarters, and similar uses. Retail and service uses that support and are secondary to the principal uses should also be allowed. LU 54.2

4.2.2 Land uses allowed within Employment Centers should be devoid of nuisance factors such as excessive noise, light, and odor; should not pose an environmental health hazard; and should not result in high public service and facility demands. Accordingly, uses such as hazardous waste treatment and storage facilities, wrecking yards, smelters, and chemical manufacturing or storage should not be allowed. Adult entertainment uses shall not be allowed.

4.2.3 Zoning regulations should provide incentives that encourage commercial, business, and industrial park concepts rather than development of individual properties on a lot by lot basis.

4.2.4 Adopt zoning requirements that encourage the retention of large parcels of land within Employment Centers. To achieve this goal, division of lands within Employment Centers into lots less than five acres in size shall be prohibited, except when within an industrial or business park being proposed as a planned development district.

4.2.5 With the exception of caretaker's residences, new residential development within Employment Centers should be prohibited. LU 24.7

Principle 3. Provide reasonable guidelines and standards for the siting of home-based businesses (home occupations) in residential neighborhoods. Insure that
home-based businesses do not alter or impact the residential character of neighborhoods. **LU 99**

**Standards**

4.3.1 Provide the opportunity for home occupations in all residential zones when in compliance with adopted performance standards. **LU 99.4**

4.3.2 Any retail sales in connection with a home occupation shall be limited to merchandise handcrafted on site or items accessory to a service such as hair care products at a home-based beauty salon business.

4.3.3 Review Pierce County's and the City of Gig Harbor's home occupation standards to ensure consistency. Where differences in home occupation standards exist, determine if revisions to Pierce County's standards are warranted. **DELETE**

**Principle 4.** New development within Employment Centers shall be designed to be compatible with neighboring uses. **D 1 / LU 54.8 / LU 54.9**

**Standards**

4.4.1 Development within Employment Centers shall be required to undergo a formal site plan review process. The purpose of the site plan review should be to ensure the development is designed in a manner that minimizes impacts on neighboring properties. **D 1 / LU 54.8 / LU 54.9**

**Urban Sensitive Resource Overlay**

**Objective 5.** Urban Sensitive Resource Overlay. Implement an Urban Sensitive Resource Lands Overlay throughout the open space corridors in the UGA. Identify allowable uses, development density and the level of project intensity that is appropriate within the designated open space areas. Low impact development techniques shall be utilized in all urban sensitive resource areas.

**Principle 1.** Carefully control development activities in the Urban Growth Area on sites that have been identified as open space in the Comprehensive Plan Open Space/Greenbelt Map through implementation of an Urban Sensitive Resource Overlay.
5.1.1 Avoid fragmentation of the remaining open space corridors that create habitat for wildlife species native to the Gig Harbor Peninsula and that benefit water quality. Vegetation and tree preservation shall be a priority on each site that is developed in the Urban Sensitive Resource Overlay.

5.1.1.1 In order to create corridors, open space should be located on each site plan so that it provides connectivity and is contiguous to open space on adjacent properties.

5.1.1.2 To preserve the function and value of the open space corridors, 15 to 50 percent of each site that is proposed for development shall be retained in a natural, undisturbed condition with the exception that supplemental plantings of native, non-invasive species may be added to improve habitat quality. These areas shall be referred to as the open space tract.

5.1.1.3 The open space on each site plan shall be located in such a manner that the potential for wildlife movement is maintained through corridors.

5.1.1.4 Those portions of a site which contain high priority resource categories should be designated as the open space tract as these areas are most likely to promote healthy fish and wildlife habitat areas and enhance water quality. High priority resource categories include critical salmon habitat, fish and wildlife habitat, marine waters, streams, wetlands, estuaries, tidal marshes and wooded areas.

5.1.2 Allowable uses on sites that are located within the Urban Sensitive Resource Overlay shall be consistent with the zoning and comprehensive plan land use designation and shall be permitted on a case by case basis through a site plan review process.

5.1.2.1 The Hearing Examiner may approve a specific utility, civic, commercial, or industrial land use, pursuant to the site plan review process, based upon the unique characteristics of the property.

5.1.2.2 The Director may approve a specific residential or resource land use, pursuant to the administrative site plan review process, based on the unique site characteristics of the property.

5.1.2.3 Uses that create minimum impacts to the integrity of the open space tract, such as pervious trails, are encouraged.

5.1.2.4 Uses that require a large area of impervious coverage are discouraged.
5.1.2.5 Compatibility between the proposed use and designated open space tracts, as well as between adjacent uses, shall be maintained through a variety of techniques such as increased setbacks and vegetative screens utilizing native plant species.

5.1.3 When residential development is proposed in an Urban Sensitive Resource Overlay, urban densities shall be based on the zoning and Comprehensive Plan land use designation for that parcel.

5.1.3.1 In many cases, to achieve the goals of the open space element, density should not exceed the minimum permissive density per acre as described in the Comprehensive Plan.

5.1.3.2 On certain sites the maximum residential density may be appropriate when the proposed development is physically separated from land designated as a priority resource category by significant topography or where clustering is utilized to reduce the impacts of intrusion into the open space corridor.

5.1.4 Development on sites that are located in an Urban Sensitive Resource Overlay shall utilize low impact development standards. Impervious surfaces, in the form of roof-tops, roads, and lawns generate rapid run-off which prevents infiltration of water into the ground for gradual recharge of streams, should be avoided or mitigated.

5.1.4.1 The greater the intensity of the development in terms of the noise, traffic, odor, light, and other factors that could impact the open space corridor, the more open space shall be required, up to 50 percent of the site.

5.1.4.2 Individual dwelling units and accessory dwelling units should be designed and placed in such a manner to avoid impacting the open space tract.

5.1.4.3 Lawns, turf areas, driveways, and roads should be limited and located in a manner that will result in the least impact to the open space tract.

5.1.4.4 Buildings and other structures such as fencing shall be located in a manner that ensures protection of the open space corridor. Individual structures shall not be placed where the integrity of the open space tract and overall open space system could be compromised.

5.1.4.5 Other low impact development tools that should be considered for implementation include reducing the amount of impervious
surfaces on each site, minimizing soil disturbance and erosion, disconnecting constructed drainage courses, and utilizing micro-detention facilities on each lot where feasible rather than one facility at the end of a conveyance system.

5.1.5 Develop standards for implementation that describe an acceptable ratio between impervious surfaces and open space. This ratio shall be based on the various low impact development techniques and best management practices that are proposed on a site plan.

LAND USE POLICIES - RURAL AREA

Goal: Preserve the natural, forested and pastoral character of rural lands outside the Urban Growth Area. Ensure that development which does occur in rural areas is planned in an environmentally conscientious manner as to be compatible with this desired character through the control of lot sizes, intensity and density of land uses, and protection of open space. The preservation of agricultural and forest lands is a priority. Careful planning shall assure urban levels of service do not occur in the rural area. Strict controls should be placed on Reserve-5 lands designated for future urban growth to ensure that land will remain available for future development.

Intent: The rural area shall be separate and distinct from the urban area in terms of land use, infrastructure, and visual character. Visually, it is intended to be an area characterized by an abundance of pastureland, forests, and naturally vegetated buffer areas. An incentive, including property tax assessments at the current use rather than the highest and best use for prioritized open space properties and similar programs should be provided to accomplish this goal. Land uses within the area shall be of low density and intensity and shall be limited primarily to agricultural, forestry, natural resource industries, and single-family residential uses. Large lot sizes should prevail and homes should generally be well separated from one another. Within the rural area, historic communities such as Arletta, Rosedale, and Fox Island shall be recognized, and limited provisions shall be made for the continued existence of the cultural focal points of these communities. Infrastructure improvements, such as the transportation system, shall be planned and constructed in a manner that reflects and supports the desired goals for the rural area. Reserve-5 areas are intended to provide land for future urban growth that is controlled to minimize impacts to the adjacent rural areas.

Rural Neighborhood Centers

Attachment B to LUAC Staff Report
March 2015
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Objective 6. Rural Neighborhood Centers. Those historic community centers located at Arletta, Rosedale, and Fox Island are recognized as important neighborhood civic and commercial focal points in the rural area. Limited opportunities for continued commercial and civic land use shall be provided in these locations. Rural neighborhood centers (RNCs) shall retain the architectural characteristics that have historically been associated with these centers.

Principle 1. Those existing community centers that have historically been the focal points for neighborhood commercial and civic activities shall be allowed to continue being utilized for these purposes.

Standards

6.1.1 The initial Rural Neighborhood Centers designated by this Community Plan shall be limited to existing centers at Arletta, Rosedale and Fox Island. Only the parcels currently utilized for commercial and civic land uses shall be included in the initial designations.

6.1.2 Any future expansion of the land utilized as a RNC shall be on those parcels immediately adjacent to the existing centers. Under no circumstances shall a RNC exceed five acres in size.

6.1.3 Each RNC parcel shall have direct access onto a major or secondary County arterial road.

Principle 2. The intensity of commercial, and civic uses shall be strictly limited in the Gig Harbor Peninsula RNCs.

Standards

6.2.1 Appropriate commercial uses shall be limited to food stores and the sale of general merchandise in buildings that do not exceed 5,000 square feet and those resource uses such as agricultural sales.

6.2.2 Appropriate civic uses shall be encouraged in RNCs. These uses shall be limited to daycare centers, community service centers, postal services, neighborhood parks, churches, police, and fire safety services.

6.2.3 New residential uses shall be prohibited in RNCs. Additions and remodels to existing dwelling units may be permitted.

6.2.4 Noise, dust, odorous gas, and lighting shall not be permitted to adversely affect the adjacent residential neighborhood.
6.2.5 New commercial and civic uses shall be buffered from adjacent lower intensity rural uses outside of the RNC designation.

6.2.6 Site plan review shall be required for all new civic and commercial uses in rural centers.

6.2.7 Site coverage including parking areas and other impervious surfaces shall be limited to 70 percent on each site.

6.2.8 New lots for commercial and civic purposes may be created through a binding site plan associated with a site plan review process. These lots shall be subject to a minimum lot size of 5,000 square feet.

**Tacoma Narrows Airport**

*Update all references about “City of Tacoma” when rolling into new format.*

**Objective 7.** Tacoma Narrows Airport. The Tacoma Narrows Airport is an essential public facility in the rural area of the County. The community does not support and the City of Tacoma is not planning to extend the runway. The community supports continued growth and development at Tacoma Narrows Airport when consistent with the current runway length and location and with the Pierce County Comprehensive Plan, Gig Harbor Peninsula Community Plan and Federal Aviation Administration standards. New development activities shall be permitted when off-site impacts associated with the use or uses can be mitigated in conformance with State Environmental Policy Act requirements. New uses shall be developed in an environmentally sound. The siting of incompatible uses adjacent to the airport property will be discouraged.

**Principle 1.** Essential Public Facility Designation. Designate as an essential public facility that property at the Tacoma Narrows Airport currently owned by the City of Tacoma that was acquired for airport purposes. Acquisition of additional lands for the airport shall be discouraged, unless necessary to meet FAA safety requirements. Designate the property adjacent to the city-owned lands for airport buffering purposes.

**Standards**

7.1.1 The Essential Public Facility-Rural Airport designated lands shall include property owned by the City of Tacoma and acquired for airport purposes. All properties located within 1,000 feet of the city-owned property that are located outside of the Gig Harbor UGA shall be designated Rural Sensitive Resource or Rural 10 with a Rural Airport Overlay.

7.1.2 Classify the land at Tacoma Narrows Airport that was owned on January 1, 2000 by the City of Tacoma as Essential Public Facility-Rural Airport.
7.1.3 Classify those properties adjacent to the Essential Public Facility-Rural Airport classification as Rural Airport Overlay.

7.1.3.1 The Rural Airport Overlay should include all properties within 1,000 feet of the Essential Public Facility-Rural Airport classification. Land use activities that are incompatible with general aviation airport uses shall be discouraged in this overlay.

Principle 2. Development South of Stone Road. Allow for growth and development of airport related uses for that portion of the Tacoma Narrows Airport located south of Stone Road. Priority should be given to locating such uses on the east side of the runway, adjacent to the existing taxiway and existing airport improvements. Providing jobs and maintaining the economic viability of the airport is important.

Standards

7.2.1 New development shall be carefully designed, utilizing Level 3 landscaping (P.C.C - 18A.35.030 H.3) adjacent to 26th Street to ensure that development is compatible with neighboring land uses and to mitigate impacts associated with new aviation development in the Essential Public Facility-Rural Airport classification.

7.2.2 Development activity within the Essential Public Facility-Rural Airport Designation shall comply with applicable Federal Aviation Administration (FAA) regulations.

7.2.2.1 Notification of all development applications shall be provided to the FAA.

7.2.3 New uses that require urban levels of service, such as sanitary sewers, shall not be permitted in the Essential Public Facility-Rural Airport classification. Urban levels of service shall only be permitted in the Rural Area pursuant to Pierce County Code, Section 19A.40.040.

7.2.3.1 Utilities and services necessary for airport safety and operations (i.e., on-site sewage collection and treatment facilities, water for fire flow, stormwater) are not considered an urban service and are permitted in the Essential Public Facility-Rural Airport classification.

7.2.4 Capital improvements at the airport and new aviation related commercial or industrial uses shall be permitted on the east side of the runway through an administrative process without requiring Planned Unit Development
(PUD) review if located within the area shown on the Tacoma Narrows Airport PUD Boundaries Map.

7.2.5 Capital improvements at the airport and new aviation related commercial or industrial uses on the west side of the runway may be appropriate provided impacts can be mitigated through the Pierce County PUD process and appropriate environmental review.

7.2.6 Potential uses and improvements that may be permitted shall include the following:

7.2.6.1 Capital airport improvements identified in or substantially similar to the 2003 Tacoma Narrows Airport Master Plan (either potential or funded). Capital airport improvements not identified in the 2003 Airport Master Plan may only be permitted after an opportunity for public review and comment prior to amending the Airport Master Plan, provided that capital airport improvements in the area identified for development if 26th Street is relocated may be permitted without further amendment to the Master Plan and without PUD approval. If 26th Street is relocated, the uses described in standards 7.2.6.2, 7.2.6.3, and 7.2.6.4 shall be allowed in this area.

7.2.6.2 Businesses that require aircraft use as a significant component of their operations, such as, but not limited to, air freight, aerial photography, aircraft charter, or taxi services.

7.2.6.3 New commercial uses that support general aviation including, but not limited to, activities such as aircraft fueling facilities, aircraft training facilities, aircraft sales, fixed base operators, pilots' lounges, lodging, eating and drinking establishments, and automobile rental.

7.2.6.4 New light industrial uses that support general aviation including, but not limited to, activities such as aircraft storage hangars, tie-downs, aircraft parts manufacturer or aircraft assembly and aircraft repair and maintenance services.

Principle 3. Development North of Stone Road. Allow for growth and development on Tacoma Narrows Airport property located north of Stone Road for uses that do not require extension of the runway, but that provide revenues or services to support airport operations, provide services for the adjacent rural residential community, or are otherwise of a scale and intensity consistent with the adjacent rural residential community. These uses shall be sited and constructed consistent with airport safety requirements.
Standards

7.3.1 R-10 uses, other than residential uses, shall be permitted in the Essential Public Facility-Rural Airport zone on Tacoma Narrows Airport property located north of Stone Road pursuant to the permitting process for R-10 uses.

Principle 4. Rural Airport Overlay. All rural properties located within 1,000 feet from the Tacoma Narrows Airport property shall be designated as Rural Airport Overlay. The Rural Airport Overlay shall primarily function as a safety buffer between the airport properties and the adjacent uses in the Rural Sensitive Resource, Reserve-5, and Rural-10 zones. This area is also intended to provide buffering between those more intense uses related to aviation activities and the rural uses authorized in the rural-residential classifications.

Standards

7.4.1 Land use activities that are incompatible with general aviation uses should be discouraged in this area.

7.4.2 Rural land uses shall be limited to low density and low intensity uses including forestry uses, agricultural uses, walking and biking trails, golf courses, and single-family dwelling units.

7.4.3 Density shall be limited to 1 dwelling unit per 10 acres for new subdivisions. A minimum lot size of 5 acres is required. A bonus density that will provide for 2 dwelling units per 10 acres may be permitted when 50 percent of the development is retained in open space.

7.4.4 Prior to approval of a residential subdivision or building permit for a dwelling unit in this area, notice shall be recorded against the title of the property that indicates the presence of the airport.

7.4.5 Any buildings and structures that would penetrate the imaginary airspace surfaces for the Tacoma Narrows Airport as defined in Title 14 CFR (Code of Federal Regulations) FAR (Federal Aviation Regulations) Part 77 "Objects affecting navigable airspace" shall be prohibited. Examples of such obstructions include cell towers, radio broadcast towers, water towers, proposals to increase the height of existing buildings, when the height of the structure would exceed the lower limits of navigable airspace.

7.4.6 Prohibit any new use that involves the release of airborne substances that could interfere with aircraft operations.
7.4.7 Prohibit any new use that emits light that interferes with a pilot's vision.

7.4.8 Prohibit any new use that attracts concentrations of birds.

7.4.9 Uses that emit electrical currents shall be installed in a manner that does not interfere with communications systems or navigational equipment.

Principle 5. Planned Unit Development. Pierce County and the City of Tacoma will collaborate in the development of a Planned Unit Development (PUD) Regulation for the Essential Public Facility-Rural Airport. This PUD will be referred to as an Essential Public Facility-Rural Airport PUD. The City may apply for an Essential Public Facility-Rural Airport PUD south of Stone Road in all or any portion of the Tacoma Narrows Airport property subject to a PUD as shown on the Tacoma Narrows Airport PUD Boundaries Map provided that the exterior boundary of the PUD matches parcel boundaries. Compatibility between the airport and the adjacent neighborhoods surrounding airport lands shall be a priority.

Standards

7.5.1 The application for the Essential Public Facility-Rural Airport PUD shall include the following information regarding airport and aircraft operations for purposes of evaluating potential impacts to adjacent rural residential areas. This information shall be provided to give the public the opportunity to review and comment on the proposed PUD and associated operations. However, the Hearing Examiner and the County shall not have the authority to impose conditions related to airport or aircraft operations, safety or noise as these areas are controlled by FAA regulations.

7.5.1.1 A description of airport operations. This information shall include the runway length necessary for the safe operation of aircraft at Tacoma Narrows Airport and the noise levels produced by aircraft type.

7.5.1.2 A description of anticipated take-off and landings based on aircraft type and planned use for each calendar year shall be described in the PUD.

7.5.2 The PUD shall include a recorded final development site plan that identifies the uses and facilities approved by the PUD. These uses may subsequently be constructed with an administrative review process.

7.5.2.1 The final development site plan shall specify the location of the runway, taxiways, fueling facilities, control tower, any passive recreation facilities, and any open space.
7.5.2.2 For PUDs located south of Stone Road, the final development site plan shall reflect the general location, types and intensities of other future airport improvements and future aviation related commercial and industrial uses identified in 7.2.6 approved through the PUD.

Principle 6. Environmental Review. New development and redevelopment at Tacoma Narrows Airport shall be completed in an environmentally conscientious manner pursuant to SEPA. Environmental impacts associated with the development at the airport may require off-site mitigation, provided that acquisition of additional property for airport purposes shall be discouraged, unless necessary to meet FAA safety requirements.

Standards

7.6.1 Avoid using environmentally constrained lands for new development if unconstrained land can be redeveloped or modified to accommodate the proposed uses.

7.6.2 Provide adequate open space and buffering to mitigate light, noise, and visual impacts sufficient to mitigate impacts on adjacent rural residential areas, provided that such mitigation does not violate any FAA requirement.

7.6.3 Noise compatibility planning at the airport is subject to Federal Regulations - FAR Part 150 standards. Any limitations on aircraft operations based on noise is subject to a separate FAR Part 161 study.

7.6.4 Promote vegetation retention and native landscaping that will be compatible with airport operations and environmental protection of sensitive areas such as Sullivan Gulch.

7.6.5 Public notification procedures shall be included in the development regulations for the Essential Public Facility-Rural Airport PUD. This public notice is intended to provide the Peninsula residents with information related to activities at Tacoma Narrows Airport. At a minimum, written notice of public hearings related to PUD processing shall be provided to all property owners within the Rural Airport Overlay.

7.6.6 New development within the Essential Public Facility-Rural Airport shall comply with Pierce County Critical Area Regulations to the same extent as they apply to other new development in the County.
7.6.7 Stormwater management for development at the Essential Public Facility-Rural Airport will comply with or be functionally equivalent to provisions of the Washington State Department of Ecology, Stormwater Management Manual for Western Washington.

Principle 7. Coordinate Planning and Permitting. Pierce County and the City of Tacoma will collaborate and coordinate planning efforts at the Tacoma Narrows Airport to better serve the citizens of all Pierce County.

Standards

7.7.1 The City of Tacoma and Pierce County agree to work to reconcile differences between the Gig Harbor Peninsula Community Plan and the 2003 Tacoma Narrows Airport Master Plan including:
- Recognition that the revised final Airport Master Plan does not include a runway extension
- Agreement that improvements on the west side of the runway south of Stone Road are subject to approval of a PUD.
- Agreement that airport safety improvements shall not be designed to allow a runway extension.
- Agreement to enable implementation of the revised final Airport Master Plan including the runway safety area improvements pursuant to FAA standards to ensure public safety is achieved.

7.7.2 Pierce County will amend Title 18A, Pierce County Development Regulations-Zoning, to allow for an Essential Public Facility-Rural Airport PUD, consistent with the provisions of this Objective.

7.7.3 Pierce County will expedite the processing of any administrative permits for development within the area described as "No PUD Required" on the Tacoma Narrows Airport PUD Boundaries Map prior to execution of the interlocal agreement to transfer permitting authority to the City of Tacoma as described in 7.7.4 and will expedite an Essential Public Facility-Rural Airport PUD permit for areas south of Stone Road on the west side of the runway requiring a PUD as shown on the Tacoma Narrows Airport PUD Boundaries Map.

7.7.4 Pierce County agrees to transfer administrative permitting authority to the City of Tacoma for development within the area not requiring a PUD and agrees to transfer administrative permit authority for other development at the Tacoma Narrows Airport after a PUD and its requisite environmental review are approved for those areas that require a PUD south of Stone Road. The County and the City will negotiate an interlocal agreement to transfer permitting authority to the City of Tacoma that includes, at a minimum, the following requirements: DELETE
7.7.4.1 Road improvement requirements consistent with Pierce County road standards.

7.7.4.2 Stormwater management for development at the Essential Public Facility-Rural Airport consistent with or functionally equivalent to the Washington State Department of Ecology, Stormwater Management Manual for Western Washington.

7.7.4.3 Permit processing consistent with the requirements for public notice and comment required by RCW 36.70B.

7.7.4.4 The City agrees to process permits consistent with and to follow the provisions of any County PUD approval.

7.7.4.5 SEPA lead agency for permitting shall be the City of Tacoma for the area south of Stone Road within the area shown as not requiring a PUD on the Tacoma Narrows Airport PUD Boundaries Map provided that the City shall apply the categorical exemptions and cumulative impact analysis from Pierce County Code, Title 18D. The City shall be SEPA lead agency for development in the area south of Stone Road that requires a PUD approval after the County has reviewed and approved a PUD for that area.

7.7.4.6 New development within the Essential Public Facility-Rural Airport shall comply with Pierce County Critical Area Regulations to the same extent as they apply to other new development in the County.

7.7.4.7 To the extent permitted by law Tacoma agrees to indemnify Pierce County for all actions the City takes pursuant to the City's permit processing within the Essential Public Facility-Rural Airport Designation. DELETE

7.7.4.8 Tacoma agrees that it is not planning to extend the runway. DELETE

7.7.4.9 Pierce County agrees not to object to or challenge any City permitting consistent with the terms of the interlocal agreement. DELETE

7.7.5 The Airport Advisory Commission shall review and provide recommendations on any Interlocal Agreement with full public notice and opportunity to comment before adoption. Any changes to the interlocal agreement shall require an additional opportunity for public notice and public comment prior to adoption.
Principle 8. Airport Advisory Commission. A Tacoma Narrows Airport Advisory Commission shall be established to provide input to Pierce County and City of Tacoma officials regarding issues related to the airport. GH LU 20

Standards

7.8.1 The Airport Advisory Commission should include representatives from the City of Tacoma, the City of Gig Harbor, the Peninsula Advisory Commission, local residents (5 community representatives), airport management, pilots, business owners, (5 airport representatives) and shall include the County Council representative from District 7. The 5 community representatives and the 5 airport representatives shall be voting members. All other ex-officio members shall be non-voting members.

7.8.2 The Airport Advisory Commission should serve in a capacity to receive input from airport users and neighborhood citizens regarding issues such as airport development activity, airport improvements or concerns about off-site airport impacts such as noise. The Airport Advisory Commission would forward solutions to these concerns to the appropriate City or County officials. The Airport Advisory Commission shall review and provide recommendations on the development of the Essential Public Facility-Rural Airport PUD and the Interlocal Agreement.

7.8.3 The Airport Advisory Commission shall also consider additional options for development of airport property north of Stone Road that are consistent with the overall objective not to extend the runway north of Stone Road, but that would provide additional opportunity for economic development and airport revenues compatible with the adjacent rural residential land uses or are uses that might provide services for the adjacent rural residents.

Rural-10

Objective 8. Rural-10 Lands. This designation is intended to protect and preserve the rural-residential character of the area; protect rural lands from continued urban-suburban sprawl; protect ground and surface water quality and provide opportunities for recreational activities. The continuation of agricultural and forestry practices should be encouraged and shall be promoted when such practices are conducted in an environmentally responsible manner. LU 60 / LU61

Principle 1. All lands located on the Gig Harbor Peninsula outside of the Urban Growth Area that are not designated as Reserve-5, Rural Neighborhood...
Center, Rural Airport, Sensitive Resource will be designated as Rural-10. The Rural-10 designation is intended to be an area of low intensity land development.

**Principle 2.** Protect and preserve the character of Rural-Ten lands through appropriate controls of the range and intensity of land uses which are allowed to occur.

**LU 60**

**Standards**

8.2.1 Land uses shall be limited primarily to low density residential, agricultural, forestry, and recreational uses. Provisions should be made to allow for limited civic and public safety uses when appropriately designed so as to be compatible with their surroundings. **LU 60 / LU 61**

8.2.2 Limited provisions may be made for light commercial and industrial uses within the Rural-10 area when directly associated with existing agricultural, forestry, or natural resource related uses. Examples of such limited light commercial and industrial uses include horticultural nurseries, veterinary services, and commercial stables. **LU 61.3**

8.2.3 Recreational uses should be limited primarily to parks, walking and biking trail systems, athletic fields, golf courses, and similar uses which maintain a significant majority of land in a vegetated state. **PR 1**

8.2.4 A Rural Airport Overlay shall be implemented in the Rural-10 and Rural Sensitive Resource designations within 1,000 feet of the Rural Airport designation. This overlay shall primarily function as a safety buffer between the Rural Airport designation and the adjacent uses in the Reserve-5 and Rural-10 zones. The overlay is also intended to provide buffering between those more intense uses related to aviation activities and the rural uses authorized in the rural-residential designations. **LU 74**

**Principle 3.** Maintain the existing character of Rural-10 lands through appropriate control of housing densities, lot sizes, and setbacks. **LU 60 / LU 61**

**Standards**

8.3.1 A range of rural housing densities shall be allowed to occur on Rural-10 lands. This allowed density shall range from 1 dwelling unit per 10 acres to a maximum of 2.5 dwelling units per 10 acres. Maximum density shall be allowed only when the natural environment can accommodate this density and at least 75% of the gross acreage of the land proposed to be developed is dedicated in perpetuity as open space through deed restriction and other appropriate mechanisms. This open space area should be located in a tract separate from any newly created lots.
8.3.2 In order to preserve the rural character of Rural-Ten lands, all new lots created within this area shall be no less than one acre in size. LU 62.1.1

Principle 4. Development shall be designed in a manner which preserves water courses, drainage systems, recharge areas, and the natural hydrologic cycle in as natural a state as possible. U 33.4 / ENV 5.5 / ENV 5.12

Standards

8.4.1 Land containing stream corridors, natural drainage systems and aquifer recharge areas shall be preferred sites of open space dedication. DEFINITIONS OF OPEN SPACE IN COMP PLAN

Principle 5. Promote the continuation of agricultural and forestry uses while encouraging the implementation of farm best management and selective harvesting practices. LU 77.10 / LU 78.4

Standards

8.5.1 Establish “right to farm” regulations which will establish siting standards for agricultural buildings, structures, and animal enclosures to minimize land use conflicts while providing protection of agricultural uses from nuisance complaints. ACTION STEP HAS BEEN COMPLETED

8.5.2 Agricultural practices which have the potential to result in degradation of water quality should be carefully controlled. Examples of such practices include but are not limited to livestock pasturing and confinement, application of agricultural fertilizers and pesticides, and plowing of large areas. Where such uses are proposed to occur within 250 feet of any stream, wetland, or surface water body, a farm best management plan is encouraged. ENV 5.8

8.5.3 For those agricultural activities which are subject to Pierce County review, such as construction of agricultural buildings, clearing of land for agricultural purposes, and activities within critical areas or their buffers, Pierce County shall require the preparation of a farm best management plan. The conditions of this plan shall be made conditions of any building, clearing, or other land use approval for the site.

8.5.4 Encourage selective timber harvest in all divisions of land within the rural residential area. As a prerequisite to granting density bonuses, require that any timber harvesting proposed within the open space or set aside area(s) be limited to selective cutting only and require that no more than 20% of the timber volume be taken from the area(s) in any twelve month period. Further require that open space areas that have been harvested in the
preceding 6 year period be reforested in accordance with the requirements of the Washington State Forest Practices Act prior to any additional harvesting occurring. **IN REGULATIONS / DELETE**

**Reserve-5 Designation**

**Objective 9.** Reserve-5 Lands. The land adjacent to the designated Urban Growth Area surrounding the City of Gig Harbor shall be designated as Reserve-5. These reserve lands shall be the only property available for expansion of the Urban Growth Area. The conversion of Reserve-5 lands to an urban designation shall not occur until the need for additional urban land capacity is demonstrated. The Reserve land shall be primarily preserved in its natural condition with large tracts of open space and set-aside lands until such time as the conversion to an urban designation is necessary.

**Principle 1.** Designate lands adjacent to the Urban Growth Area as Reserve-5 so that property is available for the expansion of the Urban Growth Area boundary in the future. **DELETE**

**Standards**

9.1.1 The Reserve-5 designation shall generally include a limited area abutting the City of Gig Harbor’s Urban Growth Area.

9.1.2 All property that is designated as Rural Sensitive Resource lands shall be excluded from the reserve area surrounding the city’s Urban Growth Area.

**Principle 2.** Land within the Reserve-5 may be absorbed into the Urban Growth Area in full or in part through an amendment to the community plan and the Generalized Comprehensive Plan for Pierce County. These plan amendments shall be reviewed concurrently. **DELETE**

**Principle 3.** Encourage various uses within the Reserve-Five area that will preserve these lands for future urban land uses and urban densities. **DELETE**

**Standards**

9.3.1 Permit detached single-family dwelling units and accessory dwelling units in the reserve designation. Accessory dwelling units shall not be calculated in residential density. **DELETE**

9.3.2 Encourage the preservation of agricultural and forestry uses.
9.3.3 Civic and recreational uses shall generally be limited to those rural uses which consist of small buildings (less than 5,000 square feet) and uses which minimize impervious surfaces. Churches, schools, public safety services, and civic and community centers may exceed this building size limitation through a site plan review process provided neighborhood compatibility is achieved through extensive screening and buffer areas.

9.3.4 Limited provisions may be made for light commercial and industrial uses within the reserve area when directly associated with existing agricultural, forestry, or natural resource related uses. Examples of such limited light commercial and industrial uses include horticultural nurseries, veterinary services, and commercial stables.

Principle 4. Encourage residential developments and density in the Reserve-5 designation that will preserve these lands for future urban land uses and urban densities. **DELETE**

Standards

9.4.1 Residential basic density shall not exceed one dwelling unit for every 5 acres of land. Residential clustering is mandatory. Maximum lot size shall be 12,500 square feet with the balance of the development to be placed in open space or set-aside lands for future urban development. **DELETE**

9.4.2 The maximum lot may be increased to one-half acre (21,780 square feet) if the density of the development does not exceed 1 dwelling unit for every 10 acres of land and the balance of the development is placed in open space or set-aside lands for future urban development. **DELETE**

9.4.3 Property within a development that is constrained with critical areas such as streams, wetlands, geologic hazardous areas, and any associated critical area buffer shall be placed in permanent open space. All other undeveloped land within Reserve-5 development shall be placed in set-aside lands for future urban development. **DELETE**
Objective 10. Rural - Sensitive Resource Lands (RSR). Several environmentally sensitive stream, lake, and wetland areas have been identified within the rural area. These areas include but are not limited to Crescent Valley, the Wollochet and Artondale Creek drainages, and the Rosedale Valley area. Many of these areas were recognized when the community adopted its first comprehensive plan in 1975 and have historically been protected through performance based zoning and other special land use controls. It is the desire of the community that the protections of these environmentally sensitive areas continue. In support of this goal, these areas will be mapped and given a designation of Rural-Sensitive Resource. This designation is intended to protect surface waters, aquifers, and fish and wildlife habitat from impairment, pollution, or degradation. Lands located within this designation will be limited to low density residential uses and natural resource uses. Extensive buffering of streams and other surface waters will be required.

Principle 1. Identify and map environmentally sensitive stream, lake, and wetland areas within the community plan area.

Standards

10.1.1 Utilize the Gig Harbor Peninsula Environment Map, as amended, as the initial basis for determining those areas to be designated as Rural-Sensitive Resource. At a minimum, those areas designated as Rural-Special, Natural, or Conservancy on this map shall be considered for the Rural-Sensitive Resource designation. Additional areas may be added as appropriate based upon the presence of environmentally sensitive features, such as critical fish and wildlife habitat.

10.1.2 At a minimum, the Rural-Sensitive Resource designation should extend 500 feet in all directions from any wetland, stream, or surface water identified for protection.

10.1.3 Monitor and adjust, as needed over time, those lands given the Rural-Sensitive Resource designation. Lands may be added or removed from this designation as information regarding the environmental carrying capacity of the land and the sensitivity of the environment changes over time.

Principle 2. Carefully control development activities in the rural area through implementation of the Rural Sensitive Resource designation on sites that have been identified as open space on the Comprehensive Plan Open Space/Greenbelt Map that are not adequately protected through the Shoreline Master Program or the Critical Area regulations.
Standards

10.2.1 Land uses within the Rural-Sensitive Resource designation shall be limited to single-family residential, agriculture, and forestry. Commercial and industrial development shall not be allowed.

10.2.1.1 The Hearing Examiner may approve a specific land use through a site plan review process based on the unique characteristics of each site.

10.2.1.2 Detached single-family residential homes and associated accessory structures may be permitted outright.

10.2.1.3 Uses that create minimum impacts to the integrity of the open space corridor such as pervious trails are encouraged.

10.2.1.4 Uses that do not involve significant buildings or impervious surfaces such as farming and forestry are encouraged.

10.2.2 Development in the RSR designation shall utilize low impact development standards.

10.2.3 Vegetation and tree preservation shall be a priority on each site that is developed in the RSR designation.

10.2.4 Compatibility between the proposed use and designated open space tracts, as well as between adjacent uses, shall be maintained through a variety of techniques such as increased setbacks and screening utilizing native plant species.

Principle 3. Limit lands within the Rural-Sensitive Resource designation to low density residential uses and natural resource uses.

Standards

10.3.1 Low rural housing densities shall be allowed to occur on Rural Sensitive Resource lands. Ten-acre minimum lot sizes are encouraged. The basic density shall be one dwelling unit per 10 acres.

10.3.2 Density may be increased to a maximum of 2.5 dwelling units per 10 acres when it can be demonstrated to the satisfaction of Pierce County that the increase in density will not result in adverse impacts to the resources being protected. An increase in density above basic density may be allowed only when at least 75% of the gross acreage is dedicated in perpetuity as open space through deed restriction and other appropriate mechanisms.

DELETE
10.3.2.1 The open space tract shall be located so as to provide the greatest protection for fish and wildlife habitat and water quality protection. This open space area shall be located in a tract that is separate from any newly created lots.

DELETE

10.3.2.2 Bonus densities shall not be permitted in the RSR designation unless it can be shown that the clustered residential development will not impact the integrity of the open space tract.

DELETE

Principle 4.

Extensive buffering of streams and other surface waters will be required for all clearing, site development, or construction in the Rural Sensitive Resource Designation.

Standards

10.4.1 Streams within the Rural-Sensitive Resource designation shall be protected through the establishment of a 250-foot management zone and natural buffer areas ranging in width from 75 to 150 feet based upon stream type and the presence of salmonids as follows: DELETE

<table>
<thead>
<tr>
<th>Type</th>
<th>Buffer Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>“S” shorelines</td>
<td>150 ft natural buffer, 250 ft management zone</td>
</tr>
<tr>
<td>“F” fish</td>
<td>150 ft natural buffer, 250 ft management zone</td>
</tr>
<tr>
<td>“N” non-fish bearing</td>
<td>75 ft natural buffer, 250 ft management zone</td>
</tr>
</tbody>
</table>

The natural stream buffer shall extend from the ordinary high water mark on both sides of the stream and shall remain in a natural undisturbed state.

DELETE

10.4.2 Lakes and ponds not classified as wetlands within the Rural-Sensitive Resource designation shall be protected through the establishment of a natural buffer areas ranging in width from 0 to 150 feet as follows: DELETE

<table>
<thead>
<tr>
<th>Type</th>
<th>Buffer Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manmade ponds not associated with other surface waters</td>
<td>0 ft.</td>
</tr>
<tr>
<td>Natural ponds not associated with other surface waters - 25 ft.</td>
<td></td>
</tr>
<tr>
<td>Ponds/lakes associated with a stream – 150 ft if either the inlet or outlet stream is fish bearing or 75 ft if the stream is non-fish bearing.</td>
<td>DELETE</td>
</tr>
</tbody>
</table>

10.4.3 Buffer widths established within the Rural-Sensitive Resource designation may be adjusted periodically over time as new information becomes available regarding the effectiveness of the buffers in protecting critical resources.
10.4.4 Buffer widths established to protect critical resources may be increased or reduced on a site by site basis when it is determined that an alternative buffer width is necessary to protect the resource in question. Any modification to a buffer width shall be based on the best available science.

10.4.4.1 If the buffer requirement in this section would deny all reasonable use of a site, development may be allowed through a “reasonable use exception” approved through a public hearing process with consideration of mitigation requirements.

10.4.5 In the event Pierce County adopts countywide buffer standards which exceed the buffers established by the community plan, the more restrictive buffering requirement shall control.
POLICIES - URBAN DESIGN

Urban Design

Objective 11. Urban Design. Ensure a high quality visual environment in the UGA through appropriate design guidelines, regulatory standards, and administrative procedures which encourage high quality site planning, landscaping, and architectural design in all public and private development. D 1

Principle 1. Encourage developments which are visually attractive, consistent with community identity, compatible with the small town atmosphere and residential character of the community, and respectful of the natural environment. D 1

Standards

11.1.1 A variety of design techniques and styles are encouraged, reflecting the wide diversity among Peninsula residents, provided each maintains a degree of compatibility and reflects the character of the Peninsula.

11.1.2 Where significant distant views occur, encourage development to recognize and incorporate these views into project design. Significant distant views include views of Gig Harbor Bay, Mt. Rainier, the Olympic Mountains, and Puget Sound. Developments should minimize obstruction of views from nearby properties through appropriate landscape design, building placement, height, and setbacks.

11.1.3 Important natural features, significant stands of trees, and critical areas shall be preserved and incorporated into the site design.

11.1.4 Minimize curb cuts in the urban area. D 13.2

11.1.4.1 Curb cuts and driveways serving more than one development are utilized where traffic needs and safety considerations allow. D 8.2

11.1.4.2 Interior circulation systems are utilized in new developments thus minimizing access points along streets. D 8.2

11.1.5 Urban development standards shall be provided for all new urban developments. These standards will include sidewalks, street trees, street lighting, and parks. In non-residential developments, parks can include pedestrian plazas or pocket parks. Sidewalks, street trees, and street
lighting shall be provided within developments and abutting frontage roads.

11.1.6 Site excavation should be minimized. Native vegetative cover should be planted on slopes of all cuts and fills in conformance with safety, erosion, and visual aesthetics standards.

11.1.7 Urban area development should provide for separate automobile, pedestrian, and bicycle access. D 8.4 / D 8.7

11.1.7.1 Require site design that separates auto, pedestrian, and bicycle traffic access for safety purposes. D 8.4 / D 8.7

11.1.7.2 Pedestrians and bicycle traffic shall have direct access to the destination without having to traverse parking areas, thus avoiding the conflicts and hazards involved with moving vehicles. D 8.7

11.1.8 A transition shall be created between residential and commercial and industrial and civic uses through a variety of measures including setbacks, screening, berming, vegetative buffering, and shielded lighting. D 7.7 / D 13.5

11.1.9 Noise emissions should be carefully controlled. When abutting non-residential uses, the noise emission standards set forth in the Pierce County Noise Control Ordinance shall be applied. When abutting residentially zoned property or residential uses, noise levels as measured at the site boundaries should not exceed the predeveloped condition by more than 5 dBA, or the appropriate level established by the Pierce County Noise Control Ordinance, whichever is more restrictive. ENV 11-11.2

11.1.10 Protect and enhance scenic routes within the community. D 13.3

11.1.10.1 Landscaped areas at the north side of the Purdy spit bridge and those areas within public rights-of-way at freeway interchanges should be planted and maintained to promote visually pleasing entrances to the community.

11.1.10.2 Pierce County and the City of Gig Harbor should enhance landscaping within freeway rights-of-way in cooperative planting efforts undertaken with the Washington State Department of Transportation.

Principle 2. Develop specific design guidelines for single-family and multi-family residential development dealing with site planning and building placement. D 1 / D 5
Standards

11.2.1 Provide incentives for innovative site designs and clustering of single-family residential uses and high-density multi-family uses. DELETE

11.2.2 Promote the visual quality of neighborhood streetscapes so that they become a valued element of the character of the community and enhance neighborhood quality. D 2

11.2.3 Site characteristics that enhance community character should be preserved through sensitive site planning. Examples include preservation of clusters of existing trees, retention of historic features, and conservation of similar assets. D 1 / D 13

11.2.3.1 Methods that can be used to protect these desirable areas include lot clustering, transfer of development rights, and incorporating the desirable features into recreation areas or open space tracts. DELETE

11.2.4 Provide opportunity for porches and decks within front yard setbacks.

11.2.5 Encourage rear yard alley access for garages. Permit single-family detached dwelling units to encroach into front yard setbacks the same distance the garage entrance is recessed behind the front yard setback line.

11.2.6 Encourage underground stormwater retention systems by providing development incentives.

Principle 3. Develop specific design guidelines or standards for two-family (duplex), attached single-family and multi-family residential developments for architectural design and scale of buildings. D 5 / D 6

Standards

11.3.1 Provide incentives for innovative architectural design. DELETE

11.3.2 Encourage dwelling units with a variety of architectural features such as porches, stoops, balconies, decks, or other well-defined pedestrian entrances. These features should be visible from the street to provide a welcoming ambience. D 3.2

11.3.3 Discourage residential design that accentuates carports and garages.
11.3.4 Encourage two-family developments that provide alley access to the vehicle enclosure.

11.3.5 Multi-family developments should avoid locating parking areas between the buildings and the street allowing the residential units to directly front on the sidewalk and street. D 4

11.3.6 Encourage two-family, attached single-family, and multi-family units that emphasize each individual unit through variations in details such as trim, roofline and pitch, porch design, and color. D 3.2 / D 3.2.2

11.3.7 Modulation of multi-family buildings is encouraged to make the building mass appear smaller. Discourage multi-family buildings consisting of large blank walls, particularly when visible from adjacent streets. D 3.1.1

Principle 4. Develop specific design guidelines or standards for commercial, civic, and industrial uses dealing with site planning and building placement. D 1.1

Standards

11.4.1 Development should be carefully designed to ensure that it is compatible with neighboring uses and consistent with the character of the built environment envisioned by the community plan. D 1

11.4.2 Commercial establishments should be scaled in size to meet the needs of neighborhood residents and shall be compatible with the character envisioned in community plan policies. D 1

11.4.3 Commercial facilities serving residential areas and neighborhoods are carefully integrated into the site plans of the residential developments as well as other adjoining commercial establishments. NOT POLICY STATEMENT/ DELETE

11.4.4 Commercial development shall be designed to facilitate pedestrian and bicycle access through the construction of sidewalks, pathways, bike paths, and similar improvements. D 8 – 8.7

11.4.5 Discourage large expanses of parking areas through a variety of techniques, which may include: D 8.5

- Requiring pooled or joint use parking areas for adjacent developments and uses where conflicts of peak use are not prevalent. D 8.5

- Requiring landscaping within parking areas as well as around parking areas. No more than fifty cars may be grouped without providing landscaping around each group or partial group. D 8.5
• Creating a distinct street edge, and minimizing parking between structures and the street. D 8.5

• Connecting parking areas in adjoining commercial developments where possible. D 8.5

• Requiring developments to provide adequate parking, not a minimum number of parking spaces. Excess parking beyond the number of spaces necessary to accommodate customers should be discouraged. D 8.5

• Encouraging angle parking. D 8.5

11.4.6 Minimize conflicts between motorists and pedestrians through the siting of structures, location of circulation elements, landscape design, and placement of signs. D 8.4

11.4.6.1 Automobile and pedestrian circulation should be separated through the use of raised walkways, change in pathway material texture, use of landscaping, covered walkways and broken parking lots. D 8.6

11.4.6.2 Require sidewalks along the development’s frontage road.

11.4.7 Provide adequate lighting in all pedestrian areas, including building entries, along walkways, parking areas, and other public areas. Lighting should be pedestrian friendly at low heights and intensity. D 15

11.4.8 Incorporate pedestrian circulation and amenities in site design that increase the utility of the site and enhance the overall pedestrian environment in developments. D 8.3

11.4.8.1 Provide paved pedestrian walkways that connect all buildings and entries of buildings within a site.

11.4.8.2 Provide a paved pedestrian walkway from the public sidewalk(s) to the main entry of developments; where a development fronts two streets, access shall be provided from both streets.

11.4.8.3 Encourage that bicycle access and bicycle parking for customers and employees be integrated into site design on those sites that will have civic, commercial, and industrial uses amenable to nonmotorized transportation facilities.
11.4.8.4 Accessibility for the disabled that complies with WAC 51-40 shall be integrated into site design. DELETE

11.4.8.5 Pedestrian amenities including seating, lighting, and trash receptacles shall be provided. D 3/T-14

11.4.9 Building placement and vegetative screening shall be used to separate potentially conflicting uses and to separate intensive uses from less intensive uses. D 7-7

11.4.10 Minimize visual and noise impacts of service areas, such as loading docks, trash and recycling collection points, utility maintenance areas, etc., through site design, landscaping, and screening. D 7.8

11.4.11 Loading docks, waste facilities, outdoor storage areas, and other service areas shall be sited and screened so as to be less visually prominent from streets. D 7.8

11.4.12 Develop landscape standards that reinforce site design, provide adequate on-site screening and buffering, and meet the functional requirements of developments. D 7.4 / D 7.7

11.4.13 Incorporate existing significant trees, wooded areas, and vegetation in the site design so as to enhance the overall ambience and landscape of the development. D 2.1.1 / D 7.7

Principle 5. Develop specific design guidelines or standards for commercial, civic, and industrial uses dealing with architectural design and scale of buildings. D 1

Standards

11.5.1 Discourage large box styles of building design. D-7

11.5.2 Ensure that development on sites with more than one structure employ similar or complementary architectural styles and/or are related in scale, form, color, and use of materials and/or detailing. D 7.2 / D 7.3

11.5.3 Reduce the apparent scale of large commercial structures located adjacent to residential neighborhoods and uses. D 1 / D 7.2

11.5.4 Non-residential buildings shall incorporate architectural design features reflective of residential building characteristics when abutting single-family and two-family neighborhoods. Projects that include design standards that achieve complete compliance with adopted design standards and that provide compatibility with adjacent residential neighborhoods may be eligible for a
reduction in the width of any required vegetative screen. A poor design will result in the maximum screen width.

11.5.5 Street-facing building facades shall be articulated and ornamented through a variety of measures including window and entrance treatments, overhangs and projections, and innovative use of standard building materials to increase visual interest.

11.5.6 Street facing building facades shall be modulated through a variety of measures including varied roof forms and setbacks to visually break up the appearance of large buildings.

11.5.7 Provide pedestrian-friendly facades on the ground floor of all buildings that face public streets and entry facades that face parking areas.

11.5.8 Provide special features on large blank walls that are visible from pedestrian walkways and parking areas.

11.5.9 Locate and/or screen roof-mounted mechanical equipment to minimize visibility from public streets, building approaches, and adjacent properties.

Principle 6. Assure appropriate and attractive signage that enhances the natural scenic character of the Peninsula.

Standards

11.6.1 Signs shall be of materials and design that blend with the natural scenic atmosphere of the Peninsula.

11.6.2 Consolidate signage within commercial developments to reduce visual clutter along streets. D 16

11.6.3 The sign code shall assure that all forms of signage are located and sized appropriate to the speed limit of the abutting street. D 16

11.6.4 Flashing and revolving signs and those brightly lighted signs or any other signs that detract from or interfere with vision and safety shall not be permitted.

11.6.5 New signs other than those that provide official transportation information or directions or for safety purposes shall not be directed towards Highway SR-16.

11.6.6 Promote a gradual reduction in the number and size of nonconforming signs. Any business with a nonconforming sign or signs shall be
required to remove or modify the sign(s) such that compliance with the sign code is achieved prior to the issuance of any building permit for the expansion, modification, remodel of the building, or change in the use of the business.

**Principle 7.** Specific implementation guidelines, standards, and administrative procedures shall be developed into a Design Chapter. These standards and procedures should incorporate the design policies developed in this community planning process. DELETE

**Standards**

11.7.1 Develop specific design standards for two-family, attached single-family, and multi-family residential development dealing with site planning and building placement. D 1

11.7.2 Develop guidelines and standards for two-family, attached single-family, and multi-family residential development dealing with architectural design and scale of buildings. D 1

11.7.3 Develop specific design standards for commercial, civic, and industrial uses dealing with site design, building placement, landscape and buffering, and sign placement. D 1.2

11.7.4 Develop guidelines and standards for commercial, civic, and industrial uses to address compatible building siting, height, massing, materials, storefronts, and canopy and awning styles. D 1

11.7.5 Provide incentives for developments on contiguous pieces of property which are planned together, but not necessarily developed within the same time period.

11.7.6 Provide incentives to encourage developers to use innovative methods to provide a high quality of design and landscaping.

11.7.6.1 Increased density or intensity of use is allowed in return for superior design, increased open space, or natural landscaping amenities.

11.7.7 Develop street tree plans that include guidelines for species selection, installation, and maintenance. D 2.1.1

11.7.8 Institute methods such as building clustering and incorporating site features into recreation areas and open space to preserve site characteristics that enhance community character, including clusters of existing trees, watercourses, historic features, and similar assets. D 13 / D 1 / D 3.3
11.7.9 Implement, where possible, landscape plans at entrances to the community.

11.7.10 The Washington State Historic Building Code shall be administered in considering alterations, additions, and change in use occupancy to designated structures on the National Register of Historic Places, the Washington State Register of Historic Places, and the Pierce County Register of Historic Places. CR 3.8

11.7.11 Provide flexibility in the design review process. PROCESS / DELETE

11.7.11.1 Develop a basic set of concise design standards for all land uses subject to design review. PROCESS / DELETE

11.7.11.2 Develop flexible design guidelines that can be utilized for use permits that are subject to administrative review or public hearings. PROCESS / DELETE

11.7.11.3 If a specific proposal cannot meet the basic design standards or if a proposal is designed in an innovative manner that is not addressed in the basic design standards, design review can be accomplished through a site plan review process with the Peninsula Advisory Commission. Flexible design guidelines may be utilized, provided the intent of the design objectives in the community plan are met. PROCESS / DELETE

Urban Character

Objective 12. The Natural Landscape - Preservation of Open Space. Natural vegetation provides visual relief that softens the appearance of urban development while providing a variety of benefits including critical area buffering, aquifer recharge, recreational use, and urban wildlife habitat. Preservation of the open space and forested characteristics that have historically been part of the Gig Harbor Peninsula environment is a priority.

Principle 1. Existing vegetation consisting of mature trees and understory shrubbery should be retained on a portion of those sites that are proposed to be utilized for urban development. Sites that are devoid or deficient in natural vegetation shall be required to introduce supplemental landscaping including plantings that are native to the Pacific Northwest.

Standards

12.1.1 Provide incentives for dedication of open space and use of planned development district concepts.
12.1.2 Provide incentives for open space preservation by allowing innovative measures such as clustering development, transfer of development rights, zero-lot-lines setbacks, and other techniques. **OS 1.3.3**

12.1.3 Public access to designated usable open space and shoreline areas is encouraged. **PR 19 / PR 21**

12.1.4 Prohibit the vacation of unopened public rights-of-way at shoreline locations except when the vacation would enable a public authority to acquire the vacated property for public purposes. **DELETE**

12.1.5 Require that setback areas be retained in natural vegetation where feasible and supplemented by planted native species where natural vegetation is sparse or nonexistent. **ENV 2**

12.1.6 An appropriate amount of native vegetation shall be retained in return for an appropriate increase in density, floor area, or other use intensity.

12.1.7 Encourage the replanting of greenbelts on previously developed commercial and residential sites through public assistance, grants, and incentives. Cooperative programs should be established with owners and residents of such developments to assure that such properties achieve suitable screening within a reasonable length of time.

12.1.8 Provide flexibility in the implementing regulation that authorizes a process to reduce or eliminate screening buffers when topography or other site characteristics make the requirement partially or totally impossible. **DELETE**

12.1.9 Require stringent enforcement of screening and buffering standards. Provide rigorous standards that will create a disincentive to remove required vegetation. These standards should mitigate for the impacts created by the violation. **DELETE**

12.1.10 Provide a procedure for removing dangerous or diseased trees that require mitigation including replacement of any removed trees. **DELETE**. This procedure already exists: 18J.15.130.4

**Principle 2.** An acceptable ratio between natural vegetation or landscaped vegetative cover and impervious surfaces shall be maintained. Property improved with buildings, parking areas, and other impervious cover shall include areas of natural and/or landscaped vegetative cover to protect the aesthetic qualities of the Peninsula, to protect aquifers and aquifer recharge areas, provide urban wildlife habitat, and to prevent detrimental runoff to adjoining properties, streams, and other critical areas.
Standards

12.2.1 Natural or planted vegetative aesthetic breaks are required as an integral part of areas with expansive impervious cover.

12.2.2 Open space requirements vary with the density or intensity of use with open space standards ranging from 15% to 50% of the site.

12.2.3 An appropriate amount of usable open space shall be dedicated in return for an appropriate increase in use, such as an increase in dwelling units or floor area ratio. OS 1.3.3

12.2.4 Lack of permanently designated usable open space shall require a reduction in the intensity of the development by a reduction in the density of dwelling units or the amount of impervious surfaces.

12.2.5 Permanent open space on each site plan or division of land shall be required. The following uses may be permitted within open space tracts that meet the intent of Objective 12. These uses are listed in order of priority: OS 1 / OS 1.1

12.2.5.1 Preservation of native vegetation including fish and wildlife habitat. OS 1.1

12.2.5.2 Critical Area protection including steep slopes and aquifer recharge areas. OS 1.1

12.2.5.3 Buffers between incompatible land uses. OS 1.1

12.2.5.4 Passive recreation (pervious and impervious trails). OS 1.1

12.2.5.5 Active recreation (golf course). OS 1.1

12.2.5.6 On-site utilities (drainfields, stormwater retention facilities). OS 1.1

12.2.6 Pedestrian and bicycle trails shall be permitted uses within designated open space tracts. PR 21

Principle 3. Areas deemed unsuitable for development by reason of poor soil, wetlands, and geologic or other critical areas are priorities for open space and similar uses. PR 21.1

Standards
12.3.1 Preserve existing open space tracts, natural areas, and buffer zones, wetlands, fish and wildlife habitats, and parks, as well as historical, geologically unique, and archeological resources. PR 21.1 / PR 21.3

12.3.2 Environmentally unique areas should be utilized as open space wherever possible. PR 21 / PR 21.3

12.3.3 Wooded areas that serve a functional purpose in climate, noise, light, wildlife habitat, and pollution control should be included in open space dedications whenever possible. PR 21.3

12.3.4 Critical areas, such as stream corridors, which would contribute to the continuity of trails should be included in an open space dedication whenever possible. PR 21.3

**Principle 4.** Establish a visual corridor along State Route 16 which reflects the natural beauty and forested characteristics of the Peninsula.

**Standards**

12.4.1 Vegetative screening for aesthetics, noise abatement, screening of lighting, air quality and for safety purposes shall be established between urban development and the highway.

12.4.2 The depth of screening buffers shall be determined by evaluating the quality and quantity of natural vegetation that is available on the site together with intensity of the commercial or industrial use: i.e., the less the use is compatible with the natural characteristics of the Peninsula the more natural screening required.

12.4.3 Uses that are incompatible with the natural characteristics of the Gig Harbor Peninsula shall be completely screened from the highway and other public vantage points, whereas uses which blend well with the surrounding countryside and/or demonstrate desirable design including quality site planning, pleasing architecture, extensive landscaping, etc., may be allowed limited visibility through a site plan review process.

12.4.4 The noise abatement buffers are of such vegetative materials, thickness and width to effectively minimize noise impacts on properties adjacent to the highways.

12.4.5 The vegetative screens are of such configuration as to protect highway traffic from extraneous light sources and adjacent properties from the lights of highway traffic.
12.4.6 Highway SR-16 buffers and vegetated screens may be utilized for trail purposes.

12.4.7 Standards are implemented which require a variety of natural vegetation screen depths based on the zoning and potential uses that abut the highway in various locations.

12.4.8 Screening criteria are applied to all visible aspects of the use, including parking lots, signs, garages, fuel tanks, etc.

Principle 5. Require vegetative screens between new urban development and adjacent uses.

Standards

12.5.1 The required screening width should vary with the use, density and intensity of the proposal and should range from 20 to 70 feet. The increase in screen width is based on the increase in impacts or the degree of incompatibility between uses.

12.5.1.1 Require vegetative buffers of at least 35 feet between residential uses and more intensive non-residential uses. The vegetative buffer must be of sufficient width and density so as to ensure that light and noise impacts associated with the non-residential use does not adversely affect adjacent residential development. Where a 35-foot buffer is not sufficient to accomplish this purpose, the buffer width may be required to be increased, additional vegetation may be required to be installed in the buffer, and/or additional mitigating measures such as fencing or increased setbacks may also be required.

12.5.2 Adjacent sites and uses or mixes of commercial, industrial, or residential uses on the same site should be protected from the noxious effects (i.e., noise, sight, precipitates, or other air pollution, traffic) generated by other uses. D 13.5

12.5.3 Buffer screening is provided for mobile/manufactured home parks and subdivisions, when such parks are allowed by zoning.

12.5.4 Land uses developed within the Employment Center should be screened from neighboring residential properties. Landscaping, berms, and fencing should be used in conjunction with natural vegetation where necessary to achieve a complete visual screen. D 1.2 / D 13
12.5.5 No structure within the Employment Center designation shall be located closer than 25 feet to required screening buffer that is adjacent to a residential zone or residential use.

12.5.6 Commercial, civic, industrial, and similar uses shall not be permitted within 50 feet of any street or property line adjacent to a residential zone or residential use.

12.5.7 In some instances, fencing, walls, increased setbacks, or other open space dedications may partially substitute for the required screening.

12.5.8 Screening performance is judged as it will exist five years after the development is completed.

12.5.9 Where possible, open spaces should be located contiguous to other open space areas creating the potential for open space corridors. OS 2.4

12.5.10 Where linkages between open space and screening buffers occur, encourage the provision of public easements. OS 2.5

12.5.11 Once established, the property owner shall preserve a buffer in perpetuity. If any natural or man-made event damages or destroys the buffer such that a complete visual screen is no longer occurring, it shall be the responsibility of the property owner to restore the buffer. Any plantings necessary to reestablish the buffer shall be installed during the first planting season following the damage. The goal of the restoration shall be to reestablish the buffer within 5 years.

POLICIES - RURAL CHARACTER AND DESIGN

Rural Design

Objective 13. Rural Design. Ensure a high quality visual environment in the rural area through design guidelines, regulatory standards, and volunteer efforts. Comprehensive site planning, retention of native vegetation, and open space dedications are goals for all rural developments. The use of incentives to retain the rural character in the rural area of the Gig Harbor Peninsula is a significant component of this section.

Principle 1. Rural Neighborhood Centers (RNCs) shall retain the characteristics that have historically been associated with these centers.
Standards

13.1.1 Preservation of a rural or rustic architectural theme shall be utilized in new building construction or the external alteration of existing structures.

13.1.1.1 Retention and conservation of historic structures is encouraged. D 10.1

13.1.1.2 Reduce the apparent scale of new commercial and civic structures. D 10.5.1

13.1.1.3 Standardized corporate or franchised style in the design of new buildings shall be prohibited.

13.1.2 Site characteristics that enhance these historical commercial centers should be encouraged.

13.1.2.1 Important natural features such as significant stands of trees and other critical areas shall be preserved and incorporated into the site design. 18J.15.130 / D 10.1 / D 13

13.1.2.2 Provide visually unobtrusive parking lots and circulation corridors around new businesses.

13.1.2.3 Encourage landscaping that consists of native vegetation that will soften the appearance of new uses from adjacent rural lands. D 2.2.1

13.1.3 New signs in RNCs shall be limited to the rural sign standards that are permitted in the adjacent rural designation.

Principle 2. Development within Rural Residential designations shall be designed in a manner which preserves water courses, drainage systems, recharge areas, the natural hydrologic cycle open space, and buffer areas in as natural a state as possible. D 10.1

Standards

13.2.1 Impervious surface limitations shall be established within the rural residential area as follows:

13.2.1.1 Within subdivisions approved under the requirements established by Gig Harbor Development Regulations (adopted June 30, 1975 to July 1, 1995), the impervious surface limitation established by the approval shall control.
13.2.1.2 Within shoreline areas regulated pursuant to the Pierce County Shoreline Master Program and Shoreline Management Use Regulations, the impervious surface limitations established by that regulation shall control.

13.2.1.3 All other lots of record shall be limited to a maximum impervious coverage of 25%. New construction shall not exceed these limitations. The amount of impervious surfaces on existing lots which currently exceed these limitations shall not be increased.

13.2.2 At a minimum, all new structures shall be setback at least 50 feet from all exterior property lines. Existing lots of record which are less than 150 feet in width and/or depth may reduce the required setback one foot for each foot the lot is less than 150 feet in width and/or depth, provided a setback of at least 25 feet shall be maintained. Any reduction in setback below 25 feet shall be required to obtain a variance pursuant to the standards established by the Pierce County Development Regulations - Zoning.

13.2.3 New residential lots shall be clustered together in a portion of a Reserve-5 development. DELETE

13.2.4 Total impervious surface permitted in the Reserve-5 shall generally not exceed 15 percent for all new uses. Single-family dwelling units and accessory dwelling units may exceed this impervious surface standard when located in a formal subdivision. DELETE

13.2.5 Preservation of native vegetation (Douglas fir trees, Pacific madrone trees, etc.) shall be a priority on each site that is developed in the Rural Sensitive Resource (RSR) designation.

13.2.5.1 In order to create corridors, open space should be located on each site plan so that it provides connectivity and is contiguous to open space on adjacent properties.

13.2.5.2 To preserve the function and value of the open space corridors, 25 to 75 percent of each site that is proposed for development shall be retained in a natural, undisturbed condition with the exception that supplemental plantings of native, non-invasive species may be added to improve habitat quality. This policy shall not apply to natural resource uses such as commercial farming and forestry operations.

13.2.5.3 The open space on each site plan shall be located in such a manner that the potential for wildlife movements is maintained through corridors. ENV 7.2
13.2.5.4 Those portions of a site which contain high priority resource categories should be designated as an open space tract as these areas are most likely to promote healthy fish and wildlife habitat areas and water quality. ENV 7.2

13.2.5.5 Compatibility between the proposed use and designated open space tracts, as well as between adjacent uses, shall be maintained through a variety of techniques such as increased setbacks and screening utilizing native plant species. D 13.5 / D 1.2

13.2.6 Development in the RSR designation shall utilize low impact development standards.

13.2.6.1 The greater the intensity of the development in terms of the noise, traffic, odor, light and other factors that could impact the open space corridor, the greater the percentage of land that will be necessary to be set aside to ensure the function of the corridor. In some cases this could result in open space on up to 75 percent of the site.

13.2.6.2 Individual dwelling units and accessory dwelling units should be designed and placed in such a manner to avoid impacting the open space tract.

13.2.6.3 Lawn areas, driveways, and roads should be limited and located in a manner that will result in the least disruption to the open space tract.

13.2.6.4 Buildings and other structures such as fencing shall be located in a manner that demonstrates protection of the open space corridor will occur. Individual structures shall not be placed where damage to the integrity of the open space tract and overall open space system is likely.

13.2.6.5 Other low impact development tools that should be considered for implementation include reducing the amount of impervious surfaces on each site, minimizing soil disturbance and erosion, disconnecting constructed drainage courses, and utilizing micro-detention facilities on each lot where feasible rather than one facility at the end of a conveyance system.

13.2.7 Develop standards for implementation that prescribe an acceptable ratio between impervious surfaces and open space. This ratio shall be based on the various low impact development techniques and best management practices that are proposed on a site plan.
Rural Character

Objective 14. Preservation of Rural Character. The presence of farms, forests, natural areas, and undisturbed lands are valuable features in the rural area of the Gig Harbor Peninsula. Native vegetation provides a variety of benefits including critical area buffering, protection of aquifer recharge areas, fish and wildlife habitat areas, and pleasing visual aesthetics. Agricultural uses and forest practice activities help sustain the rural character in the community outside of the Urban Growth Area. Preservation of these characteristics that have historically been associated with the rural environment on the Gig Harbor Peninsula creates the rural character that the community considers essential.

Principle 1. Natural vegetation should be required as a component of all new rural developments. Existing native vegetation consisting of mature trees and understory shrubbery should be retained and incorporated into the site plan on a portion of each property that is planned for rural development. Sites that are devoid or deficient in natural vegetation shall be required to introduce supplemental plantings that are native to the Pacific Northwest. 18J.15.015 / 18J.15.130 / DELETE

Standards

14.1.1 Provide incentives for dedication and preservation of open space such as clustering development, transfer of development rights, planned development districts, and other planning techniques. OS 1.3.3

14.1.2 Retaining areas of mature native vegetation on a site is a higher priority than providing supplemental landscaping. Incentives should be provided that encourage the retention of mature tracts of healthy trees on a site.

14.1.3 Require that setback areas be retained in natural vegetation where feasible and supplemented by planted native species where natural vegetation is sparse or nonexistent.

14.1.4 The preservation of tree cover is a priority. In this regard, the Planning and Land Services Department shall establish requirements for the retention of trees. 18J.15.130

14.1.5 Open space tracts should be located contiguous to other open space areas creating open space corridors whenever possible. OS 2.4

14.1.6 Public access that provides outdoor recreational opportunities in designated open space and shoreline areas is encouraged. Prohibit the vacation of unopened public rights-of-way at shoreline locations except
when the vacation would enable a public authority to acquire the vacated property for public purposes. PR 19 / PR 21

14.1.7 Require stringent enforcement of screening and buffering standards. Provide rigorous standards that will create a disincentive to remove required vegetation. These standards should mitigate for the impacts created by any violation. DELETE

14.1.8 Provide a procedure for removing and replacing dangerous or diseased trees. 18J.15.130.4 / DELETE

14.1.9 Promote incentives, including a reduction in property taxes, to landowners who voluntarily provide public benefits such as retaining farm and forest lands, protecting fish and wildlife corridors, aquifer recharge areas, historic and cultural sites, and scenic amenities. DELETE

14.1.10 Prior to the issuance of a building permit, require notification to be recorded on the title of all property that contains an open space tract or buffer area. This title notification shall describe the location and appropriate uses permitted within the open space/buffer tract. The notice on the title of the property is intended to provide future property owners information regarding any land use restrictions associated with the open space/buffer tract. PROCESS / DELETE

Principle 2. An acceptable ratio between the amount of native vegetation or landscaped vegetative cover and impervious surfaces shall be required. All new rural developments that create impervious cover shall include areas of native or landscaped vegetation to protect the aesthetic qualities of the Peninsula, to protect aquifers and aquifer recharge areas, provide wildlife habitat, and to prevent detrimental runoff to adjoining properties, streams, and other critical areas. 18J.15.015

Standards

14.2.1 Discourage development that would result in a large percentage of impervious surfaces. DELETE

14.2.2 Provide incentives that encourage the use of alternative methods for parking and building areas that result in a decrease in impervious surfaces. Examples of such methods include porous pavement, grasscrete, and alternative foundation systems.

14.2.3 Encourage construction of multi-storied buildings over single-storied buildings. THIS IS RURAL / DELETE
14.2.4 Allow for an adequate percentage of impervious surfaces for barns and other agricultural related uses to encourage the continuation of that use.

14.2.5 Open space requirements vary with the density or intensity of use ranging from 25% to 75% of the site.

14.2.6 A dedication of permanent open space on each site plan or division of land shall be required when a development exceeds basic density or minimum impervious surface standards. The following uses may be permitted within open space tracts. These uses are listed in order of priority:

**EXISTS AS 12.2.5. OS 1 / OS 1.1 / OS 7.1**

14.2.6.1 Preservation of areas that provide fish or wildlife habitat.

**EXISTS AS 12.2.5. OS 1 / OS 1.1 / OS 7.1**

14.2.6.2 Natural resource protection, including beaches and tidelands, wetlands, aquifer recharge areas, and steep slopes. **EXISTS AS 12.2.5. OS 1 / OS 1.1 / OS 7.1**

14.2.6.3 Open space tracts that link to existing or planned open space or natural buffer areas. **EXISTS AS 12.2.5. OS 1 / OS 1.1 / OS 7.1**

14.2.6.4 Buffers between incompatible land uses. **OS 1 / OS 1.1 / OS 7.1**

14.2.6.5 Passive recreation (impervious trails). **OS 1 / OS 1.1 / OS 7.1**

14.2.6.6 Active recreation (golf course). **OS 1 / OS 1.1 / OS 7.1**

14.2.6.7 On-site utilities (drainfields, stormwater retention facilities). **OS 1 / OS 1.1 / OS 7.1**

Principle 3. Areas that are deemed unsuitable for development based on soil with poor drainage characteristics, wetlands, geologic, or other critical areas are priorities for open space and similar uses. **EXISTS 12.3 / DELETE**

Standards

14.3.1 Encourage the preservation of existing open spaces tracts, natural areas, and buffer zones, wetlands, fish and wildlife habitats, environmentally unique areas, marine areas and parks, as well as historical, geological, and archeological resources. **EXISTS 12.3.1 / DELETE**
14.3.2 Wooded areas that serve a functional purpose in climate, noise, light, and pollution control should be included in open space dedications. **EXISTS 12.3.2 / DELETE**

14.3.3 Critical areas, such as stream corridors, which would contribute to the continuity of trails should be included in an open space dedication whenever possible. **EXISTS 12.3.3 / DELETE**

**Principle 4.** Establish a visual corridor along State Route 16 which reflects the forested characteristics of the Peninsula. **EXISTS AS 12.4 / DELETE**

**Standards**

14.4.1 Vegetative screening for aesthetics, noise abatement, screening of light sources, and air quality shall be established between rural development and Highway 16.

14.4.2 The depth of screening buffers shall be determined by evaluating the quality and quantity of natural vegetation that is available on the site together with intensity of the proposed use. In no case shall the screen buffer be less than 50 feet wide.

14.4.3 Areas proposed for State Route 16 buffering that are devoid or deficient in vegetation shall be planted with appropriate quality and quantity of plantings to produce a complete visual corridor within 5 years of project approval.

14.4.4 Encourage the Washington State Department of Transportation, Department of Corrections, and Pierce County to manage and replant any forested areas within their control along State Route 16 so as to maintain a complete visual screen along this highway. **DELETE**

**Principle 5.** Require vegetative screens between new rural development and adjacent uses.

**Standards**

14.5.1 The required screening varies with the use and density or intensity of the proposed use and shall range from 25 to 70 feet in width on the property that has been proposed for development. The increase in screen width is based on the increase in impacts or incompatibility between uses.

14.5.2 In some instances, fencing, walls, increased setbacks, or other open space dedications may partially substitute for the required screening in projects subject to a site plan review.
14.5.3 Screening performance is judged as it will exist five years after the development is completed.

14.5.4 Where possible, vegetative screens should be located contiguous to other buffer areas creating the potential for open space corridors. OS 2.5

14.5.5 Where linkages between open space and screening buffers occur, encourage the provision of public easements. OS 2.4

14.5.6 Provide buffer areas between new development and adjacent resource lands. D 1 / D 10 / LU 78.6

14.5.7 Once established, the property owner shall preserve a buffer in perpetuity. If any natural or man-made event damages or destroys the buffer such that a complete visual screen is no longer occurring, it shall be the responsibility of the property owner to restore the buffer. Any plantings necessary to reestablish the buffer shall be installed during the first planting season following the damage. The goal of the restoration shall be to reestablish the buffer within 5 years.

Principle 6. Protect important elements which reflect the rural character on the Peninsula including scenic and historic resources. D13+, 10+

Standards

14.6.1 Protect important, unusual, or unique land features such as marine bluffs, stream corridors, estuaries, and ridgelines by discouraging their alteration. Where feasible, encourage the establishment of controlled access viewpoints. D 13

14.6.2 Provide incentives for forestry uses that avoid clear cuts in favor of selective harvesting methods. DELETE

14.6.3 Rural lands, which include significant historical, archaeological, scenic, cultural, or unique natural features, should be considered for open space acquisition. DELETE

14.6.4 The Washington State Historic Building Code shall be administered in considering alterations, additions, and change in use occupancy to designated structures on the National Register of Historic Places and the Pierce County Register of Historic Places. CR 3.8

14.6.5 Prohibit off-site advertising signs and billboards in the rural area.
Principle 7. Encourage the preservation of those tracts of land used for agricultural purposes and forest practices. Promote the use of Best Management Practices (BMPs) on all agricultural and forest lands. LU 78.4

Standards

14.7.1 Consider a Transfer of Development Rights (TDR) program that would allow residential density credits to transfer to urban areas in exchange for permanent preservation of agricultural lands and timberland. LU 124

14.7.2 Consider a program that would allow the direct purchase of those development rights on existing agricultural and forestland. LU 124

14.7.3 Promote participation in programs that reduce taxes on properties that participate in Current Use taxation, the Public Benefit Rating System, and similar programs. Property that offers the highest quality lands and the best management techniques will receive the greatest tax reduction. LU 97

14.7.4 Permit signs throughout the rural area that increase public awareness of local farms, forests, and other habitat areas. These signs could explain the date a forest was planted, the type of crops being raised, or that a Best Management Plan is being utilized. These signs shall not exceed 2 square feet and shall consist of a single distinct design and color.

14.7.5 Require that property owners provide signs on all sites that are conducting Class 4 Forest Practices or conversion option harvest plans at least 30 days prior to harvest operations, except where notice has been provided through any other public process. Encourage the Department of Natural Resources to require posting of sites that conduct Class 2 and Class 3 Forest Practice activities. These signs are intended to increase public awareness about forest practices and insure that loggers are aware of any cutting restrictions.
NATURAL ENVIRONMENT POLICIES

Goal: The various natural systems, critical areas, and resource lands on the Gig Harbor Peninsula provide residents the opportunity to live, work, and play in a healthy environment. The function and value of these features which contribute to the scenic beauty and livability of the area should be maintained, protected, and enhanced for the enjoyment and use of present and future generations.

Intent: Protect and conserve all elements of the natural environment on the Gig Harbor Peninsula, including but not limited to fish and wildlife habitat, native vegetation, aquifer recharge areas, lakes, streams, wetlands, steep slopes, and marine shorelines by carefully controlling growth and limiting development in sensitive ecosystems.

Objective 15. Shorelines. Marine and freshwater shorelines have historically contributed to the economic, recreational, and cultural identity of the Gig Harbor Peninsula. Because of the high quality of life that is offered by living and working near the water, these shoreline areas have received some of the greatest development pressures within the community plan area. It is important that the natural features and critical functions of the marine and freshwater shoreline areas be preserved and protected for present and future generations. The natural character and ecology of the shoreline environment should be preserved. Land use policy should promote long-term values and goals above short-term interests.

Principle 1. Ensure that the Shoreline Master Program (SMP) accurately identifies and classifies all marine shorelines and freshwater lakes and streams in the Gig Harbor Peninsula plan area based on shoreline processes, natural features, habitat value, and the size and flow criteria for shorelines of the state.

Standards

15.1.1 Develop a detailed inventory of shoreline conditions within the plan area, including the number, type, and location of shoreline armoring projects, stairs, docks, and piers. The survey should also include public access points, marinas, stormwater discharge points, and potential septic system failures. Valuable habitat areas, such as eelgrass beds and baitfish spawning areas, should also be included. The shoreline inventory should be integrated into the County Geographic Information System (GIS).

15.1.2 Conduct stream flow testing and review other current information to determine if Crescent Creek, Purdy Creek, McCormick Creek, Goodnough Creek, Rosedale Creek, Lay (Nelyaly) Creek, Ray Nash Creek, Wollochet Creek, Artondale Creek, Sullivan Gulch Creek, or Donkey (North) Creek meet the minimum flow criteria for shorelines of the state. DELETE
15.1.3 The SMP should be revised to reflect shoreline environmental designations that accurately represent current conditions of the shorelines, the scientific understanding of shoreline processes, and the community's attitudes toward shoreline management.

15.1.3.1 The Urban and Rural-Residential designations should not generally be used outside of the Urban Growth Area (UGA). DELETE

15.1.3.2 The Rural-Residential designation may be appropriate outside the UGA only in locations that have historically been developed at higher densities. DELETE

15.1.3.3 Rural areas should generally receive a Rural designation. DELETE

15.1.3.4 Sites with environmental constraints, recreational land, and properties for which a land trust has an interest through ownership, easement, or other binding agreement should be designated as Conservancy.

15.1.3.5 Unique features such as sand spits, estuaries and marine feeder bluffs should receive a Natural designation.

Principle 2. Development standards along shorelines should ensure the preservation of native vegetation and wildlife habitat and protect water quality and natural shoreline processes.

Standards

15.2.1 Low impact development tools should be considered for implementation. These include reducing the amount of impervious surfaces on each site, minimizing soil disturbance and erosion, disconnecting constructed drainage courses, and utilizing micro-detention facilities on each lot, (provided such facilities would not contribute to landslide hazards or slope failures) where feasible, rather than one facility at the end of a conveyance system.

15.2.2 Require a tree canopy and native vegetation buffer plan for new development in all shoreline environments.

15.2.2.1 Discourage lawn areas that extend to the edge of slopes, bluffs, or beaches. Retaining native vegetation immediately adjacent to the water body in any required setback is encouraged.
15.2.2 Require protection for trees, including snags, located along the shoreline.

15.2.3 Allow new bulkheads and other hard armoring structures along shorelines only when it is demonstrated that beach nourishment or other bioengineering soft armoring techniques would likely be ineffective.

15.2.3.1 New and replacement bulkheads may be authorized only when accessory to an existing residential dwelling that is in imminent danger of damage caused by beach erosion and then, only after alternative techniques are determined to be unsuitable.

15.2.3.2 New and replacement bulkheads may be authorized for other non-water dependent uses only when an existing structure is in imminent danger of damage caused by beach erosion, and alternative techniques have been ruled out.

15.2.3.3 Construction of non-water dependent structures (including single-family residences) along the shoreline shall be placed at a sufficient distance from the shoreline to ensure that bulkheads are not necessary for the lifetime of the structure.

15.2.3.4 New bulkheads shall be prohibited on vacant parcels and below feeder bluffs.

15.2.3.5 Establish a separate permit and permit-tracking system for bulkheads and other shoreline armoring projects that would allow the continued tracking of these structures while facilitating a more consistent review process.

15.2.4 Piers and docks should be permitted in the Urban, Rural-Residential, and Rural shoreline environments. Piers and docks should generally be prohibited in the Conservancy and Natural shoreline environments.

15.2.4.1 Encourage environmentally friendly dock design (e.g., grated dock surfaces that allow light to pass through instead of traditional dock construction methods).

15.2.4.2 Require the joint use of piers and docks whenever possible. Create a system of incentives that will encourage adjacent property owners to share docks. Afford greater flexibility in joint use facility design in cases that involve shallow water depths or other unusual circumstances.
15.2.4.3 Maximum intrusion into water for any pier or dock shall extend only far enough to obtain a depth of 8 feet of water as measured at mean lower low water (MLLW) on saltwater shorelines or as measured at the ordinary high water mark on freshwater shorelines. In circumstances when 8 feet of water depth cannot be attained because of a shallow bottom profile, the maximum intrusion into the water shall not exceed the lesser of 15 percent of the fetch or 150 feet on saltwater shorelines and 40 feet on freshwater shorelines. In circumstances where these standards have been exceeded on abutting properties, it may be appropriate to average the length of the abutting docks if joint use cannot be obtained. DELETE

15.2.5 Allowable uses along the shoreline shall be based on the Comprehensive Plan land use designation and SMP and shall be permitted on a case by case basis.

15.2.5.1 Analyze the cumulative impacts of shoreline development when evaluating an individual project.

15.2.5.2 The Hearing Examiner may approve a specific land use through a site plan review process based on the unique characteristics of each site.

15.2.5.3 Detached single-family residential homes and associated accessory structures may be permitted outright or administratively when located outside of the defined shoreline setback.

15.2.5.4 Generally prohibit new construction or any expansion of an existing structure over the water (i.e., boathouses shall be located landward of the ordinary high water mark).

15.2.6 Residential densities on a particular site shall be based on the densities described in the Development Regulations-Zoning and the Shoreline Management Use Regulations in the Pierce County Code.

15.2.6.1 If the permitted density described in the Development Regulations-Zoning is inconsistent with the density described in the Shoreline Management Use Regulations, the more restrictive (i.e., less intensive) standards shall apply. DELETE

15.2.7 Consider the development of marine bluff standards in the next substantive update to the Pierce County Critical Area Ordinance. These standards should require an evaluation of stormwater management,
vegetation removal, on-site septic requirements, and the placement of structures in these potentially hazardous shoreline locations. **DELETE**

15.2.8 Requests to obtain variances from development standards should be strictly controlled along the shoreline. These variances shall be granted only in extraordinary circumstances relating to the physical character or configuration of the building lot.

15.2.9 Vegetation and tree preservation is a priority in shoreline locations that are identified on the Open Space/Greenbelt Map.

15.2.9.1 Retaining native vegetation and trees immediately adjacent to the waterbody in any required setback is encouraged.

Principle 3. Promote education, awareness, and outreach programs that emphasize Best Management Practices (BMPs) and environmental stewardship for waterfront property owners.

Standards

15.3.1 Discourage the use of fertilizers and pesticides on lawns in shoreline areas. Offer educational information to residents on environmentally friendly, non-chemical alternatives.

15.3.2 To discourage erosion, encourage limbing or pruning trees for view enhancement instead of removing an entire tree. Tree stumps should never be removed.

15.3.3 Increase awareness and enforcement of SMP rules in order to prevent the loss of wildlife habitat.

15.3.4 To help control surface water runoff, discourage vegetation removal during construction and site development activity.

15.3.5 Encourage homeowners to reduce the amount of water entering the ground or running across the surface at high or medium bank locations. Drainage pipes along marine bluffs should be screened from view whenever possible.

15.3.6 Septic systems along shorelines should be maintained and pumped consistent with the Tacoma Pierce County Health Department's operation and maintenance program. Encourage the use of low-flow plumbing fixtures and appliances to reduce the possible exacerbation of slope failures by saturating on-site system drainfields. **ENV 5.9**
15.3.7 Provide a list of bulkhead design options that encourage alternatives to traditional concrete, rock, or timber bulkheads. Examples include beach nourishment and soft armoring techniques, such as adding drift logs and bioengineering measures that include proper groundwater and vegetation management.

Principle 4. Encourage shoreline restoration activities that increase the function and value of the nearshore environment.

Standards

15.4.1 Require a habitat restoration plan for shorelines on those sites that have existing shoreline violations prior to any permit approval.

15.4.2 Establish an effective, incentive-based process to encourage the removal of bulkheads and other hard armoring along marine waters where it would improve fish habitat.

15.4.3 Promote the voluntary retention and replanting of native vegetation along lakes, streams, and marine waters.

Principle 5. Promote coordination between Pierce County and other agencies that have an interest in shoreline issues, such as the City of Gig Harbor, Army Corps of Engineers, and state agencies such as Ecology, Fish and Wildlife, and Natural Resources.

Standards

15.5.1 Coordinate with WSU's Cooperative Extension in a program that would offer technical assistance to waterfront property owners who are considering a shoreline armoring project or a shoreline habitat improvement project. **DELETE**

15.5.2 Coordinate with Pierce County's Water Programs Division on the next substantive update to the SMP. **DELETE**

15.5.2.1 Evaluate the action items in the KGI Watershed Plan for potential regulatory measures that should be considered in the next substantive update to the SMP. **DELETE**

15.5.3 Coordinate with other agencies in the development of an inventory of shoreline conditions within the plan area.

Principle 6. Provide additional County resources to monitor the health of the near-shore environment and to enforce shoreline violations.
Standards

15.6.1 Fund at least one additional staff person committed to shoreline management regulation and enforcement in the plan area. **DELETE**

15.6.2 Consider adding provisions for property liens on parcels that are in violation of the SMP. **DELETE**

15.6.3 Consider monitoring shoreline areas for environmental degradation and SMP violations.

Principle 7. Increase recreational opportunities at existing shoreline access points and promote additional public access to shoreline locations.

Standards

15.7.1 Encourage acquisition of shoreline access points that provide opportunities for boat launches, public docks or piers, beach walking, wildlife viewing and other shoreline-dependent uses. Public rights to access beaches, shorelands, tidelands, and associated water bodies should be protected. (See Objective 43, Principle 3 for additional standards.)

15.7.2 Prohibit the vacation or trading of unopened public rights-of-way at shoreline locations except when the vacation or trade would enable a public authority to acquire the vacated property for public purposes.

15.7.3 Public access to marine and fresh waters should be actively pursued in order to provide non-waterfront neighborhoods and the general public permanent access to those waters.

15.7.4 Promote development of public and private pedestrian access to shorelands and tidelands. Property owners that provide public access to marine waters may be eligible for a property tax reduction pursuant to Chapter 2.114, Pierce County Code.

15.7.5 Access and use of public beaches and state-owned tidelands in front of private waterfront properties is permitted and encouraged. Mitigation of impacts to adjacent property owners at shoreline access points should be maintained (e.g., trash receptacles, buffering). Signs that describe shoreline-related hazards and proper use of the beaches shall be posted and enforced.

15.7.6 Public easements dedicating access to designated public waterfront areas should be included as part of private upland development projects prior to site development of the private development.
15.7.7 Encourage signs that provide the general public with directions to the various public shoreline access locations in the plan area.

Objective 16. Surface Water. Surface water runoff from land development can cause significant adverse impacts downstream. For example, increased volume of runoff can scour creeks, increase soil erosion, cause flooding, and disturb salmon spawning areas. To minimize these potential impacts, it is imperative that new development be properly designed. To reduce runoff within the plan area, impervious surface should be limited to the greatest extent practical on a site by site basis. ENV 5.6 / 5.14.2

Principle 1. Maintain or improve the natural hydrologic conditions and functions within the plan area. ENV 5 / ENV 5.12 / U 33.4

Standards

16.1.1 Adopt Low Impact Development (LID) guidelines and standards in the next substantive revision to the County’s existing Site Development and Stormwater Management Regulations. DELETE

16.1.2 Coordinate monitoring and evaluation of projects that utilize LID standards to determine the effectiveness of the established goals. U 31

16.1.3 Consider application of LID guidelines and standards on properties that contain critical areas, designated open space, or those areas identified in the basin planning process as environmentally sensitive or most susceptible to impacts from surface water runoff. U 31

16.1.4 Apply LID standards on properties designated as Rural Sensitive Resource or with the Urban Sensitive Resource Overlay, critical areas, designated open space areas, and proposed new developments on County-owned properties.

16.1.5 Require property owners to conduct a geotechnical evaluation of properties that contain landslide and erosion hazard areas prior to clearing or site development. This geotechnical report shall recommend stormwater runoff options prior to construction of a stormwater system.

16.1.6 In landslide and erosion hazard areas, encourage property owners to reduce the amount of water entering the ground or running across the surface. Consider restricting the use and/or installation of irrigation systems near marine bluffs. ENV 10.2

16.1.7 Educate property owners regarding the merits of retaining native vegetation above steep slopes. ENV 10.1.1
Principle 2.  Preserve natural drainage courses and water courses within the plan area.  

Standards

16.2.1 Existing natural drainage courses and watercourses should be retained and kept open to pass storm runoff through any development or use activity. ENV 5.12 U 32

16.2.1.1 Natural drainage courses and watercourses should be retained instead of encasing the surface water runoff into a piped stormwater conveyance system. In cases where a drainage course must be modified, the natural drainage system entrance and exit points to and from the development must be retained. ENV 5.12 U 32

16.2.2 Natural drainage courses and watercourses should be protected post-development through an appropriate mechanism, such as developer agreements, maintenance agreements, homeowner’s covenants, and/or conservation easements. U 32

16.2.3 Provide better enforcement and maintenance of storm drainage systems. U 30

Principle 3. The following procedures shall be followed as a part of the review process for any development in the plan area. DELETE

Standards

16.3.1 Require a conceptual stormwater drainage plan for any of the following projects when subject to review by the Peninsula Advisory Commission (PAC):

16.3.1.1 All development projects, except for an individual single-family residence, on sites that are 3 acres in size or greater.

16.3.1.2 Commercial, civic, or industrial development in the Rural Sensitive Resource and Urban Sensitive Resource Overlay designations.


16.3.1.4 Residential developments at a density of 4 dwelling units per acre or greater.
16.3.1.5 Any residential subdivision of land into 20 or more lots.
16.3.1.6 Buildings that exceed 8,000 square feet.
16.3.1.7 Projects that create 50 percent or more impervious surfaces on a site.

16.3.2 The conceptual stormwater drainage plan shall be submitted prior to the PAC hearing. A conceptual stormwater plan shall contain the following information to determine if the proposal is likely to meet the stormwater development standards:

16.3.2.1 An analysis of how runoff will functionally relate to the finished project.
16.3.2.2 An evaluation of the soils on the project site.
16.3.2.3 A discussion of the proposed type of stormwater control facility.
16.3.2.4 An analysis of existing drainage patterns and existing drainage problems in the vicinity and downstream of the project site.

Principle 4. Reduce impacts associated with flooding and stormwater runoff in the plan area on the natural environment. U 32 / U 37.1 / U 38

Standards

16.4.1 Utilize any new inventory of flood hazard or flood prone properties in the decision making process to determine appropriate density and intensity levels within the plan area. LU 123
16.4.2 Review existing allowable limits of impervious surface against the best available science to determine if these standards should be reduced. D - 5.14.2
16.4.3 Examine existing parking lot standards for ways to reduce the total amount of effective impervious surface. D - 5.14.2
16.4.4 Consider extending stream management zone requirements to the top of any adjacent ravine, as these areas have a high potential for landslides. DELETE

Principle 5. Regulate the filling or modification of surface waters and natural stormwater retention areas.
Standards

16.5.1 Filling or modifications that decrease or detrimentally affect the existing water levels and water storage capacity within perennial and intermittent streams, ponds, or wetlands shall not be permitted.

16.5.2 Filling of potholes located on or contiguous with several separate parcels shall address the cumulative impacts of the decrease in natural water retention areas. An analysis shall be provided which identifies how this water will be retained elsewhere on site. Affected, adjacent property owners shall be notified.

Objective 17. Groundwater and Water Supply. The Gig Harbor Peninsula is completely dependent on local groundwater for supply. Groundwater quality and supply are generally good throughout the Peninsula, however the area is susceptible to saltwater intrusion and several locations have shown evidence of some saltwater contamination. Water availability, water needs, and water conservation measures should be evaluated in each land use decision process.

Principle 1. Protect and conserve groundwater supplies contained within the Gig Harbor Peninsula aquifer. ENV 5

Standards

17.1.1 Institute minimum natural vegetation retention requirements that provide areas for infiltration of surface water and groundwater recharge to occur. Such requirements should be complimentary to vegetation retention requirements for other objectives of the Natural Environment and Open Space Element. ENV 5.12

Principle 2. Implement water conservation measures throughout the plan area. U 5 / U 24.1

Standards

17.2.1 Encourage appropriate soil amendments to reduce compaction and increase permeability prior to installation of grass seed, sod, or other vegetation in new developments. ENV 5.14.1

17.2.2 Encourage a reduction in the amount of irrigation that occurs on grass or landscape vegetation that has been installed over soils that have been scraped of the organic layer.
17.2.3 Encourage drip irrigation systems and promote water conservation methods for lawn watering (e.g., even-numbered houses would water on even-numbered days, promote conservation pricing measures, etc.).

17.2.4 Promote the use of native, drought-resistant plant species in landscaping areas. ENV 2

17.2.5 Discourage extensive, irrigated landscape areas in new developments.

17.2.6 In existing residential developments, encourage the replanting of native, drought-resistant vegetation. ENV 2.2

17.2.7 Support the use of treated wastewater or recycled water for irrigation of golf courses, parks, and other locations. U 5 U 24.1

Principle 3. Support and enhance hazardous spill response coordination within the plan area. CF 11

Standards

17.3.1 Work with Pierce County's Emergency Management Department to identify appropriate methods for handling spill response in high-risk areas. CF 11 / CF 12 / CF 13

17.3.2 Pierce County should work with the Tacoma-Pierce County Health Department in a program to install signage around the perimeter of wellhead protection areas and the most sensitive aquifer recharge areas.

17.3.3 Pursue funding opportunities to map spill locations on state routes for areas that have a potential to enter the one-year time of travel zone and/or storm drainage systems. CF 11 / CF 12 / CF 13

OBJECTIVE 18. WATER QUALITY. ABUNDANT CLEAN WATER IS A RESOURCE OF GREAT IMPORTANCE TO THE COMMUNITY. BENEFICIAL USES OF THIS RESOURCE INCLUDE DRINKING WATER, FISH AND WILDLIFE HABITAT, FIRE PROTECTION, COMMERCIAL AND INDUSTRIAL APPLICATIONS, AND OUTDOOR RECREATION. IT IS IMPERATIVE THAT THIS RESOURCE BE PROTECTED FOR CURRENT AND FUTURE GENERATIONS THROUGH THE CONTROL AND ELIMINATION OF NON-POINT SOURCES OF POLLUTION, IMPLEMENTATION OF BEST MANAGEMENT PRACTICES (BMPS), PUBLIC EDUCATION, VOLUNTARY STEWARDSHIP, AND RESOURCE CONSERVATION. U 24 / ENV 5
Principle 1. Implement strategies to improve water quality within the Gig Harbor Peninsula Community plan area. U 24 / ENV 5
Standards

18.1.1 Review existing regulations and County programs to identify potential impacts on water quality and implement improvements to help eliminate non-point source discharges that detrimentally affect water quality. **ENV 5.5**

18.1.2 Require BMPs for agricultural activities. Reduce fecal coliform bacteria contamination by restricting livestock access to riparian and wetland areas. **ENV 5.8**

18.1.3 Condition forest practice and road construction approvals to eliminate erosion and transport of sedimentation into lakes, streams, and wetlands. Provide adequate riparian buffers of native vegetation and redirect new road construction and stockpiling of debris away from water bodies and courses. **DELETE**

18.1.4 Identify and protect aquifer recharge areas throughout the Peninsula through the Kitsap Basin (WRIA #15) planning effort.

18.1.5 Encourage the sale and marketing of environmentally friendly household cleaners, fertilizers, pesticides, automotive, and home maintenance products. Offer ready-to-use formulations, rather than concentrates and smaller packaging. **ENV 1.5**

18.1.6 Condition preliminary plat approvals to reduce transport of commonly used household hazardous chemicals, fertilizers, pesticides, and pet wastes into adjacent lakes, streams, and wetlands. **DELETE**

Principle 2. Provide additional protection to improve the quality of water bodies in the plan area. **ENV 5**

Standards

18.2.1 Assess streams and develop habitat improvement projects.

18.2.2 Require that public and private golf courses maintain their facilities in an environmentally sensitive manner. Chemicals, such as pesticides, herbicides, and fertilizers, etc., should be applied in such a manner that they do not adversely impact the biological functioning of adjacent lakes and streams. **U 24.1 / ENV 1.5**

18.2.3 In the next substantive amendments to Pierce County Code, Chapter 2.114, consider providing a tax incentive for golf courses that employ Best Management Practices. **DELETE**
18.2.4 Encourage the replanting and maintenance of appropriate native vegetation within the buffer areas of any lake, stream, or wetland within the plan area. **ENV 2.2**

18.2.5 Continue the County practice of applying approved herbicides to only roadside shoulders for public safety purposes and to specific sites where noxious weeds have been reported. **DELETE**

18.2.6 Encourage alternatives to spraying chemicals to control the spread of noxious weeds within the plan area. **ENV 1.5**

**Principle 3.** Explore partnership opportunities with Washington State University Pierce County Cooperative Extension Office (WSU-CEO) and Pierce County Conservation District (PCCD) to conduct additional public education and outreach efforts within the plan area that are geared toward reducing the impacts to water quality associated with household activities or property management. **ENV 1.8**

**Standards**

18.3.1 WSU-CEO Master Gardener Program and Master Watershed Stewards could conduct training sessions with local horticultural nurseries for educating homeowners on appropriate pesticide/fertilizer application methods. **ENV 1.8**

18.3.2 PCCD offers workshops and is available to help property owners develop farm management plans that include fencing livestock and redirecting livestock waste out of riparian areas. **STATEMENT / DELETE**

**Principle 4.** Monitor streams, lakes, and marine shorelines within the plan area for compliance with state and local water quality standards. **ENV 5.5**

**Standards**

18.4.1 Pierce County should establish volunteer groups and contact community organizations that are interested in water quality programs. Volunteers would monitor streams and lakes for compliance with water quality standards. Volunteers would be trained to recognize sources of pollution as well as potential violations and would contact the appropriate agencies to report the complaint. **DELETE**

**Principle 5.** Identify areas where restoration activities could potentially have a positive effect on water quality and encourage restoration projects within these areas. **ENV 5**

**Standards**
18.5.1 Identify potential restoration areas through the Gig Harbor Peninsula basin planning effort.

18.5.2 Work with existing volunteer groups, such as the PCCD Stream Team, to provide restoration actions on identified sites.

18.5.3 Provide a long-term forum for addressing water quality issues within the plan area using the current Key Peninsula-Gig Harbor-Islands (KGI) Watershed Committee or a similar organization.

18.5.4 Establish "shellfish protection districts" in areas that are affected by a shellfish downgrade. The establishment of such a district indicates a commitment to restore shellfish harvesting within the area.

Objective 19. Wetlands. Preserve, protect, and enhance wetlands contained within the plan area. Increase public education efforts regarding the function, value, and importance of protecting wetlands. ENV 11

Principle 1. Conduct detailed inventory of wetland complexes located within the plan area. ENV 11.1

Standards

19.1.1 Coordinate wetland inventory activities with the County’s Buildable Lands project. DELETE

19.1.2 Delineate wetlands within the plan area and determine the category of each wetland. DELETE

19.1.3 Pursue grants and other alternative funding options to acquire monies that would be used to hire a consultant to conduct the inventory. DELETE

Principle 2. Provide greater protection for those wetlands that are inhabited or utilized by federal or state-listed endangered or threatened plant, fish, or animal species. DELETE

Standards

19.2.1 Wetlands that provide habitat for listed endangered or threatened species shall receive protection and mitigation based on the best available science. DELETE

19.2.2 Wetlands that are hydrologically connected by streams and are used by listed endangered or threatened species shall be classified as a "Category 1
Wetland" and shall receive the highest level of protection. **STATE TELLS CATEGORIES / DELETE**

19.2.3 Require the evaluation and mitigation of the potential impacts of stormwater runoff on wetland hydroperiods when it is determined that a development project will contribute runoff to the wetland.

19.2.4 Changes to water quality and quantity that could negatively affect a listed species shall be prohibited. **ENV 8.8**

**Principle 3.** Encourage wetland restoration activities that increase the wetland's functions and values. **ENV11.2**

**Standards**

19.3.1 Require the preparation of Habitat Management Plans prior to authorization of restoration activities. **DELETE**

19.3.2 Utilize native, non-invasive species for vegetation replanting. **ENV 2**

19.3.3 Encourage restoration of wetlands that have been degraded as a result of previous development actions within the plan area.

19.3.3.1 Pursue grants and other funding sources that could be used to restore important wetland systems that were degraded prior to adoption of the Wetland Management Regulations (WMR).

19.3.3.2 Promote programs that involve volunteer efforts to clean up and repair the function and value of damaged wetlands.

19.3.4 Require that mitigation plans be approved prior to issuance of building or development permits in cases where wetlands have been degraded as a result of a WMR violation. **DELETE**

19.3.5 Require that wetland mitigation planting projects be installed prior to the issuance of Certificates of Occupancy for building permits (except for installation of plants that must occur during the growing season). **DELETE**

19.3.6 Impose financial guarantees of 125 percent of the cost of wetland restoration projects. Defaulted funds should be used for wetland restoration projects. **DELETE**

**Principle 4.** Increase public education, outreach, and incentive programs for preserving and protecting wetlands. **ENV 11.5**
19.4.1 Require title notification requirements on sites that contain wetland approvals. The notification is intended to inform future property owners that a parcel contains a wetland and possible restrictions on development. 

DELETE

19.4.2 Work with local environmental groups such as the Peninsula Neighborhood Association, Tahoma Audubon Society, etc. to develop a workshop on identifying and protecting wetlands within the plan area. ENV 1.8

19.4.3 Enhance partnerships with the Pierce County Conservation District, Washington State University, and Pierce County Cooperative Extension Office to provide additional public education and outreach for preserving wetlands within the plan area. ENV 1.8

19.4.4 Promote and encourage direct acquisition or conservation easements at important wetland areas within the plan area, such as Winchester Swamp. GH ENV 9.2

19.4.5 Conduct public workshops on the County’s Current Use Assessment program, Public Benefit Rating System (tax reduction) to encourage property owners to place wetlands into open space designations. LU 97

19.4.6 Develop a Transfer of Development Rights and Purchase of Development Rights program for wetland area density transfers. LU 124

19.4.7 Consider the development of a wetland banking program. Use funds for the purchase and restoration of important wetlands. DELETE

Principle 5. Monitor wetlands for impacts related to development. ENV11

Standards

19.5.1 Require property owners who receive wetland permit approvals to provide wetland-monitoring reports regarding changes in vegetation, hydrology and water quality for a minimum of 24 months after completion of the project. DELETE

19.5.2 Under certain circumstances, such as a violation involving a Category 1 wetland, monitoring may be necessary for 5 or more years following mitigation installation. DELETE

Principle 6. Pursue incentive programs that provide flexibility for protecting wetlands that are contained in fish and wildlife habitat management zones. ENV 9.2
Standards

19.6.1 Wetlands that are located within management zones should not be subject to delineation and classification standards except when regulated activities are proposed in the management zone or when a required buffer would extend beyond the management zone. DELETE

Objective 20. Fish and Wildlife. Preserve the existing fish and wildlife species contained within the plan area and the natural habitats that support these species. Provide additional education to other agencies and to the general public on the existing fish and wildlife species located within the plan area and on Best Management Practices (BMPs) for retaining these species. Facilitate fish passage in the creeks and streams located within the plan area. GH ENV

Principle 1. Retain and protect Biodiversity Management Areas (BMAs) and wildlife corridors located within the plan area. ENV 8.5

Standards

20.1.1 Protect and preserve wildlife corridors that facilitate wildlife movement within the plan area. ENV 8.2

20.1.2 Implement the Rural Sensitive Resource and Urban Sensitive Resource Overlay designations within BMAs and wildlife corridors.

20.1.3 Include BMAs and wildlife corridors as habitats of local importance in the Fish and Wildlife Chapter of the Critical Areas Regulations.

20.1.4 Any BMAs and wildlife corridors should be consistent with the adopted open space map. ENV 8.2

Principle 2. Protect areas containing trees that provide snags, nesting, and roosting sites for state or federally-listed threatened or endangered bird populations. ENV 7.8

Standards

20.2.1 Work with the Washington State Department of Fish and Wildlife (WDFW) to identify these sites. ENV 7.8

20.2.2 Include these sites in the Critical Area maps. ENV 7.8
20.2.3 Establish buffers that are sized according to the best available science. Buffers should be located around important features, such as heron rookeries.

20.2.4 Restrict construction activities (e.g., loud noises) that could disturb birds during nesting periods.

Principle 3. Preserve and enhance fish and wildlife habitat areas. ENV 8 Standards

20.3.1 Evaluate streams within the plan area for evidence of scouring, erosion, increases in peak stormwater flows and velocities, or a reduction in biological activity. ENV 8.10.1

20.3.1.1 Develop a prioritization list of habitat improvement projects for the plan area. ENV 8.5 / ENV 8.10.1

20.3.2 Participate with the WDFW in a habitat survey of the plan area that includes an inventory of habitat types and their conditions. ENV 8.10

20.3.3 Retain native vegetation within designated fish and wildlife habitat areas identified in the plan area. ENV 2

20.3.4 Restrict new vegetation plantings to native, non-invasive species within designated fish and wildlife habitat areas. ENV 2.2

20.3.5 Minimize the amount of clearing and grading that is allowed within designated fish and wildlife habitat areas. ENV 8.1

20.3.6 Cooperate with the WDFW and waterfront property owners in the development of any showcase habitat restoration projects. ENV 8.10

20.3.7 Promote backyard wildlife sanctuary programs. Encourage the use of native vegetation and other habitat features in residential landscaping. ENV 2 / ENV 8.6 / ENV 8.9 / ENV 8.10

20.3.8 Implement adaptive management techniques for protecting fish and wildlife resources as new information becomes available. ENV 8.10.1

Principle 4. Provide additional education to property owners along streams, lakes and marine waters on the existing fish and wildlife species and habitat needs. ENV 8.7 Standards
20.4.1 Promote the retention of native vegetation and streamside restoration projects. ENV 2.2

20.4.2 Enhance wildlife movement corridors along streams and creeks by decreasing the amount of fences. ENV 8.2

20.4.3 Coordinate with entities conducting fish and wildlife education including WDFW’s Backyard Wildlife Sanctuary Program and Pierce County Conservation District’s Stream Team. ENV 8.10

20.4.4 Work with the WDFW volunteer habitat-monitoring teams that conduct surveys of habitat conditions in the plan area. ENV 8.10

Principle 5. Amend the existing zoning regulations to apply more restrictive guidelines when allowing expansions of nonconforming uses within designated fish and wildlife habitat areas. DELETE

Standards

20.5.1 Require nonconforming use permits for any proposed expansion of a nonconforming use on parcels that are located within designated fish and wildlife habitat areas. DELETE

20.5.2 Buildings and structures located in designated fish and wildlife habitat areas shall not be allowed to expand where negative impacts to habitats will occur. DELETE

20.5.3 In evaluating the nonconforming use permit, the Hearing Examiner shall make a finding that negative impacts to fish and wildlife habitat areas will be mitigated or the permit shall be denied. DELETE

Principle 6. Amend the existing Critical Area Regulations to establish riparian area buffers based on the best available science. DELETE

Standards

20.6.1 Habitat functions shall be preserved for any state or federal listed threatened or endangered species. ENV 8.8

20.6.2 Require that native vegetation buffers of adequate width be maintained between proposed development and riparian areas/aquatic systems in order to protect the functional values of such areas and systems. ENV 2.2 / ENV 8.3
20.6.3 Allow limited activities within riparian area buffers only when such activities are compatible with the overall functions of the buffer and when such activities do not diminish the functional value of the buffer. ENV 2.2 / ENV 8.3 ENV 8.4

20.6.4 Buffers should include any channel migration zones, flood hazard areas, floodplain migration zones, and adjacent wetlands and steep slopes. DELETE

20.6.5 Require that the location of all designated riparian area buffers be clearly and permanently marked as a “native growth protection area” with appropriate signage on any project site prior to initiation of site work.

20.6.6 Require that all designated riparian area buffers be reserved as open space and identified as “native growth protection areas” on the face of the plat and as a deed restriction on the property. Native growth protection easements for buffers should be established and recorded as part of the approval process.

20.6.7 Maintain buffers between new roads and utility corridors and riparian areas and aquatic systems, wherever feasible. T 28

20.6.8 Requests for riparian buffer width reductions need to be accompanied by a riparian buffer enhancement plan prepared by a professional aquatic resource ecologist or biologist that provides evidence that the system will not be negatively impacted by such request. DELETE

20.6.9 Requests for riparian buffer width reductions shall be considered by the Hearing Examiner through a fish and wildlife habitat buffer variance. DELETE

20.6.10 Applications for riparian buffer width reductions shall be forwarded to the WDFW for review and comment with such comments given substantial weight in the decision-making process. DELETE

20.6.11 Increase penalties for illegal removal of vegetation within native growth protection areas. DELETE

Principle 7. Require Habitat Management Plans (HMPs) for development projects in all sensitive resource designations (open space corridors) and development projects within the shoreline jurisdiction. DELETE

Standards

20.7.1 Provide for certain exemptions (single family dwelling units, remodel or replacement of existing structures, etc.). DELETE
20.7.2  Create a consistent format for HMPs. DELETE

20.7.2.1  Require a pre-development habitat inventory for the project site (including riparian and terrestrial habitat). The habitat inventory will provide information regarding the types of species that could be expected to live within a given environment. GH ENV

20.7.2.2  Consider requiring species specific monitoring if there are questions regarding the existence of a particular species on a site (coordinate with the Washington State Department of Fish and Wildlife or other regulatory agencies). DELETE

20.7.2.3  Discuss the range of any species of interest or concern. Provide information regarding the distribution of any species of interest or concern in Washington State. DELETE

20.7.2.4  Discuss the habitat requirements for any species of interest or concern on a specific site. DELETE

20.7.2.5  Discuss the limiting factors for any species of interest or concern on a specific site. DELETE

20.7.2.6  Propose management recommendations or design measures for avoiding or mitigating adverse impacts for any species of interest or concern as related to the proposed development project. DELETE

20.7.2.7  Establish a monitoring program for evaluating post development impacts to the species on the site. DELETE

Principle 8.  Amend the Critical Area and Shoreline Management Use Regulations to address the impacts associated with development and resource management activities that pose a detrimental impact to stream systems. DELETE
Standards

20.8.1 Mining, dredging, or the removal of gravel, fill, or similar materials from streams, groundwater recharge areas, or other surface water areas shall be regulated to prevent adverse alterations to flow characteristics, siltation, and the pollution or disruption of spawning bed areas. ENV 5 / ENV 5.5

20.8.2 Development of ponds for farm uses, fish propagation, and wildlife or waterfowl habitat that are contiguous to wetlands, lakes, ponds, or streams shall require a permit. Such uses may be permitted only if the natural drainage pattern is not adversely altered.

20.8.3 Channeling, riprapping, diking, or other stream bank stabilization methods that detrimentally increase stream flow or adversely impact the stream’s existing characteristics in any other way shall not be permitted.

20.8.4 Eliminate illegal removal of surface water that results in a decrease of quantity or flow rate of the stream system. DELETE

Principle 9. Utilize the results of the Pierce County Conservation District's (PCCD) survey of fish passage barriers that has been prepared for the community plan area and prioritize correction of any blockages in the next Capital Improvement Program (CIP) update. DELETE

Standards

20.9.1 Incorporate survey results into Pierce County GIS database. DONE / DELETE

20.9.2 Reconstruct infrastructure that acts as a barrier to fish passage as part of any public road or utility projects associated with the blockage. T 24.1

20.9.3 When water passages are used by fish, discourage culverts and encourage bridges when constructing or reconstructing roads. T 26

Objective 21. General Policies. Strive to preserve and protect the natural environment within the community plan area while accommodating development that is representative of the community character and community values. Pierce County should provide information to the public regarding methods to reduce pollution in the community. ENV 1 / ENV 1.8

Principle 1. Pierce County is often the lead agency for project specific environmental review. Pierce County issues a Determination of Significance (DS) for projects that are determined to be at risk for significant unavoidable adverse environmental impacts. The County Council should consider
establishing a process that would ensure that Environmental Impact Statements (EISs) prepared on behalf of Pierce County are completed by an independent third party to eliminate a potential conflict of interest between the developer and the environmental consultant. 

Standards

21.1.1 Consider developing a list that contains qualified environmental consulting firms that are interested in preparing EISs in Pierce County. These firms would be required to meet minimum qualifications established by Pierce County for conducting EISs. 

21.1.2 Pierce County would submit a request for proposal notice to all of the firms on the Environmental Impact Statement consultants list. Interested consultants would respond with a bid that could contain their specific qualifications relating to the scope of work, their anticipated work schedule, and other relevant information. Pierce County would hire the firm that appears to be the most qualified for that particular environmental analysis. 

21.1.3 A consultant that is hired would be working directly for Pierce County and would be compensated pursuant to a predetermined hourly rate. The developer would be responsible for paying the cost of the EIS and funds would be deposited into a Pierce County account that would be used by the County to compensate the consultant. Pierce County would provide payment for the environment analysis directly to the firm preparing the EIS to avoid a direct financial relationship between the firm preparing the EIS and the developer. 

21.1.4 An EIS that is prepared by an independent third party would be reviewed in an expedited timeline. 

Principle 2. Provide information to the public on methods to control other sources of pollution. Require additional pollution control measures at public locations that lack appropriate facilities. 

Standards

21.2.1 Promote the use of non-toxic alternatives to toxic household products that are used throughout the plan area. 

21.2.2 Provide informational handouts that explain how toxic household products should be properly disposed.
21.2.3 Provide information regarding the various authorized locations where the public can dispose of household hazardous waste such as used oil, antifreeze, batteries, etc. DELETE

21.2.4 Provide information regarding the various authorized locations where the public can dispose of problem solid waste such as appliances, tires, tree stumps, etc. DELETE

21.2.5 Initiate a public outreach program that targets illegal dumping and improper storage of solid waste. DELETE

21.2.6 Encourage Pierce County Solid Waste Department to implement a voucher system for disposal of problem solid waste such as appliances, tires, used batteries, etc. DELETE

21.2.7 Require that new marinas and remodels of existing marina facilities be outfitted with appropriate waste disposal facilities such as fixed or floating pumpout or dump stations. Require that public boat ramp facilities be equipped with dump stations for boaters' portable toilets.

21.2.8 Require portable toilets or permanent restroom facilities and refuse containers be located at all public boat launch locations.

Principle 3. Review all penalties and enforcement language in the Pierce County land use codes to determine if the provisions are adequate to deter illegal activities DELETE
OPEN SPACE POLICIES

Goal: Identify a system of open space corridors within the Gig Harbor Peninsula Community Plan area that serves to refine the adopted County-wide Open Space/Greenbelt Map. Foster preservation, restoration, and enhancement of these areas that are designated as open space. Identify implementation strategies to preserve the critical features and functions of these natural areas for future generations.

Intent: Continue to protect and preserve the ecological features of the riparian corridors and near-shore environment that help to provide a high quality of life for the citizens that live throughout the Gig Harbor Peninsula. Refine the Countywide Open Space/Greenbelt Map to reflect the existing and desired system of open space within the community for future generations. Strive to create and enhance open space corridors along important fish and wildlife habitat locations that provide a healthy ecosystem and pleasing scenery. Identify and prioritize properties within the designated open space system for acquisition and access opportunities. Promote public and private acquisition, preservation, and restoration efforts within the designated open space areas through cooperative agreements and public education and outreach efforts. Permit limited development within designated open space areas through established density and intensity levels, appropriate uses, and low impact development techniques.

Objective 22. Open Space Map. The County-wide Open Space/Greenbelt Map identifies those areas that are the highest priority for open space preservation and enhancement. Refine the Countywide Open Space/Greenbelt Map for the Gig Harbor Peninsula Community Plan area based on a detailed analysis of the high priority resource categories and existing development patterns on the Peninsula.

Principle 1. Utilize the high priority categories (as defined in Pierce County Code, Chapter 2.114) to make changes to designated open space areas. OS 1.1

Standards

22.1.1 Utilize the high priority categories to add any additional open space areas. OS 1.1

22.1.2 Analyze the current buffer widths to determine adequacy. DELETE

Principle 2. Utilize ortho photos, existing development patterns, and other relevant information to add or subtract specific properties on the Open Space/Greenbelt Map. DELETE

Standards
22.2.1 Subtract any areas that are currently developed at such a level that they do not meet open space objectives 19D / DELETE

22.2.2 Add any areas that currently meet the high priority criteria. 19D / DELETE

22.2.3 Properties that do not contain high priority resource criteria should be considered for inclusion in the Open Space Map when they fill in the gaps between adjacent corridors. 19D / DELETE

Principle 3. The following areas have been added to or subtracted from the adopted Countywide Open Space/Greenbelt Map. 19D / DELETE

Standards

22.3.1 The various gaps in the open space corridors that provide links between riparian habitat locations have been added to the system of open space to provide connectivity between riparian systems. 19D / DELETE

Principle 4. Amend the existing Comprehensive Plan Open Space/Greenbelt Map to reflect the changes described in Standard 22.3.1. 19D / DELETE

Principle 5. Consider the boundaries of the adopted Comprehensive Plan Open Space/Greenbelt Map when classifying specific properties as a Rural Sensitive Resource designation or Urban Sensitive Resource Overlay. 19D / DELETE

Objective 23. Priorities for Open Space Acquisition. Identify preferred properties for open space acquisition. 19D / DELETE

Principle 1. Various open space providers should consider acquiring property within the plan area for open space purposes when any of the following features are present: 19D / DELETE

- Sites located within the adopted Open Space/Greenbelt Map; 19D / DELETE
- Sites that contain high priority resources such as critical salmon habitat, fish and wildlife habitat areas, marine waters, streams, wetlands, estuaries, tidal-marshes, and wooded areas; 19D / DELETE
- Sites that contain critical areas or resource lands such as aquifer recharge, marine bluffs, and forestland; DELETE 19D
- Sites that provide important links between existing open space areas; 19D / DELETE
• Sites that exceed one acre in the Urban Growth Area (UGA) or ten acres in the rural area; 19D / DELETE

• Sites that offer significant views of Puget Sound, Mt. Rainier, and the Olympic Mountains as well as ridgelines, lakes, wooded areas, fresh and saltwater shorelines, and forested corridors along rights-of-way; or 19D / DELETE

• Sites that are on the Pierce County inventory of historic places or sites that are registered as having historical significance. 19D / DELETE

Principle 2. Identify other important areas in the community that may be located outside of the designated open space system for potential open space acquisition.

Standards

23.2.1 Consider acquiring a significant portion of the properties that are referred to as "Crescent Ridge Trails" for open space purposes.

Objective 24. Strategies for Open Space Acquisition, Preservation and Retention. Introduce a variety of strategies that encourage public and private organizations to acquire, retain, and preserve open space. OS 2

Principle 1. All open space providers should strive to acquire property that will contribute to the community-wide system of open space. OS 2

Standards

24.1.1 In a rapidly developing area like the Gig Harbor Peninsula, it is important to acquire land for open space before sites become cost prohibitive.

24.1.2 Open space lands should be acquired through outright purchase, conservation easements, donations, and other mechanisms. OS 2

24.1.3 Pierce County shall encourage and support the efforts of private non-profit organizations to acquire, retain, and preserve open space. OS 2.2

Principle 2. Take advantage of open space acquisition opportunities through the Pierce County Conservation Futures Program. OS 2.2

Standards

24.2.1 Properties that are located within the adopted Open Space Map may be considered for public funding. STATEMENT / DELETE
24.2.2 Properties that are not identified on the adopted Open Space Map may be considered for public funding if the site contains high priority resources as listed in Pierce County Code, Chapter 2.114.

24.2.3 Applications for the Conservation Futures Program should be submitted on an annual cycle (in years when the program is funded to acquire properties). **DELETE**

Principle 3.
Support the ongoing efforts of land trusts and similar non-profit organizations that work to preserve open space. **OS 2.1**

Standards

24.3.1 Pierce County Parks Department should provide grant writing and other technical support consultation. **DELETE**

Principle 4.
Promote the Purchase of Development Rights (PDR) and the Transfer of Development Rights (TDR). **LU 124**

Standards

24.4.1 Develop a process that will facilitate PDRs. **LU 124**

24.4.2 Develop a process that will facilitate TDRs **LU 124**

24.4.2.1 Property designated on the adopted Open Space Map shall receive the maximum credit (incentive) as a sending site. **DELETE**

24.4.2.2 Appropriate receiving sites should be designated within the UGA. **DELETE**

24.4.2.3 Rural areas are not appropriate receiving sites. **DELETE**

24.4.2.4 Receiving sites shall not be located in open space areas or identified critical areas. **DELETE**

Principle 5.
Encourage participation in the Current Use Assessment (CUA) Public Benefit Rating System (PBRS). **LU 97**

Standards

24.5.1 Conduct a series of workshops within the plan area to educate property owners on the CUA-PBRS program. **DELETE**

24.5.2 Advertise CUA workshops in local newspapers. **DELETE**
24.5.3 Send notice of the CUA workshops to those property owners who have parcels within the designated open space network.

24.5.4 Provide educational opportunities for various County departments and other local government officials that may be in a position to provide information regarding the CUA program to the public.

24.5.5 Promote partnerships between land trusts, the Peninsula Park and Recreation District, the Tahoma Audubon, and other local non-profit organizations that encourage participation in the CUA program. LU 97

24.5.6 Provide education to property owners who apply under the CUA-PBRS program on restoration and/or enhancement of open space areas.

Principle 6. Utilize countywide impact fees to purchase open space land.

Principle 7. Encourage developers to use low impact development techniques, through a program of development incentives, when developing property located within the designated open space areas as depicted on the Open Space/Greenbelt Map.

Principle 8. Require preservation of large tracts of open space corridors through site design mechanisms such as clustering.

Principle 9. Pierce County shall maintain the level of service for open space on the Gig Harbor Peninsula as identified in the Pierce County Comprehensive Plan.

Principle 10. Pursuant to RCW 82.46.070, the Pierce County Council should initiate a public vote on a measure that would levy a real estate excise tax on real estate transactions for the purpose of acquiring and maintaining conservation areas.

Objective 25. Encourage Enhancement and Restoration of Open Space Areas. Promote voluntary actions and provide public education and outreach resources that help to preserve, restore, and enhance open space areas.

Principle 1. Coordinate with the Pierce County Conservation District, the Washington State University-Pierce County Cooperative Extension Office, and other government agencies in their efforts to educate property owners within the open space network on best management practices, native vegetation planting, and habitat restoration.

Standards
25.1.1 Explore opportunities to utilize the Department of Fish and Wildlife biologist for conducting wildlife habitat studies and developing management plans within the open space network. ENV 1.6

25.1.2 Utilize the Department of Natural Resources Stewardship Forest Program to help identify tree retention areas and best management practices for proposed timber harvesting within open space areas. ENV 1.6

25.1.3 Enhance partnerships with the Pierce County Conservation District to develop farm management plans for agricultural properties located within the open space network. ENV 1.6

Principle 2. Support the volunteer efforts of private organizations that are involved in habitat restoration activities on the Peninsula. (One example is the promotion of Stream Team efforts for restoration activities on some of the creeks.) ENV 1.6

Standards

25.2.1 Work with Trout Unlimited, Puget Sound Anglers (Gig Harbor Chapter), Tahoma Audubon, other non-profit organizations, and individuals in their efforts to restore fish and wildlife habitat. ENV 1.6

25.2.2 Encourage the ongoing efforts that improve the health of streams and other habitat areas such as culvert replacement and the removal of obstacles that impair or restrict fish passage. U 32.2 / ENV 8.2

Principle 3. Pierce County should streamline the regulatory permitting process for habitat restoration projects. DELETE

Standards

25.3.1 Pierce County should waive permit fees (such as shoreline substantial development permits) for habitat restoration projects. DELETE

Principle 4. Encourage restoration activities that enhance the function and value of the fish and wildlife habitat ecosystems contained within the open space network. OS 2

Standards

25.4.1 Pierce County should develop property management brochures that describe appropriate criteria for habitat restoration projects. DELETE
25.4.2 Habitat enhancement and restoration programs should utilize vegetation that is native to Western Washington when appropriate for the habitat being restored. **ENV 2**

25.4.3 Obstacles that impair fish and wildlife movement, such as undersized culverts in streams or fencing in wildlife corridors, should be removed or repaired and maintained to permit unimpeded passage. **ENV 8.2**

Objective 26. Agency Coordination. Coordinate with the City of Gig Harbor, other agencies and non-profit organizations that have an interest in preserving or enhancing open space within the plan area.

Principle 1. Coordinate open space acquisition efforts with the Pierce County Parks Department. **OS 1.2**

**Standards**

26.1.1 Pierce County Parks shall utilize the standards described in Pierce County Code, Sections 2.96 and 2.97 for application procedures and criteria. **DELETE**

26.1.2 Pierce County Parks shall seek out and identify groups that are interested in sponsoring properties for acquisition. **PR 8**

Principle 2. Coordinate with local land trusts, the Peninsula Park and Recreation District, Tahoma Audubon, other non-profit organizations and individuals in their efforts to promote open space programs and to protect and acquire important open space properties. **OS 2.2**

Principle 3. Explore partnership opportunities with various state agencies in an effort to provide public awareness and educational opportunities that promote environmental stewardship in forested areas and along riparian corridors. **OS 2.2**

Principle 4. Seek partnership opportunities with the Pierce County Conservation District and the Washington State University Pierce County Cooperative Extension Office in their efforts to educate property owners about Best Management Practices (BMPs). **DELETE**

Principle 5. Coordinate open space planning in the UGA with the City of Gig Harbor.

**Standards**

26.5.1 Pierce County shall work with the City of Gig Harbor to promote performance standards for new development within designated open space areas.
Objective 27. Open Space Implementation. Identify allowable uses, development density, and the level of project intensity that are appropriate based on low impact development techniques within designated open space areas. LU 61.1

Principle 1. Carefully control development activities in the Urban Growth Area on sites that have been identified as open space in the Comprehensive Plan Open Space/Greenbelt Map through implementation of an urban sensitive resource overlay. (See the Land Use Element Objective 5 for the applicable policies.) DELETE

Principle 2. Carefully control development activities in the rural area through implementation of the Rural Sensitive Resource zone (RSR) on sites that have been identified as open space on the Comprehensive Plan Open Space/Greenbelt Map that are not protected through the Shoreline Master Program or the Critical Area Regulations.

Principle 3. Carefully control development activities on sites that have been identified as open space on the Open Space/Greenbelt Map, but are not designated as rural sensitive resource, through land use controls contained in other County development regulations such as the Critical Area Regulations, Forest Practice Regulations, and the Environmental (SEPA) Regulations. DELETE

Standards

27.3.1 Utilize the Gig Harbor Peninsula Community Plan open space policies when evaluating the potential environmental impacts of projects that are proposed within designated open space corridors.

27.3.2 Consider amending the Pierce County Forest Practice Regulations to establish minimum tree retention standards within the open space network. DELETE
ECONOMIC ELEMENT

ECONOMIC POLICIES

GOAL: Encourage economic development that is responsive to the needs of the community and is contained within the City of Gig Harbor's Urban Growth Area or a Rural Neighborhood Center. Economic development should provide the community with a desirable balance of employment and economic return with its impact, provided that new economic development shall not significantly contribute to light, noise, water, air, or land pollution.

Objective 28. Home Occupations. Allow for home occupations within the urban and rural areas. LU 99

Principle 1. The importance of the home-based business sector should be recognized. LU 99.1

Standards

28.1.1 Environmentally friendly home occupations are strongly encouraged as a means of low-impact employment and should be allowed throughout urban and rural areas of the Peninsula. LU 99.2

28.1.2 Home-based business should not result in adverse impacts to the environment or surrounding neighbors. LU 99.2 / LU 99.5

Objective 29. Small Entrepreneurs. Encourage the establishment and protection of the small entrepreneurs who provide the Peninsula with much of its character and diversity.

Principle 1. Provide basic commercial services which are scaled in size and number to the needs of Peninsula residents.

Objective 30. Support Local Resource Based Industries. Encourage, when and where economically and ecologically feasible, the retention and development of locally oriented marine industry, aquaculture, local agriculture and local forest products management.

Principle 1. Recognize the importance of the natural resource industries of aquaculture, forestry, and marine resources.

Objective 31. Promote Environmentally Sound Business Opportunities. Encourage well-balanced and varied economic development which is clean, pollution free, and provides for employment opportunities.
Principle 1. Promote opportunities for office parks in the UGA that can provide employment opportunities without heavy impacts to the environment.

Standards

31.1.1 Work with the City of Gig Harbor, the Gig Harbor Chamber of Commerce, and the Economic Development Board to attract investment, Internet, banking, telecommunications, and other similar businesses that primarily utilize office space and engage in professional occupations.

31.1.2 Allow office buildings to exceed height restrictions when perimeter buffers are provided and significant environmental impacts are avoided.

31.1.3 Encourage parking underneath office buildings through incentive-based regulations.

31.1.4 Encourage development of new office space within the Urban Growth Area.

Principle 2. Encourage the growth and development of commercial and civic services that are responsive to the needs of the community and minimize the need to travel across the Tacoma Narrows Bridge.

Standards

31.2.1 Allow for shopping, service and leisure-time opportunities that serve the community.

31.2.2 Encourage the development of restaurants, clothing stores, auto-repair and other services in response to growth demands.

31.2.3 Auto-oriented uses such as furniture stores, home improvement centers, large grocery or general merchandise stores, and other “big box,” high-traffic generating stores should be located in Gig Harbor North when the infrastructure is available and environmental impacts can be minimized.

31.2.4 Orient major traffic generators to the main transportation network, grouping these uses into planned areas to avoid impacting residential streets and neighborhoods and to eliminate strip development.

31.2.5 Support opportunities for development, expansion or extension of higher education facilities in the community.
31.2.6 Examine and support the opportunity to construct a hospital and other health care services to serve the Peninsula region. DONE / DELETE

31.2.7 Encourage the development of a hotel or conference center in the Purdy area to take advantage of the proximity to Henderson Bay.

Objective 32. Complete a Planned Action. Encourage development through expedited permit processing by completing planned actions for those areas in the community that could provide employment opportunities. DELETE

Principle 1. Identify existing and future demand for services to support planned actions within the Community Employment Center.

32.1.1 Identify necessary infrastructure improvements through planned action(s).

32.1.2 Coordinate the providers of water, sewer, power, natural gas, telecommunications, cable television, transportation systems, and other infrastructure through planned actions to ensure facilities and services are available. U 1 / U 1.2

32.1.3. Pierce County shall update the Pierce County Capital Facilities Plan (CFP) to include identified improvements necessary to support a planned action and economic development in general. DELETE

Principle 2. Work with the City of Gig Harbor to complete a planned action in the area of the city referred to as Gig Harbor North. GIG HARBOR NORTH IS CITY / DELETE
FACILITIES AND SERVICES ELEMENT

POLICIES - FACILITIES AND SERVICES ELEMENT

Goal: Ensure that the infrastructure, facilities, and services which are necessary to support development are adequate to serve new projects at the time the buildings are available for occupancy and use without decreasing service levels below locally established minimum standards.

Intent: Public and private facilities and services are necessary to support and sustain a healthy level of growth and development while maintaining the quality of life in the community. The Facilities and Services Element articulates the need for facilities and services that will implement the visions and goals of the community plan. Facilities and services are collectively considered infrastructure and include both public and privately funded projects. The policy statements regarding infrastructure provide direction to investors and decision-makers about what investments are desired and needed by the community. The policies of the Facilities and Services Element call for adequate facilities and services that meet the needs of the community. In some cases, this element prioritizes projects and suggests potential funding sources to complete the projects. DELETE

Urban Facilities and Services

Objective 33. Urban Facilities and Services. The Urban Growth Area shall not exceed a size that can be serviced by urban facilities and services within a 20-year planning horizon. Urban development standards and urban levels of service shall be required as a component of all new development in the Urban Growth Area. Urban facilities and services are not generally appropriate within the rural area. LU 6

Principle 1. Pierce County shall ensure that new development supports the costs associated with public facility and service expansions that are made necessary by each development project. CF 6.2

Standards

33.1.1 Require that development projects be conditioned in a manner that guarantees public facilities will be in place or that adequate mitigation will be provided as the impacts of the development occur. CF 6.5

33.1.2 Require that impact fees, which are collected for schools and parks, are based on the demonstrated need generated by new residential growth within the community plan area. DELETE
33.1.3 Consider establishing impact fees to mitigate transportation impacts related to new development. CF 8.8

33.1.4 Consider raising the stormwater management fee within the plan area to increase revenue for habitat acquisition opportunities in those riparian corridors impacted by stormwater runoff. DELETE

Principle 2. Pierce County shall direct growth to the designated Urban Growth Area where adequate public facilities exist or can be efficiently provided. LU 2

Standards

33.2.1 Provide the necessary infrastructure, facilities, and services that support or enhance business activities. CF 2 / CF 2.2

33.2.2 Plan for adequate urban level facilities and services within the designated Urban Growth Area. LU 2

33.2.3 Seek to reduce the per unit cost of public facilities and services by encouraging urban density development within the Urban Growth Area, while encouraging rural densities in the rural areas. LU 6

33.2.4 Ensure that urban level facilities and services are provided prior to or concurrent with development. These services include but are not limited to transportation infrastructure, parks, potable water supply, adequate sewage disposal, and stormwater and surface water management systems. CF 3

33.2.5 Advise applicants seeking County approval who are also seeking city of Gig Harbor utility services (sewer/water) to contact the city early in the permit review process for information on City contracted requirements and utility construction standards. EXISTS IN 18A / DELETE

Principle 3. Coordinate the provision of urban services and utilities within the Urban Growth Area. Contain and direct growth to the designated Urban Growth Area where adequate public facilities exist or can be efficiently provided. LU 6+

Standards

33.3.1 Require that urban level facilities and services are provided prior to or concurrent with development. These services include but are not limited to potable water supply, adequate sewage disposal, and stormwater and surface water management systems. CF 3+

33.3.2 Assure that urban level facilities and services are provided within the designated Urban Growth Areas. CF 3+ LU 6+
33.3.3 Sewer interceptors shall extend outside of the Urban Growth Areas only where sewer service will remedy groundwater contamination or other health problems, as determined by the local Health Department, by replacing septic systems and community on-site sewage systems. U 15.7+

33.3.4 Sewer service connections from interceptors shall not be made available to properties along existing interceptors outside of the Urban Growth Area boundaries unless the sewer service will remedy groundwater contamination and other health problems, as determined by the local Health Department, by replacing septic systems and community on-site sewage systems. U 15.7+

33.3.5 Interim on-site septic systems shall be permitted in the Urban Growth Area where sewer service is not available. U-15.6+

33.3.6 Interim on-site approved septic systems shall be permitted in the Urban Growth Area when sewer is available and City of Gig Harbor does not provide service. U-15.6+, 15.7+

33.3.7 Require that projects utilizing interim on-site septic systems are designed to connect with sewer facilities as they become available. U-15.6+, 15.7+

33.3.8 The City of Gig Harbor may impose its standards for outside utility contracts for those properties that will connect to the city's public utility systems. DELETE

Principle 4. Pierce County shall pursue a joint planning agreement with the City of Gig Harbor addressing urban services and facilities within the Urban Growth Area.

Standards

33.4.1 A joint planning agreement with the City of Gig Harbor should specify the following:

- Standards for determining the adequacy and availability of public facilities and services.
- A process for coordinating the expansion of public facilities and services.
- A process for coordinating capital improvement projects within the UGA.
33.4.2 The City of Gig Harbor, at its discretion, may impose its standards for outside utility contracts for those properties that will connect to the city's public utility systems.

33.4.3 Work with the City of Gig Harbor in ranking possible sites for planned public facilities and services using a priority system. Coordinate the provision of public services, sanitary sewer in particular, to sites which provide the greatest possible returns, unless private property owners can assist with the costs involved in extending or providing service.

Principle 5. Pierce County shall ensure that the unincorporated Urban Growth Area boundary only includes those areas that are capable of providing urban levels of service over the next 20 years. LU 6

Standards

33.5.1 Prior to expanding the UGA, it must be demonstrated that adequate public facilities and services can be provided for each public facility and service in the 20-year planning horizon. The Pierce County Capital Facilities Plan Element shall demonstrate that there will be sufficient services to ensure a high quality of life in the plan area. LU 8+, 9+ CF 2+

33.5.2 Prior to expanding the UGA, it must be demonstrated that an increase in the size of the UGA shall not result in any reduction to the level of service for public services and facilities below the most recently adopted level of service standards in either the city's or County's Capital Facility Plans. LU 8+, 9+

33.5.3 Prior to expanding the Urban Growth Area boundary into areas designated as Rural-10, ensure all Reserve-5 lands adjoining the UGA boundary have been absorbed into the UGA. When it is determined that there are severe environmental constraints or severe constraints to providing urban level facilities and services in a defined and significant portion(s) of the Reserve-5 designation, consider designating these lands Rural-10.

DELETE

Principle 6. Pierce County should explore opportunities to complete planned actions within the Urban Growth Area pursuant to WAC 197-11-165, 197-11-168, and 197-11-172. DELETE

Standards

33.6.1 Identify all necessary infrastructure improvements through any planned action.

DELETE
Principle 7. Pierce County shall ensure urban levels of service do not occur in the rural area. The rural area shall be separate and distinct from the urban area in terms of land use and infrastructure. LU 60+

Standards

33.7.1 Prohibit any development that requires infrastructure that meets or exceeds adopted levels of urban services. LU60.2 / SAME AS GH FS 33.8.3

33.7.2 Authorize sewer interceptors in the rural area only when the service will remedy groundwater contamination or other health problems as determined by the Health Department by replacing failing on-site or community septic systems. LU60.2+

33.7.3 Prohibit land uses within Rural Neighborhood Centers (RNCs) that cannot be sustained by rural facilities and services. LU60+

33.7.4 Develop airport compatible uses at the Tacoma Narrows Airport without urban levels of service.

33.7.4.1 New uses that require urban levels of service, such as sanitary sewers, shall not be permitted in the Rural Airport designation.

Principle 8. Preserve the character of RNCs by assuring that urban levels of service are not provided in these areas. LU 60+

Standards

33.8.1 Sewer interceptors shall be permitted to extend only to the Rural Neighborhood Centers when the service will remedy groundwater contamination or other health problems as determined by the Health Department by replacing failing on-site or community septic systems. U 60+

33.8.2 Land uses within RNCs that cannot be sustained by rural facilities such as on-site septic systems shall not be permitted. LU 60+

33.8.3 Any development proposal that requires infrastructure that meets or exceeds adopted levels of urban services shall be prohibited. LU60+

33.8.4 Urban development standards such as curbs, gutters, sidewalks, and street lighting shall be optional amenities that may be used in RNCs. COVERED BY 18J / DELETE
Transportation

Goal: Develop a motorized, transit, bicycle, and pedestrian transportation system that provides the necessary infrastructure concurrent with development and that will safely and conveniently serve the needs of the community while preserving the natural characteristics of the land. **GH T GOAL**

Intent: Provide roadway improvements that safely and effectively accommodate the needs of motorists, bicycles, and pedestrians. Develop alternate means of transportation which will safely and conveniently serve the actual needs of the residents, which will not encourage or promote growth or development beyond that planned for pursuant to the Pierce County Comprehensive Plan, and which will reflect the natural characteristics of the land. **T 1**

Objective 34. Transportation. The preceding goal and intent statement and the following objectives, principles and standards provide a motorized and nonmotorized transportation plan for the Gig Harbor Peninsula Community Plan area. This section supplements the Pierce County Transportation Plan, Title 18D.30. (See the list of projects in Appendix B). **UNECESSARY STATEMENT / DELETE**

Objective 35. Transit and Transportation Demand Management. Promote continued development of the mass transit system to serve the internal and external travel needs of Peninsula residents, including expansion of park and ride facilities and service to major commuter destinations. Support and implement transportation demand management programs which provide incentives for trip reduction and use of travel modes other than the single-occupant vehicle. **T 16+, 27**

Principle 1. Pierce County will assist Pierce Transit and other agencies in evaluating boundary and service extensions, additions, and revisions. Analysis should include criteria to determine the feasibility of providing service to new areas and evaluation of alternatives to regular, fixed route transit service (e.g., vans for occasional service, shuttle service, use of smaller buses on routes with low ridership, and consideration of passenger ferry or water taxi service from the Peninsula to Tacoma and Seattle). **T 16+**

Principle 2. Implement programs that encourage carpooling, bicycling, walking, transit usage, telecommuting, compressed work-weeks, and other means of transportation and demand management which conserve energy and reduce pollution, traffic, and wear and tear on Peninsula roads and highways. **T 27+**

Standards
35.2.1 Pierce County implements the provisions of the Washington State Commute Trip Reduction (CTR) law. The CTR law requires employers with 100 or more workers to create programs that encourage employees to commute by means other than the single-occupant vehicle. Pierce County monitors the progress of affected employers within unincorporated areas, as well as implementing programs for County employees. UNECESSARY STATEMENT / T 27+

35.2.2 Pierce County shall examine the possibility of requiring developers of employment sites to implement transportation demand management measures. These measures may include but are not limited to provision of bus shelters and stops, bicycle parking, and carpool parking. The Pierce County Hearing Examiner shall apply these requirements as conditions of development for commercial and industrial sites. These requirements will be applicable within all areas of the Gig Harbor Peninsula that are zoned for commercial, industrial, or mixed-use development. T 27+

35.2.3 Pierce County shall consider providing developers with incentives or credits for implementing such improvements. These may include reduction of road mitigation requirements. Pierce County shall consider paying a portion of the cost of these improvements, possibly through grant funding. T 27+

Principle 3. Support expansion of existing park and ride lots and development of new lots in the regional park and ride lot system and encourage that such lots: are located on sites with convenient access to the arterial and freeway system; include adequate screening to provide buffering from incompatible land uses, but maintain views for safety; provide mitigation of negative impacts such as increased vehicular traffic and surface water run-off; and provide a safe and secure environment for park-and-ride users and vehicles. T16.7

Standards

35.3.1 Pierce County supports expansion of the Kimball Drive park and ride lot and will encourage the Washington State Department of Transportation to provide a direct access bus ramp to the lot. DONE / DELETE

35.3.2 Pierce County supports the efforts of Pierce Transit to acquire property and develop an effectively buffered park and ride lot near the proposed 24th/36th Street NW Interchange. Such a lot will allow more direct access to eastbound bus service for residents of Fox Island and the southern Gig Harbor Peninsula.
Objective 36. Nonmotorized Transportation. Develop a Peninsula-wide network of pedestrian, bicycle, and equestrian facilities, which takes into account both their recreational and transportation value. T 12

Principle 1. Pierce County shall provide facilities to accommodate bicycle and pedestrian access to and within neighborhoods and commercial areas to preserve community coherence. T 14

Standards

36.1.1 Pierce County designates and improves a system of sidewalks, pathways, bike lanes, wide curb lanes, and paved shoulders in urban and rural areas between neighborhoods, commercial areas, and destinations including linkages with other modes such as transit and ferries. T12+, 14+

36.1.1.1 New and reconstructed arterial roadways within the Urban Growth Area shall include curb, gutter, and sidewalks. In addition, facilities to accommodate bicyclists shall be provided when identified as a nonmotorized route in the Pierce County Comprehensive Plan, unless critical areas or other environmental or physical constraints preclude such improvements. In cases where these constraints are present, Pierce County shall attempt to provide either sidewalks or bicycle facilities. Bicycle facilities shall be designed in accordance with adopted County Standards, which shall at a minimum meet or exceed the applicable standards published by the American Association of State Highway and Transportation Officials (AASHTO). T12+, 14+

36.1.1.2 The County shall consult with the City of Gig Harbor and consider applying the City of Gig Harbor Public Works standards when constructing nonmotorized transportation improvements within the Urban Growth Area.

36.1.1.3 New and reconstructed arterial roadways in rural areas shall include minimum 6-foot shoulders. In addition, facilities to accommodate bicyclists shall be provided when identified as a nonmotorized route in the Pierce County Comprehensive Plan, unless critical areas or other environmental or physical constraints preclude such improvements. Bicycle facilities shall be designed in accordance with adopted County Standards, which shall at a minimum meet or exceed the applicable standards published by the American Association of State Highway and Transportation Officials (AASHTO). PWU MANUAL ON DESIGN GUIDELINES / DELETE
36.1.1.4 Pierce County shall establish a program to restore shoulders along the County road system adequate for pedestrian use. Shoulder restoration projects shall be prioritized based on pedestrian accident locations with the highest accident frequency and severity. Funding for this program shall be identified in the Six-Year Transportation Improvement Program. PWU ADDED A SHOULDER PAVING PROGRAM IN 2013 / DELETE

36.1.2 Urban area development should provide for separate automobile, pedestrian, and bicycle access. T12+, 14+

36.1.2.1 Require site design that separates auto, pedestrian, and bicycle traffic access for safety purposes.

36.1.2.2 Pedestrians and bicycle traffic shall have direct access to the destination without having to traverse parking areas, thus avoiding the conflicts and hazards involved with moving vehicles. T12+, 14+ D 8.7

Principle 2. Pierce County shall coordinate with the Peninsula School District and K-12 private schools to identify, evaluate, and implement nonmotorized projects needed to serve student and community transportation and safety needs. T 14.2, T-30

Standards

36.2.1 Pierce County shall annually consult with the Peninsula School District to prioritize safety improvements near schools and established bus stops. Pierce County shall initiate a program to implement safety improvements based on these priorities. Improvements may include but are not limited to streetlighting, crosswalks, sidewalks, and traffic calming measures. T 30, T12+, 14+

Principle 3. Pierce County identifies and ensures maintenance of County-owned off-road trails and roadway shoulders for equestrian use on routes that serve equestrian travel needs to public stables, trailheads, and other equestrian activity centers when the equestrian projects do not limit other transportation modes' use of the corridor. THIS IS A STATEMENT PR 10, 13

Objective 37. Roads. Develop a road system that keeps pace with planned growth, is constructed in partnership with nature, is coordinated amongst jurisdictions, and allows for safe, enjoyable, and reasonably expeditious means of travel about and through the area for motorized and nonmotorized modes of travel. The highest priorities for roadway
improvements shall be maintenance and improvement of existing roadways, rather than construction of new roads. T 1+, 2+, 3+, 5+

Principle 1. Develop transportation facilities in a manner that will not encourage or promote growth or development beyond that planned for pursuant to the Pierce County Comprehensive Plan. Avoid unnecessary duplication of roads in order to save costs, minimize impervious cover, and preserve scenic atmosphere and open space. T 1+, 2+, 3+, 5+

Standards

37.1.1 New roads and widening of existing roads should be focused within the Urban Growth Area where higher levels of population and employment growth are expected. LU 6 / T 2

37.1.1.1 Any new road in the unincorporated area that would otherwise be visible from SR-16 shall be buffered through retention of existing native vegetation and/or new native plantings, including shrubs and evergreen trees. Additional buffering provisions are included in other elements of this community plan. GH T 3

Principle 2. Pierce County shall strive to maximize the safety and operational efficiency of the County roadway system. T4+

Standards

37.2.1 Provide for a smooth flow of traffic from freeway interchanges to and between all areas of the Peninsula. T 1.1

37.2.1.1 Maximize the operating efficiency of roadways through construction of traffic signals, turn lanes, and other traffic flow improvements at appropriate locations. T 3

37.2.2 Pierce County shall consider providing street lighting in areas of safety concern in urban and rural areas of the Peninsula, including major arterial intersections, locations with high accident rates, and near schools and other community gathering areas. D 15+

37.2.2.1 Public input will be gathered on an annual basis to be used in identifying the appropriate locations for illumination within the framework of the applicable County streetlighting policies. Funding for these projects will be identified within the Six-Year Transportation Improvement Program. DELETE
37.2.3  Require the development and use of shared access facilities where appropriate, thereby decreasing the number of major intersections and ingress and egress points and by separating pedestrian and vehicular traffic. T 11+ / D8.2

37.2.4  Minimize curb cuts in the urban area. T 11+

37.2.4.1  Curb cuts and driveways serving more than one development shall be utilized where traffic needs and safety considerations allow. T 11+

37.2.4.2  Interior circulation systems should be utilized in new developments thus minimizing access points along streets. T 11+

37.2.5  Automobile and pedestrian circulation should be separated through the use of raised walkways, change in pathway material texture, use of landscaping, covered walkways, and broken parking lots. D 8.3

Principle 3.  The design and construction of roads, highways, and transportation facilities shall be done in a manner that minimizes changes to existing topography and minimizes impacts to critical areas. Plan and locate highways and arterials to preserve neighborhoods and critical areas by avoiding division of these areas. T 28+

Standards

37.3.1  In the design and construction of roads, minimize steep slopes, cuts, fills, ditches, and other substantial physical impacts that preclude adequate retention or replanting of native vegetation, including shrubs and evergreen trees. T 28+

37.3.2  Plan and locate roads to utilize the natural contours of the land as an alternative to a grid pattern. 18J.15.015 / T28.9

37.3.3  In the design and construction of roads, minimize impacts to streams, wetlands, wildlife habitat, and other critical areas. T 28+

Principle 4.  Place primary emphasis on the maintenance and improvement of existing roads rather than the construction of new roads. T 3+, 5+

Principle 5.  When constructing and improving roadways, the County shall retain existing, native vegetation including shrubs and evergreen trees, except where contrary to applicable clear zone and utility clearing requirements. T 28+
Standards

37.5.1 Encourage the Washington State Department of Transportation, Department of Corrections, and Pierce County to manage and replant any forested areas within their control along Highway 16 so as to maintain a complete visual screen along this highway.

Principle 6. Consideration of positive and negative impacts to school district properties, parks, other community facilities, and open space corridors shall be a high priority when planning and implementing roadway improvements. T 28

Standards

37.6.1 Street lighting, pedestrian facilities, and other safety improvements are a high priority adjacent to community facilities.

37.6.2 Pierce County shall consult with school districts, park districts, fire districts, library districts, and/or other special districts when planning roadways which have the potential to affect schools, parks, and other community facilities. T 30

Principle 7. Pierce County shall provide pavement striping on County roads based on established industry practices, adopted standards, public input, traffic safety, and roadway operational needs. DELETE

Standards

37.7.1 Pierce County shall implement a program to provide center lines and edge lines on arterial roads in accordance with state law and adopted County standards, which shall at a minimum meet or exceed the applicable standards of the Manual on Uniform Traffic Control Devices (MUTCD). Center lines are typically provided on all County arterial roads and on all undivided pavements of three or more lanes. Edge lines are typically provided on major arterials and on secondary arterials with posted speed limits greater than 35 mph, provided a minimum roadway width exists, except when continuous curb is provided. Edge lines are also provided on roads with paved shoulders and on all pavement-width transition areas. DELETE

37.7.2 Pierce County shall annually review the functional classifications of County roadways and recommend to the Pierce County Council changes as necessary to maintain a current reflection of the nature and use of the road system. The County shall add center lines and edge lines to reclassified roads as required by adopted County standards, which shall at
a minimum meet or exceed the applicable standards of the Manual on Uniform Traffic Control Devices (MUTCD). Reclassification of local roads to arterial designations shall be considered, which would require addition of center line striping, at a minimum. Public input will be considered in the annual functional classification review.

Principle 8. Prohibit the vacation of unopened public rights-of-way at shoreline locations except when the vacation would enable a public authority to acquire the vacated property for public purposes.

DELETE

Principle 9. Protect and enhance scenic routes within the community. D 13.3

Standards

37.9.1 Landscaped areas at the north side of the Purdy spit bridge and those areas within public rights-of-way at freeway interchanges should be planted and maintained to promote visually pleasing entrances to the community.

37.9.2 Pierce County and the City of Gig Harbor should enhance landscaping within freeway rights-of-way in cooperative planting efforts undertaken with the Washington State Department of Transportation.

Principle 10. Utilize the results of the Pierce County Conservation District's (PCCD) survey of fish passage barriers that has been prepared for the Gig Harbor Peninsula and prioritize correction of any barriers in the next Capital Improvement Program (CIP) update.

Standards

37.10.1 Incorporate survey results into Pierce County GIS database. DELETE

37.10.2 Reconstruct infrastructure that acts as a barrier to fish passage as part of any public road or utility projects associated with the blockage. T 28+

37.10.3 When water passages are used by fish, discourage culverts and encourage bridges when constructing or reconstructing roads. T 28+

Objective 38. Implementation. Pierce County shall achieve timely implementation of transportation improvements through a variety of measures. Implementation measures may include transportation concurrency, interagency coordination and funding, and developer contributions.

DELETE

Principle 1. The County shall maintain the level of service (LOS) standards that are adopted in the Pierce County Comprehensive Plan as required by the Washington State Growth Management Act. An annual transportation
concurrency report shall be produced, which is available for public review. Pierce County shall coordinate concurrency implementation with the City of Gig Harbor and the Washington State Department of Transportation (WSDOT). T24

Standards

38.1.1 The annual concurrency report shall outline the adopted service standards, existing LOS, six-year projected LOS, and strategies needed to maintain the service standards for the following six-year period. T24+

38.1.1.1 The six-year projected LOS will take into consideration both historical and forecast traffic and population growth rates. T24+

38.1.2 When adopted service standards are exceeded in an area, actions are required to achieve concurrency. These actions are detailed in the Pierce County Comprehensive Plan (Title 19A.80.020.B.3, as amended) and may include one or more of the following: roadway capacity improvements, prohibiting or phasing development, or lowering the service standard. T24+, 25+

38.1.2.1 Pierce County shall strive to implement roadway improvements within a three-year period after a concurrency violation is detected, rather than the mandated six years. DELETE

38.1.3 The Pierce County Transportation Improvement Program shall identify projects needed to maintain service standards within the following six-year period. CF2+, T31+

38.1.4 Changes to the concurrency management system or service standards shall be forwarded to the Peninsula Advisory Committee (PAC) as part of the Pierce County Comprehensive Plan amendment process. DELETE

38.1.5 The County and City of Gig Harbor shall periodically review the status of each other’s concurrency management system. The County, city, and WSDOT shall identify road projects and other measures that will allow for maintenance of adopted service standards. Interagency funding of projects shall be pursued when applicable. DELETE

Principle 2. Achieve a coordinated approach to the planning, funding, and construction of Peninsula roads and highways by the Washington State Department of Transportation (WSDOT), the Pierce County Public Works and Utilities Department, and the City of Gig Harbor. Assure that this planning and construction process is consistent with the goals and objectives of the Gig
Harbor Peninsula Community Plan. Provide for citizen input into planning of Peninsula roads at the state, County, and city levels. \text{T30+}

Standards

38.2.1 Pierce County and the City of Gig Harbor shall seek consistency in short and long-term transportation planning and explore joint funding of transportation projects when viable, including application for state and federal grants. \text{T 30+}

38.2.2 Pierce County shall take an active role in coordination with WSDOT concerning proposed projects on state highways in Pierce County.

38.2.2.1 Pierce County shall encourage completion of SR-16 interchange improvements to adequately accommodate future traffic levels and provide accessibility for motorists and nonmotorized travelers.

38.2.2.2 Overcrossings and undercrossings of freeways should include safe and accessible sidewalks and/or paved shoulders for pedestrian and bicycle traffic.

38.2.2.3 Pierce County shall coordinate with the WSDOT concerning the provision of adequate roadway improvements to accommodate changes in traffic patterns related to the proposed Narrows interchange at 24th/36th Street NW and any other interchange revisions.

38.2.2.4 Pierce County recommends improvements to SR-302, including rehabilitation of the Purdy spit bridge, operational improvements at the SR-302/SR-302 spur intersection, and establishment of a new SR-302 route in Kitsap County that connects to a reconstructed Burley-Ollala interchange (as proposed in the State Route 302 Corridor Study, WSDOT, August 1993).

38.2.2.5 Pierce County shall encourage the WSDOT to avoid steep cuts that will not sustain natural growth, and to replant and maintain native vegetation, including shrubs and evergreen trees, on all existing cuts and fills on freeway interchanges where sight distance would not be affected.

38.2.2.6 Pierce County shall support the dialogue with any community forum for the purpose of discussing local transportation issues and the study of related programs and projects.
Principle 3. Pierce County shall pursue a coordinated approach with WSDOT and the City of Gig Harbor to implement various means of developer financing of transportation projects based on State Environmental Policy Act (SEPA) guidelines and the Growth Management Act. T30+

Standards

38.3.1 Pierce County uses SEPA authority to require mitigation from developers based on a development’s expected impact to the transportation system. DELETE

38.3.1.1 Developers of subdivisions, short plats, and commercial and industrial projects within the unincorporated portion of the Gig Harbor Peninsula Community Plan area shall be required to provide improvements to public roadways within and fronting the development. Within the Urban Growth Area, improvements shall consist of enclosed drainage, curb/gutter and sidewalks. These facilities shall be constructed, as much as practicably, in accordance with the City of Gig Harbor Public Works standards. In rural areas, improvements shall consist of open storm drainage and a minimum 6-foot shoulder. In addition, frontage improvements in both the urban and rural areas shall accommodate the nonmotorized routes identified in the Pierce County Comprehensive Plan. DELETE

38.3.1.2 Developers in unincorporated areas are required to pay a proportionate share of off-site road and nonmotorized improvements as specified in the County’s Traffic Impact Review Policy. CF8.8

38.3.1.3 The analysis of developer transportation impacts shall consider off-site nonmotorized improvements. Improvements shall include nonmotorized connections to schools, parks, community centers, employment centers, and other nonmotorized trip destinations in accordance with the nonmotorized routes identified in the Pierce County Comprehensive Plan. T14.4

38.3.1.4 Pierce County, WSDOT, and the City of Gig Harbor should explore the creation of interlocal agreements that address development impacts on one another’s facilities, including potential developer mitigation measures. T30+

38.3.2 Pierce County shall examine the viability of developer impact fees for funding transportation improvements within the Gig Harbor Peninsula.
Community Plan area. If impact fees are found to be a financially viable means of providing transportation improvements, then Pierce County shall pursue an enabling ordinance to create an impact fee program. CF8.8

**Parks and Recreation**

**Goal:** Provide adequate park and recreational facilities within the community plan area that satisfy the highest standards for environmental protection while meeting the needs of Peninsula residents.

To this end, Pierce County will function as the regional park provider and work with the City of Gig Harbor and the community in their efforts to provide an extensive system of community and neighborhood parks. PENMET PARKS / DELETE

**Intent:** Provide and maintain a level of service for regional parks in the community that meets or exceeds the County-wide standard. Promote various methods for park and recreation organizations and other interested citizens in providing community and neighborhood parks.

**Objective 39.** Regional Parks. Pierce County is the principal regional park provider on the Gig Harbor Peninsula. As the principal regional park provider, the County shall assure that these parks are located and improved in a manner that will provide the maximum County-wide benefit. Sites that provide both passive and active recreational amenities shall be enhanced in a manner that fits in with the community character on the Peninsula. PENMET PARKS / DELETE

**Principle 1.** Provide opportunities for community involvement in siting and developing the County’s regional park system on the Gig Harbor Peninsula. All development and redevelopment of regional parks should be reviewed by interested citizens through a public site planning review process. PENMET PARKS / DELETE

**Standards**

39.1.1 The Gig Harbor Peninsula representative on the Pierce County Parks Citizens Advisory Board should be provided with all necessary information to help inform civic, community groups, and local governmental agencies about the plans and operations of the County regarding Regional park location and development. PENMET PARKS / DELETE

39.1.2 The Pierce County Parks and Recreation Department should maintain a current list of civic, community groups, and local governmental agencies that are interested in regional park location and development. PENMET PARKS / DELETE
39.1.3 The Pierce County Parks and Recreation Department should provide notice of meetings and plans to civic, community groups, and local governmental agencies that are interested in regional park location and development. PENMET PARKS / DELETE

39.1.4 The Pierce County Parks and Recreation Department should actively encourage joint civic, community groups, and local governmental agency development of regional park sites that include a local park and cultural component. PENMET PARKS / DELETE

39.1.5 A final development site plan shall be established for each regional park that identifies passive and active recreation areas, buildings, intended uses, and open space. PROS PLAN / DELETE

39.1.6 Development of facilities at a regional park should not occur prior to completion of the necessary site plan. PROS PLAN / DELETE

Principle 2. The amount of land designated for regional parks shall be measurable. This level of service (LOS) for regional parks shall be a ratio based on the number of acres of park that are designated for every 1,000 people in Pierce County. DELETE

Standards

39.2.1 The level of service for regional parks shall be updated annually. Specific details regarding the level of service for regional parks on the Gig Harbor Peninsula should be included in the Capital Facilities Plan. CF 1.2

39.2.2 The level of service for regional parks and facilities on the Gig Harbor Peninsula should be consistent with the County-wide level of service as described in the current Capital Facilities Plan. CF 1.2

Principle 3. New regional parks within the community plan area should be designed and located to serve the needs of community residents as well as providing County-wide benefits. New regional parks should meet the following criteria.

Standards

39.3.1 Park sites should be located in a manner to take advantage of the physical amenities on the Peninsula. Priorities include shorelines, forested areas, and natural areas.

39.3.2 Parks should provide both passive and active recreational areas. PR 1
39.3.3 The size of a regional park typically exceeds 40 acres, however, these parks may be developed on larger or smaller parcels. Parks that provide shoreline access are considered regional parks regardless of size.

Objective 40. Community Parks. Promote the establishment of community park facilities throughout the Gig Harbor Peninsula. The Peninsula Park and Recreation District is the principal community park provider on the Peninsula. Facilitate opportunities for the park district to acquire park land that meets its established level of service. Work with the park district to create permanent funding sources to maintain and operate facilities on these properties. PENMET PARKS / DELETE

Principle 1. Community parks should primarily function as an area for active recreation including organized outdoor sports and family activities. PR 1/PR 5.9

Standards

40.1.1 Community parks should primarily provide active recreation uses. Appropriate community park facilities include:

<table>
<thead>
<tr>
<th>Community Park Facilities</th>
<th>Table 22</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facility</td>
<td>Minimum size</td>
</tr>
<tr>
<td>Multi-use indoor sports complex</td>
<td>3.5 acres for a site containing an aquatic facility, multi-purpose gymnasium, aerobics room, weight room and support space.</td>
</tr>
<tr>
<td>Formal baseball fields</td>
<td>3 acres for official field, 1.2 acres for little league.</td>
</tr>
<tr>
<td>Formal soccer fields</td>
<td>2.1 acres per field</td>
</tr>
<tr>
<td>Fields for softball and youth baseball</td>
<td>1.5 acres per field</td>
</tr>
<tr>
<td>Fields for soccer, football, or pick up games</td>
<td>1.7 acres per field</td>
</tr>
<tr>
<td>Multi-use outdoor paved courts (tennis, basketball)</td>
<td>7,200 square feet (full court)</td>
</tr>
<tr>
<td>Tennis court</td>
<td>7,200 square feet</td>
</tr>
<tr>
<td>Basketball court</td>
<td>5,000 square feet</td>
</tr>
<tr>
<td>Volleyball court</td>
<td>4,000 square feet</td>
</tr>
<tr>
<td>Space for special outdoor events (amphitheater)</td>
<td>variable depending on facility</td>
</tr>
<tr>
<td>Facility</td>
<td>Minimum size</td>
</tr>
<tr>
<td>--------------------------</td>
<td>-------------------------------</td>
</tr>
<tr>
<td>Children's play area</td>
<td>2,500 square feet</td>
</tr>
<tr>
<td>Picnic area</td>
<td>2,000 square feet</td>
</tr>
<tr>
<td>Picnic shelter building</td>
<td>750 square feet</td>
</tr>
<tr>
<td>Trails or pathways</td>
<td>NA</td>
</tr>
<tr>
<td>Natural open space</td>
<td>NA</td>
</tr>
<tr>
<td>Restrooms</td>
<td>500 sq. ft. - sewer or with a holding tank</td>
</tr>
<tr>
<td>Parking</td>
<td>162 square feet per stall</td>
</tr>
</tbody>
</table>

40.1.2 Community parks may include extensive areas for passive recreation that contain natural open space, water bodies, beaches, gardens, nature trails, or similar facilities as the central focus of the park. PR 1

40.1.3 Environmentally constrained areas should be integrated into the park design and protected from overuse. These sensitive areas should be identified with signs that provide educational information regarding the natural area. PR 5.1

Principle 2. Future community park sites should be acquired within or near the Urban Growth Area. Acquisition of community park sites should occur far in advance of actual need. PR 4.3

Principle 3. The optimum size of a community park is between 20 and 30 acres, however, these parks may be developed on larger or smaller parcels.

Standards

40.3.1 The design of community parks should include adequate land for outdoor recreation. PR 1 / PR 21

40.3.2 Areas within a community park should include some undisturbed natural areas or heavy landscaping. This landscaping should occur near adjacent residential areas to provide a noise buffer and visual screen if possible. PR 5.7

40.3.3 Access should be from an arterial street if traffic volumes are anticipated to be high. PR 5 / PR 5.4

40.3.4 Parking at community parks shall be dependent upon the facilities provided. PR 5
Principle 4. Pierce County currently owns two community parks on the Gig Harbor Peninsula. Because these parks are in the County park inventory, the County shall continue to maintain these facilities until such time as these facilities are sold or transferred to a local park provider. The following parks are considered community parks on the Gig Harbor Peninsula: PENMET PARKS / DELETE

<table>
<thead>
<tr>
<th>Site</th>
<th>Acres</th>
<th>Activity/Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hales Passage Recreation Center</td>
<td>4</td>
<td>Youth softball/soccer field, 2 tennis courts, playground, picnic area with shelter, community building</td>
</tr>
<tr>
<td>Rosedale Playfield</td>
<td>2</td>
<td>Youth softball/soccer field, 2 tennis courts, basketball courts</td>
</tr>
</tbody>
</table>

Objective 41. Neighborhood, School Parks, and Subdivision (mini) Parks. Create a system of neighborhood parks on the Peninsula. Require an adequate amount of land within new subdivisions and existing neighborhoods to meet the non-organized recreational needs of residents. Homeowner organizations typically maintain and operate subdivision parks.

Principle 1. Neighborhood parks should be separated from one another in a relatively even manner throughout the Peninsula. Neighborhood parks should be reasonably central to the neighborhood they are intended to serve.

Standards

41.1.1 Neighborhood park location is most often determined by site availability and land cost; however, site features such as topography and physical constraints should be considered prior to site acquisition.

41.1.2 A separation of 1 to 2 miles between neighborhood parks is desired.

41.1.3 Access to the site should be via a local residential street. PR 5

41.1.4 Walking and bicycle access routes should avoid physical barriers such as major arterial roads or stream crossings whenever possible. PR 10.2

Principle 2. Neighborhood parks should be sized and improved in a manner that is consistent with the area the park is intended to serve.

Standards
41.2.1 The optimum size for a neighborhood park is from 7 to 10 acres, however these parks may be developed on larger or smaller parcels. **STATEMENT / DELETE**

41.2.2 Neighborhood parks should provide both passive and active recreation uses. Appropriate facilities include:

<table>
<thead>
<tr>
<th>Neighborhood Park facilities</th>
<th>Table 24</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facility</td>
<td>Minimum size</td>
</tr>
<tr>
<td>Practice field for softball and youth baseball</td>
<td>1.5 acres per field</td>
</tr>
<tr>
<td>Practice field for soccer, football, or pick up games</td>
<td>1.7 acres per field</td>
</tr>
<tr>
<td>Multi-use paved games court (tennis, basketball)</td>
<td>7,200 square feet (full court)</td>
</tr>
<tr>
<td>Children's play area</td>
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</tr>
<tr>
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</tr>
<tr>
<td>Trails or Pathways</td>
<td>NA</td>
</tr>
<tr>
<td>Natural open space</td>
<td>NA</td>
</tr>
<tr>
<td>Restrooms</td>
<td>500 square feet - on sewer or with a holding tank</td>
</tr>
<tr>
<td>Parking</td>
<td>162 square feet per stall</td>
</tr>
</tbody>
</table>

**Principle 3.** Neighborhood parks should be developed adjacent to school sites whenever possible. These school-parks are intended to take advantage of the opportunity to share facilities. **PR 1.3**

**Standards**

41.3.1 Because of the potential to use the adjacent school site for parking and open field use, facilities on the park site should supplement uses that the school does not provide. **PR 1.3**

41.3.1.1 Facilities on the park site could include trails, open space, picnic areas, playground equipment, and multi-purpose paved court. **PR 1**

41.3.1.2 Facilities on the school site should include more active uses such as youth baseball or soccer fields. **PR 1**

41.3.2 When sport fields for league play are located on school grounds, the recreation management agency should contribute to field investment and maintenance.
41.3.3 Dense vegetation should be cleared away from trails that link with school property as children often walk these trails to access the school. PR 11.2 / PR 14

Principle 4. Subdivision parks (mini parks) should generally be provided in all new residential developments.

Standards

41.4.1 Mini parks shall be provided in all new residential subdivisions and multi-family residential developments except when a fee in lieu of the park land dedication has been provided to the Peninsula Park and Recreation District that will mitigate for the impacts associated with the new residential development.

41.4.2 The recreational area in a required mini park shall consist of a minimum of 5,000 square feet and shall be in a separately dedicated park tract.

41.4.3 Each mini-park should be improved with a variety of amenities such as a playground, sports court, tot lot, picnic facility, gazebo, on-site water line, and associated landscaping.

41.4.4 Open space tracts, screening buffers, and stormwater facilities should be connected with any mini park when possible to create the opportunity for a system of walking trails.

Objective 42. Trails. Develop a community-wide system of trails that will serve park, recreation, and open space needs. The system of trails should link neighborhoods with parks, school sites, and other public property. Public lands and existing rights-of-way should be used for trail purposes whenever feasible. PR 31

Principle 1. A community-wide system of accessible public trails should be created to complement the nonmotorized transportation system. Off-street trail routes between neighborhoods, recreational resources, and civic land uses are a priority. PR 10

Standards

42.1.1 Trails that are intended to provide benefits to the nonmotorized transportation system should be within the Urban Growth Area or connected to urban density development. These trails should be in proximity to demand. PR 10

42.1.2 Off-street trails designed to serve a transportation function should connect development with adjacent neighborhoods, nearby civic uses, parks, open space, off-site paved sidewalks and bike facilities, or with other public facilities. PR 10
Principle 2. Acquire property that will support a community-wide system of trails now and in the future. Whenever possible, unopened rights-of-way and other public lands should be dedicated for trail purposes. Acquiring easements across private lands should be considered when necessary. PR 18 / PR 18.3

Standards

42.2.1 Opportunities for property acquisition that provide shoreline access trails, create looped or circuit trails and trails, that connect to the Tacoma-Lake Cushman Transmission Line Trail are a priority.

42.2.2 Trail rights-of-way should be planned and constructed along existing corridors in order to minimize community disturbance. For example, railroad, utility line, and road rights-of-way should be followed when feasible. PR 16

42.2.3 Trail projects shall be considered in County road planning, design, and improvement projects that occur adjacent to planned trail alignments. PR 11

42.2.4 Private property owners are encouraged to donate public trail access and should be compensated when providing easements for public trails across private property. PR 18.3

42.2.5 Trails should be designed to accommodate the intensity and capacity of the anticipated use. Barrier-free trail segments are encouraged. PR 10.3

42.2.6 The trail system on the Gig Harbor Peninsula should eventually be linked with trail systems on the Longbranch Peninsula, in Kitsap County and the regional trail system on the east side of the Tacoma Narrows Bridge.

Principle 3. Create opportunities for environmental education and awareness by providing trails in critical areas, resource lands and environmentally sensitive areas. PR 9.2 / PR 10

Standards

42.3.1 Trails in environmentally sensitive areas should be designed and constructed in a manner that mitigate environmental impacts. PR 10

42.3.2 Signs that identify natural areas and wildlife habitat and encourage environmental awareness should be placed along trails in appropriate locations. PR 11.1 / PR 11.2
Principle 4. Provide development incentives such as bonus densities and increased impervious coverage for projects that incorporate trails into the project site plan.

Standards

42.4.1 Designated trails should be considered for each subdivision and site plan approval.

42.4.2 Utilize the development incentives described in the Land Use Element to encourage trails in new development.

42.4.3 Private developments that provide public shoreline access or contribute significant links in a community-wide system of public trails should be considered for maximum development incentives and bonuses including credit to the County park impact fee ordinance. COUNTY PARK IMPACT FEE ORDINANCE / DELETE

Principle 5. Develop a system of recreational trails for the casual user. Recreational trails should be available for walking and hiking, off-road biking, and horseback riding as designated. PR 10

Standards

42.5.1 The primary purpose of recreational trails is to provide a recreational experience. Transportation to other parts of the community should be a secondary objective. PR 10

42.5.2 Recreational trails should not be part of the paved roadway; however, recreational trails within a public right-of-way adjacent to a paved road are acceptable. DELETE

42.5.3 Trailhead areas should be provided at the principal access points of major community-wide trails. They should include adequate parking with signage, barrier-free facilities, and a trail map. A primary trailhead should have a restroom and trash receptacles. PR 15

42.5.4 Recreational trails should be located in open space tracts, along stream corridors, and in buffer areas whenever feasible. PR 10

42.5.5 Trails should be designed to interconnect or form loops whenever possible. Trails should not dead-end unless unique circumstances exist such as a trail that provides access to a specific destination. DELETE

Objective 43. Recreation. Encourage the development of indoor and outdoor recreation facilities throughout the community at regional, community, and
neighborhood parks and at school sites. Recreational facility providers should retain natural features on these sites and provide habitat enhancement whenever possible. Recreation facilities should be provided on an equal basis to all residents of the community including children, teens, adults, and seniors. PR 20

**Principle 1.** Promote the development of recreational facilities at existing park locations and support the acquisition of new park sites that will provide a variety of recreational services. PR 1 / PR 20

**Standards**

43.1.1 Promote the development of sport fields for active recreation. Active recreation sites should be improved with an adequate level of infrastructure and barrier-free facilities such as parking, trash receptacles and restroom facilities based on the intended use. PR 1.1.1

43.1.2 Encourage the development of a community-based sports complex to reduce dependence upon County, city and school district facilities.

43.1.3 Encourage the development of a community center.

43.1.4 Encourage the multi-use system of sport fields for practice, league play and tournaments (3-tiered concept).

43.1.5 Facilities generating crowd noise should be located in a manner as to not disturb adjoining residential uses.

43.1.6 Permanent signs or other appropriate markers should identify recreation sites. PR 11.1

**Principle 2.** Encourage the acquisition of open space tracts for passive recreation including shoreline access and wildlife viewing PR 21 / PR 21.5.1

**Standards**

43.2.1 Preserve and protect important natural areas for parks, trails, open space, and shoreline use. PR 8.3

43.2.2 Integrate features of the natural environment in parks that will help citizens acquire knowledge and understanding of the physical environment. PR 20.1.2

43.2.3 Support the efforts of Land Trusts, the Peninsula Park and Recreation District, Tahoma Audubon, other open space organizations, and individuals in their efforts to acquire natural areas and environmentally sensitive lands on a Peninsula-wide basis.
Principle 3. Encourage acquisition of shoreline access points that provide opportunities for boat launches, public docks or piers, beach walking, wildlife viewing and other shoreline-dependant uses. Public rights to access beaches, shorelands, tidelands, and associated water bodies should be protected. PR 19

Standards

43.3.1 Boat launch length should be adequate to make the facility usable year-round at high and low tides. The site should be located in sheltered waters that have some protection from high winds if possible. Boat launch facilities should include a dock or pier to facilitate boat ingress and egress as appropriate for the location.

43.3.2 Where feasible, encourage the development of support facilities such as restrooms, picnic shelters, picnic tables, and information signs. Proposed structures should maintain a low profile to avoid impacting views from adjacent properties. PR 15.1

43.3.3 Parking facilities should be dependent on the size, location, and activities proposed. PR 5

43.3.4 Promote development of public and private pedestrian access to shorelands and tidelands. Property owners that provide public access to marine waters may be eligible for a property tax reduction pursuant to Chapter 2.114, Pierce County Code.

43.3.5 Encourage the acquisition of land near County road ends at shoreline locations for parking and other public purposes. PR 19.5

43.3.6 Prohibit the vacation or trading of unopened public rights-of-way at shoreline locations except when the vacation or trade would enable a public authority to acquire the vacated property for public purposes.

43.3.7 Public access to marine and fresh waters should be actively pursued in order to provide non-waterfront neighborhoods and the general public permanent access to those waters. PR 19

43.3.8 Access and use of public beaches and state owned tidelands in front of private waterfront properties is permitted and encouraged. Mitigation of impacts to adjacent property owners at shoreline access points should be maintained (e.g. trash receptacles, buffering). Signs that describe shoreline related hazards and proper use of the beaches shall be installed and enforced. DELETE
43.3.9 Public easements dedicating access to designated public waterfront areas should be included as a part of private upland development projects prior to site development of the private development.

43.3.10 Ensure public shoreline access points on the Gig Harbor Peninsula are opened, protected and maintained.

43.3.10.1 Inventory public shoreline access points at County road ends.

43.3.10.2 Identify improvements and maintenance activities needed to provide safe walking conditions for pedestrians to access the beach.

43.3.10.3 Remove blockages or other impediments to pedestrian access.

43.3.10.4 Document any public safety or environmental protection issues that preclude opening or maintaining public access to road ends.

43.3.10.5 Support adjoining private property rights.

Principle 4. All park and recreation providers should strive to acquire property that will contribute to the community-wide system of parks, trails, and open space. In a rapidly developing area like the Gig Harbor Peninsula, it is important to acquire land for parks before it becomes cost prohibitive. PR 1 / PR 4

Standards

43.4.1 Acquire park land at reasonable geographic intervals.

43.4.2 The various park and recreation providers on the Peninsula should acquire property for parks, trails, and open space when land becomes available and prior to actual need. SAME AS 40.2 DELETE

Principle 5. All park and recreation providers should strive to provide facilities and services that will serve the recreational needs of the citizens on the Gig Harbor Peninsula. PR 1 / PR 4

Standards

43.5.1 Provide recreation facilities on those lands that have been acquired for park and recreational use. PR 20

43.5.2 The various park and recreation providers on the Peninsula should strive to provide recreational facilities and services at the time of actual need.
43.5.3 The following table provides a list of active recreational facilities for the various park and recreation providers to consider. This list does not attempt to prioritize the various needs. DELETE
### Active Recreational Facilities Inventory and Needs Analysis

Gig Harbor Peninsula Community Plan Area

<table>
<thead>
<tr>
<th>Facility Type (1)</th>
<th>1994 Inventory</th>
<th>Recommended Standard (2)</th>
<th>Number of New Facilities needed by 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Senior Baseball Fields</td>
<td>3</td>
<td>1 : 10,000</td>
<td>2</td>
</tr>
<tr>
<td>Youth Baseball Fields</td>
<td>30</td>
<td>1 : 1,000</td>
<td>22</td>
</tr>
<tr>
<td>Softball Fields</td>
<td>2</td>
<td>1 : 12,000</td>
<td>2</td>
</tr>
<tr>
<td>Soccer Fields</td>
<td>17</td>
<td>1 : 2,000</td>
<td>9</td>
</tr>
<tr>
<td>Football Fields</td>
<td>3</td>
<td>1 : 14,000</td>
<td>1</td>
</tr>
<tr>
<td>Tennis Courts</td>
<td>13</td>
<td>1 : 1,800</td>
<td>16</td>
</tr>
<tr>
<td>Indoor Swimming Pools</td>
<td>2</td>
<td>110 sq. ft. :</td>
<td>2</td>
</tr>
<tr>
<td>Gymnasiuim Space</td>
<td>12.5</td>
<td>1 court per 3,000</td>
<td>5</td>
</tr>
<tr>
<td>Boat Launch Ramps</td>
<td>7</td>
<td>1 : 2,500</td>
<td>14</td>
</tr>
<tr>
<td>Amphitheater</td>
<td>0</td>
<td>1 : 25,000</td>
<td>2</td>
</tr>
</tbody>
</table>

**OUT OF DATE / DELETE**

1. The facility type category includes a variety of public and private recreational facilities that are provided throughout the community. Some of these facilities (such as school district fields) may not be accessible to the general public at various times. **OUT OF DATE / DELETE**

2. The recommended standard is a ratio of the number of facilities needed for the given population. The 2017 population on the Peninsula at a growth rate of 2.38 percent is estimated to be 52,222. **OUT OF DATE / DELETE**

**Objective 44.** Coordination. Facilitate coordination and cooperation between Pierce County, the City of Gig Harbor, the Peninsula School District, the Peninsula Park and Recreation District, the Peninsula Park and Recreation Council, and other interested citizens in providing park and recreational facilities. **PR 17**

**Principle 1.** Pierce County Parks Department should provide the various park and recreation providers technical expertise in site planning and facility needs assessments. **DELETE**

**Principle 2.** Pierce County Parks Department should provide assistance in the preparation of grants for property acquisition, operation, and maintenance. **DELETE**

**Principle 3.** Pierce County Parks Department should work with the Peninsula School District to coordinate a schedule for limited community use of the school district facilities. **DELETE**
Standards

44.3.1 School district facilities may be jointly used for community recreation programs serving all ages and ability levels whenever possible. PR 8 / PR 8.2

44.3.2 School fields should not be over-used by the community to the extent that they become damaged. DELETE

44.3.3 Community groups and recreation organizations should pay user fees to the school district that compensate for the costs associated with maintenance of school district facilities. PR 8.2

Principle 4. Land that is suitable for future park and recreation facilities should be purchased or acquired by the various providers in the most effective method available. Park and recreation providers should implement new and innovative methods of financing land acquisition, facility development, and long-term maintenance and operating costs for all park and recreation facilities. Provide opportunities for community control of local parks. DELETE

Standards

44.4.1 Developments shall be required to provide an acceptable ratio of usable public open space land, park land, or recreation facilities in proportion to the projected impact the development will have upon existing public facilities. ALREADY IN REGULATIONS / DELETE

44.4.1.1 Private open space for use by the residents of a particular development may satisfy the requirements for usable public open space if it can be demonstrated that these facilities will alleviate the projected impact on public facilities. DELETE

44.4.1.2 The County should adopt rules that allow developers to offer a payment in lieu of land dedication when developing subdivisions, with the fees going to the Peninsula Park and Recreation District for community and neighborhood park development, operation and maintenance. Pierce County and the park district should enter into an interlocal agreement that provides the details of this program. DELETE

44.4.2 Where appropriate, develop park facilities that generate funds. Incorporate revenue collection into the design of new parks. PR 7
44.4.3 Charge user fees at sites that provide recreational opportunities at a rate that will support the facilities maintenance and operating costs. PR 7

Sanitary Sewer and Wastewater

Objective 45. Sanitary Sewer and Wastewater. Pierce County does not provide sanitary sewer or wastewater treatment on the Gig Harbor Peninsula. Pierce County shall support the City of Gig Harbor’s efforts to provide sewer service in the Urban Growth Area that accommodates planned urban densities and urban development patterns, consistent with the County-wide Planning Policies.

Principle 1. Pierce County shall advise applicants seeking County building or development permit approval who are also seeking City of Gig Harbor sewer utility services (sewer) to contact the city early in the permit review process for information on city-contracted requirements and utility construction standards.

Principle 2. Sewer interceptors shall extend outside of the Urban Growth Area only in limited circumstances. U 15.7+

Standards

45.2.1 Authorize new sewer service in the rural area that will remedy groundwater contamination or other health problems, as determined by the T.P.C.H.D, by replacing septic systems and community on-site sewage systems. U 15.7+

Principle 3. Sewer service connections from interceptors that exist outside of the Urban Growth Area shall generally not be permitted. U 15.7+

Standards

45.3.1 Allow sewer service connections from existing interceptors in the rural area when the sewer service will remedy groundwater contamination and other health problems, as determined by the local Health Department, by replacing septic systems and community on-site sewage systems. U 15.7+

45.3.2 Prohibit new uses that require urban levels of service, such as sanitary sewers, in the Rural Airport designation. Urban levels of service shall be permitted only in the rural area pursuant to Pierce County Code, Section 19A.40.040.

Principle 4. Pierce County and the City of Gig Harbor should coordinate the phased expansion of sewer interceptors within the Urban Growth Area.
Standards

45.4.1 The City of Gig Harbor should continue to plan for capacity and facilities needed to serve the anticipated growth within its Urban Growth Area.

Principle 5. The availability or potential for availability of sewer treatment plant capacity shall not be used as the sole justification for expansion of the sewer system or development in a manner inconsistent with the County-Wide Planning Policies, the Sewerage General Plan, urban growth boundaries, the applicable municipal land use plan or County Comprehensive Plan. U 15.2

Principle 6. Pierce County shall encourage reliable and cost-effective sewer and wastewater service in the Urban Growth Area. U 15+

Standards

45.6.1 Encourage sewer lines placement in road rights-of-way, powerline rights-of-way, and other existing easements. U 16.5

45.6.2 Promote pre-treatment of industrial wastes. U 16.6

Principle 7. The goal of sewage systems regulations shall be the prevention of all new permanent on-site and community septic systems within the Urban Growth Area. U 15+

Principle 8. Allow interim on-site approved septic systems in the UGA where sewer facilities are not available. U 15.6+

Standards

45.8.1 Permit interim on-site approved septic systems in the Urban Growth Area when sewer is available and City of Gig Harbor does not provide service. U 15.6+

45.8.2 Ensure that projects utilizing interim on-site septic systems are designed to connect with sewer facilities as they become available. The development design shall incorporate sewer facilities to facilitate future hook-up. U 15.6+

45.8.2.1 Require property owners to agree to future Local Improvement Districts or hook-up actions as a condition for receiving interim septic systems in the UGA. U 15.6+
Principle 9. Septic systems along shorelines should be maintained and pumped consistent with the Tacoma-Pierce County Health Department’s operation and maintenance program. U 17.2

Principle 10. Limit the installation of septic systems in areas prone to high surface water and flooding. U 17

Standards

45.10.1 Discourage the installation of septic systems within flood prone areas. U 17.1

45.10.2 Review and approval of septic permits shall be coordinated with the Planning and Land Services Department in order to determine if flood prone areas exist on the subject property. U 17+

45.10.3 Require applicants to illustrate any flood prone areas on septic permit applications. The limits of the flood prone area shall be staked on the property prior to installation of the septic system and/or issuance of building permits. U 17+

45.10.4 Evaluate existing flood regulations during the next substantive update to the County’s Critical Area Regulations to determine if septic systems should be prohibited within flood prone areas. delete
Stormwater

Objective 46. Stormwater. Surface water runoff from land development can cause significant adverse impacts downstream. Stormwater runoff generated by development shall be controlled on site or released in such a manner that negative impacts downstream will not occur. U 31+, 32+, 33+

Principle 1. New development shall be designed in such a manner that surface water runoff will not increase beyond the existing condition. Low impact development techniques and surface water best management practices, such as drywells and infiltration trenches, as prescribed by the Pierce County Stormwater Management and Site Development Manual, achieve this goal. The best available science shall be used when amending implementing regulations. U 31

Standards

46.1.1 Amend development regulations to provide standards that establish near zero change in hydraulic and hydrologic function on a property (i.e., no net increase in the peak flow, runoff volume, or erosion soil leaving a site) after development. Include necessary development improvements such as septic systems and stormwater control measures in any evaluation of future standards. DELETE

46.1.2 Institute changes to stormwater management practices, such as reducing the allowable amount of effective impervious surface, disconnecting stormwater conveyance systems that do not contain pre-treatment facilities from directly discharging into water courses and bodies, and retrofitting BMPs to meet current water quality standards when substantial improvements are proposed on a site. DELETE

46.1.3 Consider low impact development tools for implementation. These include reducing the amount of impervious surfaces on each site, minimizing soil disturbance and erosion, disconnecting constructed drainage courses, and utilizing micro-detention facilities on each lot, where feasible, rather than one facility at the end of a conveyance system. U 38

46.1.4 Revise existing development standards when the standard does not adequately prevent new development from increasing surface water drainage problems or where the standard does not eliminate the possibility of damage from storm events. DELETE

46.1.5 Review existing allowable limits of impervious surface against the best available science to determine the adequacy of these standards. DELETE
46.1.6 Examine existing parking lot standards for ways to reduce the total amount of effective impervious surface. DELETE

46.1.7 Coordinate monitoring and evaluation of projects that utilize LID standards to determine the effectiveness of the established goals. U 38.1

46.1.8 The changes to the stormwater regulations identified in Objective 46 shall be adopted in the next substantive revision to the County’s existing Stormwater Management and Site Development Manual and related regulations. DELETE

Principle 2. Pierce County shall implement programs to reduce impacts associated with stormwater runoff in the plan area. Stormwater should enter stream systems gradually, with lower peak flows. Historic year-round flow levels should be maintained. U 39, 40, 31.5

Standards

46.2.1 Evaluate streams within the plan area for evidence of scouring, erosion, and other evidence of an increase in peak stormwater flows and velocities or a reduction in biological activity.

46.2.1.1 Develop a prioritization list of habitat improvement projects for the plan area.

46.2.2 Require adequately sized stormwater pipe and culvert systems in new developments to handle conveyance of surface water runoff. U33+.

46.2.3 Install stormwater conveyance systems that will not impede or substantially alter the flow of natural water bodies. U 35

46.2.4 Provide assistance to property owners for reducing stormwater flows and implementing best management practices.

46.2.5 Require the evaluation and mitigation of the potential impacts of stormwater runoff on wetland hydropériods when it is determined that a development project will contribute runoff to the wetland.

46.2.6 Prohibit changes to water quality and quantity that could negatively affect a listed species. ENV5+

Principle 3. Integrate stormwater detention and retention facilities into the natural environment. U 41
46.3.1 Recognize that regional facilities can provide aesthetic, recreational, and fish and wildlife habitat in a community park type setting. U 41.1

46.3.1.1 Facilities should be planted with more trees and native, non-invasive vegetation that are suitable for areas designed to retain water. U 44

46.3.1.2 Minimize any fencing around ponds to allow for movement of wildlife through the site. U 47

46.3.1.3 Consider siting new facilities where they would serve to extend identified fish and wildlife habitat areas. U 42

46.3.2 Establish pond depth and slope requirements that serve to reduce potential safety hazards. U 46

46.3.3 Consider underground stormwater retention systems by providing development incentives.

Principle 4. Pierce County shall encourage homeowners associations and other local volunteer groups to “Adopt a Stormwater Pond.” DELETE

Standards

46.4.1 Create an “Adopt a Pond” program and develop plans for those ponds selected for adoption. DELETE

46.4.2 Explore opportunities to utilize these ponds for educational activities whenever possible. DELETE

46.4.3 Encourage groups to improve ponds by providing native vegetation and other enhancements that create quality habitat, provided that these enhancements would not negatively impact the function of the ponds stormwater control. DELETE

46.4.4 Establish volunteer monitoring of these ponds. DELETE

46.4.5 Allow volunteer groups to place informational signs on stormwater pond sites that indicate their stewardship efforts. DELETE

Principle 5. The proposed Surface Water Management program includes several projects within the Gig Harbor Peninsula Plan area. These capital projects involve habitat acquisition. The proposed financing of these capital projects is
from the Surface Water Management Fund (see Table 21 for details).

Principle 6. The following non-capital alternatives discuss strategies, programs, technologies, and other alternatives that do not require capital improvement projects to achieve the standards for Surface Water Management capital facilities level of service within the Gig Harbor Peninsula Community Plan area. DELETE

Standards

46.6.1 Contract with private developers to provide increased capacity to accommodate existing capacity problems/mitigate existing drainage problems.

46.6.2 Acquire flood prone properties and relocate or demolish structures within flood prone areas. ENV 10.5

46.6.3 Raise existing improvements above the 100-year floodplain.

46.6.4 Preclude new construction, grading, and filling within the 100-year floodplain.

46.6.5 Proactively enforce standards for stormwater control on new developments. DELETE

46.6.6 Restrict construction of certain types and sizes during the wet season (October-March).

46.6.7 Lower costs to the Surface Water Management Utility for land acquisition by pursuing shared use of County-owned property for the construction of detention/retention facilities. In some instances, these facilities could be located in the existing County park property and County Transportation Services Division facility property.

46.6.8 Inspect and enforce the maintenance of private stormwater facilities. Require that these private facilities function as they were originally intended.

46.6.9 Consider a requirement of retrofitting private stormwater facilities to bring these stormwater systems up to current standards over time.

46.6.10 Promote coordination between Surface Water Management and Planning and Land Services, by involving Surface Water Management at an early stage in the project planning process and in the comprehensive planning process. DELETE
46.6.11 Acquire, enhance, expand, or create wetlands for use in a wetland banking program. Utilize areas for stormwater disposal in conjunction with wetlands creation.

Principle 7. In compliance with GMA and County CFP 3.3 (PCC 19A.100.030 C.), adequate Surface Water Management facilities must be available no later than occupancy of each new development. DELETE

Domestic Water

Objective 47. Groundwater and Water Supply. The Gig Harbor Peninsula is completely dependent on local groundwater for supply. Groundwater must be managed so that withdrawal rates will not exceed recharge rates in order to preserve the high quality and supply of the Peninsula's groundwater resource. U 20, 26+, ENV5+

Principle 1. Pierce County shall advise applicants seeking County approval who are also seeking City of Gig Harbor utility services (water) to contact the city early in the permit review process for information on city-contracted requirements and utility construction standards. DELETE

Principle 2. Pierce County shall facilitate protection and conservation of groundwater supplies contained within the Gig Harbor Peninsula aquifer. U 24

Standards

47.2.1 Support efforts to establish a water budget for the Gig Harbor Peninsula as well as efforts to identify aquifer recharge areas on the Peninsula through the Kitsap Basin planning (WRIA #15) process. DELETE

47.2.2 Review water system plans to ensure that they are compatible with the Gig Harbor Peninsula Community Land Use Plan. DELETE

47.2.3 Require water system plans prepared by individual public water utilities to demonstrate that water resource management planning has been coordinated with adjacent Group A purveyors. U 21.5

47.2.4 Require water systems to satisfy current regulations prior to expanding service to additional customers.

47.2.5 Explore the feasibility of a regional water supply system.

47.2.5.1 Encourage the regional management of small water systems on the Peninsula.
47.2.5.2 Encourage the physical inter-tying of small water systems whenever possible.

47.2.6 Prohibit new individual wells within the Urban Growth Area. U 26.4

47.2.7 Discourage the proliferation of new individual wells and six-pack water systems in the rural area. U 26.4

47.2.7.1 Prohibit new wells in designated water service areas unless the service provider cannot provide service in a timely and reasonable manner based on a lack of capacity or in the case of a severe financial constraint on the property owner in providing the necessary infrastructure. U 26.4

47.2.7.2 Prohibit the proliferation of small water systems except for cluster developments in rural areas. U30.1

47.2.8 Promote educational programs that provide information to property owners concerning wellhead protection measures.

47.2.9 Monitor and enforce wellhead protection plans. U24.2

47.2.10 Encourage land uses and programs that promote aquifer recharge within the plan area. ENV 5

Principle 3. Pierce County shall promote water conservation measures throughout the plan area. U 28

Standards

47.3.1 Mandate water conservation measures for all land uses.

47.3.2 Encourage water purveyors and homeowners to trace and repair water leaks in existing water systems. DELETE

47.3.3 Meter or measure all water withdrawals or diversions. U 23
Standardize water monitoring on a regional basis.

47.3.4 Encourage the application and implementation of water conserving landscaping plans. U 28

47.3.5 Update Pierce County's building codes and plumbing codes to require water-conserving devices. delete
47.3.6 Promote the development of cost-sharing programs to help people purchase low-flow fixtures (e.g., appliances, faucets, and toilets) for their existing homes.

Principle 4. Pierce County shall work with the T.P.C.H.D to limit new wells and development activities that require water withdrawals in those areas on the Peninsula that have been identified as being at risk for saltwater intrusion. Saltwater intrusion (i.e., chloride levels exceeding 100 mg/L) has been identified through sampling of private wells on Allen Point, Point Evans, Henderson Bay near Kopachuck, Fox Island, Point Fosdick and Horsehead Bay. The most significant saltwater intrusion has occurred in wells bordering Horsehead Bay.

Standards

47.4.1 Prohibit new wells on sites that are at high risk for saltwater intrusion, unless it can be demonstrated through a hydrogeologic assessment that additional groundwater withdrawal will not worsen the problem in the vicinity. U26.5

47.4.2 Promote water conservation measures in the summer months when saltwater intrusion tends to peak as pumping rates are the highest and rainfall (aquifer recharge) is the lowest. U 28.1

Principle 5. Pierce County shall implement adaptive management strategies based upon the information received from groundwater monitoring programs. DELETE

Standards

47.5.1 Support long-term groundwater quantity and quality monitoring programs in areas that provide domestic water supplies. U24+, ENV5+

47.5.2 Pursue funding opportunities to determine the hydrologic budget for the plan area and identify potential trends. DELETE

47.5.3 Utilize monitoring data to determine whether any changes to the Critical Area Regulations "Aquifer Recharge" chapter should be instituted. DELETE

47.5.4 Consider the results of a water availability analysis when making future long range planning decisions within the plan area. DELETE

Principle 6. Planning and Land Services shall work with the Water Programs Division of Public Works and Utilities to identify and protect aquifer recharge areas throughout the Gig Harbor Peninsula through the Kitsap Water Resource
Inventory Plan (addressing water supply and availability) for WRIA #15. Coordinate the planning for WRIA #15 with other planning efforts in Pierce County.

Standards

47.6.1 Utilize the WRIA #15 Plan information in future updates to the community plan.

47.6.2 Coordinate the WRIA #15 Plan with the Gig Harbor Peninsula Basin Plan (addressing surface water management and capital facilities).

47.6.3 Involve the Gig Harbor Peninsula Basin Advisory Committee in the WRIA #15 planning effort.

Principle 7. Pierce County shall encourage programs and implement strategies to improve water quality for domestic water supplies within the Gig Harbor Peninsula Community Plan area. ENV 5+, U 24

Standards

47.7.1 Review existing regulations and County programs to identify potential impacts on water quality and implement improvements to help eliminate non-point source discharges that detrimentally affect water quality. ENV 5+

47.7.2 Improve well construction and abandonment practices. U 24.2

47.7.3 Request the Tacoma Pierce County Health Department to start a program to prevent septic failures through public education and routine septic checks. U 17.2

Solid Waste

Objective 48. Solid Waste. Assure that the community is provided with an environmentally sound, economically responsible means of solid waste management that balances the need for this service with the costs of waste disposal. U18+, 19+

Principle 1. Promote reliable and cost-effective solid waste service that is consistent with the Tacoma-Pierce County Solid Waste Management Plan. U 18

Standards

48.1.1 Reduce the amount of solid waste produced, promote recycling, and provide for the separation of waste prior to incineration or landfilling. U 19
| 48.1.2 | Encourage private industry to provide sufficient disposal capacity for waste collection and processing capacity for recyclables produced in Pierce County. **U 18.2** |
| 48.1.3 | Encourage new technologies for disposal or recycling of solid waste produced in the community plan area. **U 19.4** |
| 48.1.4 | Provide for adequate waste disposal capacity on the Gig Harbor Peninsula considering emergency needs as well as planned regular disposal needs. **U 18.2** |
| 48.1.5 | Ensure that all residents of the Gig Harbor Peninsula have access to refuse disposal and recycling collection services. **U 18.2** |

**Principle 2.** Encourage recycling and a reduction in the volume of solid waste. **U 19**

**Standards**

| 48.2.1 | Explore opportunities to reduce per capita solid waste generation to less than 3.45 pounds per person per day. |
| 48.2.1.1 | Reduce the volume of solid waste by encouraging manufacturers and retailers to reduce packaging waste at the retail level. |

| 48.2.2 | Implement local, state, and national waste reduction measures. |
| 48.2.2.1 | Support local recycling programs and increase participation in the single-family curbside program to 90% and in the yardwaste curbside program to 50%. |
| 48.2.2.2 | Encourage recycling at multi-family residences by providing information to managers of apartment complexes and to developers on how to size recycling bins to meet Code and to provide efficient services. |
| 48.2.2.3 | Promote home composting of yardwaste and foodwaste. **U 19.5** |

| 48.2.3 | Provide educational and public outreach programs that provide information to citizens and the business community for reducing solid waste by providing staff and/or resources for 500 County-wide community events, water pollution presentations, classroom presentations, and hands-on activities. **U 19.7** |
48.2.3.1 Educate the public on how to reduce their solid waste output and how to participate in waste reduction and recycling programs. U 19.7

48.2.3.2 Encourage a sense of personal responsibility among residents of the community in accomplishing waste reduction and recycling goals. U 19.7

48.2.3.3 Provide information to the public that emphasizes actions which citizens can do that result in economic and environmental benefits through recycling. U 19.7

48.2.3.4 Develop a public outreach program for the business community regarding waste reduction and recycling and the availability of public and private sector programs and assistance. U 19.7

48.2.4 Pursue a 60% recycling rate in the community by 2005. DELETE

48.2.5 Provide appropriate levels of collection and recycling opportunities so that the greatest number of citizens can participate and the fullest practical potential for each material can be realized. U 18.2

48.2.5.1 Provide opportunities for recycling at transfer locations for the public and commercial haulers.

48.2.5.2 Expand the number and capacity of drop-off and buy-back recycling facilities.

Principle 3. Protect the environment while providing for solid waste facilities. U 18.1

Standards

48.3.1 Design and locate solid waste disposal facilities with proper consideration for present and future health and environmental impacts, while recognizing the need to provide these facilities within the community. U 18.1

48.3.1.1 Minimize visual and noise impacts of trash and recycling collection points, loading docks, waste facilities, outdoor storage areas, and other service areas through site design, landscaping, and screening. D-7.8

48.3.2 Consider a requirement for mandatory curbside solid waste and recycling collection throughout the Peninsula.
48.3.3 Only those waste processing technologies that are protective of human health and the environment (e.g., no adverse odor impacts to neighboring properties) shall be permitted.

Principle 4. Provide information to the public on methods to dispose of problem waste. Encourage problem waste disposal facilities at the Purdy transfer station and other appropriate public locations which currently lack these facilities. DELETE

Standards

48.4.1 Encourage businesses to accept the return of problem waste (i.e., oil, batteries) from products they sell, for proper disposal.

48.4.2 Provide information in the Waste Reducers Newsletter which is sent to each resident regarding the various authorized locations where the public can dispose of household hazardous waste such as used oil, antifreeze, batteries, etc. DELETE

48.4.3 Encourage the transfer station at Purdy to accept oil, antifreeze and other household hazardous waste or for the County to sponsor regular collection events. DELETE

48.4.4 Provide information regarding the various authorized locations where the public can dispose of problem solid waste such as appliances, tires, tree stumps, etc. on the County’s Solid Waste information 24-hour phone line and website. U 18.2.3

48.4.5 Initiate a public outreach program that targets illegal dumping and improper storage of solid waste and establish a phone line for residents to report problems. U 19.6

48.4.6 Encourage the Pierce County Solid Waste Division to work with the haulers and recyclers to develop additional programs, such as conducting a pilot community recycling day or facilities that facilitate the disposal of hard to handle solid waste such as appliances, tires, used batteries, etc.

48.4.7 Work with the local newspaper to regularly promote the location of and the proper use of the free recycling drop-off sites that are located throughout the community.

Power - Electric and Natural Gas

Objective 49. Power - Electric and Natural Gas. The provision of reliable utility service should be achieved in a manner that will accommodate growth in a way
that balances public concerns over the impacts of utility infrastructure with the consumer's interest in paying a fair and reasonable price for utility products. Utility providers shall consider the community's natural environment and the impacts that utility infrastructure may have on it together with the community's desire that utility projects be aesthetically compatible with surrounding land uses when planning for and constructing utility facilities. U 1.4, 3. 10, 11

Principle 1. Regional electrical facilities should be permitted in the plan area. U 10

Standards

49.1.1 Accommodate electrical transmission facilities within utility corridors that would provide electric service within the community plan area and throughout Pierce County. U 10+

49.1.2 Evaluate electric generation facilities within Employment Centers through the site plan review permitting process. DELETE

Principle 2. Pierce County shall support expansion of electric utility facilities to meet future load requirements and support conservation measures to aid in meeting future growth needs. U 10+, 11+

Standards

49.2.1 Conserve the use of electric energy in public facilities. U 5

49.2.2 Promote energy conservation and encourage the use of alternative energy sources. U 5, 5.1

49.2.3 Encourage the installation of utility lines to connect non-utility owned electric generation sites to the power grid. U 10.2

49.2.4 Encourage building, landscaping, and site design that maximize passive solar gain. D 17.7

49.2.5 Provide appropriate locations for alternative energy sources. U 5.1 / U 11.1

Principle 3. Regional natural gas facilities should be permitted in the plan area. U 12

Standards

49.3.1 Encourage the extension of natural gas distribution lines to and within the community plan area. U 12
49.3.2 Coordinate land use and facility planning to encourage installation of natural gas facilities within rights-of-way that are being dedicated, constructed, or reconstructed. U 12.1

49.3.3 Accommodate the installation of facilities that will adequately provide safe, permanent, long term supply of natural gas to the community. U 12

49.3.4 Accommodate natural gas storage facilities within Employment Centers.

49.3.5 Support the installation of natural gas supply facilities across the Tacoma Narrows to the southern portion of the Gig Harbor Peninsula through the appropriate land use permitting and environmental review process.

Fire Protection

Objective 50. Fire Protection. Fire District Number Five provides emergency services in the community plan area. Pierce County shall support the efforts of Fire District Number Five in responding to the increasing population and demand for services on the Gig Harbor Peninsula.

Principle 1. Pierce County Fire Prevention Bureau (FPB) should continue to provide support services to the fire district. CF 15

Standards

50.1.1 FPB should communicate with the fire district regarding design of new developments and the layout of water system plans. Provide the copies of these plans to the fire district upon approval. CF 16

50.1.2 FPB should review building and development permits for consistency with applicable fire safety regulations. CF 15

50.1.3 FPB should solicit information from the fire district regarding specific development projects (e.g., the appropriate location for fire alarms in a school). CF 15

50.1.4 FPB should provide enforcement of fire codes in the community. DELETE

50.1.5 FPB should conduct fire investigations within the community as necessary. DELETE

Principle 2. Pierce County should encourage the use of volunteers that provide support to the fire district. CF 14.4

Standards
50.2.1 Promote the use of volunteers for emergency services as well as for CPR, first aid, and other public health and safety training. CF 14.4

Principle 3. Pierce County supports the efforts of the fire district in establishing a team that would provide specific rescue operations in cooperation with other county agencies. Special training and equipment is necessary for trench rescue, high angle rescue, water rescue, and confined space rescue services. CF 14.2

Law Enforcement

Objective 51. Law Enforcement. Three separate entities provide police protection and enforcement within the community plan area. The Pierce County Sheriff is primarily responsible for the unincorporated portion of the plan area. The City of Gig Harbor Police Department provides service in the city limits. The Washington State Patrol focuses on SR-16 and SR-302. Although each department has its own primary jurisdictional responsibilities, each department should provide support throughout the community when necessary.

Principle 1. The level of service standard for Sheriff Department buildings is .31 square feet per capita. Currently, 1,272 square feet of space is available at the Peninsula substation resulting in a deficiency of 59,446 square feet. STATEMENT / DELETE

Standards

51.1.1 Evaluate the number of on-duty commissioned officers within the plan area to determine a more accurate level of service. CF 17.1

51.1.2 Consider requiring a level of service, based on the number of on-duty commissioned officers in the community, which would more accurately reflect the true level of service in the community. CF 17.1

Principle 2. Locate a new Sheriff’s station on the Gig Harbor Peninsula. COMPLETED / DELETE

Standards

51.2.1 Locate new law enforcement facilities in the UGA in an area that provides direct access to major arterial roads. CF 19

Public Schools
Objective 52. Public Schools. Peninsula School District Number 401 provides public education facilities in the community plan area. The Peninsula School District should be represented in all land use planning efforts in the community. Student enrollment should not exceed classroom capacity.

Principle 1. Pierce County shall coordinate capital facilities planning with the Peninsula School District. CF 21

Standards

52.1.1 Consider school district facility needs and requirements when making land use decisions. CF 21

52.1.2 Consider the Peninsula School District’s Master Facility Siting Plan and Process when planning for capital facilities within the Urban Growth Area to ensure the availability of necessary urban services. CF 21

52.1.2.1 New schools should be sited in the UGA near the student population that would be served. CF 21.1 LU 76

52.1.3 Facilitate the development of new parks and trails adjacent to existing or planned school sites to facilitate joint use of playground and recreational facilities. PR 17.1

Principle 2. Pierce County Parks Department should work with the Peninsula School District to coordinate a schedule for limited community use of the school district facilities. PR 8+

Standards

52.2.1 School district facilities should be jointly used for community recreation programs serving all ages and ability levels whenever possible. PR 8+

52.2.2 Community groups and recreation organizations should pay user fees to the School district that compensate for the costs associated with maintenance of School district facilities. SAME AS 44.3.3

52.2.3 School fields should not be over-used by the community to the extent that they become damaged. SAME AS 44.3.2

Principle 3. Pierce County shall require that impact fees for schools are adequate to mitigate the impacts to the facilities that are generated by new residential growth within the community plan area. CF 21.2

Standards
52.3.1 Pierce County should coordinate with the Peninsula School District on an annual basis to determine if the current impact fee payments are effective. The district should provide the County Council with an accounting of how the fees are being utilized. CF 21.2

Library Services

Objective 53. Library Services. The plan area is served by the Pierce County Library System. The 15,214 square foot Peninsula library is classified as a regional branch library. This service should continue to be provided in the community and the level of service should keep up with population growth.

Principle 1. The Pierce County Capital Facilities Plan identifies a level of service standard for library space of .47 square feet per capita. This level of service creates a surplus of 879 square feet. CF 22

Principle 2. Any additional library facilities should be located within the UGA in a location that is convenient to people using them. CF 23
Graham
Matrix
LAND USE ELEMENT POLICIES

GENERAL

Intent: To reduce property taxes on parcels that are being taxed commercial but where zoning does not allow for commercial uses. Delete

Objective 1. Reconcile property taxation with a property’s current zoning, as well as the current use, which dictates the types and intensity/density of allowable uses. Delete

Principle 1. Change the tax classification of properties that are being taxed as commercial but do not have a zone that allows for commercial uses. Delete

NATURAL RESOURCE USES

Intent: Promote natural resource uses within the plan area in a manner that is sensitive to surrounding uses and the natural environment. LU-78.6

General

Objective 2. Provide notification to residents of resource uses. ENV-1.7

Principle 1. Require plat and title notification for new developments surrounding resource uses (surface mining, agricultural, forestry). LU-78.6, ENV-1.7

Standards

2.1.1 Plat and title notification should alert potential buyers that property is located next to an existing or potential resource use. This could be accomplished using a Property Adjacent to Resource Use (PAR) boundary. ENV-1.7

2.1.2 Title notification should be recorded with Auditor each time the property is sold. ENV-1.7

Principle 2. Increase the distance for property notification for proposed new resource uses based on the proposed use/activity and associated level of impact (e.g., noise, smell, traffic, etc.). Delete-process

Mining

Objective 3. Restrict new mining activities within the plan area until the County provides adequate mapping and standards for Mineral Resource Overlay (MRO) areas. Delete

Principle 1. Identify potential sites for mining activities (surface and subsurface) with a MRO.LU-90.1
Standards

3.1.1 Map sites that contain gravelly soils that may be suitable for surface mining activity. LU-90.1

3.1.2 Map sites that may contain deposits of coal, ores, or other minerals that may require subsurface mining actions. LU-90.1

3.1.3 Evaluate sites that have mining claims or where mineral rights are owned by commercial enterprises for inclusion in the MRO. LU-90.1

Principle 2. Develop MRO standards. LU-90.4

Principle 3. Allow new mining activities only after the County completes the MRO mapping process on a Countywide basis and develops MRO standards. Prohibit mining activities in all designations until this process is completed. Delete

Principle 4. Control the expansion of existing surface mining activities beyond that which is already allowed through Washington State Department of Natural Resource (WDNR) issued permits. LU-90.3

Agriculture and Aquaculture

Objective 4. Promote agriculture activities throughout the rural portions of the plan area.

Principle 1. Create a new Rural Residential - Rural Farm (RF) designation to recognize agricultural properties that are not designated Agricultural Resource Land (ARL). LU-62

Standards

4.1.1 The Rural Farm should include all parcels that are currently enrolled in the Current Use Assessment Program - Productive Farm and Agricultural Land category and parcels where property owners request designation as Rural Farm. LU-62.1.3+

4.1.2 Parcels included in the Rural Farm should be a minimum of five acres in size.

4.1.3 Parcels that are located within a Rural Center or volcanic hazard area; within the Reserve 5, Agricultural Resource Land, or Designated Forest Land designation; or within a Mineral Resource Overlay should not be designated Rural Farm.
4.1.4 Establish a process for designation and redesignation of Rural Farm LU-62.1, 62.5

4.1.5 Residential density in the Rural Farm shall be one dwelling unit per 10 acres. LU Table 2-I

4.1.6 New parcels created within the Rural Farm should be a minimum of ten acres in size.

4.1.7 The County Council should consider redesignating properties in areas outside the Graham Community Plan area boundaries to Rural Farm. LU-62.1

4.1.8 Extend agricultural related protections such as title and plat notification and right to farm provisions to parcels in the Rural Farm. LU-62.3

4.1.9 Encourage agricultural related uses and discourage uses incompatible with agricultural activities in the Rural Farm. LU-62.4

Principle 2. Locate agricultural supply and product sales uses in designations/zones that are appropriate for the level, type, and intensity of the proposed use.

Standards

4.2.1 Limit agricultural supply sales of large scale or heavy equipment products, such as combines and tractors to urban commercial and industrial areas.

4.2.2 Allow agricultural supply sales involving feed and grain stores in commercial areas and of limited size and scope in rural centers through a special review process.

4.2.2.1 The intensity and design of structures should reflect a rural character. LU-60

4.2.2.2 Outside storage and display of products should be controlled and when necessary fenced to provide adequate screening.

4.2.2.3 Structures in RAC zones should be of a scale not exceeding the rural center character.

4.2.2.4 Structures in RNC and R10 zones should be very small scale.

4.2.3 Allow agricultural sales involving agricultural products such as produce, dairy products, flowers, etc. and handcrafted items in commercial areas such as MUD, RAC, and RNC zones.
4.2.3.1 The intensity and design of structures should reflect a rural character. LU-60

4.2.3.2 Outside storage and display of products should be controlled and when necessary fenced to provide adequate screening.

4.2.4 Some smaller scale agricultural sales involving agricultural products such as produce, dairy products, flowers, etc., that are limited in size and products may be permitted in rural residential and agricultural areas.

4.2.4.1 The intensity and design of structures that are used to sell produce and plants should be in an open air farmer’s market format or incorporated into a barn-like structure that maintains a rural character.

4.2.4.2 Structures for produce and plant sales should be small in size and outside storage and sales should be limited in scope and when necessary properly screened.

4.2.4.3 Agricultural products should be grown or produced on site or produced locally but some small amount of other accessory retail sales may occur (e.g., value added products, products sold on consignment, handcrafted items, related wholesale sales).

Principle 3. Promote agricultural services within rural, agricultural, commercial, and industrial areas. LU-77.2

Principle 4. Locate commercial animal production, boarding, and slaughtering uses in rural and agricultural areas. LU-77.2, LU-60.4.5

Principle 5. Support the raising of crops in rural and agricultural areas. Crop processing facilities should be located in commercial, industrial, and agricultural areas. Limited processing activities may occur in rural areas. LU-60.4.6+

Principle 6. Apply a special review process to fish processing, hatcheries and aquaculture uses in sensitive areas.

Principle 7. Allow animal boarding for personal use. The number of animals should be based on the amount of land available to support the species.

Forestry Objective 5. Recognize forestry uses as a historic land use within the plan area and a desirable use to promote the rural character.
Principle 1. Maintain the current Forest Land (FL) designation boundaries. **LU-88**

Principle 2. Conduct commercial harvesting of forest products in rural residential and natural resource land areas.

Principle 3. Retain the rural character by allowing Christmas tree farms in urban single-family, rural residential, and natural resource land areas.

Standards

5.3.1 Limit the size of Christmas tree farms to no greater than five acres in SF.

Principle 4. Locate forestry use types that involve the manufacturing of lumber and basic wood materials, etc., in CE zones and through special review in FL zones.

Standards

5.4.1 Recognize historically authorized forestry based industries such as Rainier Veneer and Viking Cabinets that were legally created and are now nonconforming uses and allow these uses to remain and continue operations in a nonconforming status.

**INDUSTRIAL**

Intent: Accommodate low intensity industrial uses within the plan area in locations where the mixture of uses can be internally compatible as well as adequately separated from surrounding non-industrial uses. Access to these uses should be available from a State Route Highway or, when appropriate, a railroad line or airport. Uses should be of a type and scale that is consistent with a rural character.

Objective 6. Provide for low intensity industrial uses within commercial and industrial designations.

Principle 1. Establish a Community Employment Center (CE) zone to provide for low intensity industrial uses. **LU-51**

Standards

6.1.1 Rezone the existing Employment Center (EC) located along Mountain Highway south of 224th St. E. to CE. **Delete**

6.1.2 The CE zone should provide for a level of low intensity industrial uses and activities that reflect the rural character and should also provide adequate separation, buffering, and screening from non-industrial uses.
6.1.3 The CE zone should allow some very limited commercial services that provide for employee and employer needs. **LU-54.6**

6.1.4 Residential uses shall be prohibited within CE.

**Principle 2.** Limit basic manufacturing uses to forest based industries, which are classified under the Resource Use – Forestry category, within the plan area. All other basic manufacturing uses within the plan area should be prohibited, as they exceed an intensity level that is desirable for the rural character.

**Principle 3.** Locate contractor yards in urban commercial and industrial designations and in the Rural 10 land use designation.

**Standards**

6.3.1 Design standards and guidelines and zoning standards should be adopted for contractor yards that address adequate screening and buffering requirements that enhance the aesthetic appeal of these types of uses.

**Principle 4.** Allow small-scale food processing and packaging facilities in urban commercial and industrial zones and in RAC zones subject to special review. Small-scale breweries (micro-brewhs and brew pubs) and wineries should be allowed as an accessory use for a restaurant.

**Principle 5.** Provide for industrial services and repair facilities in urban commercial and industrial designations.

**Standards**

6.5.1 Allow uses involving the repair of medium and large sized product with all repair conducted inside a building in CE. **Delete (in zoning tables/LUAC recommendation)**

6.5.2 Allow industrial services related to bio-tech or high tech research in CE and MUD. **Delete (in zoning tables/LUAC recommendation)**

6.5.3 Allow aircraft and maintenance services in MUD through special review with all storage, repair, and maintenance activities conducted inside a building as both MUD areas are located near airports (Thun Field and Spanaway Airfield). **Delete (in zoning tables/LUAC recommendation)**

**Principle 6.** Provide intermediate manufacturing and intermediate/final assembly in urban commercial and industrial designations. **Delete (in zoning tables/LUAC recommendation)**
Principle 7. Allow motion picture, television, and radio production studios in urban commercial and industrial designations and through special review in RAC zones. Delete (in zoning tables/LUAC recommendation)

Principle 8. Prohibit off-site hazard waste treatment and storage facilities in the plan area. Delete (in zoning tables/LUAC recommendation)

Principle 9. Allow printing, publishing, and related industries in urban commercial and industrial designations, and in the RAC zone, through special review. Delete (in zoning tables/LUAC recommendation)

Principle 10. Prohibit recycling processing in the plan area. Delete (in zoning tables/LUAC recommendation)

Principle 11. Allow salvage yards and vehicle storage in the CE zone. Delete (in zoning tables/LUAC recommendation)

Principle 12. Allow warehousing, distribution, and freight movement related to manufactured or processed products on a lot or combination of lots not exceeding two acres in size in urban commercial and industrial designations. Delete (in zoning tables/LUAC recommendation)

Principle 13. At the next plan update cycle, explore the need to establish additional lands for low intensity industrial uses that may be adjacent to railroad lines. Delete (LUAC recommendation)

COMMERCIAL (RETAIL, OFFICE, AND BUSINESS)

Intent: Commercial uses should provide a range of necessary businesses to the surrounding community. Commercial uses should be concentrated in urban centers (CE and MUD) and rural centers (RAC and RNC) with recreational opportunities allowed in rural residential and forest areas.

Objective 7. Provide adequate space within the plan area for commercial uses and locate commercial uses primarily within urban centers or rural centers at a scale that is compatible with the surrounding uses.

Principle 1. Designate and configure commercial areas based on consideration of the percentage of vacant and redevelopable land, existing developed uses, constrained land, distance to other urban or commercial areas, compatibility with surrounding uses, and projected population growth. In addition, apply GMA criteria for limited areas of more intensive rural development (LAMIRD) in evaluating rural centers and adjust rural center boundaries as follows:
Standards

7.1.1 The Elk Plain Mixed Use District (east of SR-7 and 224th St. E.) shall remain as it currently exists.

7.1.2 The Meridian Mixed Use District (SR-161 north of 200th St. E.) shall be modified to redesignate the properties that are either currently developed with residential uses or are not adjacent to Meridian to Moderate High Density Residential (MHR).

7.1.3 The Graham Rural Activity Center located at 224th St. E. and SR-161 shall be modified to remove Frontier Park, properties owned by the school district, and the residential subdivision located in the northeast portion of the RAC. These parcels shall be redesignated to Rural 10. In addition, this RAC shall be modified to remove properties that are outside of the logical outer boundaries of the rural commercial area based on those commercial uses that were established in July 1990.

7.1.4 The Rural Neighborhood Center located at 208th St. E. and 54th Avenue E. shall be redesignated to Rural 10.

7.1.5 The Rural Neighborhood Center located at SR-7 and 260th St. E. shall be revised to remove the two vacant parcels north of 260th St. E. These two parcels shall be redesignated to Rural 10.

7.1.6 The Rural Neighborhood Center located at SR-7 and SR-702/352nd St. E. shall be redesignated to Rural 10.

7.1.7 Benston RAC (SR-161 and 304th St. E.) and the remaining Rural Neighborhood Centers at Johnson’s Corner (SR-7 and 304th St. E.) and Kapowsin (Orting-Kapowsin Hwy & Kapowsin Hwy E.) shall be retained in their current locations.

Principle 2. Concentrate administrative and professional offices in the urban and rural centers and allow for some small-scale offices in MHR zones. Delete (in zoning tables/LUAC recommendation)

Principle 3. Allow education services in commercial and industrial designations. Delete (in zoning tables/LUAC recommendation)

Principle 4. Cluster commercial amusement and recreation facilities in urban and rural centers. Delete (in zoning tables/LUAC recommendation)

Principle 5. Prohibit billboards within the plan area. Delete (in zoning tables/LUAC recommendation)
Principle 6. Locate building material and garden supply businesses in the urban and rural centers. Delete (in zoning tables/LUAC recommendation)

Principle 7. Allow bulk fuel dealers in urban commercial and industrial designations.

Principle 8. Locate business services in areas to serve other commercial and industrial businesses. Delete (in zoning tables/LUAC recommendation)

Principle 9. Allow commercial centers up to 80,000 square feet total floor area in MUD and RAC when all stores are contained in one structure. Delete (in zoning tables/LUAC recommendation)

Principle 10. Allow eating and drinking establishments in urban commercial and industrial designations except fast food restaurants with drive through facilities are not allowed in RNC zone. Delete (in zoning tables/LUAC recommendation)

Principle 11. Locate food stores in urban and rural centers. Delete (in zoning tables/LUAC recommendation)

Principle 12. Provide higher intensity lodging facilities in urban and rural centers and recreational camping opportunities in rural and forest land areas. Delete (in zoning tables/LUAC recommendation)

Principle 13. Prohibit mobile, manufactured, and modular home sales within the plan area. Delete (in zoning tables/LUAC recommendation)

Principle 14. Provide a range of motor vehicle sales, rental, repair, and services within the urban and rural centers. Delete (in zoning tables/LUAC recommendation)

Principle 15. Allow all personal services in commercial and industrial designations. Delete (in zoning tables/LUAC recommendation)

Principle 16. Consider potential impacts when locating new pet sales and service businesses in commercial and industrial designations and provide a special review process for uses that involve accessory outdoor facilities. Delete (in zoning tables/LUAC recommendation)

Principle 17. Locate rental and repair services in urban centers and Rural Activity Centers and provide a special review process for uses that involve outdoor storage. Delete (in zoning tables/LUAC recommendation)

Principle 18. Allow sales of general merchandise up to 80,000 square feet of total floor area in MUD; up to 30,000 total floor area in RAC; up to 5,000 square feet
total floor area in CE and RNC; and prohibit in all other designations. Delete (in zoning tables/LUAC recommendation)

Principle 19. Allow storage facilities in commercial and industrial designations. Delete (in zoning tables/LUAC recommendation)

Principle 20. Allow wholesale trade in urban commercial and industrial designations and rural activity centers. Delete (in zoning tables/LUAC recommendation)

RESIDENTIAL

Intent: Residential areas should provide a range of uses from urban levels of density to lower rural residential densities. The scale of density should provide a step-down transition from the higher densities in the South Hill Community Plan area and reflect a rural feel. Lower rural residential density should be applied in volcanic hazard areas and environmentally sensitive areas.

Residential Areas and Uses

Objective 8. Establish rural residential land use designations and accompanying land uses that preserve a low density rural land use pattern, evoke a rural character, protect environmentally sensitive features within the plan area, and provide an increased level of protection for volcanic hazard areas. Urban residential land use designations should provide a transition between higher residential urban densities found in the South Hill Community Plan area and the rural residential land uses found in the greater portion of the plan area.

Principle 1. Apply a Rural Sensitive Resource (RSR) designation to open space corridors within rural residential designations to reduce impacts associated with development.

Standards

8.1.1 Establish a RSR zone on rural residential properties located within the open space corridor that contain at least 50% of designated open space corridor area.

8.1.1.1 At a minimum, the RSR zone should extend 500 feet in all directions from any wetland, stream, or surface water utilized for open space corridor designation.

8.1.1.2 Delineate the RSR zone using parcel boundaries.

8.1.1.3 Small lots that are located within previously platted lands should be excluded from the RSR unless they are contained
within the main portion of the open space corridor (i.e. connectivity should be maintained).

8.1.4 Monitor and adjust, as needed over time, those lands given the RSR zoning designation. Lands may be added or removed from this zoning designation as information regarding the environmental carrying capacity of the land and the sensitivity of the environment changes over time.

8.1.2 Low density single-family housing densities shall be allowed to occur in RSR zones.

8.1.2.1 The base residential density shall be limited to one dwelling unit per 10 acres.

8.1.2.2 Density bonus provisions shall be provided within RSR at two dwelling units per 10 acres when 50% of the property is set aside as permanent open space.

8.1.2.3 Ten-acre lot sizes are preferred.

8.1.3 Limit land uses within the Rural Sensitive Resource designation to low density residential uses and natural resource uses and consider uses that minimize impacts in the RSR zone.

8.1.3.1 Land uses within the RSR designation shall be limited to single-family residential, agriculture, forestry, selected civic uses such as organizational camps and public nonmotorized recreational facilities. Commercial and industrial development shall not be allowed.

8.1.3.2 Require a special review process to elicit greater public involvement in the issuance of permits for certain land uses within RSR. Prohibit uses that may have potential impacts to the surrounding environmental systems within RSR.

8.1.3.3 Uses that create minimum impacts to the integrity of the open space corridor such as pervious trails are encouraged.

8.1.3.4 Uses that do not involve significant buildings or impervious surfaces such as farming and forestry are encouraged.

Principle 3. Provide incentives to consolidate parcels to be consistent with rural densities.
Standards

8.3.1 Work with the Pierce County Assessor/Treasurer’s Office to provide a tax reduction to parcels that have been combined to meet current density requirements. Delete (LUAC recommendation)

8.3.2 Explore the opportunity to waive or reduce Planning and Land Services Department fees for lot combination applications. Delete (LUAC recommendation)

8.3.3 Investigate streamlining the lot combination and lot boundary line adjustment application processes.

8.3.4 Develop a transfer of development rights (TDR) program as a mechanism to compensate property owners for giving up potential development to meet current density requirements. LU-124

Principle 4. Rezone Moderate Density Single Family (MSF) to Single Family (SF). Delete (in zoning tables/LUAC recommendation)

Standards

8.4.1 Design standards should be applied within the SF zone. Delete (in zoning tables/LUAC recommendation)

8.4.2 Residential density within the SF zone shall be four dwelling units per acre. Delete (in zoning tables/LUAC recommendation) LU Table 2-G

8.4.3 Provide generous lot sizes in the SF zone. Delete (in zoning tables/LUAC recommendation)

8.4.4 Provide adequate separation between single-family structures to allow emergency access. Delete (in zoning tables/LUAC recommendation)

Principle 5. Create a Moderate High Density Residential (MHR) zone to allow for higher density residential development within the urban growth area and to recognize existing higher density residential patterns.

Standards

8.5.1 Redesignate the areas within the Mixed Use District that are planned to be developed or are already developed as residential uses to MHR. Delete (in zoning tables/LUAC recommendation)

8.5.2 Allow a range of residential use types in the MHR. LU-34.7, 34.7.1
8.5.3 The base residential density within MHR shall be 10 dwelling units per acre with a maximum density of 15 dwelling units per acre and minimum density of four dwelling units per acre. Delete (in zoning tables/LUAC recommendation)

8.5.4 Building height within MHR shall be 45 feet with an exception of up to 60 feet in height when underground parking for the structure is provided. Delete (in zoning tables/LUAC recommendation)

8.5.5 There shall be no side yard setbacks in MHR when structures are attached but when structures are separated then a minimum 10-foot separation distance between structures is required to allow emergency access. Delete (in zoning tables/LUAC recommendation)

Principle 6. Allow mixed multi-family residential and commercial development in MUD. LU-45 and 46 all

Standards

8.6.1 Multi-family residential development in MUD shall have commercial on main level with residential above. Delete (in zoning tables/LUAC recommendation)

8.6.2 The base residential density within MUD shall be 10 dwelling units per acre with a maximum density of 15 dwelling units per acre and minimum density of four dwelling units per acre. Delete (in zoning tables/LUAC recommendation)

8.6.3 There shall be no side yard setbacks in MUD when structures are attached but when structures are separated then a minimum 10-foot separation distance between structures is required to allow emergency access. Delete (in zoning tables/LUAC recommendation)

Principle 7. Utilize the Rural 20 (R20) designation to provide for lower residential densities and intensities of uses within volcanic hazard areas.

Standards

8.7.1 Redesignate all R10 parcels with 50% or more of the land area located within a volcanic hazard area to R20 and redesignate all R20 parcels with 50% of land area located outside a volcanic hazard area to R10, RF, or RSR as defined through other policies. Delete (in zoning tables/LUAC recommendation)

8.7.2 Prohibit Master Planned Resorts within R20.
8.7.3 Allow low density residential development, such as single-wide mobile homes and single-family detached housing, at a density of one dwelling unit per 20 acres. Delete (in zoning tables/LUAC recommendation)

8.7.4 Prohibit civic uses that would result in large congregations of people or put special populations, such as nursing home residents or children, at risk. Delete (in zoning tables/LUAC recommendation)

Principle 8. Locate nursing home facilities in high density urban residential areas and in Rural Centers. Delete (in zoning tables/LUAC recommendation)

Principle 9. Locate senior housing in urban residential areas. Delete (in zoning tables/LUAC recommendation)

Principle 10. Allow two-family in the MHR zone. Delete (in zoning tables/LUAC recommendation)

Principle 11. Provide for single-family detached housing throughout the residential areas of the plan area and within resource lands. Delete (in zoning tables/LUAC recommendation)

Principle 12. Allow fraternity and sorority housing in conjunction with college and university facilities in urban residential areas. Delete (in zoning tables/LUAC recommendation)

Principle 13. Continue to allow single-wide mobile homes in rural residential and agricultural lands. Delete (in zoning tables/LUAC recommendation)

Principle 14. Provide minimum lot sizes, lot widths, setbacks and maximum height requirements in the rural residential zones. Delete (in zoning tables/LUAC recommendation)

Standards

8.14.1 Provide an exception to the setback requirements based upon smaller lot sizes and to avoid critical areas. In these cases, allow administrative reductions. Delete (in zoning tables/LUAC recommendation)

8.14.2 Minimum lot sizes in rural residential areas may be reduced to avoid critical areas or accommodate critical area tracts, but shall be no less than one acre in size. Delete (in zoning tables/LUAC recommendation)

Home Occupations and Cottage Industries

Objective 9. Allow certain types of home occupations and cottage industries within the plan area that are compatible with the underlying urban or rural land use designation. LU-99
Principle 1. Separate cottage industry requirements into urban and rural categories with different standards for each (i.e., less intensive requirements for rural areas that are more compatible with rural character). LU-99.4

Principle 2. Establish relocation requirements for cottage industry businesses that grow beyond the limits of the underlying residential designation. At such time the business should be relocated to an appropriate commercial or industrial zone (i.e., CE, MUD, RAC, RNC). LU-99.7

CIVIC USES

Intent: Civic uses provide necessary religious, cultural, and governmental functions. These uses should be located to conveniently serve the citizens of the plan area while maintaining a scale that is appropriate with adjacent uses and the rural character.

Objective 10. Promote necessary civic uses within the plan area that are compatible with the designated and surrounding uses and natural environment.

Principle 1. Allow administrative government services in urban commercial and industrial designations and rural activity centers.

Principle 2. Provide for day-care centers in close proximity to residential areas at a scale that is appropriate for the surrounding area while protecting children from incompatible uses and volcanic hazard areas.

Principle 3. Locate community and cultural services in commercial centers and districts, organizational camps in Rural Sensitive Resource areas and small scale services in residential areas.

Principle 4. Provide for educational facilities in close proximity to residential areas at a scale that is appropriate for the surrounding area while protecting children from incompatible uses and volcanic hazard areas.

Principle 5. Allow health services in MUD and RAC. Delete (in zoning tables/LUAC recommendation)

Principle 6. Locate postal service facilities in commercial and industrial areas. Delete (in zoning tables/LUAC recommendation)

Principle 7. Promote parks and recreation uses throughout the plan area. Delete (in zoning tables/LUAC recommendation)

Principle 8. Provide religious assemblies in urban and rural residential designations at a scale that is compatible with the surrounding uses while protecting large
congregations of people from incompatible uses and volcanic hazard areas. Delete (in zoning tables/LUAC recommendation)

Principle 9. Locate public safety services, such as police and fire stations, throughout the plan area and animal control services in urban commercial and industrial designations. Delete (in zoning tables/LUAC recommendation)

Principle 10. Provide transportation facilities that promote transit services and railroad stations. Delete (in zoning tables/LUAC recommendation)

Principle 11. Allow organizational camps through a conditional use permit process in the Rural Sensitive Resource zone as they are compatible with the Rural Environment. Delete (in zoning tables/LUAC recommendation)

UTILITY USES

Intent: Utility uses provide facilities to serve the residents of the plan area. While it is important to provide these necessary facilities, they should be located and sited in a manner that minimizes any potential impacts to surrounding uses.

Objective 11. Provide necessary utility uses within the plan area that are compatible with the designated and surrounding uses. U-1, 1.4

Principle 1. Allow electrical transmission lines throughout the plan area. U-1, 10

Principle 2. Evaluate electric generation facilities through the conditional use or public facility permit process. Delete (in zoning tables/LUAC recommendation)

Principle 3. Provide for a range of natural gas facilities in the plan area. U-12

Principle 4. Promote smaller-scale, organic waste processing facilities in rural residential and agricultural areas. Delete (in zoning tables/LUAC recommendation)

Standards

11.4.1 Allow soil treatment facilities and composting facilities designed to handle more than 40 cubic yards through a conditional use permit in R10, R20, ARL, and RF and prohibit in all other designations. Delete (in zoning tables/LUAC recommendation)

11.4.2 Prohibit municipal solid waste composting facilities in all designations. Delete (in zoning tables/LUAC recommendation)

Principle 5. Allow transmission pipelines throughout the plan area. Delete (in zoning tables/LUAC recommendation)
Principle 6. Provide adequate sewage collection facilities in urban designations. Delete (in zoning tables/LUAC recommendation)

Principle 7. Accommodate for telecommunication towers and wireless facilities throughout the plan area while ensuring larger-scale facilities undergo special review. Delete (in zoning tables/LUAC recommendation)

Principle 8. Prohibit new waste disposal facilities in all designations. Delete (in zoning tables/LUAC recommendation)

Principle 8A. The Conditional Use Permit CP8-89, 304th and Meridian Street Landfill (LRI)/AE9-95/AE10-95, is hereby incorporated by reference in the Community Plan. Delete (in zoning tables/LUAC recommendation)

Principle 9. Locate recycling collection sites and drop-box stations throughout the community plan area as accessory to certain principle uses. Delete (in zoning tables/LUAC recommendation)

Standards

11.9.1 Allow recycling collection sites in CE, MUD, RAC, and RNC; through a conditional use permit in SF and MHR; and prohibit in all other designations. Delete (in zoning tables/LUAC recommendation)

11.9.2 Allow drop-box transfer stations through a conditional use permit in CE, MUD, RAC, and RNC and prohibit in all other designations. Delete (in zoning tables/LUAC recommendation)

11.9.3 Prohibit all other types of waste transfer facilities in the plan area. Delete (in zoning tables/LUAC recommendation)

Principle 10. Provide water supply facilities throughout the plan area while ensuring larger-scale facilities undergo special review. Delete (in zoning tables/LUAC recommendation)

Principle 11. Locate small-scale utility and public maintenance facilities throughout the plan area and provide for special review for larger-scale facilities. Delete (in zoning tables/LUAC recommendation)

ZONING OVERLAYS

Intent: Develop special overlay standards to protect the environmentally sensitive areas or other special interest areas from incompatible uses.
**Airport Overlays**

**Objective 12.** Utilize airport overlays within the plan area to protect the public’s health, safety, and welfare and to address incompatible uses with airport operations. LU-95.2

**Principle 1.** Apply Airport Overlay regulations to the portion of the plan area affected by the Thun Field Area of Influence map. LU-95.2

**Principle 2.** Establish an Airport Overlay – Small Airport designation in the vicinity of Shady Acres Airport. LU-96

**Standards**

12.2.1 Apply Airport Overlay – Small Airport regulations to the portion of the plan area identified as Airport Overlay – Small Airport in the vicinity of Shady Acres Airport. LU-96

**Open Space Corridor Overlay**

**Objective 13.** Adjust the open space map to reflect sensitive environmental features and promote open space protection measures within these open space corridors.

**Principle 1.** Apply environmentally sensitive design techniques within open space corridors and RSR zone.

**Standards**

13.1.1 Low impact development standards as outlined in the Pierce County Site Development and Stormwater Management Manual shall be applied within open space corridors and RSR zone to address best management practices such as site development (clearing, grading, and tree removal), maximum impervious surface coverage, and minimum vegetation retention.

**Principle 2.** Require open space in new residential development.

**Principle 3.** Limit allowable uses within open space areas to minimize impacts and enhance passive recreational experiences. The following uses should be allowed within designated open space areas and are listed in order of priority:

a. Preservation of natural vegetation including fish and wildlife habitat.

b. Critical areas protection including steep slopes and aquifer recharge areas.

c. Buffers between incompatible land uses.

d. Passive recreation (pervious and impervious trails).
e. Active recreation.
f. On-site utilities (drainfields, stormwater retention facilities).
g. Pedestrian, equestrian, and bicycle trails.

Principle 4. Reduce the amount of density or intensity allowed within a proposed development for lack of permanently designated usable open space.

Principle 5. Pedestrian, equestrian and bicycle trails shall be permitted uses within designated open space tracts.

Principle 6. Utilize the Comprehensive Plan Open Space/Greenbelt map as the basis for establishing open space overlay corridors within the plan area.

Principle 7. Amend the County’s current, officially adopted Open Space/Greenbelt Map to better reflect on-the-ground physical conditions and community characteristics and values as follows: Delete – map was updated

Standards

13.7.1 Expand the open space corridors to include the following areas as noted on the revised Open Space Corridors Map: Delete – map was updated
#1. Old growth trees, oaks and wetlands, wildlife habitat.
#2. Woods, headwaters of N. Fork Muck Creek.
#3. Woods, wetlands, priority habitat, headwaters of North Fork Muck Creek, key recharge area for groundwater.
#4. Remnant oak/prairie areas.
#5. Woods, wetlands that feed into South Creek and visual aesthetics on SR-7 (Mountain Highway).
#6. Priority habitat and wetlands.
#7. Wetlands next to South Creek.
#8. Wetlands South Creek.
#9. Category II mapped wetland.
#10. Woodland, elk, other wildlife.
#11. Wetland, elk.
#12. Category II mapped wetland next to existing open space, serves to connect open space corridor.

13.7.2 Revise the current, officially adopted Open Space/Greenbelt map with the Proposed Open Space Corridors map (see Proposed Open Space Corridors map). Delete – map was updated

Principle 8. Open space corridors should be used to connect wetlands and areas with hydric soils that serve to recharge streams and groundwater.
Essential Public Facility – Solid Waste Facility Overlay

Objective 14. Recognize existing solid waste operations within the plan area through application of an Essential Public Facility – Solid Waste Facility Overlay (EPF-SWFO). EPF-3.3

Principle 1. Apply an Essential Public Facility - Solid Waste Facility Overlay (EPF-SWFO) to the solid waste disposal facility located at 304th Street East and east of SR-161 as authorized through Conditional Use Permit CP8-89/AE9-95/AE10-95. EPF-3.3

Principle 2. Recognize existing and authorized solid waste disposal uses within the EPF-SWFO. EPF-3.3
COMMUNITY CHARACTER AND DESIGN POLICIES

HISTORIC AND CULTURAL RESOURCES

Intent: Recognize and preserve existing places and structures of historic and cultural significance within the plan area, thereby strengthening the area’s character and sense of place.

Objective 14. Preserve and enhance existing historical and cultural resources, maintaining the rural identity of the plan area. CR-1

Principle 1. Protect the historic rural feel of the plan area. CR-1

Standards

14.1.1 Recognize the unique characteristics of individual communities within the plan area.

14.1.2 Retain existing distinctive and historic rustic structures such as farm buildings and log cabins.

14.1.3 Encourage a diverse mix of rural architecture that currently characterizes the plan area.

14.1.4 Discourage themed communities in the plan area.

14.1.5 Promote the history of the plan area through special events and maintaining unique structures.

14.1.6 Acknowledge the history of the community within proposed designs.

14.1.7 Devise ways to encourage reusing old structures. CR-6, 6.1

14.1.8 Protect sacred sites to preserve people’s cultural roots and connections to the past. CR-1

14.1.9 Encourage school districts to consider school names that reflect the history of the surrounding area.

Principle 2. Designate sites, buildings, places, or nodes that the community values and considers unique to the community or are significant and worthy of preservation or protection through the community planning process. CR-1, 2
Standards

14.2.1 Develop an inventory of cultural and historic resources, in order to protect and integrate these resources within the development of the plan area. CR-1, 2

14.2.2 Foster collaboration between the community and property owners to nominate important eligible historic properties to the Pierce County Register of Historic Places or other applicable historic registers. CR-8

14.2.3 Apply the U.S. Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the Washington State Historic Building Code and locally established design review processes to proposals for alterations, additions, and other associated changes to properties listed on the National Register of Historic Places, the Washington State Heritage Register or the Pierce County Register of Historic Places. CR-3.8

14.2.4 Consider whether roads located within the plan area could be designated as historic routes or trails.

14.2.5 Investigate the feasibility of designating Kapowsin as a historic district.

Principle 3. Incorporate historic preservation issues and consideration in land use and environment policies. CR-3.4

Principle 4. Include consideration of historic preservation issues early in the permit process including building, land use, site plan, and shoreline and environmental reviews. CR-3.1

Principle 5. Encourage protection and preservation of recognized landmarks and buildings through a variety of incentives, including financial, aimed at rehabilitation or restoration that meets standards.

Principle 6. Work with individual property owners of important historic properties to encourage preservation and adaptive reuse of their properties in ways compatible with community planning goals through a variety of incentives, including financial, and efficient permit reviews. CR-6

Principle 7. Integrate the historic preservation activities with those activities that share mutually supportive goals such as recreation, tourism, economic development, environmental protection, natural resource protection, and affordable housing. CR-3.4

Principle 8. Encourage selection of sites that include historic resources of architectural, historical, or archeological value, for public projects involving housing,
parks and recreational use, education, or civic facilities as long as the projects do not negatively impact the protection of sacred sites of religious significance or traditional cultures.

Principle 9. Establish linkages to public institutions, private individuals, and non-profit, locally-based organizations to increase opportunities for cultural enrichment with a heritage component; utilize the local community to initiate and organize cultural and other programming and activities including festivals, street fairs, performances, conferences, classes, workshops, trips, tours, etc.

Principle 10. Reach out to related organizations that share mutually supporting public goals such as public schools, historical societies or museums, land conservancy groups, environmental conservation groups, granges, farmers, local chamber of commerce, rotaries, annual fair organizers, trails groups, seniors clubs, fraternity organizations, in order to create an effective coalition supporting protection, and preservation of our heritage and education about our heritage. CR-3.4

Standards

14.10.1 Pursue the creation of a historical society for the communities of Graham, Kapowsin, Thrift, Elk Plain, Rocky Ridge, etc. located within the plan area.

Principle 11. Identify historic sites through the use of signage.

DESIGN

Intent: To guide development in a manner that will further enhance the existing rural character and identity of the plan area. Design of proposed residential, commercial, civic and industrial development should be compatible within the visual context of the surrounding area and be sensitive to existing uses and site conditions.

Design Standards and Review

Objective 15. Ensure that new development complies with community design standards through an established design review process. delete

Principle 1. Establish site design standards and guidelines and a site design plan review and approval process for proposed land divisions, and residential, commercial, civic, office/business, utility and industrial development. delete
15.1.1 Site design plan review will be accomplished through an administrative design review (ADR) process. When the applicant proposes to deviate from the established standards the Graham Land Use Advisory Commission shall be tasked with the site plan review (SPR) and approval process. delete

15.1.2 Site design plans shall be approved prior to issuance of building and site development permits. delete

15.1.3 Require conceptual engineering plan submittal (site development for roads, stormwater facilities, etc.) prior to final site design plan approval. delete

15.1.4 Site design plans for all proposed multi-family, commercial, civic, office/business, utility and industrial developments shall clearly illustrate all proposed buildings, landscaping, tree retention and replacement areas, critical areas and associated buffers, parking areas, lighting, utilities, stormwater facilities, access points and streetscapes, public spaces or common areas, pedestrian amenities, loading areas, trash and recycling collection areas, fencing, sidewalks and walkways, bikeways, and adjacent properties.

15.1.5 Site design plans for all proposed land divisions shall include items such as proposed lots, building areas, landscaping, tree retention and replacement areas, critical areas and associated buffers, parking areas, lighting, utilities, stormwater facilities, access points and streetscapes, public spaces or common areas, on-site recreational areas, native vegetation retention areas, buffers, fencing, sidewalks and walkways, bikeways, and adjacent properties.

Principle 2. Establish architectural standards and guidelines and an architectural design plan review and approval process for proposed urban single-family and two-family, multi-family, commercial, civic, office/business, utility and industrial developments. delete

Standards

15.2.1 Architectural design plan review will be accomplished through an administrative design review (ADR) process. When the applicant proposes to deviate from the established standards the Graham Land Use Advisory Commission shall be tasked with the site plan review (SPR) and approval process. delete
15.2.2 Conceptual architectural renderings of proposed buildings or other structures are required as part of the design review process. delete

15.2.3 Conceptual architectural renderings for proposed multi-family, commercial, civic and industrial developments shall clearly illustrate all architectural features such as building entries, HVAC or mechanical equipment location and scale, utility meters, lighting, etc. Conceptual architectural renderings for single-family and two-family residential shall include all architectural features such as porches, fences, lighting, etc. delete

15.2.4 Construction of buildings shall conform to the approved conceptual architectural renderings. Proposed deviations will require an amendment to the ADR or SPR approval. delete

Principle 3. Require that proposed lighting is reviewed during the design review process to ensure compatibility between adjacent uses and minimize glare impacts onto roadways and critical areas.

Principle 4. Create design standards for pedestrian amenities which enhance the quality of sidewalks and outdoor gathering spaces within the various rural commercial centers.

Site Design

Objective 16. Encourage site design that responds to the existing character and conditions of the site and maintains the rural character.

Principle 1. Preserve natural character, functions and values during the development process, through techniques such as low impact design.

Standards

16.1.1 Maintain the rural character of the plan area’s distinctive natural environment by preserving open space, greenbelts, lakes, streams, wetlands, and agricultural areas.

16.1.2 Preserve areas of native vegetation and existing stands of large trees by requiring they be integrated within proposed developments.

16.1.3 Provide incentives in order to preserve open space, native tree stands and vegetation.

16.1.4 Where feasible, retain existing native vegetation in commercial centers, in order to maintain the natural character.
16.1.5 Require that native vegetation be re-established to properties where clearing has occurred without a permit.

16.1.6 Minimize the amount of cutting and filling on a site to ensure that the natural topography of the land is retained. ENV-1

16.1.7 Align roads and developments to follow the natural contours of the site. T-28.9, 28.3

16.1.8 Protect environmentally sensitive habitats through the application of critical area regulations. ENV-1

16.1.9 Prohibit clearing, grading, and vegetation removal in residential developments, except for construction of roads and utilities, until building permits are issued. delete

16.1.10 Incorporate critical areas and associated buffers, significant trees or stands of trees, or other important natural features into the site design.

16.1.11 Encourage the utilization of low impact design measures.

Principle 2. Retain native trees and vegetation and install additional landscaping to help foster the rural character.

Standards

16.2.1 Plantings should augment the rural character by emphasizing and enhancing the native vegetation.

16.2.2 Reinforce the rural character of the plan area through the use of native plant species.

16.2.3 Increase the quantity of plantings within parking lots to meet screening, buffering and functional requirements.

16.2.4 Emphasize the use of native plant species in landscaping design.

16.2.5 Provide credit for the retention of significant trees and good native vegetation in place of new landscaping.

16.2.6 Provide native plantings around entry signs to communities in the plan area to enhance the appearance of the entry.

16.2.7 Comply with Countywide standards for maximum impervious surface, minimum native vegetation and tree retention.
16.2.8 Salvage and replant native plants that lie in the path of development.

16.2.9 Plant native shrubs and trees in a design that mimics the historic natural landscape and vegetative pattern.

Principle 3. Maintain natural hydrologic cycles and functions during the development process.

Standards

16.3.1 Design storm drainage facilities that mimic hydrologic/environmental functions while providing adequate treatment and collection.

16.3.2 Design stormwater management facilities to resemble natural features by incorporating gentle side slopes, curvilinear geometry and native vegetation.

16.3.3 Encourage the use of low impact development techniques which enhance the natural characteristics of the plan area and better manage storm drainage at the source, in order to preserve native forest vegetation and minimize impervious surfaces in development.

16.3.4 Maintain pre-development flow path lengths in natural drainage patterns, wherever possible.

16.3.5 Minimize the use of traditional conveyance and pond technologies to manage stormwater quality and quantity.

16.3.6 Minimize the potential impacts of runoff to existing waterways.

16.3.7 Ensure that appropriate erosion sedimentation controls are provided in concert with proposed development.

16.3.8 Integrate small, dispersed bioretention areas to capture, store and infiltrate stormwater on-site.

Principle 4. Site buildings and infrastructure to respond to natural elements (e.g., sun and wind), reduce visual impact, and maintain rural character.
Standards

16.4.1 Orient space, streets, parking areas, buildings, and groups of buildings in such a manner so as to take full advantage of the sun for winter warmth and mitigation of summer heat. When possible, place buildings to the north of outdoor spaces and keep outdoor spaces to the south, with opportunities for dappled shade from trees or trellises.

16.4.2 Configure streets and plazas to reduce the effect of winds on the plaza.

16.4.3 Locate buildings at the toes of slopes and edges of meadows in a manner that allows for natural windbreaks and creates a feeling of shelter.

16.4.4 Cluster development in a manner to maximize visually significant, unfragmented open space.

16.4.5 Nestle structures below ridgelines, behind natural vegetative screens and within the folds of hills. Where natural vegetation and topography do not allow for “hiding” development, locate structures such that they are subordinate to the horizon and any significant viewsheds.

16.4.6 Avoid siting buildings on prominent ridges to protect the visual quality of skylines and ridgelines.

Principle 5. Prohibit placement of building lots in floodways and floodplains.

Residential Design

Objective 17. Encourage residential design that responds to the existing character and conditions of the site and that evoke a rural character.

Principle 1. Encourage large lot residential development in a style that is consistent with the rural character of the plan area.

Principle 2. Encourage residential developments to include school bus kiosks.

Principle 3. Utilize interior circulation systems in new developments thus minimizing access points along streets. T-11.4, 11.2

Principle 4. Where territorial views exist, developments should minimize obstruction of views from nearby properties through appropriate landscape design, building placement, height and setbacks. D-13.2

Principle 5. Encourage small farms, ranches, and a homestead character.
Principle 6. Subdivision design should be clustered and sited in locations that will minimize impacts to significant scenic vistas. D-13.2

Principle 7. Develop specific design guidelines for single-family and multi-family residential development to address site planning and building placement. Single-family guidelines should provide for retaining the existing rural character of homes in the plan area.

Principle 8. Enhance the visual quality of neighborhood streetscapes through the use of tree planting and installation of native vegetation.

Principle 9. Encourage site designs which contribute to the aesthetic value of the area, by retaining resources such as clusters of trees and historic features. D-13, 13.1, 10.1, CR-1, 2

Principle 10. Develop architectural guidelines for single-family and multi-family residential development within urban designations. delete

Standards

17.10.1 Encourage dwelling units that utilize architectural features typical of a rural setting, including porches and verandas which contribute to the country feeling of the plan area.

17.10.2 Encourage a broad variety of architectural styles that reflect the diversity of residents, yet maintain compatibility within projects.

17.10.3 Provide incentives for innovative architectural design.

17.10.4 Avoid monotonous street fronts in residential developments.

17.10.4.1 The street front facades and colors of structures should be varied within the same block.

Principle 11. Provide and incorporate common open space areas between clusters of homes.

Standards

17.11.1 Open space area may encompass environmentally sensitive areas or rural farm/pasture land areas.

17.11.2 Connect open space areas with clusters of homes through a system of walking trails.

Principle 12. Avoid development in wildfire-prone areas. ENV-8
Standards

17.12.1 Site homes and arrange landscaping to maximize protection from wildfire. ENV-8.2.1

Principle 13. Consider placing the largest and most architecturally significant homes on corner lots designed with wrap-around porches.

Principle 14. Provide road and/or pedestrian and bike connections between subdivisions and when possible, share common open space in order to foster a sense of neighborhood.

Principle 15. Encourage innovative and imagination in the design of new housing developments.D-5


Standards

17.16.1 Side yard setbacks should be at least 10 feet on either side of the structure.

Principle 17. Provide perimeter buffers of native vegetation in new residential developments.

Standards

17.17.1 Perimeter buffers should be a minimum of 50 feet.

Principle 18. Design residential developments to allow service providers such as fire and rescue equipment and personnel, waste and recycling collection vehicles, and school and transit buses, adequate access to conduct operations.

Standards

17.18.1 When structures are located closer than five feet to the property line or within 10 feet of each other require fire resistive materials (with a minimum of a one-hour fire rating) on the exterior of homes (including walls, eves and roofing) and sprinkler systems (minimum of NFPA 13D specifications).

17.18.2 No portion of the building setback, including decks, tip outs, bay windows and rooflines, should project into the building setback when homes have been allowed a variance or Planned Unit Development exception to build closer than the 10 foot side yard setback requirement.
17.18.3 Privacy fencing should contain an emergency gate access into the backyard space to allow access by fire and rescue personnel.

Home Occupations and Cottage Industries

Objective 18. Harmoniously integrate home occupations and cottage industries within the existing residential surroundings utilizing landscaping and screening to blend uses. D-14, 14.1

Principle 1. Review standards for small commercial, including home occupations, to determine if existing standards are adequate to protect the rural residential character. Revise insufficient standards as necessary. D-14.2

Principle 2. Screen material storage. D-14.2

Principle 3. Provide landscaping buffers between cottage industries and neighboring residential dwellings. D-14+

Principle 4. Provide incentives for new and existing structures to conform to the community’s design guidelines as appropriate to the character of the plan area. D-14.2.1

Commercial, Civic and Industrial Design

Objective 19. Encourage high quality compact commercial, civic and industrial development consistent with the rural character of the plan area.

Principle 1. Create compact nodes of development that are appropriate to the scale and character of the surrounding rural areas.

Standards

19.1.1 Connect buildings in such a way to create compact commercial, civic and industrial development.

19.1.2 Avoid long strips zoned commercial that create a continuous row of commercial buildings. LU-37.6, 37.6.2

19.1.3 Encourage campus layout of commercial, civic and industrial developments.

19.1.4 Incorporate sidewalks, native trees and planters within proposed developments. D-7.3+

19.1.5 Incorporate historic or cultural resources into the site design.
19.1.6 Integrate new development with surrounding development through the use of landscaping, connected parking and pedestrian and bicycle pathways. D-7+, 8+  

19.1.7 Ensure that new development is consistent with the surrounding scale and character of development, in relation to scale and bulk and architectural style. D-1  

19.1.8 Concentrate community facilities around public squares or plazas at the intersection of community roadways or pathways. When possible, place major civic buildings around or near these public squares or plazas.  

Principle 2. Provide buffers between the proposed development and less intensive uses, residential development and public streets through the use of design techniques such as setbacks, screening, landscaping, berming, shielded lighting, etc. D-1.3  

Standards  

19.2.1 Retain or create buffers of native vegetation between proposed developments and any adjacent public streets or existing residential developments. Buffers shall be a minimum of 35 feet wide.  

Principle 3. Control visual, noise, and odor impacts of service areas such as loading docks, trash and recycling areas or outdoor storage areas through the use of appropriate location, setbacks, landscaping, fencing or other affective screening methods. D-7.8  

Standards  

19.3.1 Service areas and outdoor storage areas shall be located in the rear of buildings and screened from adjacent properties, public streets, or public spaces.  

19.3.2 Trash/recycle areas and outdoor storage areas shall be screened with solid type fencing (e.g., board on board or stone/concrete) or dense vegetation at least six feet high.  

19.3.3 Loading docks shall be screened from adjacent properties and public streets through the use of densely vegetated buffers.  

Principle 4. Provide pedestrian walkways and bikeways that connect all buildings to adjacent buildings, sidewalks, parking areas, transit stops, and trails and that are separated to the greatest extent possible from motorized traffic. D-8.3
Standards

19.4.1 Utilize separated walkways through parking lots or other motorized vehicle travel ways.

Principle 5. Place all utilities such as electric, gas, cable, etc. underground. U-6.1

Principle 6. Provide lighting in all commercial, civic, and industrial developments that is compatible with surrounding development and enhances personal safety.

Standards

19.6.1 Direct all parking area or building lighting in such a manner as prevent glare towards public streets, public open spaces, wetlands, fish or wildlife habitat areas, or adjacent properties.

19.6.2 Lighting in parking areas and around buildings should provide an adequate amount of illumination to provide a feeling of safety.

19.6.3 Consider the use of softer colored or diffused lighting instead of bright fluorescents.

19.6.4 Require that proposed lighting is reviewed during the design review process to ensure compatibility between adjacent uses and minimize glare impacts onto roadways and critical areas.

Principle 7. Design commercial, civic and industrial buildings and structures to reflect the rural character and to be compatible with surrounding uses.

Standards

19.7.1 Diversify the scale and mass of proposed buildings through the use of architectural details such as covered entryways, overhangs and projections, building modulation, etc.

19.7.1.1 Break up large buildings with façade modulation.

19.7.1.2 Large box styles of buildings are highly discouraged.

19.7.1.3 Avoid building large, monolithic structures. Buildings should comprise a complex of smaller buildings or parts that manifest their own internal social realities.
19.7.1.4 Vary the roof pitches, with the largest roofs over the main portion of the building and lesser, shallower roofs at the outer edges of the structure.

19.7.2 Encourage the use of structures made of wood or other natural materials and finished with natural colors in the rural town or ranch house style appropriate to the rural character.

19.7.2.1 Use natural materials in a manner that reflects an organic integrity and harmony with the natural surroundings.

19.7.2.2 Stone and wood are appropriate as primary construction materials.

19.7.2.3 Muted natural colors are important to help buildings in prominent locations blend in with the surrounding landscape.

19.7.2.4 Avoid the use of a multiplicity of building materials and colors. Doing so produces a commonality and monotony of design.

19.7.3 Require development on sites with more than one structure to employ similar, compatible and complimentary architectural style, scale, form, color, use of materials and detailing.

19.7.4 Reduce the apparent scale of large commercial, civic or industrial structures located adjacent to residential development through the use of techniques such as building placement, design, landscaping, and modulation of roof heights and scale. The use of architectural design features and scale reflective of rural residential building characteristics is highly encouraged.

19.7.5 Employ designs that evoke a rural feeling including the use of natural materials, appropriate scaling and bulk limitations that will contribute to the rural character.

19.7.6 De-emphasize corporate logos or designs to better fit the rural character of the community.

19.7.7 Employ a variety of measures to provide visual interest such as bas relief or mural type artwork, water features, a mixture of building materials and coordinated colors, roof treatments, cornices, window treatments, landscaping, etc. Special details or features should be placed on large blank walls that are visible from pedestrian walkways and parking areas.
19.7.8 Locate or screen all mechanical or HVAC equipment, utility meters, electrical conduit, and any other exterior equipment to minimize visibility from public streets, building approaches, and adjacent properties.

19.7.9 Provide pedestrian-friendly facades on the ground floor of all buildings that orient towards public streets, public spaces, and parking areas. Utilize pedestrian-scale lighting, signage, covered areas and other amenities.

19.7.10 Ensure that lighting within the overall development is appropriate to the architectural style and consistently integrated.

19.7.11 Encourage the preservation and integration of historic structures into the overall architectural design.

19.7.12 Build arcades at the edge of buildings to provide shelter from sun and rain and to ease the transition between public and private space.

Principle 8. Provide parking facilities that are adequate to meet the needs of local businesses while minimizing conflicts between automobiles and pedestrians.

Standards

19.8.1 Encourage centralized, interconnected parking between adjacent commercial developments, utilizing shared parking or other methods to reduce the amount of parking required. D-8.2

19.8.2 Ensure that there are clear indicators for internal intersections to maintain safety, including yield signs, stop lines/bars and other methods to help direct traffic flow within parking areas.

19.8.3 Limit access points to commercial developments from major roads. T-11+

19.8.4 Minimize visual impacts of parking lots through the use of landscape islands and plant materials.

19.8.5 Provide sidewalks from large parking lots to the commercial buildings. D-8.3

19.8.6 Adequately identify pedestrian access areas between parking and structures to maintain safety through the use of raised or covered walkways, change in pathway materials or texture, landscaping, and lighting. Parking lots may also be divided into smaller segments, interspersed with connected walkways. D-8.6, 8.5
19.8.7 Design parking lots to accommodate larger vehicles common to the rural areas.

19.8.8 Utilize cut-off parking lot lighting to reduce glare.

19.8.9 Encourage the use of pervious paving surfaces such as porous pavement for roads, driveways and parking lots.

19.8.10 Utilize bioretention areas within parking lot design.

19.8.11 Ensure that parking lot design and circulation is appropriate to the rural scale of the surrounding area.

19.8.12 Provide parking areas for horses, with amenities such as hitching posts to tether horses and water troughs, within very rural Rural Neighborhood Centers (RNCs).

Principle 9. Improve the quality of development in the plan area by increasing pedestrian amenities.

Standards

19.9.1 Pedestrian amenities include items such as benches or other seating areas, fountains, plazas, trash receptacles, small-scale lighting, artwork, etc.

19.9.2 Pedestrian oriented amenities should be located in and around commercial areas and community facilities.

19.9.3 Provide covered entryways, walkways, roofs or porch designs on storefronts and civic buildings to protect pedestrians from the rain.

Principle 10. Require landscaping to be installed as a component of commercial, civic and industrial developments.

Standards

19.10.1 Establish standards for the quantity and quality of landscaping around structures and within the parking lot, emphasizing the use of native plants.

19.10.2 Ensure sufficient and appropriate landscaping is provided to create a rural feel within the center.

19.10.3 Provide incentives for retaining significant trees and mature vegetation in place of new landscaping.

19.10.4 Utilize native plants within the landscape design.
Principle 11. Design buildings on sites that have sloping topography to follow the natural terrain in a manner that minimizes earth disturbance and integrates the building into the site.

SIGNS

Intent: Provide guidance on creating sign standards that will reduce the unnecessary visual clutter of signage within the community while promoting signage that is successful at conveying information and advertising businesses and also reflects a positive image and rural character.

Objective 20. Design and locate signage in a manner that reflects the rural and historic character of the plan area.

Principle 1. Regulate the type and placement of signage within the plan area.

Standards

20.1.1 Encourage the use of wall signs.
20.1.2 Limit the number and size of signs affixed to buildings.
20.1.3 Limit the number and size and height of pole and monument signs.
20.1.4 Support Pierce County’s ban on billboards.
20.1.5 Limit the quantity of temporary/vendor signs.
20.1.6 Avoid creating a continuous strip of commercial signs.
20.1.7 Create sign standards that are appropriate to the community’s rural character.
20.1.8 Encourage the use of murals on the sides of commercial buildings that depict the rural or historic character of the plan area.
20.1.9 Limit the total amount of signage on each site (e.g., number of pole signs, monument signs, etc.)
20.1.10 Prohibit sign placement in public rights-of-way and on public utility poles.
20.1.11 Require consolidation of signage within commercial development to reduce visual clutter along streets and highways.
20.1.12 Eliminate the use of off-premise signs.
Principle 2. Design signs with details that reflect a rural character.

Standards

20.2.1 Encourage the use of natural rock and natural materials in monument signs, with an emphasis on craftsmanship, materials detailing, and an organic quality.

20.2.2 Encourage neutral colors that are appropriate to the existing context and character of the plan area.

20.2.3 Signs should have a rustic feel appropriate to the community’s rural character.

20.2.4 Prohibit the use of flashing, blinking, spinning or rotating signs or objects; video signs; roof signs; railing signs; reader board signs; inflatable signs; and signs attached to private light standards.

20.2.5 Prohibit signs that result in glare onto adjacent public streets or properties.

20.2.6 Avoid large entryway and monument signs into residential subdivisions; instead design these signs to blend with the rural and natural landscape.

Principle 3. Maintain signs to be visually attractive and in good working order.

Standards

20.3.1 Signs should be kept in good repair.

20.3.2 Sign should be straight, clean, and without rust.

20.3.3 Faded signs should be replaced.


Standards

20.4.1 Signs should have correct spelling.

20.4.2 Construct signage at the entry points of the various communities within the plan area, including Elk Plain, Thrift, Whiskey Hollar, Kapowsin, Bethel Stop, Kirby, Rocky Ridge and others, in order to provide a sense of entry into the given community.
20.4.3 Improve the amount and quality of informational signage and implement directional signage at appropriate locations.

20.4.4 Improve animal warning signs where appropriate.

20.4.5 Signs should contain current information.

20.4.6 Signs should match the business.

Principle 5. Enforce sign standards and encourage nonconforming signs to slowly come into compliance with new sign standards.

Standards

20.5.1 Encourage stricter enforcement of sign violations and abatement actions for dilapidated, abandoned, and illegal signs.

20.5.2 Ensure that temporary signs are promptly removed after the event or activity being advertised.

20.5.3 Promote the gradual reduction in the number of signs through the adoption of a sunset period for nonconforming signs.

20.5.4 Provide incentives to bring existing signs into conformance with new sign regulations.

Principle 6. Establish sign standards and guidelines and a sign review and approval process that provides adequate control of the size, type, number, design and location for any proposed signs within the plan area.

FISH/WILDLIFE HABITAT AND DEVELOPMENT

Intent: Identify measures to reduce the impact of development on fish and wildlife habitat areas and to decrease the frequency of accidents between wildlife species and motorized traffic.

Objective 21. Design proposed development and infrastructure to minimize conflicts between fish and wildlife habitats and human use areas.

Principle 1. Define and designate wildlife areas as part of the development process.

Principle 2. Identify and retain key open space corridors to maintain connectivity and enhance wildlife movement.
### Standards

21.2.1 Cluster development to provide open space that is configured in such a manner so at to protect wildlife habitat and promote wildlife movement for the broadest variety of species.

21.2.2 Roadways should be designed and constructed in a manner that allows for movement of wildlife.

**Principle 3.** Where wildlife poses a threat to major thoroughfares, consider implementing a motion detection system to increase human and animal safety.

**Principle 4.** Roads, bridges and culverts should be designed in such a manner so as not to block or impede fish passage or to limit a streams natural habitat or woody debris forming processes (e.g., gravel or debris).

### VIEWSHEDS AND AESTHETICS

**Intent:** Protect the visual qualities and resources of the plan area as a vital component of that which comprises the area’s special character and identity.

**Objective 22.** Protect and enhance the character and visual aesthetics within the plan area. Same as intent

**Principle 1.** Encourage developments to maintain existing view corridors and territorial views. D-13.2

#### Standards

22.1.1 Protect views of Mt. Rainier.

22.1.2 Preserve and protect existing views of mountain ranges and other scenic vistas as an integral part of the plan area’s character.

22.1.3 Minimize tree-removal to accommodate view creation, instead encourage selective tree-liming as necessary

22.1.4 Work with public and private landowners to limit the visual impact of development on territorial views.

22.1.5 Develop viewshed guidelines and/or skyline or ridgeline protection regulations in order to retain the special visual qualities of the plan area and screen or remove negative elements. D-13.4
Principle 2. Ensure that visual nuisances are adequately screened or removed from view. D-13.5

Standards

22.2.1 Remove illegally operating junkyards.
22.2.2 Require that junkyards are screened from the roadway.
22.2.3 Clean-up all trash and debris along roadways, including junk vehicles.
22.2.4 Prioritize nuisance abatement at key entry points and corridors.

Principle 3. Ensure that wireless communication facilities are placed in appropriate locations where impacts on the plan area will be minimal. U-13.6

Standards

22.3.1 Limit unnecessary construction of wireless communication facilities (WCF). U-13.3
22.3.2 Encourage wireless communication companies to demonstrate that co-location on an existing site is not feasible before approving a new site. U-13.5
22.3.3 New wireless communication facilities should permit reasonable opportunities for co-location. U-13.4
22.3.4 Wireless communication facilities should be located in areas on sites where impacts to the rural character of the plan area will be mitigated through techniques such as screening. U-13.7
22.3.5 Develop design guidelines for personal wireless communication facilities. U-14.1
22.3.6 Develop viewshed guidelines to ensure the appropriate location of personal wireless communications facilities. U-14.2

Principle 4. Establish standards to ensure that fences maintain a rural character and protect the functions of the natural environment.

Standards

22.4.1 Construct fences of historical materials that are unobtrusive and use locally available materials when possible.
22.4.2 Avoid fence types that have no historical precedent or are made from foreign materials such as chain link, plastic or vinyl.

22.4.3 Construct fences that are wildlife friendly.

22.4.4 Limit privacy fencing to areas immediately adjacent to a home.

Principle 5. Harvest and conserve water through simple and ingenious methods and incorporate this water into special features as part of the site and/or building design.

Principle 6. Preserve and protect significant foreground views along “viewing platforms or passageways” such as public gathering spaces and major roadways.

Principle 7. Restrict or shield lighting so as to restrict horizontal and vertical light trespass, thereby preserving the dark rural night sky. ENV-12+

Principle 8. Place all utilities underground. U-6.1


Standards

22.9.1 Regulate uses and signage within designated scenic and recreational highway to control negative visual impacts along these scenic corridors.

OPEN SPACE AND GREENBELTS

Design Standards for Open Space Areas and RSR Zones

Objective 23. Conserve and protect open space areas through the application of design standards.

Principle 1. Apply environmentally sensitive design standards and techniques within open space corridors and the RSR zoning designation and consider uses that reduce impacts in the RSR zone.

Standards

23.1.1 Development within open space corridors and the RSR zoning designation shall utilize low impact development standards that address best management practices such as site development (clearing, grading, and
tree removal), maximum impervious surface coverage, and minimum vegetation retention.

23.1.1 Any allowed non-residential uses, except school districts that utilize sustainable development methods, shall be required to use low impact development techniques.

23.1.2 At a minimum, low impact developments shall conform to the low impact development requirements outlined in the Pierce County Stormwater Management and Site Development Manual.

23.1.3 Low impact development tools that should be considered include minimizing soil disturbance and erosion, disconnecting constructed drainage courses, utilizing micro-detention facilities on each lot where feasible rather than one facility at the end of a conveyance system, and reducing/sharing parking facilities or using pervious pavement/pavers.

23.1.4 Vegetation and tree preservation shall be a priority on each site that is developed in the RSR designation.

23.1.5 Compatibility between the proposed use and designated open space tracts, as well as between adjacent uses, shall be maintained through a variety of techniques such as increased setbacks and screening utilizing native plant species.

23.1.6 All critical areas shall be set aside as a separate open space tract.

23.1.7 Clustering of lots, dwelling units, or building structures should be considered during the conceptual site development stage.

23.1.8 Vehicle parking facilities shall be integrated into open space sites in such a manner that critical areas are not impacted and stormwater impacts are mitigated.

23.1.9 Individual dwelling units and accessory dwelling units should be designed and placed in such a manner to avoid impacting the open space tract.

23.1.10 Lawn areas, driveways, and roads should be limited and located in a manner that will result in the least disruption to the open space tract.

23.1.11 Buildings and other structures such as fencing shall be located in a manner that demonstrates protection of the open space corridor will occur. Individual structures shall not be placed where damage to the integrity of the open space tract and overall open space system is likely.
23.1.10 Preservation of native vegetation (Douglas fir trees, Pacific madrone trees, Oregon White Oak trees, etc.) shall be a priority on each site that is developed in an open space corridor or within the RSR designation.

Principle 2. Require that any open space tracts (i.e., dedication area) to be clearly marked and identified as a protected area through the use of methods such as fencing (when appropriate) and signage.

Principle 3. Utilize open space sites as part of a nonmotorized trail system.

Principle 4. Structures in designated open space areas should be designed and situated such that they are harmonious with their surroundings, constructed with natural materials and well screened.

Standards
23.4.1 Utilize materials made of wood and stone for benches, steps, railings, and fences or recycled products that look like these natural materials.

Principle 5. Encourage developers to utilize green building techniques to soften the urban environment within the open space network.

Standards
23.5.1 Reduce impervious surfaces by providing a layer of plants on hard surfaces to create a new network of vegetation linking roofs, walls, courtyards, streets, and open spaces.

23.5.2 Design buildings to complement the open space network.

23.5.3 Utilize courtyards to provide greenspaces for work or relaxation, be cultivated as wildlife habitats, or organized as attractive green areas to offer pleasing views from the home or office window.

23.5.4 Design the outside space during the design of the building structure to integrate vegetation into the design of the building.

23.5.5 Promote the use of balconies and small terraces in multi-family developments.

23.5.6 Encourage the use of vegetated rooftops in greenbelt areas or in designated open space areas.

Principle 6. Integrate public stormwater detention/retention facilities into the open space network in a way that mimics the natural environment.
Principle 7. Designate open space areas through the site planning process to maximize connectivity, maintain environmental functions and allow for wildlife movement.

OS-2

Standards

23.7.1 In order to create corridors, open space should be located on each site plan so that it provides connectivity and is contiguous to open space on adjacent properties. OS-2.5

23.7.2 The open space on each site plan shall be located in such a manner that the potential for wildlife movements is maintained through corridors. ENV-8.3

23.7.3 Those portions of a site which contain high priority resource categories should be designated as an open space tract as these areas are most likely to promote healthy fish and wildlife habitat areas and water quality. PR-21.2

23.7.4 Open space tracts should be located contiguous to other open space areas creating open space corridors whenever possible. OS-2.5

Principle 8. Compatibility between the proposed use and designated open space tracts, as well as between adjacent uses, shall be maintained through a variety of techniques such as increased setbacks and screening utilizing native plant species.

Greenbelts

Objective 24. Promote privately owned greenbelts and passive recreational areas as a supplement to the public open space system within the community.

Principle 1. Establish standards for the private dedication of greenbelts and passive recreational areas within new development.

Standards

24.1.1 The dedication of greenbelts and passive recreational areas should be proportional to the scale and impact of a development proposal.

24.1.2 Dedication requirements should be determined based upon a review of the Pierce County Parks and Recreation plan and other available documents including published state and national guidelines and standards.

24.1.3 Utilize greenbelts as buffers between uses and visual relief from the built environment.
24.1.4 Utilize greenbelts and passive recreational areas for pathways and integrate this system into the nonmotorized transportation network.

24.1.5 Greenbelt and passive recreational areas should integrate or bridge critical areas, such as wetlands and fish and wildlife habitat areas, or designated open space areas when possible.
NATURAL ENVIRONMENT POLICIES

GENERAL

Objective 25. Implement public education and outreach efforts that support the functions of the natural environment. ENV-1.6

Principle 1. Develop online access to environmental constraints on a parcel of land. ENV-1.7

Principle 2. Partner with and support expansion of existing education programs regarding activities that can cause environmental degradation along rivers, streams, lakes and wetlands. ENV-5.15

Principle 3. Provide brochures and other types of environmental education and resources at the Pierce County Development Center. ENV-1.6

Principle 4. Develop a partnership with realtors and escrow companies to develop educational brochures on how residents can be good environmental stewards of the land.

AIR RESOURCES

Air Quality

Objective 26. Improve localized air quality problems. ENV-3

Principle 1. Control the release of particulate matter and negative air emissions resulting from certain land use activities.

Standards

26.1.1 Impose reasonable precautions to reduce dust emissions such as:

26.1.1.1 Surfacing unpaved roads or surfaces with concrete, asphalt or compacted gravel or requiring reduced vehicle speeds where surfacing is not feasible.

26.1.1.2 On construction sites, employing water spray and preventing track-out of mud onto public roadways to reduce dust emissions.

26.1.1.3 Covering or wetting truck loads or allowing adequate freeboard to prevent the escape of dust bearing materials.

26.1.2 Establish regulations regarding air quality related to logging yard and plywood mill operations (glues, laminates, steamers) and rendering plants. Explore voluntary strategies, where feasible.
26.1.3 Monitor freight rail emissions from railroad freight trains in the Graham area, and take appropriate action toward decreasing any harmful emission levels. Consider the following:

26.1.3.1 Require the use of cleaner diesel fuel and retrofits to reduce emissions.

26.1.3.2 Prohibit locomotives from idling all night.

26.1.4 Conduct an air quality study to determine if emissions from the Frederickson power plant have an adverse effect on air quality in the Graham area, and take effective action toward eliminating any such adverse effects.

26.1.5 Develop a good neighbor policy related to activities that cause negative impacts to neighbors. ENV-3.4

Principle 2. Establish monitoring requirements for the 304th Street landfill operating permit.

Standards

26.2.1 Encourage the Clean Air Agency and TPCHD to establish operating permit conditions to require the landfill to conduct monitoring before the landfill reaches 50 megagrams of National Nonmethane Organic Compounds (NMOC).

26.2.2 Require that monitoring data from the 304th Street landfill is submitted to the TPCHD for review to ensure that emissions fall within acceptable federal/state guidelines and condition of approvals.

Principle 3. Reduce air pollutants along main transportation corridors (e.g., 224th St. E. and Meridian/Elk Plain area). ENV-3.5, T-28.2, 29

Standards

26.3.1 Utilize trees and vegetation along roads for pollution abatement. T-28.8, 28.10

Principle 4. Eliminate burning activities that may negatively impact air quality. ENV-3.2, 3.3
Standards

26.4.1 Provide notification to property owners that the use of backyard burn barrels is an illegal activity and enforce illegal burning activities. ENV-3.2, 3.3

26.4.2 Encourage property owners to change their use of fireplaces and wood stoves. ENV-3.3

26.4.2.1 Post signs, when there is a burn ban in effect, notifying people not to use their fireplaces and wood stoves. Delete

26.4.2.2 Develop a program to encourage people that are using uncertified wood stoves to switch to either certified stoves or natural gas. ENV-3.3

26.4.2.3 Encourage the expansion of natural gas to all areas of Graham so that this cleaner alternative is available to residents.

26.4.3 Impose conditions on new development activities to eliminate or limit burn and slash activities.

Principle 5. Work with federal and state agencies and dairy farm operators on methods to reduce negative smells to surrounding areas resulting from EPA mandated treatments.

Standards

26.5.1 Work with the EPA and DOE to develop new standards that still protect water quality while decreasing negative smells. Consider best management practices for manure composting and manure lagoons.

26.5.2 Provide information to farmers on farm best management practices (methods and timing) to reduce negative smells.

Light, Noise and Glare

Objective 27. Reduce negative impacts associated with light, glare and noise. ENV-12, 13

Principle 1. Utilize traffic noise abatement paving materials and vegetation during construction of roads to deaden sound to surrounding residential uses.

Standards

27.1.1 Revise the zoning code to require landscaping, at least a minimum of a L1 landscaping level, along major arterial roads.
Principle 2. Establish measures to decrease glare from light sources that obscure the visibility of stars at night. ENV-12+

EARTH RESOURCES

Soils
Objective 28. Maintain native soils and minimize impacts of soil disturbance on natural systems.

Principle 1. Encourage the use of low impact development techniques as a method for preserving native soils.

Principle 2. Minimize erosion and sedimentation during the land development process.

Standards

28.2.1 Require that exposed soils be covered.

28.2.2 Phase clearing and grading activities on large development sites to reduce the amount of exposed soils.

28.2.3 Re-vegetate disturbed soils as soon as development activities are completed.

28.2.4 Apply a minimum depth of mulch in landscaping areas not covered by vegetation.

Principle 3. Preserve native soils that support agricultural activities.

Principle 4. Retain and reuse existing native topsoil during the land development process.

Principle 5. Reduce the amount of impervious surface areas resulting from development activity within the plan area.

Standards

28.5.1 Encourage the use of low impact development to reduce the total and/or effective amount of impervious surface area associated with development.
28.5.2 Develop incentive programs for use of innovative design techniques that reduce impacts from impervious surface areas associated with specific development projects.

28.5.3 Utilize information from studies and plans prepared by County departments and other agencies as supporting documentation for developing land use designations throughout the plan area.

Principle 6. Evaluate existing regulations to determine their effectiveness in reducing impacts from increased impervious surface area upon wetlands and watercourses.

Principle 7. Control building activities in areas where soils are prone to landslide or liquefaction/dynamic settlement.

Vegetation
Objective 29. Encourage preservation of native vegetated cover within the plan area.

Principle 1. Establish greenbelts throughout the community plan area.

Principle 2. Require new development to retain substantial amounts of existing native vegetation to preserve functions of the natural environment.

Principle 3. Ensure that regevetation efforts are successful.

Standards

29.3.1 Develop planting and maintenance standards for development activities.

29.3.1.1 New vegetation should be monitored for at least a three-year time period and any vegetation that is unhealthy or dies during this time period should be replaced.

29.3.1.2 Monitoring and maintenance plans should be submitted for any required revegetation areas.

29.3.2 Assemble and distribute educational materials and resources on best management practices for effective site revegetation.

Principle 4. Utilize native plants to preserve the integrity of the local ecosystem.
29.4.1 Native plants should be locally grown, acclimated to local growing conditions and appropriate to underlying soils.

29.4.2 Identify locations in development proposals where installation of native plants is appropriate or required.

29.4.3 Develop incentives for project applicants to encourage restoration of historic plant communities.

Principle 5. Identify, preserve and restore Oregon white oak woodlands and significant oak stands and trees and prairies within the plan area.

Standards

29.5.1 Map all Oregon white oak woodlands, significant oak stands, significant oak trees, and prairies within the plan area and utilize in critical area review.

29.5.2 Preserve areas that are suitable for the growth of native oak trees.

29.5.3 Retain oaks and prairie plants where these plant species were the dominant historic, indigenous plant community type and maintain the natural setting with appropriate native understory.

29.5.4 Conduct public education regarding the cultural and biological importance of prairie and oak savanna landscapes. ENV-2.3

29.5.5 Require tree protection during site development and construction activities. ENV-2

Principle 6. Remove invasive, exotic plant species (e.g., Scots broom, tansy ragwort, and reed canary grass) and when possible, restore to the historic, indigenous plant community type.

Standards

29.6.1 Enforce current regulations for tansy removal. delete-same intent as principle 6

29.6.2 Educate homeowners on invasive plant species.
Principle 7. Develop a list of native vegetation types that are fire and pest resistant for planting around structures. Provide these lists to project applicants.

WATER RESOURCES

Surface Water Runoff and Flooding

Objective 30. Maintain the natural hydrologic conditions and functions, both within the plan area and in the adjacent watershed basins, which receive stormwater from the plan area and control flooding problems. ENV-5+

Principle 1. Upgrade stormwater facilities (e.g., culverts and ditches) within the plan area, which are undersized and causing flooding problems.

Standards

30.1.1 Pursue additional studies of ground and surface water hydrology at the boundaries of Muck Creek and Clover Creek Basins to identify solutions to flooding problems (areas of particular concern are at 224th St. E. and Meridian and 224th St. E. at Muck Creek).

30.1.2 Adequately size new culverts so that flooding problems don't result from undersizing.

Principle 2. Conduct surface water management projects in a manner that preserves the natural flow of surface water and discharge into its appropriate basin (i.e., avoid any 224th diversions of Muck Creek into another basin).

Principle 3. Utilize updated flood information and new flood hazard area mapping that is being developed through basin planning studies. ENV-10.1+

Principle 4. Design any diversions of water to or from stream channels in a manner that protects the integrity of the natural system.

Principle 5. Strictly control development in flood hazard areas and channel migration zones. ENV-10.2

Water Quality

Objective 31. Implement strategies to improve water quality within the plan area.

Principle 1. Reduce sources of nonpoint pollution in aquifer recharge areas and other sensitive water resources such as wetlands, rivers, streams, and lakes.

Standards

31.1.1 Limit the application of pesticides and fertilizers.
31.1.2 Provide public education on appropriate use of pesticides (type, amount, appropriate time, and location for application). **ENV-5.7**

31.1.3 Establish a cost free program to pick-up and dispose of banned pesticides/fertilizers.

31.1.4 Encourage appropriate maintenance of septic systems. **U-17.2**

Principle 2. Conduct agricultural uses in a manner that maintains and protects water resources. **ENV-5.8**

Standards

31.2.1 Provide fencing for domesticated animals to prevent contamination of water resources (e.g., animal excrement).

Principle 3. Provide adequate vegetative cover to maintain appropriate water temperatures and habitat along rivers, streams, lakes, etc.

Principle 4. Promote the use of low impact development techniques such as bioswales and settling ponds to address water quality issues.

Principle 5. Coordinate water quality monitoring efforts within the plan area.

Standards

31.5.1 Instigate a water quality study of the watercourses within the plan area utilizing benthic invertebrates as a monitoring tool.

31.5.2 Establish one source location, such as the TPCHD, to serve as a repository for all water quality monitoring data that is collected.

31.5.3 Develop lake management plans for the lakes within the plan area (Kapowsin, Tanwax, Whitman, North and South Twin, Morgan, and Clear) that addresses water quality issues.

Groundwater and Water Supply

Objective 32. Protect and conserve groundwater supplies and subsurface flows within the plan area.

Principle 1. Maintain groundwater recharge into aquifers, wetlands and streams. **ENV-5**
### Standards

<table>
<thead>
<tr>
<th>32.1.1</th>
<th>Limit the amount of impervious surfaces within aquifer recharge areas.</th>
</tr>
</thead>
<tbody>
<tr>
<td>32.1.2</td>
<td>Utilize LID techniques to facilitate water recharge into aquifers, streams and wetlands.</td>
</tr>
<tr>
<td>32.1.3</td>
<td>Reduce the conversion of ditches to culverts, which can cause negative impacts on aquifer recharge and subsurface flow/base stream flows.</td>
</tr>
<tr>
<td>32.1.4</td>
<td>Prohibit man-made ponds next to rivers, creeks, and streams that may cause leaching problems to surface and subsurface flows which recharge these watercourses.</td>
</tr>
<tr>
<td>32.1.4.1</td>
<td>When creating ponds to address fire flow issues, use best available science to identify pond location and design to assure ease of maintenance while minimizing impacts to the natural environment.</td>
</tr>
</tbody>
</table>

**Principle 2.** Regulate uses and activities within aquifer recharge areas to prevent contamination of the water resources.  
**ENV-5**

### Standards

| 32.2.1    | Limit type and amount of (intensity) development within aquifer recharge areas.  
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>32.2.2</td>
<td>Prohibit landfills and other uses which have the potential to pollute the aquifer and wellhead protection areas.</td>
</tr>
<tr>
<td>32.2.3</td>
<td>Conduct studies to evaluate the effect of well drilling within shallow aquifers located near creeks in the plan area (i.e., to determine impacts to surface water hydrology and base flows).</td>
</tr>
</tbody>
</table>

**Principle 3.** Increase public awareness of aquifer recharge and wellhead protection areas.

### Standards

| 32.3.1    | Mail notices to residents within aquifer recharge and wellhead protection areas. Provide information on how to protect the water quality and water recharge within these areas. |
32.3.2 Post signs around the perimeters of aquifer recharge and wellhead protection areas to identify this is a sensitive area.

Principle 4. Map aquifer recharge areas identified through watershed planning processes (e.g., Lower Nisqually Watershed Assessment). ENV-5.2

Standards

32.4.1 Add any new identified aquifer recharge areas to the critical area atlas - aquifer recharge and wellhead protection areas map. ENV-5.2

Principle 5. Evaluate local aquifers for inclusion as designated aquifer recharge areas.

Principle 6. Retain groundwater recharge within the basin in which the surface water falls. ENV-5+, U-

32.6.1 Establish measures to retain surface water/groundwater recharge within the Muck Creek system (i.e., stop the loss from Muck Creek to Clover Creek basin).

Principle 7. Recommend the use of cisterns, gray water systems, water reuse systems, and drip irrigation systems as a method to conserve groundwater supplies.

Standards

32.7.1 Water purveyors should offer incentives for water conservation measures.

Shorelines
Objective 33. Promote the protection and enjoyment of shorelines within the plan area.

Principle 1. Conduct an analysis of the lakes, rivers, and streams within the plan area to determine the appropriate shoreline environment. Delete-SMP

Standards

33.1.1 Assure that the Shoreline Master Program accurately identifies all streams and creeks within the plan area, which meet minimum flow requirements for shorelines of the state. Add any streams or creeks that meet this flow. Delete-SMP

33.1.2 Conduct an analysis of Tanwax Lake to determine its build-out status. Compare this to Kapowsin Lake to determine if the shoreline environments should be adjusted. Delete-SMP
Principle 2. Eliminate the density bonus associated with shoreline development along rivers, streams and lakes within the plan area.

Principle 3. Require public access on lakes as a condition of approval of any land development activity, except for construction of single-family dwelling units.

Principle 4. Remove old, dilapidated structures (such as cabins) along lake shorelines that have failing or non-existent sanitary sewer systems.

Principle 5. Establish a public access point (preferably a park) on Lake Kapowsin that provides for boating, fishing, and picnic facilities.

Principle 6. Allow the vacation of unopened public rights-of-way at shoreline locations only when another public access on the same water body has been provided as a replacement.

Wetlands
Objective 34. Preserve and restore the remaining wetlands contained within the plan area

Principle 1. Promote restoration activities in wetlands that have been degraded.

Standards

34.1.1 Disconnect ditches that drain wetlands.

FISH AND WILDLIFE RESOURCES

Objective 35. Protect and restore fish and wildlife resources within the plan area

Principle 1. Update existing County regulations to provide additional protection to fish and wildlife.

Standards

35.1.1 Update the County’s Critical Area Regulations and maps with the following information:

35.1.1.1 Map the Oregon white oak woodlands, stands, and significant trees within the plan area.
35.1.1.2 Map the remaining prairies within the plan area. ENV-8+/delete

35.1.1.3 Coordinate with WDFW and the Tribes to verify the presence of steelhead in Muck Creek and update the maps with this information. ENV-8+/delete

35.1.1.4 Coordinate with WDFW and the Tribes to verify that Chinook salmon are still present in Tanwax Creek (issue--lack of base flow) and whether steelhead trout are present in this system. Update the maps with this information. ENV-8+/delete

35.1.1.5 Coordinate with WDFW to verify the bald eagle nest information and update maps with this information. ENV-8+/delete

35.1.1.6 Coordinate with WDFW to conduct a survey to determine if the Western gray squirrel is present within the plan area and update the maps with this information. ENV-8+/delete

35.1.1.7 Coordinate with WDFW and the Tribes to determine if there are any elk habitats, such as migration routes or winter herd ranges, within the plan area and update the maps with any new information. ENV-8+/delete

35.1.1.8 Map any neotropical migratory bird habitats and heron rookeries within the plan area.

35.1.2 Establish "bird friendly" design standards for cellular towers.

Principle 2. Maintain fish and riparian habitat within the plan area. ENV-8+

Standards

35.2.1 Prohibit or strictly regulate the dredging or alternation of streams.

35.2.2 Conduct an analysis to determine the cause of low or no base flows in the watercourses within the plan area.

35.2.3 Improve riparian habitat through actions such as development of stream meanders and undercut banks, installation of large woody debris, planting of appropriate native vegetation and removal of invasive species such as reed canary grass, removal of fish passage blockages, and limiting or prohibiting livestock access into and adjacent to stream channels.
Principle 3. Develop a public education program regarding how to address invasive fish and wildlife species. **ENV-8.9**

Principle 4. Work with the WDFW to establish a monitoring station (surveying, banding, etc.) within Morse Preserve and the biodiversity management area and connector and other important habitat areas. **ENV-8.10+**

**Standards**

35.4.1 Utilize the University of Washington’s Nature Mapping program or WDFW as a repository for fish and wildlife species monitoring data. **ENV-8.1+**

Principle 5. Structural flood control measures should not obstruct fish passage. **U-35.2**

Principle 6. Pursue development of an accelerated environmental permit process with U.S. Army Corps of Engineers for habitat restoration projects. **delete**

**OPEN SPACE**

**Conservation, Restoration and Maintenance of Open Space**

Objective 36. Introduce a variety of strategies to encourage public and private organizations and private property owners to conserve, maintain, and restore open space areas.

Principle 1. Conduct public education and outreach efforts on the conservation and restoration of open space areas. **ENV-1.6**

**Standards**

36.1.1 Support the Pierce Conservation District (Stream Team and Farm Management), Pierce County WSU Cooperative Extension Office, and other agencies in their efforts to educate property owners within the open space network on best management practices, native vegetation planting, and habitat restoration. **ENV-1.6, 2.3, 8.10**

36.1.2 Explore opportunities to utilize the WDFW and local tribes for conducting wildlife habitat studies and developing management plans within the open space network. **PR-21.4**

36.1.3 Promote the University of Washington’s Nature Mapping program and WDFW Backyard Wildlife Sanctuary program within open space areas. **ENV-1.6, 2.3**
36.1.4 Disseminate information about stewardship of open space areas through the County's utility billing process. ENV-1.6, 2.3/delete

36.1.5 Develop and make available a brochure on the techniques and strategies available for maintaining open space. ENV-1.6, 2.3/delete

Principle 2. Require new developments to establish homeowners’ maintenance agreements for designated open space areas and native vegetation retention areas.

Standards

36.2.1 Require developers/builders to prepare and distribute brochures to prospective and subsequent homeowners regarding maintenance of critical areas and open space areas.

36.2.2 Pierce County should maintain a website with information about native vegetation retention, removal, and replanting and any required open space signs should include a link to this information.delete

36.2.3 Require notification, prior to the issuance of a building permit, land division approval, or other land development approval, to be recorded on the title of all property that contains an open space area. This title notification shall describe the location and appropriate uses permitted within the open space area. The notice on the title of the property is intended to provide future property owners information regarding any land use restrictions associated with the open space area.

Principle 3. Develop best construction methods for activities within or nearby designated open space areas and to protect native vegetation retention areas.

Principle 4. When appropriate, publicly owned or acquired open space properties should be transferred to a local land trust for long-term management and stewardship. OS-2.1

Standards

36.4.1 Pierce County should review its land holdings to determine if any parcels located within the adopted open space/greenbelt network might be suitable for transfer to a local land trust. OS-2.3
Principle 5.  Protect and maintain publicly-owned or acquired open space sites in perpetuity. \textit{OS-2}

Standards

36.5.1 Place a conservation easement on existing and acquired publicly-owned open space sites prior to transfer to a land trust.

36.5.2 Place conservation easements or covenants that restrict future uses to passive and low impact active open space recreation activities on existing and acquired publicly owned open space sites. Conservation easements should be worded to maintain open space use and function of a parcel in perpetuity.

36.5.3 The sale of publicly-owned open space areas within the plan area is discouraged. In the event that sales occur, any proceeds from the sales shall be used to purchase an equivalent or greater amount of land for passive open space recreation use or land which provides an equivalent or greater ecological function and value within the plan area.

Principle 6.  Stewardship and management plans should be prepared for any publicly-owned or publicly-purchased open space parcel.\textit{PR-21.8+, 6.1+}

Standards

36.6.1 Stewardship and management plans may be prepared for a geographic area that is larger than an individual parcel. \textit{PR-21.8+, 6.1+}

36.6.2 At a minimum, stewardship and management plans should address long-term maintenance, public access, restoration, and permitted uses within the open space site. \textit{PR-21.8+, 6.1+}

Principle 7.  Require homeowners’ maintenance agreements for natural open space areas and natural buffer areas.

Open Space Acquisition and Retention

Objective 37.  Encourage acquisition and retention of open space within the plan area through the use of a variety of strategies.

Principle 1.  Prioritize open space acquisition efforts within the plan area. Special preference should be given to those parcels that:
37.1.1 Contain high priority resources, i.e., critical salmon habitat, fish and wildlife habitat areas, streams, wetlands, and wooded areas or contain other sensitive resources such as vulnerable deep aquifer areas, flood hazard areas, and landslide and erosion hazard areas. PR-21+

37.1.2 Provide important links between existing open space, park and recreation, and school sites.

37.1.3 Exceed five acres in size.

37.1.4 Sites less than five acres in size that provide connectivity to other open space, park, or trail areas.

37.1.5 Offer significant views of Mount Rainier or the Cascade Mountain Range.

37.1.6 Are located within an open space area as identified on the County’s officially adopted Open Space Corridor map. PR-21+

Principle 2. Coordinate with local land trusts and public agencies to promote acquisition of high priority parcels within the community plan area. PR-21.4

Principle 3. County-owned properties, which serve as good fish and wildlife habitat, should be protected from conversion to other uses and integrated into the open space system. PR-21+

Standards

37.3.1 Conduct an inventory of all public properties within the plan area, which may be utilized as open space and incorporated into a greenbelt park trail system.

Principle 4. Consider instituting taxation under RCW 82.46.070. delete

Standards

37.4.1 The County Council should initiate a public vote on a measure that would levy a real estate excise tax on real estate transactions for the purpose of acquiring and maintaining open space conservation areas. delete
37.4.2 The Pierce County Park and Recreation Department should administer these funds in accordance with adopted County Comprehensive Plan and community plan policies. delete

Principle 5. Utilize the County’s Conservation Futures Program to purchase open space within the plan area. OS-1+

Principle 6. Consider amending the Park, Recreation and Open Space Plan to recommend that impact fees that are collected within the plan area be used to purchase and maintain open space land within the plan area.

Principle 7. Institute a land use zone or zones which provide additional protection within designated open space areas (this zone could establish minimum open space/natural vegetation requirements, mandate low impact development techniques, require connectivity of open space to maintain wildlife corridors, etc.).

Principle 8. Encourage preservation of large tracts of open space corridors through site design mechanisms, such as mandatory clustering requirements, and set aside in separate tracts.

Standards

37.8.1 Amend the Pierce County Code, as necessary, to address clustering and open space dedications during the land division process. delete

Principle 9. Promote the Current Use Assessment (CUA) Program Public Benefit Rating System (PBRS) within the plan area.
Standards

37.9.1 Concentrate outreach efforts to those properties located within open space areas depicted in the County’s officially adopted open space/greenbelt map.

37.9.2 Encourage participation within the program by conducting workshops within the plan area.

37.9.3 Foster partnerships between land trusts, the Tahoma Audubon, the Nisqually River Council, Tribes, and the Pierce County WSU Cooperative Extension Office to promote participation in the CUA program, PBRS. LU-97+

Principle 10. Develop a purchase of development rights and transfer of development rights program. LU-124+

Standards

37.10.1 Develop a process that will facilitate the purchase and transfer of development rights.

37.10.2 Property designated on the adopted open space/greenbelt map shall receive the maximum credit (incentive) as a sending site.

37.10.3 Appropriate receiving sites shall not be located within open space tracts, wetlands, geologically hazardous areas, frequently flooded areas, vulnerable deep aquifers, or critical fish and wildlife habitat areas.

Principle 11. Require developers to use low impact development techniques when developing property located within the designated open space areas as depicted on the Open Space/Greenbelt map.
ECONOMIC ELEMENT POLICIES

NATURAL RESOURCE INDUSTRIES

Intent: Preserve and promote natural resource industries within the plan area with a special emphasis on agricultural and forestry uses.

Objective 38. Encourage agricultural and forestry industries within the community.

Principle 1. Encourage retention of properties of sufficient size to make agriculture/forestry economically feasible.

Principle 2. Promote transfer of development rights to allow landowners to realize the investment potential of their land while still preserving agricultural lands.

Principle 3. Ensure agricultural uses are allowed broadly within the plan area.

Principle 4. Develop marketing opportunities for agricultural products, such as farmer’s markets within and outside the community, cooperative marketing and purchasing, education on the business of agriculture, promotion of subscription farms, etc.

Principle 5. Require title and plat notification of lands adjoining natural resource uses acknowledging the presence of these uses.

Principle 6. Educate residents on uses and limitations of Pierce County’s Current Use Assessment (tax incentive) program.

HOME OCCUPATIONS AND COTTAGE INDUSTRIES

Intent: Recognize the importance of home based businesses while ensuring that these businesses are compatible with a residential and rural character.

Objective 39. Ensure businesses and commercial development located outside of designated commercial areas adheres to established home-based business (home occupation and cottage industry) development standards.

Principle 1. Review definitions of home-based/cottage industries to assure they are appropriate outside the commercial areas, without precluding innovation and new product/service development.

Principle 2. Develop operational standards that will serve as a guide to when a home-based business should migrate to a commercial area.
Principle 3. Review current development standards for home-based/cottage industries and reconcile contradictions (such as parking requirements that make a property assume a commercial character as opposed to a residential character). LU-99+

Principle 4. Enforce current regulations and standards. delete

TOURISM

Intent: Encourage tourism and tourism support facilities within the plan area that relate to the surrounding natural resources.

Objective 40. Develop and promote tourism consistent with rural community goals, infrastructure, and growth patterns of the community.

Principle 1. Conduct an inventory of public access points to the many lakes and waterways within Graham to determine the best places for environmentally suitable aquatic recreation.

Principle 2. Develop themed signage and clearly mark public access points to lakes and waterways.

Principle 3. Develop tourism opportunities in conjunction with the Train to the Mountain.

Standards

40.3.1 Approach Tacoma Rail about developing a terminal for the Train to the Mountain, and determine the feasibility of creating a commercial district, farmer’s market, or park around the station.

40.3.2 Provide a shuttle system to transport visitors from the train station to Northwest Trek and Pioneer Farm.

Principle 4. Support the “Rail and Trail” effort underway to build a trail the length of the Tacoma Rail route from Tacoma to Mt. Rainier.

Principle 5. Develop “destination” facilities such as a rowing center on Lake Kapowsin or park facilities at Lincoln Tree Farm with interpretive presentations of the working forest.

Principle 6. Promote the arts through art shows, exhibits, galleries, etc.

Principle 7. Promote family activities such as camping, petting farms, paint ball, etc.

Principle 8. Increase the number of lodging and dining facilities.
Principle 9. Provide information to the touring public on recreational opportunities in Graham.

Principle 10. Partner with the Chamber of Commerce and local business associations to help promote Graham businesses to the touring public.

Principle 11. Evaluate and address zoning and development regulations that preclude establishing lodging, dining and other tourist-related services.

Principle 12. Establish commercial areas in clusters to enhance the visitor experience.

COMMUNITY IMAGE

Intent: Enhance community image to attract businesses and maintain the quality of life within the plan area.

Objective 41. Integrate design of business and commercial uses in a manner that helps maintain the rural character of Graham.

Principle 1. Enforcement of current regulations and standards should be enhanced in a fair and consistent manner. delete

Principle 2. Support activities that foster a sense of community.

Principle 3. Orient buildings in commercial developments such that they create a self-contained community feel.

Principle 4. Establish citizen patrols and neighborhood watches with the support of the Pierce County Sheriff’s Department.

Principle 5. Communicate the shared vision of Graham throughout the community.

COMMERCIAL CENTERS

Intent: Provide for adequate services within commercial centers to support business development.

Objective 42. Allow for adequate commercial development primarily located within designated commercial areas to provide a balance between the residential and commercial tax base.

Principle 1. Conduct a study to determine the amount of revenue needed to support needed services and desired capital improvements versus the anticipated revenue generated by various development patterns. delete-done
Principle 2. Assure concurrency between population growth and infrastructure development. LU-91
FACILITIES AND SERVICES POLICIES

DOMESTIC WATER

Intent: To provide adequate water supplies to meet the needs of existing residents as well as proposed new development.

Objective 43. Ensure adequate domestic water to serve development and agricultural uses within the plan area.

Principle 1. Promote measures to keep water purveyors from going dry in the summer. U-24.2

Standards

43.1.1 Enhance water conservation by requiring plumbing fixtures that conserve water, instituting leak detection and correction programs, and by developing strict irrigation and landscaping standards.

43.1.2 Require landscaping that does not demand extensive irrigation for its survival, place an emphasis on the use of indigenous plant materials, and limit the extent of native vegetation removal.

Principle 2. Encourage Pierce County to proceed with becoming a wholesale water supplier to existing Class A water purveyors in the plan area. delete

Principle 3. Promote interties between water purveyors to ensure adequate water supplies to existing customers. U-21

Standards

43.3.1 Additional water, accomplished through inner-ties, should be used to satisfy current needs before expanding to cover new development.delete

Principle 4. Locate new development only where adequate water supply and water pressure is available. LU-91, CF-3.1, U 26.1

Principle 5. Require the Letter of Water Availability to identify which specific water right is being used and how much of the existing and available water capacity is being used from that right for the proposed project (i.e., cumulative impacts on the system). U-25

Standards

43.5.1 If the proposed project exceeds the available water capacity then a moratorium should be enacted. U-25
43.5.2 Information should be documented in the water purveyor’s files, which is subject to an audit by the governing state or local agency (Washington State Department of Health and/or Tacoma-Pierce County Health Department). U-25

Principle 6. Encourage existing Class A water systems to work with Class B water systems or individuals that may have water rights that are currently underutilized to acquire these systems as a means of expanding available capacity.

Principle 7. Protect groundwater supplies near the 304th Street landfill.

Standards

43.7.1 The TPCHD shall conduct a study to evaluate the current upward gradient pressure of the aquifer system underlying the 304th Street landfill and to determine how much additional water withdrawal may occur from the aquifer before the cumulative impacts reach a point where they pose a risk of contamination to the groundwater supplies.

43.7.2 The TPCHD shall certify new wells within one mile of the 304th Street landfill to determine cumulative impacts to the underlying aquifer system.

43.7.3 The TPCHD shall restrict additional water withdrawals, except test wells, within one mile of the 304th Street landfill at such time when the underlying aquifer water table height is lowered to the point where negative impacts to the landfill lining and groundwater supplies may occur.

LAW ENFORCEMENT AND FIRE PROTECTION

Intent: To provide adequate law enforcement and fire protection services and response times within the plan area.

Objective 44. Ensure adequate law enforcement and fire protection services to meet the needs of the population within the plan area. CF-17

Law Enforcement

Principle 1. Increase law enforcement coverage and response time in the plan area. CF-17
Standards

44.1.1 Sheriff Deputy’s service increases should be a component of new development [i.e., create a Level of Service (LOS) standard per new home]. CF-17

44.1.2 LOS response time should meet national standards. CF-18

44.1.3 The number of deputies should be increased per amount of plan area population to meet national standards. CF-18

Principle 2. Reduce law enforcement response times and increase police presence by locating a new police precinct in the plan area.

44.2.1 Consider co-locating a precinct with fire stations and the Graham Library property.

44.2.2 Consider the 304th St. E. and Meridian Rural Activity Center as a potential location for a new precinct.

Fire Protection

Principle 3. Encourage Fire Districts to pursue impact fees to help defray the costs associated with serving new development.

PUBLIC SCHOOLS

Intent: To provide adequate school facilities to meet the needs of the existing and future population within the plan area.

Objective 45. Provide adequate school impact fees to School Districts to help defray the costs associated with serving new development.

Principle 1. Encourage the Pierce County Council to significantly raise their school impact fee amounts to more adequately cover the costs associated with new development.

Principle 2. Update the County’s current school impact fee calculation to increase the maximum allowable amount based on consideration of the impacts from new development approved within the school district boundaries (e.g., plats, short plats, building permits, etc.).
PARKS AND RECREATION

Intent: To provide regional, community and neighborhood parks and recreational facilities to meet the needs of the existing and future population to serve the County and plan area.

Regional Parks

Objective 46. Achieve and sustain an acceptable level of service for regional park facilities.

Principle 1. New regional parks within the Graham Community Plan area should be designed and located to serve the needs of community residents as well as providing County-wide benefits. New regional parks should meet the following criteria.

Standards

46.1.1 Park sites should be located in a manner to take advantage of the physical amenities in the plan area with attention to access points to waterbodies and watercourses. Priorities include lakes, creeks, wetlands, forested areas, steep slopes, and historical and scenic areas.

46.1.2 Parks should provide for both passive and active recreational areas that fit well with the site amenities. PR-1

46.1.3 Regional parks should generally be 40 acres or more in size; however, these parks may be developed on smaller parcels based upon land availability, facility type, community need, site characteristics and other factors. All sites that provide public access to waterbodies and watercourses in the Graham Community Plan area are Regional sites.

46.1.4 The County should cooperate with other government entities, including the Washington Department of Natural Resources and the Washington Department of Fish & Wildlife to develop and maintain joint park facilities. PR-8+

Principle 2. The following are high priority sites for regional park land acquisition within the Graham Community Plan area. The sites are not listed in any order of preference or importance.

Standards

46.2.1 Lake Kapowsin

46.2.2 Whitman Lake boat ramp
46.2.3 Lake Tanwax boat ramp

46.2.4 Other properties as identified on the Proposed Parks and Trails map for Graham.

Principle 3. Provide opportunities for community involvement in siting and developing those regional parks that service the plan area. All development and re-development of regional parks should be reviewed at the earliest possible opportunity by interested citizens through a public site planning review process. PR-9+

Standards

46.3.1 The Council District 1 and 3 representatives on the Pierce County Parks Citizens Advisory Board should be provided with all necessary information to help inform civic, community groups, and local governmental agencies about the plans and operations of the County regarding regional park location and development.

46.3.2 The Pierce County Parks and Recreation Department should maintain a current list of civic, community groups, and local governmental agencies that are interested in regional park locations and development. PR-8+

46.3.3 The Pierce County Parks and Recreation Department should provide notice of meetings and plans to civic, community groups, and local governmental agencies that are interested in regional park locations and development. PR-9.6

46.3.4 The Pierce County Parks and Recreation Department should actively encourage joint civic, community groups, and local governmental agency development of regional park sites that include a local park component.

46.3.5 A final development site plan shall be established for each regional park that identifies passive and/or active recreation areas, neighborhood and local community use areas, buildings, intended uses, and open space. PR-6+

46.3.6 Development of facilities at a regional park should not occur prior to completion of the necessary site plan.

46.3.7 Where appropriate, develop park facilities that generate funds and incorporate revenue collection into the design.

46.3.8 When considering charging user fees at sites that provide recreational opportunities establish an appropriate rate that will help support the maintenance and operation of these facilities.
Neighborhood and Community Parks

Objective 47. Pierce County shall support the creation of a Park Service Area, Park District, or Metropolitan Park District to help fund and develop community and neighborhood scale parks throughout the plan area.

Principle 1. Identify local organizations interested in the improvement of park and recreational opportunities within the community and provide the initial technical and financial assistance necessary to form a Park Service Area or District.

Standards

47.1.1 The Pierce County Parks and Recreation Services Department should conduct a series of education workshops regarding the formation, financing, and management of park service areas and districts.

47.1.2 The Pierce County Parks and Recreation Services Department should assist the community to identify sponsor(s) willing to lead in efforts to form the park service area or district.

47.1.3 Upon generating sufficient public interest in the formation of a park service area or district, Pierce County shall bring the issue to a vote of the citizens at the following general election.

47.1.4 Pierce County Parks and Recreation Services Department shall provide park and recreation providers technical expertise in site planning and facility needs assessments.

47.1.5 Pierce County Parks and Recreation Services Department shall provide assistance in the preparation of grants for property acquisition, operation, and maintenance.

Principle 2. Pierce County should require an impact fee, land dedication, or fee-in-lieu of dedication for community and neighborhood scale parks based upon the standards set forth in Table 1 Community Park Facilities Standards and Table 2 Neighborhood Park Facilities Standards.

Standards

47.2.1 Pierce County should require all new residential subdivisions and multi-family residential developments to pay an impact fee, dedicate land, or pay a fee-in-lieu of land dedication for the development of community and neighborhood parks. The structure of each of these options shall be correlated to the standards set forth in Tables 31 and 32.
When a Park Service Area or Park District is created it shall consider the collection of Park Impact Fees as a means of providing funds for community and neighborhood parks.

Pierce County shall develop regulations controlling the location, use, and improvement of land dedicated for community and neighborhood park purposes. Such regulations shall, at a minimum, prescribe minimum park dedication areas, access, amenities, location, and maintenance.

Land that is suitable for future neighborhood and community park and recreation facilities should be purchased or acquired by the park and recreation provider in the most effective method available. Park and recreation providers should implement new and innovative methods of financing land acquisition, facility development, and long-term maintenance and operating costs for all park and recreation facilities. Provide opportunities for community control of local parks.

All suitable County-owned properties that are being considered for divestment should first be evaluated as potential park sites.

Establish standards for community and neighborhood level park and recreation facilities.

Utilize the following standards for community level parks within the plan area:

<table>
<thead>
<tr>
<th>Facility</th>
<th>Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Park Land</td>
<td>3.5 acres per 1,000 population</td>
</tr>
<tr>
<td>Fields for softball and youth baseball for soccer, football, or pickup games</td>
<td>0.23 fields per 1,000 population</td>
</tr>
<tr>
<td>Multi-use outdoor paved courts (tennis, basketball)</td>
<td>0.4 courts per 1,000 population</td>
</tr>
<tr>
<td>Tennis court</td>
<td>0.3 courts per 1,000 population</td>
</tr>
<tr>
<td>Children’s play area</td>
<td>0.35 play area per 1,000 population</td>
</tr>
<tr>
<td>Picnic area</td>
<td>0.5 area per 1,000 population</td>
</tr>
<tr>
<td>Trails or pathways (minor)</td>
<td>0.2 miles per 1,000 population</td>
</tr>
<tr>
<td>Restrooms</td>
<td>0.2 facilities per 1,000 population</td>
</tr>
<tr>
<td>Parking</td>
<td>0.23 spaces per 1,000 population</td>
</tr>
</tbody>
</table>

Utilize the following standards for neighborhood level parks within the plan area:
Principle 5. New community and neighborhood parks within the plan area should be designed and located to serve the needs of all segments of the community.

Standards

47.5.1 New park sites should be located in a manner to take advantage of the physical amenities within the plan area. Priorities include, wetlands, forested areas, steep slopes, historical areas and scenic areas and other natural features.

47.5.2 New parks should provide passive and/or active recreational areas. PR-1

47.5.3 The size of a community park is typically 15 to 25 acres. Access to a community park should be from an arterial street if traffic volumes are anticipated to be high and parking shall be dependent upon the facilities provided. Restroom facilities should be provided at a community park.

47.5.4 Ideally, a neighborhood park should be 5 to 10 acres in size. However, these parks may be considerably smaller when located within a private development. Neighborhood parks should be separated from one another in a relatively even manner throughout the plan area. Typically a 1- to 2-mile separation is desirable. Neighborhood parks should be reasonably central to the neighborhood they are intended to serve. Access to a neighborhood park should be via a local residential street. Walking and bicycle access routes should avoid physical barriers such as major arterial roads or stream crossings whenever possible. Parking or restroom facilities are typically not provided at a neighborhood park.

47.5.5 Neighborhood parks should be developed adjacent to school sites whenever possible in order to promote facility sharing. Facilities on the neighborhood park site should supplement uses that the school does not provide such as trails, open space, picnic areas, playground equipment, and multi-purpose hard-surfaced courts.
Partnerships

Objective 48. Facilitate coordination and cooperation between Pierce County and public and private schools, and other organizations in providing and improving park and recreational facilities. PR-8+

Principle 1. Pierce County Parks and Recreation Services Department should establish a partnership with public and private schools to facilitate joint County-school recreational opportunities within the community. This partnership could include program coordination, cost sharing for construction, improvement and maintenance of joint-use facilities, and other efforts to improve recreational opportunities within the community. PR-8+

Principle 2. Pierce County Parks and Recreation Services Department and Pierce County Public Works and Utilities – Transportation Programming Division should coordinate transportation planning with the Frontier Master Plan process.

Park Site Acquisition

Objective 49. Acquire selected parcels of land for future development of park and recreational facilities. (See Proposed Parks and Trails map)

Principle 1. Focus on park site acquisitions that serve to expand existing facilities.

Standards

49.1.1 Expand the Graham Community passive and active recreation opportunities at Frontier Park to include walking trails and road-crossing striping.

Principle 2. Purchase additional land throughout the plan area for future development of park facilities. High priority areas for future park acquisition include:
   a. Lincoln Tree Farm east of Mountain Hwy., north of 288th St. E.
   b. Other designated locations along Muck and South Creeks.
   c. Puyallup river and other water bodies.
   d. Pierce County Elk Plain Road Shop property with dedicated trail to Bethel high School.
   e. A 25 acre undeveloped parcel located at 46th Ave. E. and 232nd St. E.
   f. Cougar Mountain Park (could have prairie, passive/active recreation) on 26th St. E., east of 54th Ave. E. Also, K-12 school on 26th St. E. west of 54th Ave. E.
   g. Possible community passive nature trail adjacent to the Morse preserve at 260th St. E. and 70th Ave. E. Also, expand the area included in the Morse preserve.
   h. Bonneville power line, in the trail system, extending across the plan area, from Mountain Hwy, and 288th St. E. to Orville Rd. south of Orting.
i. Scenic overlook on Meridian at the top of Graham Hill.
j. Possible expansion of Frontier Park on south side for trails.
k. Puyallup River trail park.
l. A joint Pierce County/State park at the north end of Lake Kapowsin.

Principle 3. Balance expenditures on undeveloped park property acquisition with maintenance of existing facilities. PR-7+

Standards

49.3.1 Pursue park site acquisition when good opportunities come available so as to bank the land for later park and recreation development. PR-1.2.2

Trails

Objective 50. Provide a community-wide system of trails for nonmotorized transportation, nature viewing, and passive recreation. PR-10

Principle 1. Identify trail routes throughout the plan area that link schools, neighborhoods and points of interest. PR-10

Standards

50.1.1 Trails where appropriate, should link destinations and provide for all user groups, and serve a regional scale.

50.1.2 The trail system should utilize, integrate and/or bridge critical areas. PR-12

50.1.3 The trail system should provide recreational as well as nonmotorized movement (i.e., walking and bicycle passage, equestrian trails). PR-10

50.1.4 The trail system should extend through the plan area and connect with the County’s regional trail system in the Orting Valley. (See Proposed Park and Trails map).

50.1.5 The trail system should reflect the trail corridors included in the Forever Green Council’s recommendations regarding regional and countywide trail connections spanning from the Cascade Mountains to Puget Sound.

Principle 2. Trails should be located and designed in such a manner as to enhance user safety, provide access between locations and unique environmental features, and be aesthetically pleasing. PR-10+

Standards

50.2.1 Separate pedestrian sidewalks/trails from roads by a planting strip.
50.2.2 Blend trail system into critical and open space areas. PR-10

50.2.3 Trailheads should be accessible from residential neighborhoods and, where possible, be integrated into publicly owned park and open space properties. Trailheads should be provided at the principal access points of major trails and should include adequate parking with signage and a trail map. A primary trailhead should have restroom and solid waste facilities. PR-15+

50.2.4 Trails should be designed to interconnect or form loops whenever possible. Trails should not dead end unless unique circumstances exist such as a trail that provides access to a specific destination. When a proposed development is adjacent to vacant property, trails should be designed to accommodate future expansion at such time the adjacent property is developed.

50.2.5 Trails in environmentally sensitive areas should be designed and constructed in a manner that mitigates environmental impacts. PR-12

50.2.6 Signs that identify any associated natural areas or wildlife habitat areas and encourage environmental awareness should be placed along trails in appropriate locations. PR-15+

Principle 3. Purchase additional land throughout the plan area for future development of trail facilities. High priority areas for future trail acquisition and development include:
   a. Around Lake Kapowsin.
   b. Trails within Frontier Park.
   c. Trails within other Parks.

Principle 4. Require the dedication of Regional trails during the site development process.

Standards

50.4.1 Designated trails should be considered for each subdivision and site plan approval.

50.4.2 When a site is located along a proposed trail route, then a linear section of land shall be dedicated and developed as a condition of approval. Such portion of land shall be credited towards any required park land dedication.
50.4.3  When a site is not located along a proposed trail route, then a fee-in-lieu-of land dedication shall be required to contribute towards the regional trail system.

Principle 5.  Coordinate development of a system of trails with the Pierce County Transportation Plan.  PR-18

Principle 6.  Extend existing trail/sidewalk areas before starting on undeveloped areas (i.e., complete in segments).


Principle 8.  Require the installation of nonmotorized transportation trails that connect new developments to schools, parks, or adjacent developments.

Existing Parks and Recreation Programs
Objective 51.  Maintain the existing park and recreation facilities and programs located within the plan area.

Principle 1.  Conduct maintenance and renovations that serve to enhance existing regional park and recreation facilities and programs.

Standards
51.1.1  Pierce County should continue the ownership and management of Frontier Park and should complete the Frontier Park Master Site Plan process.

PIERCE COUNTY LIBRARY SYSTEM

Intent:  To increase safety and security for the Graham Library.

Objective 52.  Improve safety and security around the Graham Library.

Principle 1.  Consider reducing the speed limit on 224th St. E. from 82nd Ave. to Meridian to 35 mph.

Standards
52.1.1  Pierce County should initiate an engineering study to determine the feasibility of reducing the speed limit to 35 miles per hour or implementing other means to slow traffic.

Principle 2.  Co-locate a police substation at the library property to help reduce vandalism.
STORMWATER FACILITIES

Intent: To develop stormwater facilities that are functional, environmentally sound, and aesthetically pleasing.

Objective 53. Provide stormwater facilities within the plan area to mitigate existing stormwater problems and design these facilities to blend with and enhance natural systems.

Principle 1. Design stormwater facilities that mimic natural systems or that provide recreational opportunities. U-43

Standards

53.1.1 Detention stormwater facilities should look and function like wetlands and be planted with native vegetation. U-43

53.1.2 Detention stormwater facilities should be designed to provide aquifer recharge. U-43

53.1.3 Detention facilities may be designed as large grassy areas that can serve as multipurpose playfields. U-43

Principle 2. Encourage the County Council to adopt the watershed basin plans. U-33.4, 33.5, 34

TRANSPORTATION CORRIDORS AND STREETSCAPES

Intent: To create transportation corridors and streetscapes that are visually attractive and functional for both vehicular and nonmotorized transportation.

Objective 54. Create an interconnected multi-modal transportation system that provides amenities to its users and convenient access to nearby urban areas while retaining a rural character.

Principle 1. Promote increased transit service and tourism related transportation within the plan area.

Standards

54.1.1 Expand transit opportunities by including stops at identified community centers and providing seating. T-16+

54.1.2 Transit service should be a priority for community centers.

54.1.3 Encourage the placement of additional bus stops. T-16+
Highly used transit stops should include seating and a shelter. T-16+, 17

Increase number of bus pull outs in order to facilitate a smooth flow of traffic. T-16.6

Consider a rail stop south of 224th St. E. as close as possible to the Graham Commercial Center.

Principle 2. Design roads and throughways to promote efficient movement of vehicles within the plan area, while retaining the rural character.

Standards

Roads should provide convenient access throughout the community, particularly to commercial centers. T-1, 6

Limit the number of traffic lights in order to maintain good traffic flow, particularly on Meridian Avenue.

Add turn lanes where appropriate. T-1, 3, 5

Encourage the creation of thoroughfares in appropriate places for more direct routing and greater connectivity. T-8

Provide interconnectivity between subdivisions and commercial projects to the greatest extent possible.

Developers of subdivisions shall provide roadway connections to all County roadways that abut their property, except where it is necessary to limit the number of access points along main roads or where shared accesses better facilitate traffic flow.

If access is provided to only one County roadway, then at least one stub road shall be built within the development to the property line of an abutting parcel to provide for potential future connection(s), unless environmental constraints preclude any such connection.

Priority shall be given to connecting to existing stub roads, existing platted right-of-ways, and/or future improvement projects as defined in County plans and programs.

Minimize vehicle conflicts through limiting the number of access driveways, encouraging efficient internal site circulation and using shared commercial driveways where possible. T-11+
54.2.7 The County shall, where feasible, provide facilities for pedestrians when reconstructing or building new roadways. In urban areas, the improvement will consist of a sidewalk on at least one side of the roadway. In rural areas, a 6-foot width of crushed gravel on shoulder of both sides of roadway will be provided.

54.2.7.1 Where adequate right-of-way exists in rural areas, a pedestrian pathway that is separated from the road by the drainage way or other buffer will be considered.

54.2.8 Retain the existing scenic country roads in a rural character.

54.2.9 Require that adequate infrastructure is in place to ensure that connectivity between project phases and adjacent sites is accomplished during the land development process.

54.2.10 Provide access to large community centers from back streets to limit the number of people on the main roads and relieve congestion at single ingress/egress points. T-11+

54.2.11 Create frontage roads and/or parking access roads around community centers. T-11+

54.2.12 Orient streets in such a manner so as to take advantage of scenic views and vistas.

54.2.13 Provide for efficient traffic flow and accommodate emergency vehicle operations by providing adequate parking in new subdivisions and school sites. New subdivisions are required to provide either on-street parking or shared off-street parking in urban areas and apply design standards for accommodating adequate off-street parking. A total of three parking spaces shall be provided in the urban area for each new single-family home. On-street parking shall be prohibited in rural areas. In order to accomplish this, the following design techniques and standards should be applied:

54.2.13.1 Within urban residential developments, a minimum of one on-street parking space or off-street shared parking space per dwelling unit, dispersed in convenient locations throughout the development, shall be provided for guest parking. The parking stalls should be located within 150 feet of the residences being served and may be clustered to serve multiple dwelling units.

54.2.13.2 Off-street parking for urban residential development shall be modified to provide for at least two vehicles per dwelling unit.
Garage areas shall not be included in the required off-street parking area (i.e., the garage area shall be in addition to the two required off-street parking spaces).

54.2.13.3 Driveways shall be at least 24 feet in length as measured from the face of the garage to the back of the sidewalk to prevent larger and longer vehicles from protruding into the traveled way.

54.2.13.4 Side yard setbacks (from the structure to the property line) shall be at least 5 feet on one side and at least 10 feet on the other side to allow vehicles to access the rear yard. This distance may only be reduced when alleys that allow access to rear yards are provided.

54.2.13.5 Parking standards for school sites should be reviewed and, if necessary, modified to provide adequate on-site parking for school event situations. Overflow parking areas should be constructed of pervious materials such as engineered grass, grasscrete, pervious pavers, or pervious concrete.

54.2.13.6 Require minimum lot sizes and lot widths to better accommodate on-street and off-street parking. Lot width reductions may only be allowed in situations where adequate off-street shared parking is provided.

54.2.13.7 For developments with a private road system, the homeowner’s covenants shall require the employment of a security service or towing service to monitor the project on at least a twice daily basis and tow vehicles that are parked in the traveled way.

54.2.13.8 On-street parking and off-street shared parking areas shall be constructed of pervious materials in conformance with the standards outlined in the Pierce County Stormwater Manual, Chapter 10 Low Impact Development.

54.2.13.9 On-street parking spaces and off-street parking spaces shall be at least 22 feet in length. On-street parking space width shall be as outlined in the Pierce County Road Standards. Off-street shared parking spaces shall be at least eight feet in width.

54.2.14 Establish a process that requires the Pierce County Fire Marshal’s Office to contact the local fire district to provide input on site plans for safety purposes. delete
54.2.15 Synchronize traffic signals where possible to provide for uninterrupted traffic flow.

54.2.16 Construction of pedestrian facilities shall be required of developers of residential, commercial, and industrial projects on all County roadways that abut their property.

54.2.16.1 Sidewalks shall be constructed in urban areas.

54.2.16.2 In rural areas, the improvement shall consist of a 6-foot width of crushed gravel on the roadway shoulder. Where right-of-way exists, a gravel pathway shall be constructed that is separated from the road by the drainage way or other buffer.

54.2.17 Pursue innovative drainage design techniques to address flooding issues, such as those experienced along 224th St. E.

54.2.18 Provide emergency warning signage at the intersection of 200th St. E. and Orting-Kapowsin Highway that directs traffic away from the Puyallup Valley in the case of a natural disaster event.

Principle 3. Create a system of trails and multimodal facilities to enhance pedestrian, bicycle, and equestrian movement throughout the plan area. T-12

Standards

54.3.1 Facilities should be developed to provide for safe and varied modes of travel connecting the community. T-12

54.3.2 Increase pedestrian pathways, particularly around commercial developments. T-12, 14

54.3.3 Community centers should have pedestrian access either in the form of sidewalks, for large centers, or trails and paths in smaller centers. T-14

54.3.4 Create safe pedestrian internal connections between businesses, including stairs and ramps where appropriate. T-12+, D-8

54.3.5 Create and implement a system of multimodal paths for the plan area, connecting to regional trail systems. T-12+

54.3.6 Add bike lanes where appropriate. T-12+

54.3.7 Include horse paths and riding trails in the design of regional and local trail systems throughout the community. PR-11, 13
Principle 4. Implement transportation improvements in the plan area in accordance with the project recommendations included in the Graham Community Plan.

Standards

54.4.1 Use the plan’s project list and maps to guide programming and implementation of transportation projects.

54.4.2 Further refine the transportation concepts with the Graham Rural Activity Center and finance these transportation improvements with a combination of public and developer funds.

54.4.2.1 Pierce County shall work with the Washington State Department of Transportation to define consolidated east-west access roadways to serve new commercial sites within the Graham Rural Activity Center.

SOLID WASTE

Intent: To facilitate solid waste facilities in a manner that protects groundwater and surface water resources and ensure that public health issues, especially clean drinking water supplies, and environmental concerns are properly met.

Objective 55. Protect the natural environment and public health and safety related to Municipal Solid Waste (MSW) Landfill facilities.

Principle 1. Establish standards for the siting of new or expansion of existing Municipal Solid Waste (MSW) Landfill facilities to protect the public health, safety and welfare and to address environmental impacts.

Standards

55.1.1 The siting of any proposed MSW landfill or any proposed expansion of an existing MSW landfill shall follow applicable County, State, and Federal statutes and regulations with regard to criteria for appropriate site selection.

55.1.2 The siting of any proposed MSW landfill or any proposed expansion of an existing MSW landfill in the plan area shall not be within five miles of any defined Shorelines of the State or direct tributaries to a Shoreline of the State, including but limited to Lake Kapowsin, Tanwax Lake, Whitman Lake, Morgan Lake, Ohop Creek, Kapowsin Creek, Puyallup River, Muck Creek and South Creek, or within one mile of any other river, stream, creek or tributary within or adjacent to the plan area.
55.1.3 No new MSW landfill shall be located over a sole source aquifer in the plan area given the strong potential to pollute future needed water supplies. In addition, no MSW landfill shall be permitted in certain locations with regard to pollution of water (surface and ground water) in areas of the plan area that have a high preponderance of “outwash” materials (gravel, sand, or rock).

55.1.3.1 No siting shall be approved and permitted for a site which has been fully examined independently and documented to contain a significant preponderance of one or more of the following U.S. Geological Survey defined soils: alluvium, peat, Electron mudflow, Osceola mudflow, Marshel formation, and/or Vashon Drift recessional outwash, advance gravel, or Steilacoom gravel.

55.1.3.2 The County shall require independent review of site studies of the characteristics of any proposed site so as reduce any potential compromising of the parameters, methods and conclusions of the geologic studies which predict the rate at which contaminants move through underlying strata.

55.1.3.3 The depth of the water table and levels of aquifers shall be considered primary health concerns by County officials and the Hearing Examiner in any review of a proposed MSW landfill application or an application to expand an existing MSW landfill.

55.1.3.4 The County and TPCHD shall require a rigorous monitoring regime as landfills can create deliberate fractures underground water tables as well as significantly increase fluid pressure.

55.1.4 The siting of any proposed MSW landfill or any proposed expansion of an existing MSW landfill in the plan area shall not permit the filling of any wetlands unless it is clearly rebutted that no other practicable alternative exists. Any compensatory wetlands to mitigate for impacts associated with the construction of a MSW landfill shall be located in the same Watershed Resource Inventory Area (WRIA).

55.1.5 The perimeter buffer around any new proposed MSW landfill or any proposed expansion of an existing MSW landfill shall be no less than 1,000 feet in width and shall be planted with a dense cover of native vegetation, preferably composed of native conifer trees, to adequately screen the landfill facility from adjacent neighbors and roadways.

55.1.6 No new proposed MSW landfill or any proposed expansion of an existing MSW landfill shall be located in a floodplain unless an EIS using the best
available science unequivocally indicates that the facility will not restrict the flow of the 100-year flood, reduce the temporary water storage capacity of the floodplain, or result in a washout of solid waste so as to pose a hazard to human health or the environment.

55.1.7 Any plan for a proposed MSW landfill or any proposed expansion of an existing MSW landfill shall describe in detail the corrective action programs to be initiated if groundwater contained within the aquifer or surface water is contaminated. Thus an application’s site monitoring and remediation plan should be resolved in the site selection process and not later in an anticipated construction and operation permit application.

55.1.8 Any formal application to expand laterally the size of any public or private MSW landfill currently existing in the plan area shall be subject to a number of considerations:

55.1.8.1 Such older landfills must meet newer County, State and Federal regulations and are not eligible for regulatory waivers of newer waste management standards.

55.1.8.2 A mandatory Environmental Impact Statement (EIS) must adequately address alternatives to the proposed expansion including, at a minimum, other alternative in-county locations as well as long-hauling (with data found to be acceptable by reputable third parties such as the Environmental Protection Agency and the U.S. Army Corps of Engineers).

55.1.8.3 The mandatory EIS must fully document, based on public/private records and the best available science, the historical impact of the current facility on contamination to any sole source aquifer located under the facility. A full and faithful record shall be compiled by the Tacoma-Pierce County Health Department (TPCHD) to reflect incidents of failure to contain waste, litter, leachate and toxic air emissions from the landfill, and shall be considered in the review process.

55.1.8.4 Any EIS review of a proposal shall be subject to review by the U.S. Environmental Protection Agency (40 CFR 232), the U.S. Army Corps of Engineers (33 CFR Part 323), and the U.S. Fish and Wildlife Service when wetlands, aquifers, and streams may be negatively impacted. Such review shall pertain even if no federal financial assistance is involved.

55.1.8.5 No expansion shall be permitted to any MSW landfill currently sited over a sole source aquifer, in a critical aquifer recharge area, or in a wellhead protection area in the plan area and
grandfathered by virtue of establishment prior to the April 27, 1999 effective date for RCW 70.95.060.

Principle 2. Conduct adequate monitoring and testing of Municipal Solid Waste (MSW) Landfill facilities in order to assure that the facility is not posing any negative impacts to public health, safety and welfare nor resulting in any unmitigated environmental impacts.

Standards

55.2.1 The TPCHD shall produce an annual written report on the research and field testing of contaminants found in the ground water at any current or future approved MSW landfill site within the plan area. TPCHD shall provide a copy of such report to water purveyors and landowners within a ten-mile radius of such sites.

55.2.2 The TPCHD shall require MSW permit holders to provide monitoring and testing information in an acceptable electronic format.

55.2.3 The TPCHD shall be the responsible agency for assuring that proper and appropriate monitoring and testing is conducted on MSW landfills. The TPCHD may oversee the hiring of neutral, 3rd party consultant’s to conduct the necessary monitoring and testing or may complete such monitoring or testing with adequately trained TPCHD staff.

Principle 3. Ensure that all plans and reports regarding monitoring and testing of MSW landfills in the plan area are readily available to citizens.

Standards

55.3.1 The TPCHD shall post monitoring and testing information regarding MSW landfills on a public web page and all local newspapers of general distribution. This information shall include but not be limited to hydrogeologic and ground water monitoring reports, leak detection and collection system monitoring reports, leachate monitoring reports, and surface water monitoring reports.
Key Peninsula Matrix
LAND USE ELEMENT

Rural Residential

Intent: A rural area that is endowed with working farms, forests, and pastures throughout the countryside provides community identity. Strive for a community that has safe streets and neighborhoods. Recognize individual rural communities and maintain their distinct identities. Low density housing, open space, and resource land uses will be the prominent development pattern in the area.

Objective 1. Establish rural residential land use designations that maintain a low density rural land use pattern, preserve the rural character, encourages agricultural activities, and protect environmentally sensitive features within the plan area.

Principle 1. The majority of the plan area should be designated Rural Residential. Property that is not designated for parks and recreation, sensitive resource, agriculture resource, rural farm, or rural commercial centers shall be designated for Rural Residential land use.

Principle 2. The Rural Ten (R10) zone should provide for a variety of rural residential lot sizes. LU-61

Standards

1.2.1 Residential densities in the R10 zone shall be one dwelling unit on ten acres.

1.2.2 Residential density may be increased in the R10 zone to two dwelling units on ten acres when 50% of the parcel is designated as open space.

1.2.3 The minimum lot size in the R10 zone shall be ten acres except the minimum lot size may be reduced to one acre when 50% of the parcel is designated as open space and residential densities are increased as described in standard 1.2.2.

Principle 3. Allow a variety of rural residential land uses in the R10 zone that are consistent with a rural lifestyle. LU-61

Standards

1.3.1 The dominant land use shall be detached single-family residents.

1.3.2 Resource uses (farms and forestry) shall be permitted. Mineral extraction (gravel mines, etc.) shall be a conditional use.
1.3.3 Civic uses such as churches, educational facilities, and public safety services that can be supported by rural infrastructure shall be permitted.

1.3.4 Allow tourism facilities such as hotel and motel uses with up to 20 guest rooms in locations throughout the Peninsula as a conditional use. Where new lodging facilities are developed on shoreline locations, provisions for public access to the shoreline should be encouraged. Such public access should be limited to the lodging facilities’ property.

1.3.5 Support the development of Master Planned Resorts that will provide local jobs. Where new resorts are developed on shoreline locations, provisions for public access to the shoreline should be encouraged. Such public access should be limited to the resort property. **LU-72**

**Principle 4.** Establish a Rural Farm zone to support an agricultural-based tourist economy throughout the Peninsula.

**Standards**

1.4.1 The Rural Farm zone shall be implemented on properties that have established agricultural uses as evidenced by participation in the current use farm and agriculture program, are conducting agriculture operations, or in cases where landowners request inclusion and demonstrate their intent to conduct agriculture operations.

1.4.2 Permitted uses in the Rural Farm zone include all agricultural uses and the buildings necessary to conduct the farm uses. These uses include but are not limited to orchards, processing and sales of products produced on the farm, and wineries. Farm uses shall be permitted outright and are not subject to special use permit requirements.

1.4.3 Direct marketing of agricultural products shall be encouraged from Rural Farm properties. Farm stands and associated parking areas shall maintain a minimum setback of 50 feet from SR-302 and the Key Peninsula Highway, 25 feet from other roads, and 10 feet from other property lines. Farm stands and associated parking shall maintain a 50-foot minimum separation from residences on adjacent properties.

1.4.4 Allow custom milling and forest products sales, accessory to a single-family home, consistent with criteria for home occupations.

1.4.5 Residential density shall generally not exceed a maximum of one dwelling on ten acres. Residential density may be increased to a maximum of one dwelling unit per five acres in a clustered residential development on properties 20 acres or more in size when 50 percent of the site remains in...
open space. The clustered development may not result in more than ten lots per cluster. The open space area must be dedicated to agricultural use.

Objective 2. Establish a Park and Recreation designation to recognize campgrounds, parks, and recreational areas.

Principle 1. Zone all undeveloped County and State properties on the Key Peninsula for future park and recreational use.

Principle 2. Recognize all existing public and private parks and campgrounds through a Park and Recreation land use zone.

Principle 3. Encourage recreational activities throughout the community plan area for the benefit of local residents and to encourage tourism.

Standards

2.3.1 Streamline the permitting process for land use activities at public parks. Development within existing parks should be permitted outright.

2.3.2 Support the development of shoreline access points for boat launches, public docks and piers, beach walking, wildlife viewing, and other shoreline dependant uses.

2.3.3 Permitted uses include neighborhood and community parks, amusement and recreation uses, campgrounds, community centers, museums, performing arts facilities, caretaker residences, and similar uses. New regional parks shall be a conditional use.

2.3.4 Discourage the conversion of recreational areas, campgrounds and parks to other uses.

Principle 4. Until such time as properties designated for park and recreation are owned or controlled by a park and recreation provider, residential uses and densities shall be the same as authorized in the R10 designation.

Objective 3. Implement the Rural Sensitive Resource (RSR) designation within the open space network.

Principle 1. The RSR zone should be implemented in those areas of the open space network that have complex, high value environmental features.

Standards

3.1.1 Low impact development standards shall be required in the RSR zone. These standards are intended to afford flexibility in stormwater system
design while providing the highest level of stormwater control to protect downstream property owners and promote groundwater recharge.

3.1.2 Residential densities and permitted uses shall be the same in the RSR designation as the R10 designation. When bonus density provisions are utilized the required open space shall be dedicated on the portion of the site that provides the greatest protection of environmental features.

3.1.3 Uses that do not involve significant buildings or impervious surfaces such as farming and forestry are encouraged.

Objective 4. Encourage home occupations and cottage industry.

Principle 1. Allow home occupations and cottage industry in all zones as accessory use to a residence. All business activities shall be clearly secondary to the residential use of the site.

Standards

4.1.1 Signs advertising home occupations or cottage industry shall be located on site and shall be limited to one – 8-square-foot business sign. Off-site signs providing directions to home occupations and cottage industry may be authorized when consistent with community plan design standards.

Principle 2. Provide flexibility in the type of businesses permitted as home occupations and cottage industry.

Standards

4.2.1 Any business type that is not visually or audibly noticeable at or beyond the property boundary should be permitted.

4.2.2 Home-based contractor businesses with associated outdoor storage may be permitted through a Cottage Industry II approval.

Principle 3. Separate cottage industry requirements into urban and rural categories with different standards for each (i.e., less intensive requirements for rural areas that are more compatible with rural character).

Resource Lands

Intent: Agricultural, forest, and mineral resource lands are an asset for Peninsula residents. These lands provide many benefits including employment opportunities, wildlife habitat, and a scenic landscape enjoyed by all. Utilize resource lands at sustainable levels to provide raw materials, value-added products, and jobs necessary for future generations. Resource Lands Intro on Comp Plan.
Objective 5. Promote agriculture and aquaculture activities throughout the community plan area.

Principle 1. Designate properties with the potential for long-term commercial agricultural significance as Agriculture Resource Lands (ARL). LU-81, LU-81.1 and LU-81.3

Standards

5.1.1 Properties that meet the criteria in section 19A.30.070 B. of the Pierce County Comprehensive Plan shall be designated ARL regardless of parcel size.

5.1.2 Landowners may request their property be designated ARL when soil type and yield are not present but the land is utilized for commercial agriculture purposes.

Principle 2. Encourage a variety of uses in the ARL designation that are consistent with and support the long-term viability of farming. LU-84, LU-84.2 and LU 84.3

Standards

5.2.1 Permitted uses in the ARL zone include all agricultural uses and the buildings necessary to conduct the farm uses. These uses include but are not limited to orchards, processing and sales of products produced on the farm, and wineries. Farm uses shall be permitted outright and are not subject to special use permit requirements. LU-84.2 and 84.3

5.2.2 Direct marketing of agricultural products shall be encouraged from ARL properties. Farm stands and associated parking areas shall maintain a minimum setback of 50 feet from SR-302 and the Key Peninsula Highway, 25 feet from other roads, and 10 feet from other property lines. Farm stands and associated parking shall maintain a 50-foot minimum separation from residences on adjacent properties.

5.2.3 Allow custom milling and forest products sales, accessory to a single-family home, consistent with criteria for home occupations.

5.2.4 Residential density shall not generally exceed a maximum of one dwelling on ten acres. Residential density may be increased to a maximum of one dwelling unit per five acres in a clustered residential development on properties 20 acres or more in size when 50 percent of the site remains in open space. The clustered development may not result in more than ten
Principle 3. Allow a variety of aquaculture activities (including shellfish farming, fish hatcheries, and associated processing facilities) in appropriate locations throughout the community.

Standards

5.3.1 Aquaculture activities should be mitigated to reduce visual and noise impacts to nearby residences.

5.3.2 Best Management Practices shall be implemented for all aquaculture activities.

5.3.3 Amend Pierce County Code, Title 18E to require fish and wildlife assessments for aquaculture activities in locations designated as “Marine Shoreline Critical Salmon Habitat” areas.

Objective 6. Recognize forestry uses as a historical and desirable land use within the plan area.

Principle 1. Encourage a variety of uses in the Rural Residential designations that are consistent with and support the long-term viability of timber management.

Standards

6.1.1 Allow Christmas tree farms and the direct marketing of forest products associated with the holiday season. Tree stands and associated parking areas shall maintain a minimum setback of 50 feet from SR-302 and the Key Peninsula Highway, 25 feet from other roads, and 10 feet from other property lines. Farm stands and associated parking shall maintain a 50-foot minimum separation from residences on adjacent properties.

6.1.2 Allow custom milling and forest product sales on sites that engage in forest practice operations.

Principle 2. To maintain the rural and forested character of the Peninsula and to promote tourism, discourage clear cuts adjacent to SR-302 and the Key Peninsula Highway.

Standards

6.2.1 Require timber harvest methods that maintain the 50-foot-wide undisturbed natural buffer along SR-302 and the Key Peninsula Highway.
or as an alternative, maintain tree density at 80 square feet of basal area per acre within a 100-foot-wide buffer.

Objective 7. Provide notification to adjacent property owners of resource uses.

Principle 1. Require plat and title notification for all new construction and development surrounding resources uses.

Standards

7.1.1 Plat and title notification should alert potential buyers that property is located next to an existing or potential resource use. This could be accomplished using a Property Adjacent to Resource Use (PAR) boundary.

7.1.2 Title notification should be recorded with the County Auditor each time the property is sold.

7.1.3 Increase the distance for property notification to 1,000 feet for proposed new resource uses based on the proposed use/activity and associated level of impact (e.g., noise, smell, traffic, etc.).

Rural Centers

Intent: Compact and attractive rural activity centers and rural neighborhood centers serve as focal points for business and community activities. Plan these commercial centers in defined locations or in areas that have historically provided commercial services to the community. Encourage pedestrian features that present opportunities for citizens to walk between businesses. Commercial activities in rural centers should provide the basic goods, services, and employment needed by local residents.

Objective 8. Provide criteria for designating rural commercial centers as limited areas of more intense rural development (LAMIRD). LU-66.1-5+

Principle 1. Inventory land uses in areas historically utilized for commercial purposes to determine the logical outer boundaries of rural commercial centers. LU-66.1-5+

Standards

8.1.1 Evaluate commercial uses established on or before July 1, 1990 to determine the existing area for rural commercial centers. LU-66.1-5+

Principle 2. Analyze the built environment of existing rural commercial areas in an effort to preserve the character of individual neighborhoods when
establishing the logical outer boundary for commercial LU-66.1-5+ centers.

Principle 3. Consider the physical characteristics of the land such as the location of roads and critical areas when establishing the logical outer boundaries for rural commercial centers. LU-66.1-5+

Principle 4. Avoid irregular boundaries when designating rural commercial areas. LU-66.1-5+

Principle 5. Contain rural commercial areas so public facilities and services can be provided efficiently to prevent a sprawling development pattern. LU-66.1-5+

Standards

8.5.1 Prohibit rural commercial areas from sprawling along SR-302 and the Key Peninsula highway.

8.5.2 Encourage infill development within the logical outer boundary of rural activity centers and rural neighborhood centers. LU-66.1-5+

Objective 9. Designate rural commercial centers at Lake Kathryn and Key Center as Rural Activity Centers (RACs) based on their logical outer boundaries and consistency with other LAMIRD criteria.

Objective 10. Rural Activity Centers are intended to provide the most intensive use of rural lands including opportunities for employment, shopping, civic services, and housing. Additional uses are appropriate in RACs when consistent with LAMIRD criteria.

Principle 1. Analyze Rural Activity Centers to determine the land use intensity and types of business existing in each center on July 1, 1990 for consistency with criteria for LAMIRDs.

Standards

10.1.1 Permitted uses in RACs based on 1990 business types include sales of general merchandise, food stores, motor vehicle repair, horticultural nursery, professional offices, vehicle salvage and storage, taverns, rental and repair services, public safety services, community services, metal products fabrication, building material and garden supply stores, and multi-family dwelling units.

Principle 2. Authorize new civic and commercial uses in RACs that can be supported by rural facilities and services and that encourage a rural tourism
economy. Uses in RACs should provide the basic goods and services for rural residents and tourists.

Standards

10.2.1 Examples of uses permitted in RACs to serve the everyday needs of rural residents and tourists include senior housing, nursing homes, education facilities, health services, postal services, religious assembly, transit services, agricultural products and supply sales, amusement and recreation uses, gas stations, restaurants, personal services, motels, farmers markets and small scale manufacturing and assembly uses.

Objective 11. Designate rural commercial centers at SR-302 and 118th Avenue, SR-302 and Wright Bliss Road, SR-302 and 134th Avenue, Home, and Longbranch as Rural Neighborhood Centers (RNCs) based on their logical outer boundaries and consistency with other LAMIRD criteria.

Objective 12. RNCs are intended to provide limited commercial services for residents and tourists. Additional uses are appropriate in RNCs when consistent with LAMIRD criteria.

Principle 1. Analyze RNCs to determine the land use intensity and types of business existing in each center on July 1, 1990 for consistency with criteria for LAMIRDs.

Standards

12.1.1 Permitted uses in RNCs based on 1990 business types include sales of general merchandise, food store, restaurant, contractor yard, motor vehicle repair, gas station, daycare, building materials and garden supply, church, laundromat, post office, and marina.

Principle 2. Authorize new civic and commercial uses in RNCs that can be supported by rural facilities and services and that encourage a rural tourism economy. RNCs should provide limited goods and services for rural residents and tourists.

12.2.1 Examples of uses permitted in RNCs to serve the everyday needs of rural residents and tourists include senior housing, religious assembly, public safety services, transit services, agricultural products and supply sales, amusement and recreation uses, personal services, and farmers’ market.

Objective 13. Develop a process for establishing New Fully Contained Communities (RCW 36.70A.350) or Major Industrial Developments (RCW 36.70A.365) to provide local employment opportunities for Peninsula residents.
Principle 1. The designation of land for New Fully Contained Communities (NFCCs) or Major Industrial Developments (MIDs) should be considered by the Key Peninsula Land Use Advisory Commission once the Washington State Department of Transportation selects a corridor for re-aligning SR-302 north of Burley Lagoon.

Principle 2. Consider designating land for NFCCs or MIDs near the Kitsap County line adjacent to one of the north-south arterial roads which would connect with newly aligned SR-302.

Principle 3. Mitigation of environmental impacts associated with such development shall be determined through a Planned Action. Identification of potential uses shall be disclosed in the application. Review of environmental impacts shall include but not be limited to impacts to local aquifers, transportation systems, air and water quality, resource lands, and compatibility with adjacent rural residential uses.

Principle 4. Any NFCC or MID shall be developed consistent with provisions for such uses described in the Washington State Growth Management Act, Countywide Planning Policies, and the Pierce County Comprehensive Plan. Necessary infrastructure shall be planned for and provided. Critical area regulations shall be met.
COMMUNITY CHARACTER AND DESIGN ELEMENT

Community Character

Intent: Development should be conducted in a manner that preserves and enhances the existing natural beauty of the Key Peninsula. Existing places of historic and cultural significance should be protected. New buildings that are representative of the rural character of the area are encouraged.

Objective 14. Protect the existing historical and cultural resources that help to maintain the rural identity of the Key Peninsula.

Principle 1. Protect or preserve buildings and sites of historical significance throughout the Key Peninsula.

Standards

14.1.1 Encourage all development within the Home Historic District to follow the guidelines for construction contained in the Home, Washington Historic District Design Manual.

14.1.2 Encourage protection and preservation of recognized landmarks and buildings through a variety of incentives aimed at rehabilitation or restoration.

14.1.3 Encourage a diverse mix of rural architecture that currently characterizes the plan area.

Principle 2. Develop a comprehensive inventory of cultural resources including historical significant features on the Peninsula. CR-2. CR-2.1

Objective 15. Support methods to retain the natural beauty and scenic atmosphere of the Key Peninsula.

Principle 1. To maintain the rural and forested character of the Peninsula and to promote tourism, discourage clear cuts adjacent to SR-302 and the Key Peninsula Highway.

Standards

15.1.1 Require timber harvest methods that maintain the 50-foot-wide undisturbed natural buffer along SR-302 and the Key Peninsula Highway or as an alternative, maintain tree density at 80 square feet of basal area per acre within a 100-foot-wide buffer.
Principle 2. Require design standards for commercial activities located outside of rural commercial areas including design standards for home occupations and cottage industries.

15.2.1 Require that automobile repair businesses conduct the repair activities inside a building or totally screen the activities from adjacent residential uses.

15.2.2 Require that all commercial business activities that include outdoor storage be screened from view from adjacent residential uses. Screening may include fencing or landscaping screens of native vegetation. This policy is not intended to apply to agricultural resources uses.

Rural Commercial Design

Intent: The seven rural commercial areas on the Key Peninsula should be designed and developed to maximize economic development opportunities. Each rural commercial area should be designed to attract additional businesses, tourists, and local residents. Automobile traffic should be slowed and pedestrian amenities should be constructed. Buildings should be designed following traditional Northwest architectural styles. See Appendix C for examples.

Objective 16. Support the development of streetscape improvements within rural commercial centers that will encourage economic development.

Principle 1. Implement traffic calming techniques within rural commercial centers.

Standards

16.1.1 Authorize a variety of techniques including landscape medians, roundabouts, bulb-outs, and other methods of slowing the traffic flow in rural commercial centers. Emphasis should be given to Key Center and Home rural commercial areas.

16.1.2 Consider the installation of on-street parking including parallel or angle parking based on the unique circumstances of each commercial center.

Principle 2. Implement pedestrian-friendly design features that will encourage safe pedestrian circulation within the road right-of-way in rural commercial centers.

Standards

16.2.1 Support the installation of curbs, gutters and sidewalks, multi-use trails, and paths along public and private roads.
16.2.2 Support the construction of pedestrian crossings at road intersections and mid-block crossings with refuge areas as appropriate. A variety of techniques including stamped concrete, colored pavers, and striping should be considered for pedestrian crossings.

16.2.3 Allow pedestrian amenities within the County road right-of-way such as lighting standards, street trees, landscaping, and benches.

**Principle 3.** Explore a variety of sources to fund streetscape improvements. Local improvement districts, developer contributions, federal, state, and local grant opportunities and public investment are all funding sources that should be considered.

**Principle 4.** Encourage the development of “gateway” identification markers at entrances to rural commercial centers. Gateway improvements are intended to create a sense of arrival when entering a commercial district.

**Principle 5.** Provide incentives for property owners to follow low impact development techniques for new development.

**Objective 17.** Encourage development of pocket parks and public common areas within rural commercial centers.

**Principle 1.** Pursue opportunities for public investment to provide pocket parks within rural commercial areas.

**Principle 2.** Utilize development incentives as a method for achieving a ratio of public common space or outdoor gathering space based on development intensity and use.

**Principle 3.** Orient outdoor gathering space to maximize sun exposure and view opportunities.

**Objective 18.** Implement design features that will encourage pedestrian circulation within rural commercial centers.

**Principle 1.** Encourage the installation of pedestrian pathways between buildings and through parking lots.

**Standards**

18.1.1 Incorporate pedestrian pathways within proposed developments, between buildings with connections to the public sidewalk, or public road right-of-way.
18.1.2 Identify pedestrian pathways through use of raised walkways, changes in pathway materials or texture, landscaping, and lighting.

Principle 2. Integrate new development with existing developments through strategic placement of landscaping, connected parking, and pedestrian pathways.

Principle 3. Lighting should be provided at a pedestrian scale and should be downward directional. Provide incentives that encourage lighting around parking lots and buildings. Lighting should provide an adequate amount of illumination to provide a feeling of safety; however, lighting standards that light up large areas with a single light source should be avoided.

Principle 4. Promote the use of native, drought-tolerant vegetation in landscaping applications.

Standards

18.4.1 Incorporate existing trees and other native vegetation in landscaping areas whenever possible.

18.4.2 Require landscaping within and around parking lots. Provide incentives for innovative stormwater control facilities such as rain gardens and bio-retention facilities.

18.4.3 Encourage landscaping that does not depend on irrigation.

18.4.4 Landscaping within road medians or at road intersections shall consist of low-growing shrubbery or other vegetation that does not impair a driver’s vision or sight distance.

Objective 19. Promote the improvement of compact nodes of commercial development which will create a strong sense of community identity that will encourage utilization by local residents and tourists.

Principle 1. Encourage developers to construct new buildings within rural commercial centers close to the street with parking facilities located behind the buildings.

Standards

19.1.1 Support the placement of corner accent buildings at road intersections.

19.1.2 Authorize construction of new buildings in rural commercial centers with zero setback from the road right-of-way when parking is located to the rear of the building and a public plaza or outdoor pedestrian amenity is provided.
19.1.3 Campus style building layouts are acceptable.

Principle 2. Encourage centralized, interconnected parking areas to locate behind commercial or civic uses that front on the Key Peninsula Highway or SR-302.

Standards

19.2.1 Encourage shared parking or other methods to reduce the amount of parking area required.

19.2.2 Create incentives for businesses to share access driveways that reduce access points onto the Key Peninsula Highway and SR-302.

19.2.3 Design parking lots and parking spaces to accommodate larger vehicles common to the rural area.

Objective 20. New buildings and the significant exterior remodels of existing buildings should provide a rural or rustic building appearance following concepts of traditional Northwest architecture.

Principle 1. New buildings should utilize a basic architectural style that is considered traditional to the Pacific Northwest.

Standards

20.1.1 Reduce the apparent scale of new commercial or civic buildings. Simple rectangular building form may be articulated by smaller secondary volumes. Expansive primary facades should be modulated to create visual interest.

20.1.2 Provide simple gable or hip roofs with consistent pitches (typically 4:12 to 6:12). Roofs should include a wide sheltering eave that provides protection from the weather. Roofing materials such as asphalt composition, cedar shake, or metal are appropriate.

20.1.3 Encourage vertical or square windows. Windows should be able to open and close. When horizontal window areas are desired, groups of windows should be installed, limiting large single pieces of glass.

20.1.4 Standardized corporate or franchised style in the design of new buildings is discouraged.
Principle 2. Timber framed buildings with extensive use of stone, brick, and other natural materials provide the desired exterior appearance of buildings in rural commercial centers.

Standards

20.2.1 Wood, stone, brick, or synthetic materials that resemble natural building materials are the appropriate building materials for exterior facades.

20.2.2 Wood siding and trim are encouraged. The use of vinyl or metal siding is discouraged.

20.2.3 Natural colors are important to help buildings maintain a rural appearance. Bright primary colors are discouraged.

Principle 3. Trash and recycling areas, outdoor storage areas, and loading docks should be screened from public streets and public spaces.

Principle 4. Locate or screen mechanical and HVAC units, antennas, satellite dishes, and other exterior equipment to minimize visibility from the public street.

Principle 5. Utilities such as electric, gas, cable, etc., should be placed underground.

U-6.1

Sign Design

Intent: All new signs should be constructed of natural materials or have natural appearing facades and shall be designed and placed in a manner to enhance the scenic atmosphere of the Key Peninsula. Wooden signs with engraved, painted, vinyl, or stained lettering are more desirable then plastic, internally lit signs. Signs should be maintained in a high-quality condition.

Objective 21. Authorize signs that meet community established standards for size, location, and design.

Principle 1. Allow attractive signs in rural commercial zones to adequately advertise permitted business activities.

Standards

21.1.1 Monument signs are the preferred type of freestanding signs in rural commercial zones. Develop incentives which discourage freestanding pole signs.

21.1.2 Encourage multi-tenant commercial developments to consolidate freestanding signs on one sign support structure to reduce the visual
impacts associated with multiple freestanding signs along the road right-of-way.

21.1.3 Signs within multi-tenant commercial developments should have similar design characteristics to provide a consistent appearance.

21.1.4 The sign code shall assure that all signs are sized based on the speed limit of the abutting street.

21.1.5 Businesses in rural commercial centers that do not have frontage on SR-302 or the Key Peninsula Highway may have one off-site business identification sign. Business should consolidate these signs on individual monument sign support structures near a location where customers would leave SR-302 or the Key Peninsula Highway to access the business location.

21.1.6 Business with frontage on SR-302 or the Key Peninsula Highway may not have off-premise signage.

21.1.7 Allow the placement of one community kiosk in each rural commercial center. The kiosk could contain a map to identify business locations as well as individual nameplates for each business.

21.1.8 Allow the placement of community entry signs in each rural commercial center that would identify the commercial center.

Principle 2. Businesses located outside of rural commercial areas shall be allowed to advertise permitted business activities.

Standards

21.2.1 Home occupations, cottage industries, and agricultural uses shall be allowed to display one – 8-square-foot business sign on the site where the permitted business activity is located.

21.2.2 Home occupations, cottage industries, and agricultural uses shall be allowed to display off-site directional signs on private property. These signs shall require a sign permit. Each sign shall have a consistent appearance based on community established design criteria for size and color. The number of signs permitted shall be the minimum number necessary to provide directions at those intersections requiring a change of direction between SR-302 or the Key Peninsula Highway to the business location.

21.2.3 Signs for permitted uses in rural residential zone classifications shall be regulated based on the speed limit of the road fronting the permitted use.
Principle 3. New signs shall be designed to meet specific design standards.

Standards

21.3.1 Signs that are constructed with natural materials or have natural appearing facades are encouraged.

21.3.2 Develop design standards that include incentives for installing signs which are constructed with natural materials.

21.3.3 The facade of the base structure of all monument signs shall be constructed of natural or natural appearing materials such as stone, wood or brick.

21.3.4 Limit the illumination and mechanical movement of new signs.

21.3.4.1 Indirect illumination of signs is preferred to internally illuminated signs.

21.3.4.2 Internally illuminated signs are permitted in rural commercial zones.

21.3.4.3 Signs which flash or otherwise have light that turns on and off intermittently are prohibited.

21.3.4.4 Signs which incorporate exposed neon tube illumination are only permitted indoors in businesses located in rural commercial zones.

21.3.4.5 Signs which include visible moving parts or have any visual mechanical movement are prohibited.

21.3.4.6 “Electronic signs” which change color or text and “electronic message signs” are prohibited. This policy is not intended to restrict or prohibit electronic message center signs for public safety service providers or “time and temperature signs.”

21.3.5 Signs which are not visible from a road right-of-way or public parking lot shall be exempt from sign design standards.

Principle 4. Special considerations shall be made for community oriented information signs.

Standards
21.4.1 Off-site community signs that identify civic uses, including boat ramps, shoreline access, bicycle routes, parks, and similar activities shall be allowed.

21.4.2 Off-site community information signs shall be designed to meet specific standards for size and color.

21.4.3 Reduce visual cluster of off-site community signs by encouraging these informational signs to be placed on the same sign support structure when possible.

21.4.4 Community signs that are placed on the same location as the activity that is being advertised may be increased in size and shall meet community standards for sign design.

21.4.5 Allow public safety services, parks, and schools to install internally illuminated readerboard signs.

21.4.6 Allow the temporary installation of community and civic event banners.

21.4.7 Allow community identification signs at prominent entrances to the community. Encourage the installation of a “Welcome to the Key Peninsula” sign along SR-302 near Wauna.

Principle 5. Promote a gradual reduction in the number of nonconforming signs. Any business with a nonconforming sign or signs shall be required to remove or modify the sign(s) such that compliance with the sign code is achieved prior to the issuance of any building permit for the expansion, modification, remodel of the building, or change in the use of the business.

Principle 6. Inventory all signs visible from public rights-of-way on the Key Peninsula to establish a benchmark for sign enforcement purposes.

Principle 7. Support an annual sign clean up day. Consider using volunteer groups such as “Citizens Against Crime” to assist in identification or removal of illegal signs.

Principle 8. Develop a pilot program on the Key Peninsula to authorize the installation of off-site tourist-oriented directional signs within the County road right-of-way.

Standards

21.8.1 Signs within the County right-of-way would be required to meet a uniform design standard and installation criteria established by Pierce County Public Works. At a minimum, all signs shall be consistent with the U.S Department of Transportation

21.8.2 This pilot program would be administered by Pierce County Public Works and Planning and Land Services.

21.8.3 One hundred percent of the funding for this program would be through user fees.
NATURAL ENVIRONMENT POLICIES

General

Objective 22. Support public education and incentive based programs that protect the function and value of the natural environment.

Principle 1. Promote educational opportunities for private property owners that provide information regarding Best Management Practices (BMPs) for environmental stewardship on the Key Peninsula. Env-1.6

Standards

22.1.1 Develop informational materials regarding local environmental concerns such as seawater intrusion, pollution of shellfish beds, and water quality in streams. Env-2.3, 4.2, 5.15, 5.16, 8.8, 11.7

22.1.2 Work with the Pierce Conservation District (PCD) and Pierce County Farm Assistance Revitalization & Marketing Program (FARM) to develop informational materials and educational opportunities for livestock owners, small farmers, and hobby farms regarding BMPs for agricultural activities, land clearing for pasture and crops, and soil and water conservation. LU-77.10, 77.10.1

22.1.3 Provide informational brochures and publications to public and civic organizations including the library, fire stations, schools, utility providers, and community groups for distribution to local citizens.

22.1.4 Advertise public assistance opportunities for repairing failing septic systems.

22.1.5 Educate citizens regarding potential impacts of household hazardous waste on groundwater including proper use and disposal of fertilizers and pesticides. Env-5.17

22.1.6 Discourage the use of fertilizers and pesticides on lawns in shoreline areas. Offer educational information to residents regarding environmentally friendly, biodegradable, non-chemical alternatives.

22.1.7 Promote the use of non-toxic alternatives to toxic household products. Provide informational handouts that explain how toxic household products should be disposed.

22.1.8 Require that educational information regarding shoreline BMPs is distributed to new shoreline property owners when the property is transferred.
22.1.9  Encourage the removal of invasive plants such as Scot’s broom and noxious weeds such as tansy ragwort.

Principle 2.  Provide incentives that encourage environmentally sound development practices.

Standards

22.2.1  Consider the implementation of development regulations and incentives that encourage property owners to repair degraded environmental features on their land.

22.2.2  Provide incentives such as a streamlined development permit process for property owners to engage in BMPs that protect land and water resources downstream.

22.2.3  Establish development incentives which encourage property owners to eliminate dispersing fertilizers, pesticides, and other toxic chemicals in areas that could contaminate surface waters.

22.2.4  Require that landowners conducting agricultural operations implement farm best management practices to address, at a minimum, livestock waste and surface water protection prior to receiving property tax relief through the Public Benefit Rating System (PBRS).

22.2.5  Encourage the use of alternative energy sources such as solar power. U-5.1

Objective 23.  Improve County services that promote environmental awareness and stewardship in the community. Env-1.6

Principle 1.  Simplify and streamline the permit process for projects that enhance the environment.

Standards

23.1.1  Create a “permit ombudsman” position to facilitate the permitting process and resolution of disputes.

23.1.2  Evaluate the feasibility of providing local government services in the community such as a satellite development center office.

23.1.3  Designate staff resources to specific geographical areas (Key Peninsula) to facilitate staff expertise in individual communities.
23.1.4 Develop a process for Planning and Land Services staff to conduct site visits at the request of the property owner to determine the presence or absence of regulated critical areas prior to development permit application submittal.

23.1.5 Consider waiving additional critical area assessments and studies on sites containing several critical areas when a buffer is established exceeding the maximum buffer requirement for all remaining critical areas.

23.1.6 Update the County’s critical area maps as improved information becomes available.

23.1.7 Pursue grants and other alternative funding options to conduct critical area inventories.

Principle 2. Land use and environmental permit applications that are subject to public notification requirements shall be advertised in the official County newspaper and the local newspaper.


Principle 4. Provide adequate funding for timely enforcement of regulations that protect water quality.

Water Resources

Surface Water - Lakes, Streams, and Wetlands

Objective 24. Assist landowners, builders, and developers in avoiding impacts to surface waters through educational, technical, and financial assistance.

Principle 1. Support basin planning efforts to identify specific locations where surface water flooding occurs. U-33

Standards

24.1.1 Evaluate areas that are subject to flooding when making land use decisions.

24.1.2 Site specific evaluations should be conducted to field-verify flood-prone areas. Any on-site monitoring will require the authorization by the property owners.

Principle 2. Support the ongoing efforts of volunteer organizations such as Pierce Stream Team and the South Puget Sound Salmon Enhancement Group.
Stream Team’s goal is to improve the quality of streams for the benefit of fish, wildlife, and people.

Objective 25. Implement strategies to improve water quality within the Key Peninsula Community Plan area. Env-5.5

Principle 1. Prioritize water quality problems.

Standards

25.1.1 Support basin planning efforts that strive to improve surface water quality, reduce flooding hazards, and improve fish and wildlife habitat. Recommended actions are prioritized and ranked according to benefit and costs. U-33

25.1.2 Water quality problems that negatively impact economic development and jobs, such as pollution of shellfish beds, are the highest priority.

25.1.3 Failing septic systems are considered a high priority for repair as they can contaminate surface and groundwater resources.

Principle 2. Consider providing a tax incentive for property improvements that reduce downstream pollution or conserve freshwater resources.

Principle 3. Encourage properties with livestock confinement areas to initiate or update a site specific farm plan when the property changes ownership.

Standards

25.3.1 Farm plans may be prepared by the Pierce Conservation District, Natural Resource Conservation Service, or any other licensed or certified professional complying with Natural Resource Conservation Service standards.

25.3.2 Farm plans should address roof runoff management for livestock and agricultural buildings, sacrifice areas, waste storage and nutrient management, fencing, surface water protection, and pasture and mud management.

25.3.3 Provide incentives for land owners to implement farm plans.

25.3.4 Encourage programs that educate real estate professionals regarding issues that affect farm properties in sensitive areas.

Groundwater and Water Supply
## Objective 26.
Protect and conserve groundwater resources throughout the community plan area. **Goal U-22**

### Principle 1.
Develop methods to reduce the potential for seawater intrusion in local aquifers.

#### Standards

26.1.1 Provide property owners with information regarding seawater intrusion and techniques for prevention.

26.1.2 Encourage low impact development techniques along marine shorelines.

26.1.3 Maximize on-site infiltration of stormwater in areas that are susceptible to seawater intrusion unless such infiltration could result in the reduction of slope stability along marine bluffs.

26.1.4 Provide incentives for property owners to conserve fresh water.

26.1.5 Encourage voluntary water quality monitoring along marine shorelines to detect changes in chloride levels which may indicate seawater intrusion.

26.1.6 Promote the reuse and use of reclaimed water for non-drinking purposes. **U-28-2**

### Principle 2.
Encourage water conservation measures throughout the Key Peninsula. **U-28**

#### Standards

26.2.1 Promote the use of drought resistant or native vegetation plantings in landscaping areas.

26.2.2 Require new commercial development to provide low-flow, drip irrigation techniques in required landscaping areas where supplemental water is necessary for the survival of plantings.

26.2.3 Discourage extensive, irrigated landscaped areas in new developments.

26.2.4 Support the use of recycled water for irrigation purposes.

26.2.5 Encourage water purveyors and homeowners to trace and repair leaks in existing water systems.

### Principle 3.
Protect local aquifers and maximize aquifer recharge throughout the Key Peninsula. **Env-5**
26.3.1 Encourage innovative design solutions, including low impact development techniques, to reduce impervious surfaces. U-39

26.3.2 Encourage property owners to retain native soils and reduce the compaction of yards and landscape areas.

26.3.3 Promote educational programs that provide information to property owners concerning wellhead protection measures.

26.3.4 Designate areas that are at increased risk of groundwater contamination as aquifer recharge areas.

26.3.5 Consider establishing standards that prohibit the application of toxic substances to the land or water in areas that could damage aquifers, fish, or shellfish.

Marine Shorelines

Objective 27. Develop standards for marine shoreline areas to ensure the nearshore habitat is protected. Env-7

Principle 1. Preserve the natural shoreline process. Env-7

Standards

27.1.1 Allow hard shoreline armoring structures only when it is demonstrated that beach nourishment or other soft armoring techniques would likely be ineffective.

27.1.2 Construction of non-water dependent structures along the shoreline shall be placed at a sufficient distance from the ordinary high water mark to ensure that bulkheads are not necessary for the lifetime of the structure.

27.1.3 Discourage new bulkheads below feeder bluffs.

27.1.4 Provide a list of bulkhead design options that encourage alternatives to traditional concrete, rock, or timber bulkheads.

27.1.5 Encourage pier and dock designs that utilize grated surfaces which allow light to pass through the pier or dock instead of traditional construction methods.

27.1.6 Discourage new dock and pier construction except for public use facilities.

27.1.7 Prohibit dredging activities.
Principle 2. Encourage the retention of native vegetation along marine shorelines.

Standards

27.2.1 Implement a density incentive program for property divisions along shoreline sites that provide a native vegetated buffer within the shoreline setback.

27.2.2 Encourage basic density property subdivisions to retain native vegetation along the shoreline.

27.2.3 Allow tree and brush thinning for view enhancement and trails within the shoreline area of waterfront properties. Tree branch pruning and thinning are preferred over removing the entire tree. Tree stumps should never be removed from shoreline areas subject to erosion.

Principle 3. Encourage shoreline activities that increase the function and value of the nearshore habitat.

Standards

27.3.1 Require a habitat restoration plan for any shoreline development proposal on a site that has an existing shoreline violation.

27.3.2 Establish an incentive-based process to encourage the removal of bulkheads and other hard armoring along marine waters.

27.3.3 Promote the voluntary retention and replanting of native vegetation along marine shorelines.

Principle 4. The Pierce County Shoreline Master Program should be revised to reflect shoreline environmental designations that accurately represent current conditions of the shorelines, the scientific understanding of shoreline processes, and the community’s attitudes toward shoreline management.

Air Resources

Objective 28. Address local air quality issues by ensuring future actions do not degrade current air quality levels and impact the community’s quality of life. Env-3.4

Principle 1. Continue to allow lawful outdoor burning on the Key Peninsula during appropriate times.

Standards
28.1.1 Provide information regarding outdoor burning restrictions and permit requirements to local residents.

28.1.2 Work with Fire District #16 in considering notification standards for land clearing burns.

28.1.3 Recognize that all outdoor burning may be prohibited during times of increased fire danger or poor air quality.

28.1.4 Have proper agency with authority enforce outdoor burning standards such as the prohibition of burning prohibited material.

Forest, Fish and Wildlife Resources

Objective 29. Limit fragmentation of wildlife habitat. *Env-8.3, 8.4*

Principle 1. Encourage management of wooded areas on sites that are developed for new residential uses. *Env-8.7, 8.8*

Standards

29.1.1 Any required open space dedication for new development should be located adjacent to other open space tracts, wooded areas, or critical areas to facilitate wildlife movement.

29.1.2 Promote backyard wildlife sanctuary programs. Encourage the use of native vegetation and other habitat features in residential landscaping.

29.1.3 Enforce existing regulations such as the 50-foot-wide buffer adjacent to SR-302 and the Key Peninsula Highway. Require reforestation of any buffer that has been removed or degraded.

Principle 2. Promote forest practice methods that maintain a diversity of wildlife habitat.

Standards

29.2.1 Selective cuts are preferred over clear cuts. Timber harvest operations should leave trees that represent a variety of species and age categories.

29.2.2 Work with the Department of Natural Resources regarding forest practices on the Peninsula. Provide the DNR with information regarding community plan priorities and local critical area regulations. Encourage the DNR to meet local standards.
29.2.3 Selective cuts and small clear cuts should be used to create a diverse habitat for plants and wildlife.

**Principle 3.** Encourage the protection of important areas that provide diverse fish and wildlife habitat on the Key Peninsula. Env-8.6

**Principle 4.** Encourage fencing methods that allow for wildlife movement.

**Objective 30.** Promote the improvement of degraded stream and nearshore habitat conditions for anadromous fish throughout the community plan area.

**Principle 1.** Support Pierce County Key Peninsula-Islands Basin Plan recommendations to improve fish and wildlife habitat on the Key Peninsula.

**Principle 2.** Support the recommendations contained in the Key Peninsula, Gig Harbor and Islands Watershed Nearshore Habitat Assessment (July 3, 2003).

**Objective 31.** Protect and improve environmental conditions that provide local employment opportunities and resource-based jobs in the community.

**Principle 1.** Implement programs that reduce pollution on shellfish beds. Env-5.10

**Standards**

31.1.1 Identify point and non-point sources of pollution that affect shellfish beds.

31.1.2 Encourage BMPs for agricultural activities. Reduce fecal coliform bacteria contamination by restricting livestock access to lakes, streams, and wetlands. Env-5.8

31.1.3 Promote the services provided by the Pierce Conservation District such as farm management plans.

31.1.4 Septic systems should be maintained and pumped consistent with the Tacoma Pierce County Health Department’s operation and maintenance program. Encourage the use of low-flow pumping fixtures and appliances to reduce the possible acceleration of slope failures by saturating on-site septic system drainfields. Env-5.9

31.1.5 Assist homeowners in repairing failed septic systems.

**Open Space**
Objective 32. Identify and develop strategies for preserving open space on the Key Peninsula.

Principle 1. Update the Countywide open space/greenbelt map to reflect local conditions.

Standards

32.1.1 Eliminate properties from the open space/greenbelt map that have been developed to the extent that open space objectives cannot be met.

32.1.2 Include areas described as a “high priority resource” in Pierce County Code, Chapter 2.114.

32.1.3 Properties that do not include a high priority resource should be considered for inclusion in the open space map when they fill in a gap between open space corridors.

32.1.4 Conduct an inventory of all public properties within the plan area which may be utilized for open space.

Objective 33. Encourage public and private acquisition and preservation of open space.

Principle 1. The following features are considered priorities for open space acquisition: OS-1.1

Standards

33.1.1 Sites located within the open space/greenbelt map. OS-1.1

33.1.2 Sites that contain high priority resources such as critical salmon habitat, fish and wildlife habitat areas, marine waters, streams, wetlands, estuaries, tidal-marshes, aquifer recharge areas, and wooded areas. OS-1.1

33.1.3 Sites that contain designated critical areas. OS-1.1

33.1.4 Sites that provide important links between existing open space areas. OS-1.1

33.1.5 Sites that offer significant views of Puget Sound, Mt. Rainier, or the Olympic Mountains. OS-1.1

33.1.6 Sites that are on the Pierce County Inventory of Historic Places or sites that are registered as having historical significance. OS-1.1
Principle 2. Promote the use of the Pierce County conservation futures program and the current use assessment-public benefit rating system on the Key Peninsula.

Standards

33.2.1 Conduct workshops on the conservation futures program and the public benefit rating system in the community.

33.2.2 Advertise conservation futures and current use assessment programs in the Key Peninsula and Peninsula Gateway newspapers.

33.2.3 Send notification of conservation futures and public benefit rating system opportunities to property owners in the open space network.

Principle 3. Coordinate with local land preservation organizations such as the Great Peninsula Conservancy, Cascade Land Conservancy, Key Peninsula Metro Parks, and the Key Peninsula Trails Organization. OS-2.2

Principle 4. Implement purchase of development rights and transfer of development rights programs. LU-124+

Standards

33.4.1 Develop funding mechanisms for a Purchase of Development Rights (PDR) program. LU-124+

33.4.2 Priorities for purchasing development rights include properties designated as open space, agricultural resource lands, and property that contain regulated critical areas. LU-124+

33.4.3 The Transfer of Development Rights (TDR) program should designate open space areas, agricultural resource lands, and critical areas as appropriate sending sites. LU-124+

33.4.4 The Transfer of Development Rights program should allow receiving sites to be located in rural activity centers and any urban growth area. LU-124+

Principle 5. Provide incentives to promote public access for trails, parks, marine shorelines, and points of esthetic and historical interest.

Objective 34. Consider designating land within the open space corridor as a Sensitive Resource Zone. Low impact development standards should be implemented in these areas.

Outdoor Lighting
Objective 35. Increase energy efficiency and address the impacts of excessive outdoor lighting on neighborhood properties, wildlife, and the night sky. ENV-13, 13.1, and 13.2

Principle 1. Minimize outdoor light pollution to ensure light does not impact neighboring businesses or residential homes while ensuring lighting standards provide for visibility and safety of outdoor spaces. ENV-13, 13.1, and 13.2

Standards
35.1.1 Consider lighting standards that minimize light pollution on the night sky and adjacent properties. ENV-13, 13.1, and 13.2

35.1.2 Emphasize downward directional lighting. ENV-13, 13.1, and 13.2

35.1.3 Promote site specific lighting treatments that respond to motion sensors and switches. ENV-13, 13.1, and 13.2
ECONOMIC ELEMENT

General

Objective 36. Encourage a positive business climate that fosters job growth in a rural context.

Principle 1. Improve the County’s regulatory permitting process.

Standards

36.1.1 Look for opportunities to streamline the permit process so that it is understandable, predictable, flexible, and affordable. EC-1.4.1

36.1.2 Explore opportunities to establish an office on the Key Peninsula to provide County information and permitting services.

36.1.3 Provide adequate staffing levels in the County permitting departments so specific employees can be familiar with and provide consistent implementation of the specific development requirements on the Key Peninsula.

Principle 2. Explore opportunities for establishing development standards for rural areas that would take into account the differences between urban development requirements and rural development needs. EC-1.1.1

Standards

36.2.1 Consider site-specific flexibility in the permitting process based on local conditions and performance standards.

Principle 3. Consider the establishment of design standards for new commercial businesses in rural commercial centers that would enhance the economic development of these areas.

Standards

36.3.1 Any commercial design standards should be developed with significant input from the business and development community to assure they are financially feasible for small business.

36.3.2 New commercial development may be architecturally consistent with the areas rural heritage while exhibiting enough variety to maintain the character of established commercial centers.
36.3.3 Explore the possibility developing an architectural “style” that would provide a sense of place or unique characteristic for one or more of the rural commercial centers on the Key Peninsula.

Principle 4. Explore alternatives for funding infrastructure development.

Standards

36.4.1 Develop a system to allow “late-comer fees” or other mechanism that recognizes cumulative impacts of development and spreads the cost of infrastructure development across all beneficiaries.

36.4.2 Explore options for generating revenue for transportation infrastructure development on the Peninsula, assuring that revenue generated stays in the plan area.

36.4.3 Encourage the establishment of a “Mainstreet Association” in Key Center which could use tax incentives to facilitate development of sidewalks, streetscape improvements, infrastructure, and other amenities in the commercial area.

Principle 5. Encourage additional educational facilities to locate in the plan area.

Standards

36.5.1 Support workforce and vocational training opportunities or any specialized educational facilities which may locate in the plan area.

36.5.2 Consider utilizing a portion of the Department of Natural Resource property for an educational facility that would provide training for local jobs.

36.5.3 Support expansion of public transportation services between the Key Peninsula and educational facilities outside of the plan area.

36.5.4 Work with Tacoma Community College and other educational institutions to increase the availability of educational opportunities within the plan area.

36.5.5 Support development of a facility to be shared by Pierce County permitting agencies, regional educational institutions and other public or private agencies, and a small-business incubator.

36.5.6 Encourage the development of private educational facilities for K-12 within the plan area.
Home Occupations and Cottage Industries

**Objective 37.** Encourage the establishment of home-based businesses and cottage industries throughout the community.

**Principle 1.** Home occupations range from on-line merchandising and services provided via the internet, to the arts, to small-scale fabrication and manufacturing, and more, and should be encouraged.

**Principle 2.** Review the existing development regulations for home-based business to ensure that the regulations are appropriate for operating a business in the rural area.

**Standards**

37.2.1 Ensure that home occupations do not result in adverse impacts to surrounding neighbors.

37.2.2 Ensure that regulations affecting home-based businesses do not negatively impact the entrepreneurship, innovation, and new product development that are often the result of successful home occupation businesses.

**Principle 3.** Recognize that as certain home-based businesses become successful they may create impacts that are inappropriate in residential areas.

**Standards**

37.3.1 Support an adequate amount of commercially zoned land to support the transition of home-based businesses into commercial areas.

37.3.2 Ensure a process to re-evaluate the amount of commercially zoned land if a shortage becomes apparent.

37.3.3 Enforce regulations restricting the size and operation of home-based businesses.

37.3.4 Support, when necessary, the relocation of home-based businesses to commercial zones by providing entrepreneurs with access to information regarding the resources of agencies such as the Pierce County Economic Development Board (EDB) and available incentives.

**Principle 4.** Recognize the service needs of home-based businesses.

**Standards**
37.4.1 Encourage providers of public services, especially the Postal Service, to consider the needs of home-based businesses when determining hours of operation.

37.4.2 Encourage operators of broad-band telecommunications infrastructure to provide high-speed internet access to all parts of the plan area.

37.4.3 Encourage cellular communication companies to provide complete coverage to all parts of the plan area while co-locating communication equipment on existing towers whenever possible.

Natural Resource Industries

Objective 38. Support the retention and development of natural resource-based industry such as local aquaculture, local agriculture, and local forest product uses.

Principle 1. Encourage the retention of properties of sufficient size to make agriculture and forestry uses economically feasible. LU-78.2

Principle 2. Promote marketing opportunities for agriculture products such as a local farmers’ market. LU-77.5

Principle 3. Support local entrepreneurs efforts to produce and market value-added resource products. LU-77.5

Standards

38.3.1 Encourage the harvesting, processing, and merchandising of non-timber forest products such as brush and huckleberry picking.

38.3.2 Define levels of intensity for sawmills to accommodate small custom milling operations on rural and resource lands or as a cottage industry.

Principle 4. Provide greater flexibility in the type of uses permitted as accessory uses on designated resource lands.

38.4.1 Ensure adequate accessory uses are allowed on agricultural lands to permit production, processing, and merchandising of agricultural products.

Principle 5. Encourage sustainable natural resource harvesting practices.

Principle 6. Allow farmers to actively farm their property by maintaining pastureland.

Tourism
Objective 39. Capitalize on the unique scenic beauty and proximity to urban areas by promoting economic development opportunities through tourism.

Principle 1. Provide opportunities for Master Planned Resorts in the community.

Standards

39.1.1 Support the development of a destination resort on the Key Peninsula that would provide local jobs.

39.1.2 Encourage a Master Planned Resort that is compatible with the existing rural character of the Key Peninsula.

Principle 2. Utilize opportunities associated with parks, trails, and recreational facilities for economic development.

Standards

39.2.1 Identify tax incentives or density credits for public and private developers who choose to provide public access to parks, trails, shorelines, and other passive recreational areas.

Principle 3. Ensure lodging facilities are allowed uses throughout the Key Peninsula.

Standards

39.3.1 Review zoning code and allowed use tables to ensure lodging facilities of appropriate size and scale are allowed uses in the plan area.

39.3.2 Allow lodging facilities with up to 20 guest rooms to locate in rural residential locations and allow lodging facilities with more capacity to locate only in rural activity centers.

39.3.3 Apply design standards to new lodging facilities located inside of the plan area.

Principle 4. Encourage the development of a tourism web site, special events calendar, community bulletin board, or visitor information center.

Principle 5. Support development of public restrooms in Key Center.

Rural Commercial Areas

Objective 40. Provide adequately sized commercial areas to serve local residents and seasonal tourists. LU-63.1.2
Principle 1. Evaluate each Rural Activity Center and Rural Neighborhood Center as limited areas of more intense development (LAMIRDS). LU-65

Standards

40.1.1 Ensure that rural commercial areas are consistent with LAMIRD provisions as described in the Growth Management Act. LU-65

40.1.2 Evaluate the types of permitted commercial and industrial uses in rural commercial areas according to the LAMIRD criteria. LU-65

Principle 2. Explore the viability of establishing a reserve area for a New Fully Contained Community (NFCC) in conjunction with the development of a new east-west transportation corridor within the community plan area.

Standards

40.2.1 Any NFCC reserve area should be located at the north end of the community and coordinated with an east-west transportation corridor planned between SR-16 and Mason County.

40.2.2 Any NFCC project would be a planned unit development consisting of a mix of jobs, services, recreation, and housing at various densities.

Principle 3. Provide adequately zoned land that would accommodate a range of senior housing types and densities in rural activity centers. LU-66

40.3.1 Uses such as medical facilities and personal services for seniors should be encouraged in rural activity centers. LU-65
FACILITIES AND SERVICES ELEMENT

Pierce County Offices

Intent: Residents of Key Peninsula have various needs to access Pierce County government offices ranging from applying for a building permit to attending a public hearing for a proposed subdivision. As the population of the community grows, the need for this access increases. Currently, Key Peninsula residents have to travel between 30 and 60 minutes to a County office in the City of Tacoma. Policy direction encourages Pierce County to make the County's services more accessible.

Objective 41. Improve access to Pierce County government services within the Key Peninsula community.

Principle 1. Encourage Pierce County to locate offices west of the Tacoma Narrows to enable residents and business owners to attend County related appointments and obtain permits without traveling to the City of Tacoma.

Standards

41.1.1 Identify existing public or private facilities on the Key Peninsula or Gig Harbor Peninsula that could serve as a potential Pierce County satellite service center.

41.1.2 Survey various segments of the Key Peninsula community to identify which services are desired in the community.

Park and Recreation

Intent: The Key Peninsula should have extensive parks, trails, open space, and recreational facilities for local residents and to promote tourism. The various park and recreational providers should collaborate in providing and maintaining these services.

Regional Parks

Objective 42. Achieve and sustain an acceptable level of service for regional park facilities. Regional parks should provide both passive and active recreational amenities. PR-1+

Principle 1. The Pierce County Parks and Recreation Department should work with the Key Peninsula Metro Parks District, civic, community groups, and other local government agencies that provide park and recreational facilities on the Key Peninsula. PR-1+
Standards

42.1.1 Provide community involvement opportunities in siting and developing regional park facilities. PR-9

42.1.2 The Pierce County Parks and Recreation Department shall provide technical assistance in the preparation of grants for park property acquisition, operation, and maintenance. PR-1+

Principle 2. The amount of land designated for regional parks shall be measurable. This level of service (LOS) for regional parks shall be a ratio based on the number of acres of park that are designated for every 1,000 people in Pierce County.

Standards

42.2.1 Achieve and sustain an acceptable LOS for regional park facilities. Evaluate the LOS annually.

42.2.2 Include park lands owned by other park providers such as the Washington State Parks and Key Peninsula Metro Parks when measuring the LOS.

42.2.3 Land banking or acquisition of undeveloped land for future parks is appropriate and should be pursued prior to securing funding sources for operation and maintenance activities. Low cost recreational amenities such as undeveloped trails are appropriate on park land that has been acquired but not improved. PR-1.2.3

42.2.4 Improvement of shoreline parks and marine access locations are considered a higher priority than development of existing upland park facilities.

Principle 3. Marine shoreline locations are the highest priority for regional park land acquisition within the Key Peninsula Community Plan area. Upland areas that could provide parking or access to public marine shorelines are considered high priority for acquisition.

Trails

Objective 43. Develop a community-wide system of recreational trails. The system of trails should link neighborhoods with parks, school sites, and other public property. Public lands and existing rights-of-way should be used for trail purposes whenever feasible. PR-10+

Principle 1. A community-wide system of public trails should be created to complement the nonmotorized transportation system. PR-10+
Standards

43.1.1 Off-street trails that connect neighborhoods, parks, schools, designated bus stops and provide access to marine shorelines are a high priority. PR-10+

43.1.2 Off-street trails should encourage pedestrian, bicycle, and equestrian uses as designated. Off-road motorized vehicle use of community trails is limited to designated areas. PR-10+

43.1.3 The Pierce County departments of Public Works, Planning and Land Services, and Parks and Recreation should collaborate to create a map of unopened road right-of-way throughout the Key Peninsula.

43.1.4 Prohibit the vacation of public right-of-way that provides pedestrian access or that could contribute toward a community-wide trail system.

43.1.5 Beach trails along the saltwater shoreline are a high priority.

Principle 2. Acquire property that will support a community-wide system of trails now and in the future. Whenever possible, unopened rights-of-way and other public lands should be dedicated for trail purposes. Acquiring easements across private lands should be considered when necessary.

Standards

43.2.1 Opportunities for property acquisition that provide shoreline access, trails for specific user groups, or that would contribute to a north-south community trail should be pursued.

43.2.2 Trail rights-of-way should be planned and constructed along existing corridors in order to minimize community disturbance. For example, railroad, utility line, and road rights-of-way should be followed when feasible.

43.2.3 Private property owners are encouraged to donate public access and should be compensated when donating easements for the public across private property. Compensation could be in the form of outright purchase, PDR and TDR programs, in the form of tax credits or development incentives. Trails on private property should follow property boundary lines whenever possible.

43.2.4 Trails should be designed to accommodate the intensity and capacity of the anticipated use. Trails should be developed that separate incompatible user groups. Barrier-free trail segments are encouraged.
43.2.5 The trail system on the Key Peninsula should eventually be linked with trail systems on the Gig Harbor Peninsula, in Kitsap and Mason counties, and the regional trail system on the east side of the Tacoma Narrows Bridge.

43.2.6 Utilize open space areas, greenbelts in private developments, and public lands for trail purposes. Critical area buffers may only be used for impervious trails when impacts to the critical area are properly mitigated.

43.2.7 Partner with Tacoma Public Utilities to develop an east-west regional trail segment within the Tacoma-Cushman transmission corridor/144th Street KPN right-of-way.

Principle 3. Develop a system of recreational trails for local residents and tourists. Recreational trails should be available for walking and hiking, off-road biking, and horseback riding as designated.

PR-10, 17

Standards

43.3.1 Signs that identify natural areas and wildlife habitat and encourage environmental awareness should be placed along trails in appropriate locations.

43.3.2 Recreational trails should not be part of the paved roadway; however, recreational trails within a public right-of-way adjacent to a paved road are acceptable.

43.3.3 Trailhead areas should be provided at the principal access points of major community-wide trails. They should include adequate parking with signage, barrier-free facilities, and a trail map. A primary trailhead should have a restroom and trash receptacles. PR-15.2

43.3.4 Natural barriers such as wild rose should be utilized in situations that require an obstacle between a trail and private property where feasible.

43.3.5 Trails should be designed to interconnect or form loops whenever possible. Trails should not dead-end unless unique circumstances exist such as a trail that provides access to a specific destination such as the marine shoreline.

43.3.6 Identify segments of trails where a par course for exercise and recreation is warranted and feasible. Distance markers should be placed along the trail for walkers and runners.
43.3.7 The Pierce County Parks and Recreation Department should facilitate an “adopt a park” and an “adopt a trail” program to encourage community support for these facilities.

43.3.8 Pierce County and Key Peninsula Metro Parks should explore partnership opportunities with the private sector, Washington State Parks and the Department of Natural Resources to develop informal trails and other beneficial uses at undeveloped sites such as Haley State Park and Maple Hollow.

Open Space

Objective 44. Introduce a variety of strategies that encourage public and private organizations to acquire, retain, and preserve open space. PR-21+

Principle 1. All open space providers should strive to acquire property that will contribute to a community-wide system of open space throughout the Key Peninsula.

Standards

44.1.1 In a rapidly developing area like the Key Peninsula, it is important to acquire land for open space before properties become cost prohibitive.

44.1.2 Open space lands should be acquired through outright purchase, conservation easements, tax credits, donations, and other mechanisms. PR-21.4

44.1.3 Pierce County shall encourage and support the efforts of private non-profit organizations to acquire, retain, and preserve open space. PR-21.4

44.1.4 Public properties that are acquired for open space purposes should provide recreational trails when feasible.

Principle 2. Take advantage of open space acquisition opportunities through the Pierce County Conservation Futures Program.

Standards

44.2.1 Properties that are located within the adopted Open Space Map may be considered for public funding.

44.2.2 Consider including properties that are less than five -acres that provide a beneficial use such as access to marine shorelines.
44.2.3 Allow the purchase of easements for public access across private property when fee-simple acquisition is not practical or possible.

44.2.4 Consider purchasing development rights on properties that are large enough to be eligible for division and are zoned for agriculture resource lands, rural farm, park and recreation, or rural sensitive resource through the conservation futures program.

Principle 3. Support the ongoing efforts of land trusts and similar non-profit organizations that work to preserve open space. PR-21.4

Standards

44.3.1 Promote partnerships between organizations that provide open space including Pierce County, the Great Peninsula Conservancy land trust, the Key Peninsula Metro Park District, the Tahoma Audubon, and other local non-profit organizations.

Principle 4. Promote the Purchase of Development Rights (PDR) and the Transfer of Development Rights (TDR). LU-124

Standards

44.4.1 Develop a process that will facilitate PDRs. LU-124

44.4.2 Develop a process that will facilitate TDRs. LU-124

Principle 5. Encourage participation in the Pierce County Current Use Assessment (CUA) program. LU-97

Standards

44.5.1 Conduct workshops within the plan area to educate property owners on the CUA program. LU-97

44.5.2 Advertise CUA workshops in local newspapers. LU-97

44.5.3 Provide educational opportunities for various County departments and other local government officials that may be in a position to provide information regarding the CUA program to the public. LU-97

Principle 6. Transfer publicly owned open space to local land trusts or the Key Peninsula Metro Parks District as appropriate. LU-97

Recreation
Objective 45. Encourage the development of indoor and outdoor recreation facilities for public use throughout the community at parks and at school sites. Recreational facility providers should retain natural features on these sites and provide habitat enhancement whenever possible.

Principle 1. Promote the development of recreational facilities at existing park locations and support the acquisition of new park sites that will provide a variety of recreational services. PR-1

Standards

45.1.1 Additional active and passive recreational uses including sports fields, a community recreation center, equestrian facilities, a community garden, and trails are important to the community.

45.1.2 Look for opportunities to develop public fishing piers at any of the marine parks.

45.1.3 An indoor multi-use recreation center that includes facilities for teens is a priority.

45.1.4 Additional recreational uses that should be considered at park locations include but are not limited to the uses described in Table 18.

Principle 2. Encourage acquisition and maintenance of shoreline access points that provide opportunities for boat launches, public docks or piers, beach walking, wildlife viewing, and other shoreline-dependent uses. Public rights to access public beaches, shorelands, tidelands, and associated water bodies should be protected. PR-19

Standards

45.2.1 Public access to marine and public fresh waters should be actively pursued in order to provide shoreline access to non-waterfront neighborhoods and the general public permanent access to those waters. PR-19

45.2.2 Inventory public shoreline access points at County road ends.

45.2.3 Prohibit the vacation or trading of unopened public rights-of-way at shoreline locations except when the vacation or trade would enable a public authority to acquire the vacated property for public purposes.

45.2.4 Promote development of public and private pedestrian access to shorelands and tidelands. Property owners that provide public access to marine waters may be eligible for a property tax reduction pursuant to Chapter 2.114, Pierce County Code. PR-19
45.2.5 Encourage the acquisition of land near County road ends at shoreline locations for parking and other public purposes. Mitigate impacts to adjacent property owners.

45.2.6 Access and use of public beaches and state owned tidelands in front of private waterfront properties is permitted. Mitigation of impacts to adjacent property owners at shoreline access points should be maintained (e.g., rest rooms, trash receptacles, buffering as appropriate). Signs that describe shoreline related hazards and proper use of the beaches shall be installed and enforced.

45.2.7 Public easements dedicating access to designated public waterfront areas should be included as a part of private upland development projects prior to site development of the private development.

45.2.8 Ensure public shoreline access locations are protected and maintained. PR-19.2

Principle 3. Shoreline parks and marine access locations should be developed utilizing low impact development techniques. Provide adequate facilities for the intended use at marine parks and mitigate impacts to neighboring property owners.

Standards

45.3.1 New and redeveloped marine parks and shoreline access locations should utilize low impact development techniques whenever feasible. Repeat of Principle 3

45.3.2 Boat launch length should be adequate to make the facility usable year-round at high and low tides. The site should be located in sheltered waters that have some protection from high winds if possible. Boat launch facilities should include a dock or pier to facilitate boat ingress and egress as appropriate for the location.

45.3.3 Where feasible provide support facilities such as restrooms, picnic shelters, picnic tables, and information signs. Proposed structures should maintain a low profile to avoid impacting views from adjacent properties.

45.3.4 Parking facilities should be dependent on the size, location, and activities proposed.

45.3.5 Identify improvements and maintenance activities needed to provide safe walking conditions for pedestrians to access the beach.
45.3.6 Remove physical impediments to pedestrian access at shoreline locations.

45.3.7 Mitigate impacts to adjoining private property when marine parks or shoreline access points are developed.

**Domestic Water**

**Intent:** Development on the Key Peninsula shall utilize groundwater at sustainable rates. Growth and development should not be permitted that would negatively impact the long-term availability of clean fresh water that is necessary for the high quality of life that local residents enjoy.

**Objective 46.** The Key Peninsula is completely dependent on local groundwater for supply. Groundwater must be managed so that withdrawal rates will not exceed recharge rates in order to preserve the high quality and supply of the Peninsula’s groundwater resource. **U-22 and 22.1**

**Principle 1.** Pierce County shall facilitate protection and conservation of groundwater supplies throughout the Key Peninsula. **U-24**

**Standards**

46.1.1 Support efforts to establish a water budget for the Key Peninsula as well as efforts to identify aquifer recharge areas throughout the Peninsula.

46.1.2 Review water system plans to ensure that they are compatible with the Key Peninsula Community Plan.

46.1.3 Require water system plans prepared by individual public water utilities to demonstrate that water resource management planning has been coordinated with adjacent Group A purveyors. **U-21.5**

46.1.4 Require water systems to satisfy current regulations prior to or concurrent with expanding service lines to additional customers. **U-30.2**

46.1.5 Explore the feasibility of a regional water supply system.

46.1.5.1 Encourage the regional management of small water systems on the Peninsula.

46.1.5.2 Encourage the physical inter-tying of small water systems whenever possible.
46.1.6 Prohibit new individual wells in designated water service areas unless the service provider cannot provide service in a timely and reasonable manner based on a lack of capacity. U-26.4

46.1.7 Promote educational programs that provide information to property owners concerning wellhead protection measures.

46.1.8 Monitor and enforce wellhead protection plans. U-24.2

46.1.9 Encourage land uses and programs that promote aquifer recharge within the plan area such as projects utilizing low impact development techniques.

Principle 2. Pierce County shall promote water conservation measures throughout the plan area. U-5

Standards

46.2.1 Encourage water conservation measures for all land uses.

46.2.2 Encourage water purveyors and homeowners to trace and repair water leaks in existing water systems.

46.2.3 Encourage metering or measure all public water withdrawals or diversions.

46.2.4 Encourage the application and implementation of water conserving landscaping plans. Promote the retention of existing vegetation and the use of drought tolerant native vegetation in landscaping areas.

46.2.5 Explore opportunities to update Pierce County’s building codes and plumbing codes to require water-conserving devices.

46.2.6 Promote the development of cost-sharing programs to help people purchase low-flow fixtures (e.g., appliances, faucets, and toilets) for their existing homes.

Principle 3. Pierce County shall work with the TPCHD to limit new wells and development activities that require water withdrawals in any areas on the Peninsula that are identified as being at risk for saltwater intrusion. U-26.5

Standards

46.3.1 Prohibit new wells on sites that are at high risk for saltwater intrusion, unless it can be demonstrated through a hydrogeologic assessment that
additional groundwater withdrawal will not worsen the problem in the vicinity.

46.3.2 Promote water conservation measures in the summer months when saltwater intrusion tends to peak as pumping rates are the highest and rainfall (aquifer recharge) is the lowest. U-28.1

Principle 4. Pierce County shall implement adaptive management strategies based upon the information received from groundwater monitoring programs.

Standards

46.4.1 Support long-term groundwater quantity and quality monitoring programs in areas that provide domestic water supplies.

46.4.2 Pursue funding opportunities to determine the hydrologic budget for the plan area and identify potential trends.

46.4.3 Utilize monitoring data to determine whether any changes to the Critical Area Regulations “Aquifer Recharge” chapter should be instituted.

46.4.4 Consider the results of a water availability analysis when making future long range planning decisions within the plan area.

Principle 5. Planning and Land Services shall work with the Water Utilities Division of Public Works and Utilities to identify and protect aquifer recharge areas throughout the Key Peninsula. Coordinate land use planning and watershed planning efforts in Pierce County. Utilize the watershed plan information in future updates to the community plan. ENV-5, 5.1, and 5.2

Principle 6. Pierce County shall encourage programs and implement strategies to improve water quality for domestic water supplies within the Key Peninsula Community Plan area. ENV-5 +

Standards

46.6.1 Review existing regulations and County programs to identify potential impacts on water quality and implement improvements to help eliminate non-point source discharges that detrimentally affect water quality. U-10 and 11, ENV-5 +

Principle 7. Ensure that an adequate amount of domestic water supply is available to support the level of population growth and land development projected within the plan area. U-20

Standards
Commitment for potable water shall be available prior to approval of any preliminary plat. U-25

Evaluate options for revising water service boundaries in cases where the designated water service provider cannot provide timely or reasonable service. U-26.5

Septic Systems and Wastewater

Intent: Septic systems provide wastewater disposal for land uses on the Key Peninsula. Current technology allows properly installed modern septic systems to clean wastewater and recharge local aquifers. Special care shall be taken when designing and installing septic systems near the marine shorelines, lakes, streams, or other sensitive environmental features. Existing systems must be properly maintained and failing systems must be repaired or replaced.

Objective 47. Pierce County does not provide sanitary sewer or wastewater treatment on the Key Peninsula. Septic systems provide the only means of wastewater disposal for all land use types in the rural area. Individual on-site septic systems are typically utilized; however, a variety of community systems may be used under certain circumstances. Septic systems shall be designed using the newest technology and should be maintained regularly to properly function.

Principle 1. Septic systems should be maintained and pumped consistent with the Tacoma Pierce County Health Department’s operation and maintenance program. U-20

Standards

47.1.1 Existing septic systems near marine shorelines and freshwater streams, lakes, and wetlands should be monitored closely. Encourage property owners to participate in the TPCHD monitoring program.

47.1.2 Encourage the use of low-flow plumbing fixtures and appliances to reduce the possible exacerbation of slope failures near marine bluffs by over saturating on-site system drainfields.

Principle 2. Limit the installation of septic systems in areas prone to high groundwater and flooding. U-19+

Standards

47.2.1 Discourage the installation of septic systems within flood-prone areas. U-19+
47.2.2 Review and approval of septic permits shall be coordinated with the Planning and Land Services Department in order to determine if critical areas exist on the subject property. U-19+

47.2.3 Require applicants to illustrate any flood-prone areas on septic permit applications. The limits of the flood-prone area shall be staked on the property prior to installation of the septic system and/or issuance of building permits. U-19+

47.2.4 Evaluate existing flood regulations during the next substantive update to the County’s Critical Area Regulations to determine if septic systems should be prohibited within flood-prone areas.

Principle 3. Sanitary sewer service shall not be permitted in the rural area except under limited circumstances.

Standards

47.3.1 Sewer interceptors shall extend outside of the urban growth areas only where sewer service will remedy groundwater contamination or other health problems, as determined by the Tacoma - Pierce County Health Department, by replacing individual and community on-site sewage systems. U-15.7+

47.3.2 Sewer service connections from interceptors shall not be made available to properties along existing interceptors outside of the urban growth area boundaries unless the sewer service will remedy groundwater contamination and other health problems, as determined by the local Tacoma - Pierce County Health Department, by replacing individual and community on-site sewage systems. U-15.7+

Principle 4. Land uses within rural commercial centers that cannot be sustained by rural facilities such as on-site or community septic systems shall not be permitted.

Solid Waste

Intent: The residents and businesses on the Key Peninsula shall have cost effective and environmentally sustainable waste disposal and recycling services.

Objective 48. Assure that the community is provided with an environmentally sound, economically responsible means of solid waste management that balances the need for this service with the costs of waste disposal.

Principle 1. Promote reliable and cost-effective solid waste service that is consistent with the Tacoma-Pierce County Solid Waste Management Plan. U-18+
### Standards

**48.1.1** Reduce the amount of solid waste produced, promote recycling, and provide for the separation of waste prior to incineration or landfilling. U-18+

**48.1.2** Encourage private industry to provide sufficient disposal capacity for waste collection and processing capacity for recyclables produced in Pierce County. U-19.3

**48.1.3** Encourage new technologies for disposal or recycling of solid waste produced in the community plan area. U-19.4

**48.1.4** Provide for adequate waste disposal capacity on the Key Peninsula considering emergency needs as well as planned regular disposal needs. U-18.2.1

**48.1.5** Ensure that all residents of the Key Peninsula have access to refuse disposal and recycling collection services.

### Principle 2.

**Encourage recycling and a reduction in the volume of solid waste. U-19+**

### Standards

**48.2.1** Explore opportunities to reduce per capita solid waste generation to less than 3.45 pounds per person per day.

**48.2.1.1** Reduce the volume of solid waste by encouraging manufacturers and retailers to reduce packaging waste at the retail level. U-19+

**48.2.2** Implement local, state, and national waste reduction measures. U-19+

**48.2.2.1** Encourage product stewardship practices that facilitate recycling of consumer products that are difficult to recycle as described in the Washington State electronic product recycling program. U-19+

**48.2.2.2** Encourage recycling at agriculture operations and home occupation locations. U-19+

**48.2.2.3** Promote home composting of yardwaste and foodwaste. U-19+
48.2.2.4 Encourage the development of a program that promotes the recycling of glass products. U-19+

48.2.3 Facilitate educational and public outreach programs that provide information to citizens and the business community for reducing solid waste by providing staff or resources at community events, water pollution presentations, classroom presentations, and hands-on activities. U-19.7

48.2.3.1 Educate the public on how to reduce their solid waste output and how to participate in waste reduction and recycling programs. U-19.7

48.2.3.2 Encourage a sense of personal responsibility among residents of the community in accomplishing waste reduction and recycling goals. U-19.7

48.2.3.3 Provide information to the public that emphasizes actions which citizens can do that result in economic and environmental benefits through recycling. U-19.7

48.2.3.4 Develop a public outreach program for the business community regarding waste reduction and recycling and the availability of public and private sector programs and assistance. U-19.7

48.2.4 Continue to pursue a 60% recycling rate in the community by 2010. Delete See SMWP

48.2.5 Provide appropriate levels of collection and recycling opportunities so that the greatest number of citizens can participate and the fullest practical potential for each material can be realized. U-18

48.2.5.1 Provide opportunities for recycling at transfer locations for the public and commercial haulers.

48.2.5.2 Expand the number and capacity of drop-off recycling facilities.

48.2.5.3 Encourage private businesses to participate in buy-back recycling programs. Keep in community Plan

48.2.5.4 Encourage waste collection companies serving the Peninsula to create a cost effective commingled recycling option for civic uses and small business owners similar to the residential single cart recycling program.
48.2.6 Encourage the Pierce County Solid Waste Division, the Tacoma-Pierce County Health Department, and the Conservation District to develop systems for the recovery and composting of animal manure.

Principle 3. Protect the environment while providing for solid waste facilities.

Standards

48.3.1 Design and locate solid waste disposal facilities with proper consideration for present and future health and environmental impacts, while recognizing the need to provide these facilities within the community.

48.3.1.1 Minimize visual and noise impacts of trash and recycling collection points, loading docks, waste facilities, outdoor storage areas, and other service areas through site design, landscaping, and screening.

48.3.2 Study the value of utilizing mandatory collection to reduce incentives for litter and illegal dumping and to help pay for things such as special collection programs, household hazardous waste collection, and community cleanups.

48.3.3 Only those waste processing technologies that are protective of human health and the environment (e.g., no adverse odor impacts to neighboring properties) shall be permitted.

Principle 4. Provide information to the public on methods to dispose of problem waste. Encourage problem waste disposal facilities at the Key Center drop box transfer station and other appropriate public locations which currently lack these facilities. U-18.2.3

Standards

48.4.1 Encourage businesses to accept the return of problem waste (i.e., oil, batteries, computer monitors, cell phones, etc.) from products they sell, for proper disposal.

48.4.2 Provide information in the Waste Reducers Newsletter which is sent to each resident regarding the various authorized locations where the public can dispose of household hazardous waste such as used oil, antifreeze, batteries, etc. U-18.2.3

48.4.3 Encourage the Key Center drop box transfer station to accept oil, antifreeze, and other household hazardous waste, or for the County to sponsor regular collection events.
48.4.4  Provide information regarding the various authorized locations where the public can dispose of problem solid waste such as appliances, tires, tree stumps, etc., on the County’s Solid Waste information 24-hour phone line and website. U-18.2.3

48.4.5  Initiate a public outreach program that targets illegal dumping and improper storage of solid waste and establish a phone line for residents to report problems. U-19.6

48.4.6  Encourage the Pierce County Solid Waste Division to work with the haulers and recyclers to develop additional programs, such as conducting a pilot community recycling day or facilities that facilitate the disposal of hard-to-handle solid waste such as appliances, tires, used batteries, etc. U-18.2.2

48.4.7  Work with the local newspaper to regularly promote the location of and the proper use of the free recycling drop-off sites that are located throughout the community.

Fire Protection

Intent: The residents of the Key Peninsula expect high quality, cost-effective fire protection services. The Pierce County Fire Protection Bureau should work with the local fire district in achieving this goal.

Objective 49. Fire District #16 provides emergency services in the community plan area. Pierce County shall support the efforts of the Fire District in responding to the increasing population and demand for services on the Key Peninsula. CF-14.1

Principle 1. Pierce County Fire Prevention Bureau (FPB) should continue to provide support services to the fire district. CF-15

Standards

49.1.1  FPB should continue to communicate with the fire district regarding design of new developments and the layout of water system plans. Provide the copies of these plans to the fire district upon approval. CF-16

49.1.2  FPB should continue to review building and development permits for consistency with fire safety regulations applicable to the rural community. CF-15

49.1.3  FPB should continue to solicit information from the fire district regarding specific development projects (e.g., the appropriate location for fire alarms in a school). CF-15
49.1.4 FPB should continue to provide enforcement of fire codes in the community. CF-15

49.1.5 FPB should continue to conduct fire investigations within the community as necessary. CF-15

49.1.6 FPB should recognize the differing needs and capabilities of the rural area in their regulations. Maintaining the rural character of the community should be a consideration in the decision-making process (e.g., large agriculture buildings are a part of the character of rural settings where water systems are not accessible).

49.1.7 FPB should consider providing services into the communities served. FPB should provide staff resources at any Pierce County satellite office established on the Peninsula.

49.1.8 FPB should facilitate discussions between Fire District #16 and the local water purveyors regarding the maintenance and testing of water systems and fire hydrants that supply fire flow on the Key Peninsula.

Principle 2. Pierce County should encourage the use of volunteers that provide support to the fire district. CF-14.4

Standards

49.2.1 Promote the use of volunteers for emergency services as well as for CPR, first aid, and other public health and safety training.

Principle 3. Pierce County shall support the efforts of the fire district in establishing a team that would provide specific rescue operations in cooperation with other County agencies. Special training and equipment is necessary for trench rescue, high angle rescue, water rescue, and confined space rescue services.

Principle 4. Pierce County shall work to establish a process between governmental agencies that foster better working relationship to save taxpayer monies.

Standards

49.4.1 Pierce County should support the consolidation of services through fire authorities or other measures that create stronger and more cost effective emergency services.
49.4.2 Pierce County should solicit comments from Fire District #16 on all subdivision and discretionary land use permit applications that are proposed on the Key Peninsula.

Principle 5. Pierce County shall support better working relationships with other counties to facilitate programs such as statewide emergency medical service protocols.

Electric Systems

Intent: Reliable, cost effective electrical services should be provided throughout the Key Peninsula. Alternative energy sources should be explored and accommodated when they are cost effective and environmentally sustainable.

Objective 50. The provision of reliable electric utility service should be achieved in a manner that will accommodate growth in a way that balances public concerns over the impacts of utility infrastructure with the consumer’s interest in paying a fair and reasonable price for utility products. Alternative energy sources and new technologies should be pursued when these alternatives are environmentally sustainable and cost effective. U-10 and 11

Principle 1. Regional electrical facilities should be permitted in the plan area. U-10 and 11

Standards

50.1.1 Accommodate electrical transmission facilities within utility corridors that would provide electric service within the community plan area and throughout Pierce County. U-10 and 11

50.1.2 Encourage regional electrical providers to keep their rights-of-way clear to preserve opportunities for future alternative power systems.

50.1.3 Support Peninsula Light Company’s policy of undergrounding utility lines and installing smart meter reader systems. U-10 and 11

Principle 2. Pierce County shall support expansion of electric utility facilities to meet future load requirements and support conservation measures to aid in meeting future growth needs.

Standards

50.2.1 Conserve the use of electric energy in public facilities. U-5
50.2.2 Promote energy conservation and encourage the use of alternative energy sources. Support the use of solar, wind, and tidal forces to generate electricity in the plan area. U-5

50.2.3 Encourage the installation of utility lines to connect non-utility owned electric generation sites to the power grid.

50.2.4 Encourage building, landscaping, and site design that maximize passive solar gain. D-17.7

50.2.5 Provide appropriate locations for alternative energy sources.

50.2.6 Promote the use of new technologies such as fuel cells in residential structures to supply power to individual homes.

Transportation

Intent: Provide transportation facilities and services that meet the needs of the community and that are appropriate for this rural area while preserving the natural characteristics of the land. Strive to develop a transportation system that accommodates growth, emphasizes safety, and promotes alternate means of travel.

Roadway Improvements

Objective 51. Pursue options for improving traffic flow and safety on the major thoroughfares that will benefit the Key Peninsula area. Develop a roadway system that accommodates existing and future traffic levels.

Principle 1. Give high priority to supporting the efforts of the Washington State Department of Transportation (WSDOT) in the funding and implementation of a new east-west transportation corridor within the Key Peninsula area.

Standards

51.1.1 Support the efforts of WSDOT to establish a new SR-302 corridor and to make improvements to the existing SR-302 corridor in order to adequately accommodate the future traffic needs of Key Peninsula and the regional highway corridor. Request that WSDOT investigate alternatives that utilize existing roadway and utility corridors in order to minimize impacts to existing and planned land uses and the environment. Request that WSDOT avoid alternatives in South Kitsap County that will significantly increase travel time and distance for Key Peninsula commuters traveling to and from SR-16 and the Gig Harbor Peninsula.
51.1.2 Continue to support WSDOT safety and operational improvements along the existing SR-302 alignment, including the intersections and the Purdy Spit Bridge. Request that WSDOT consider the addition of centerline rumble strips or buttons, roadside guide posts, raised reflective pavement markers, shoulders, guardrails, passing lanes or pullouts, center turn lanes, and turn lanes at intersections, where appropriate.

Principle 2. Support improvements outside of the Key Peninsula area that will provide improved access between Key Peninsula and Gig Harbor Peninsula. Support improvements that provide congestion relief and improve safety for commuters traveling between SR-16 and SR-302.

Standards

51.2.1 Request that WSDOT consider capacity and operational improvements on westbound SR-16, including the potential need for auxiliary lanes and off-ramps improvements leading to SR-302 from the Gig Harbor area.

51.2.2 Request that WSDOT consider capacity and operational improvements (signal adjustments, turn restrictions, etc.) to the SR-302/Purdy Drive intersection in order to relieve traffic congestion in the Wauna area.

Principle 3. Implement improvements to the north-south arterials that facilitate access to SR-302, any future realignment of SR-302, and Kitsap County.

Standards

51.3.1 Support improvements on Wright-Bliss Road KPN, 118th Avenue NW, and 94th Avenue NW. Consider the addition of turn lanes at the intersections of these arterials with SR-302.

51.3.2 Partner with Kitsap County in the planning, funding, and implementation of transportation improvements on the arterials that serve both counties.

Principle 4. Develop transportation facilities in a manner that accommodates planned growth and does not encourage or promote excessive growth. Avoid unnecessary duplication of roadways in order to save costs, minimize impervious cover, and preserve scenic atmosphere and open space.

Standards

51.4.1 Place primary emphasis in funding on the improvement of existing roadways rather than the construction of new roadways. Give priority to intersection improvements since they reduce congestion, improve safety, and are cost effective.
51.4.2 Focus the improvement of existing roadways to areas where population and employment growth is expected.  T-1 and 2

51.4.3 Give priority to new roadways which improve access or reduce congestion on existing roadways and to new roadways which facilitate access to local areas for emergency and service vehicles (fire trucks, school buses).

51.4.4 Consider traffic improvements that facilitate access to the proposed “360” regional park and fire department property.

51.4.5 Consider traffic improvements that facilitate access to current and proposed public facilities.

51.4.6 Collaborate with developers to identify and preserve right-of-way within proposed transportation corridors. Require developers to dedicate land or to grant easements for right-of-way, when justifiable as mitigation for a development project. Actively pursue the donation of land from property owners in cases where a private road is proposed to become a County public road in order to reduce project costs.  T-6+

51.4.7 Require that any new County roads meet current Pierce County standards pursuant to the Pierce County Code. This requirement shall also apply to any private roads which are proposed to become a County road.

Principle 5. Coordinate closely with other agencies, civic groups, and the public on the planning of Key Peninsula highways and roadways.  T-30

Standards

51.5.1 Consult with the Peninsula School District, Key Peninsula Metro Parks, the local fire district, the Sheriff’s Department, Key Peninsula Land Use Advisory Commission, and the Key Peninsula Community Council when planning roadways which have the potential to affect schools, parks, and other community facilities.  T-30

51.5.2 Coordinate with WSDOT concerning proposed improvements on SR-302. Seek consistency between the short-term and long-term transportation planning documents prepared by both agencies.

51.5.3 Conduct or participate in community outreach efforts for the purpose of discussing local transportation issues and the study of related programs and projects.

Principle 6. Pursue various means of public and private financing of transportation projects. Explore alternative funding mechanisms for transportation
improvements. Ensure that new development implements traffic mitigation or contributes funding towards traffic mitigation. T-31+

Standards

51.6.1 Explore joint funding of transportation projects with WSDOT and other agencies, including joint applications for federal and state grants. T-31+

51.6.2 Enforce regulations to make developers comply with State Environmental Policy Act (SEPA) requirements to address and mitigate transportation impacts, including cumulative impacts. T-26.5

51.6.3 Require developers to provide traffic improvements pursuant to the Pierce County Code and the County’s traffic impact review policies. Providing access improvements shall be the sole responsibility of the development. CF-8.8

51.6.4 Support the implementation of a Countywide traffic impact fee program as a means of financing roadway capacity improvements and mitigating the cumulative traffic impacts associated with future development.

51.6.5 Explore options for generating revenue for transportation improvements (e.g., tax incentives, roadway improvement districts) on the Key Peninsula. CF-8.6

Principle 7. Strive to maximize the safety and operational efficiency of the Key Peninsula roadway system.

Standards

51.7.1 Implement a program to investigate the feasibility of traffic calming measures and other innovative strategies to address speeding and pedestrian safety concerns on the Key Peninsula. Emphasis should be given to the Key Peninsula Highway near the rural commercial areas (Key Center and Home), Key Peninsula Middle School/Sports Complex (Volunteer Park) area, and other public facilities. These improvements should be consistent with the Key Peninsula Community Plan, County policies, state law, and the national standards as set forth in the Manual on Uniform Traffic Control Devices (MUTCD).

51.7.2 Work with the Sheriff’s Department to increase the enforcement of traffic laws. Work with WSDOT and civic groups to develop a strategy to
educate motorists about traffic safety and speeding issues on the Key Peninsula.

51.7.3 Maximize the operating efficiency of arterials through the use of traffic signals (if warranted), center turn lanes, turn lanes, roundabouts, and other traffic flow improvements at appropriate locations.

51.7.4 Design any new or reconstructed intersections at right angles, wherever feasible. Discourage the use of offsets or sharp angle turns at intersections.

51.7.5 Encourage property owners to remove trees and other vegetation adjacent to driveways in order to improve driver visibility and sight distance.

51.7.6 Design any new or reconstructed arterials to meet current Pierce County standards. Strive to upgrade the existing major and secondary arterials within Key Peninsula to current standards, if feasible. In addition to traffic volumes, consider other factors such as the condition and safety of the roadway when allocating funding for any upgrades to arterials.

51.7.7 Provide physical and visual separation between automobile traffic and pedestrians in the commercial areas through the use of curbing, raised walkways, changes in walkway surface treatment or material texture, and streetscaping.

51.7.8 Consult with the Peninsula School District to identify, prioritize, and implement safety-related improvements near schools and established bus stops. Improvements may include but are not limited to shoulders, sidewalks, crosswalks, street lighting, and traffic calming measures.

Principle 8. Provide a street lighting system consistent with safety requirements and the rural character of the Key Peninsula.

Standards

51.8.1 Consider providing street lighting in areas of safety concern, including major arterials, intersections, and locations with high accident rates.

51.8.2 Consider pedestrian and street lighting near commercial centers, schools, and other community facilities.

51.8.3 Gather public input in identifying candidate locations for street lighting within the framework of the applicable County street lighting policies.
Principle 9. Maximize the joint use of access roads and driveways by new development in order to improve traffic flow on SR-302, Key Peninsula Highway, and other arterials.

Standards

51.9.1 Encourage the development and use of common access roads and shared driveways on SR-302, Key Peninsula Highway, and other arterials where appropriate, thereby decreasing the number of intersections and ingress and egress points. T-11+

51.9.2 Utilize curb cuts and driveways serving more than one development on SR-302, Key Peninsula Highway, and other arterials, where traffic needs and safety considerations allow. T-11+

51.9.3 Encourage and assist developers and landowners to work together to prepare access plans that emphasize efficient internal circulation and discourage multiple access points. T-11+

51.9.4 Consider changes to the County’s access regulations to encourage shared access driveways serving multiple properties. Ensure that shared access driveways are wide enough to accommodate simultaneous vehicular ingress and egress.

51.9.5 Encourage consolidation of access in commercial areas through shared use driveways and local access roads which intersect with arterials at moderate to long spacing. T-11+

Nonmotorized Travel

Objective 52. Create a system of nonmotorized facilities to enhance pedestrian, bicycle, and equestrian travel throughout the Key Peninsula area.

Principle 1. Provide a continuous and interconnected network of nonmotorized facilities that link residential areas to community facilities, commercial centers, and other neighborhoods.

Standards

52.1.1 Work with the community to identify and pursue nonmotorized improvements leading to schools, libraries, parks, playfields, bus stops, shopping areas, and neighborhoods.

52.1.2 Accommodate nonmotorized travel by providing continuous paved shoulders along SR-302 and Key Peninsula Highway.
52.1.3  Provide nonmotorized connections to ferry docks, boat launches, public docks and piers, beaches, wildlife viewing areas, and other shoreline uses.

52.1.4  Integrate the nonmotorized improvements with the trail system, where appropriate.  T-12.1 and 12.1.1

52.1.5  Accommodate equestrian use on routes that lead to public stables, trailheads, and other equestrian activity centers when the equestrian use does not limit other transportation modes.

52.1.6  Consider the use of gravel paths for horse riders adjacent to the shoulder, where appropriate.

52.1.7  Provide facilities to accommodate nonmotorized access to commercial centers and within neighborhoods to preserve community coherence.  T-14.1

Principle 2. Consider strategies that promote safe and convenient pedestrian, bicycle, and equestrian travel.  T-13+ and 14+

Standards

52.2.1  Consider the use of wider paved shoulders (more than six feet) on SR-302 and Key Peninsula Highway, wherever feasible, to achieve increased safety for pedestrians, bicyclists, and equestrians and to provide sufficient room for temporary or emergency parking.

52.2.2  Enhance safe pedestrian, bicycle, and equestrian travel through the provision of paths which are physically separated from the roadway, wherever feasible.

52.2.3  Separate pedestrian facilities from roadways with planting strips or other enhancements in high use areas such as schools, commercial centers, and recreation areas.

52.2.4  Consider the provision of paths or shoulders on local roads since they may serve heavier pedestrian and bicycle use than arterials.

52.2.5  Consider the placement of signs to advise bicyclists to use Creviston Drive NW and Cramer Road NW as an alternative to SR-302 and Key Peninsula Highway.

Principle 3. Consider nonmotorized facilities in new development approvals and roadway construction.  T-14.4
Standards

52.3.1 Encourage developers of residential subdivisions, commercial centers, and industrial projects to construct nonmotorized facilities on all County arterials that front their property. Where adequate right-of-way exists, a pathway that is separated from the arterial should be considered. T-14.4

52.3.2 Encourage developers to provide off-site nonmotorized improvements leading to schools, parks, community centers, employment centers, and other nonmotorized routes. T-14.4

52.3.3 Encourage new businesses to provide pedestrian connections to adjacent businesses to encourage walking between businesses.

52.3.4 Include facilities to accommodate pedestrians and bicyclists in new and reconstructed arterials when such facilities are identified as a nonmotorized project recommendation in this community plan, unless critical areas or other environmental or physical constraints preclude such improvements. T-14.3

52.3.5 Explore funding options (e.g., tax incentives, land use credits) to encourage property owners to create or extend nonmotorized facilities, including paths and trails.

Principle 4. Coordinate with other agencies, utility providers, civic groups, and the public to develop a system of nonmotorized connections within and outside of the Key Peninsula Community Plan area. T-14+

Standards

52.4.1 Request that WSDOT consider the provision of a regional trail as part of future improvements to the SR-302 corridor.

52.4.2 Work with Kitsap County and Mason County to provide continuous pedestrian, bicycle, and trail connections between these jurisdictions.

52.4.3 Work with the Peninsula School District to identify, prioritize, and implement nonmotorized improvements near schools and established bus stops. T-14.2

52.4.4 Work with the Key Peninsula Metro Parks, the Equestrian Advisory Committee, the Key Peninsula Community Council, and the Key Peninsula Trails Committee to identify, prioritize, and implement nonmotorized connections with other existing and proposed trails. T-17+
52.4.5 Work with the Tacoma Utilities Department and other affected property owners to determine the most desirable use or combination of uses (local road, bike path, horse trail, etc.) along 144th Street KPN/NW (Powerline Road) and the Tacoma-Lake Cushman power transmission lines.

52.4.6 Work with utility providers to explore opportunities to locate paths and trails along areas where utility lines will be underground.

52.4.7 Conduct or participate in community outreach efforts to gather input on local nonmotorized needs and concerns.

Roadway Aesthetics

Objective 53. Preserve the rural character of the Key Peninsula roadway system.

Principle 1. Maintain the existing rural character of the roadways through residential neighborhoods and commercial centers.

Standards

53.1.1 Limit widening on the collector arterials and local roads to upgrading the roadway to meet design standards or to provide shoulders, turn lanes, or nonmotorized improvements.

53.1.2 Consider the use of paved shoulders instead of sidewalks outside of rural commercial areas in order to preserve the rural character of the community.

53.1.3 Work with local groups to explore opportunities for funding alternatives (e.g., grants, local improvement districts, tax incentives) for pedestrian facilities in the rural commercial centers.

53.1.4 Explore the possibility of developing different styles and widths of pedestrian facilities (e.g., bulb-outs or curb extensions) that would be unique to the rural commercials centers on the Key Peninsula.

Principle 2. Maintain the visual corridors along the highways and major roadways on the Key Peninsula through the retention of trees, greenery, and native vegetation on adjacent properties.

Standards

53.2.1 Retain existing, native vegetation including shrubs and evergreen trees when constructing and improving roadways, except where contrary to applicable clear zone and utility clearing requirements. T-28.9+
53.2.2 Avoid the removal of trees or shrubs along the rights-of-way of roadways unless they pose a safety hazard. If feasible, relocate or replace any trees removed as part of any roadway projects.  

T-28.9.1

53.2.3 Include streetscaping between any new pedestrian facilities and the roadway, where feasible. If possible, any streetscaping should consist of drought resistant or native vegetation.

53.2.4 Enhance roadway aesthetics through the commercial centers through the use of adjoining greenbelts and boulevard concepts.

53.2.5 Provide pedestrian facilities at bridge locations to enhance viewing opportunities. Consider the use of bulb-outs or curb extensions at new bridges or bridge upgrades in order to create character and to slow traffic speeds.

Principle 3. Plan and locate roadways to preserve neighborhoods and natural resources by avoiding bisection of these areas.

Principle 4. Develop a pilot program on the Key Peninsula to authorize the installation of off-site tourist-oriented directional signs within the County road right-of-way.

Standards

53.4.1 Signs within the County right-of-way would be required to meet a uniform design standard and installation criteria established Pierce County Public Works. At a minimum, all signs shall be consistent with the U.S Department of Transportation Federal Highway Administration Manual on Uniform Traffic Control Devices (MUTCD).

53.4.2 This pilot program would be administered by Pierce County Public Works and Planning and Land Services departments.

53.4.3 One hundred percent of the funding for this program would be through user fees.

Principle 5. Promote efforts to underground roadside utility lines in order to improve roadway aesthetics and to reduce maintenance costs.

Standards

53.5.1 Require that the replacement or expansion of existing overhead utilities adjacent to the roadways be underground. U-6+
Environmental Considerations

Objective 54.  Design and locate transportation facilities to minimize environmental impacts.  T-28+

Principle 1.  Design and construct roadway facilities in a manner that minimizes changes to existing topography and minimizes impacts to critical areas.  T-28.9+

Standards

54.1.1  Minimize steep cuts and other substantial physical impacts in the design and construction of roads that could preclude adequate retention or replanting of native vegetation, including shrubs and evergreen trees.  T-28.9+

54.1.2  Plan and locate roads to utilize the natural contours of the land as an alternative to the traditional grid roadway pattern.  T-28.9+

54.1.3  Avoid or minimize impacts to streams, wetlands, wildlife habitat, and other critical areas in the design and construction of roads.  T-28.5

54.1.4  Perform any widening on roadways or at intersections on the opposite side of any nearby creeks and wetlands.  T-28.5

Transit Service

Objective 55.  Promote the continued development of the transit system to serve the internal and external travel needs of Key Peninsula residents.

Principle 1.  Promote increased transit service for commuters traveling within and outside of the Key Peninsula area.  Provide a range of transit services that is cost effective and reliable.

Standards

55.1.1  Request that Pierce Transit provide more frequent Bus PLUS service (e.g., hourly service) within the Key Peninsula area as demand warrants.

55.1.2  Work with Pierce Transit and Sound Transit to expand express services to the Purdy Park-and-Ride lot.  Coordinate these services with services operating on the Key Peninsula.
55.1.3 Work with Pierce Transit to establish commuter services that link population centers and Park-and-Ride facilities on the Key Peninsula with the network of regional express services.

55.1.4 Work with Pierce Transit to determine the feasibility of providing service to areas on the Key Peninsula that are not currently served by transit. Request that Pierce Transit consider the extension of Bus PLUS service to the Longbranch area.

55.1.5 Support efforts by Pierce Transit to develop stops along future primary Bus PLUS service routes, including SR-302 (Elgin-Clifton Road KPN), Key Peninsula Highway, Wright-Bliss Road KPN, Lackey Road KPN, Creviston Drive NW, Cramer Road KPN, and Whiteman Road KPS.

55.1.6 Provide Bus PLUS stops at the rural commercial centers and community facilities within the Key Peninsula area.

55.1.7 Ensure that potential bus stops are considered as part of future roadway improvement projects. The provision of adequate right-of-way to accommodate the placement of accessible bus stops should also be considered.

55.1.8 Work with Pierce Transit to provide improved marketing and promotion of the full range of transit services available to Key Peninsula residents, including Bus PLUS service, vanpooling, and rideshare services.

55.1.9 Encourage Pierce Transit to expand the network of vanpool services that operate on the Key Peninsula.

**Principle 2.** Provide transportation improvements that facilitate bus travel and pedestrian access to bus stops.

**Standards**

55.2.1 Work with Pierce Transit to identify locations where improvements are needed to improve bus travel. Consider such improvements as part of future roadway improvement projects.

55.2.2 Facilitate pedestrian access to Bus PLUS stops through the provision of shoulder improvements, which can also serve as passenger waiting areas.

55.2.3 Locate Bus PLUS stops at convenient locations where buses can pull off the roadway. Avoid the placement of bus stops near busy intersections, whenever possible.
Principle 3. Support the expansion of existing Park-and-Ride lots that serve Key Peninsula commuters and the development of new Park-and-Ride lots in the Key Peninsula area.

Standards

55.3.1 Support the expansion of the Purdy Park-and-Ride lot and any related expansion of local and regional bus service at that location.

55.3.2 Work with Pierce Transit to obtain Park-and-Ride lots through leasing or purchasing of state and private properties. Consider the feasibility of developing a Park-and-Ride lot along SR-302 (e.g., Lake Kathryn Village shopping center) to serve residents in the northern part of the Key Peninsula area.

55.3.3 Encourage Pierce Transit to establish new Park-and-Ride facilities, together with appropriate pedestrian and safety amenities, in other parts of the Key Peninsula as needs develop.
Mid County Matrix
LAND USE POLICIES

GOAL
The communities of Summit-Waller, North Clover Creek Collins, and Summit View strive to emphasize and preserve the rural area within the community. The intensity of new land uses should be consistent with the existing urban or residential character, surrounding activities, development patterns, and environmental constraints.

OBJECTIVES, PRINCIPLES, AND STANDARDS

RURAL RESIDENTIAL

Intent: Preserve the natural, forested and pastoral character of rural lands outside the Urban Growth Area. Ensure that development which does occur in rural areas is planned in an environmentally conscientious manner as to be compatible with the desired character through the control of intensity and density of land uses and protection of open space. The preservation of agricultural lands is a priority. Careful planning shall assure urban levels of service do not occur in the rural area.

Objective 1. The Rural Separator designation is intended to protect and preserve the rural-residential character of the area; protect rural lands from continued urban-suburban sprawl; protect ground and surface water quality, and provide opportunities for recreational activities. The continuation of agricultural practices should be encouraged and shall be promoted when such practices are conducted in an environmentally responsible manner.

Principle 1. Protect and preserve the character of Rural Separator lands through appropriate controls of the range and intensity of land uses which are allowed to occur. LU 61+

Standards

1.1.1 Land uses shall be limited primarily to low density residential, agricultural, forestry, and recreational uses. Provisions should be made to allow for limited civic and public safety uses when appropriately designed so as to be compatible with their surroundings. LU 61.3

1.1.2 Limited provisions may be made for light commercial and industrial uses within the Rural Separator area when directly associated with existing agricultural, forestry, or natural resource related uses. Examples of such limited light commercial and industrial uses include agricultural product and supply sales, horticultural nurseries, veterinary services, and commercial stables.

1.1.3 Recreational uses should be limited primarily to parks, walking, equestrian, and biking trail systems, athletic fields, golf courses, and similar uses which maintain a significant majority of land in a vegetated state.

Principle 2. Continue to allow manufactured homes as accessory dwelling units.

Standards
1.2.1  Consider increasing the maximum square footage of an accessory dwelling unit in the rural area to 1,300 square feet.

Principle 3.  Maintain the existing character of Rural Separator lands through appropriate control of housing densities and setbacks.  LU 61.3+

Standards 1.3.1  A range of rural housing densities shall be allowed to occur on Rural Separator lands.  The allowed density shall range from one dwelling unit per five acres to a maximum of two dwelling units per five acres.  Maximum density shall be allowed only when the natural environment can accommodate this density and at least 50% of the gross acreage of the land proposed to be developed is dedicated in perpetuity as open space through deed restriction and other appropriate mechanisms.  This open space area should be located in a tract separate from any newly created lots.

Principle 4.  Promote the continuation of agricultural uses while encouraging the implementation of farm best management and selective harvesting practices.  LU 77.2, LU 77.10

Standard 1.4.1  Establish regulations which will describe standards for agricultural buildings, structures, and animal enclosures to minimize land use conflicts and provide protection for the agricultural use from nuisance complaints.  LU 77 all

Objective 2.  Ensure that impacts of existing industrial operations to surrounding uses and the environment do not increase.

Principle 1.  Do not permit expansion of nonconforming industrial operations except minor expansion that does not involve additional land area and which is accompanied by improvements which make the operation more compatible with surrounding uses.

Principle 2.  Provide for implementation mechanisms to allow for continuance of legally existing contractor’s yards and other similar legally existing operations associated with surface mining after mining operations have been discontinued.  Such mechanisms should provide for site-specific review, citizen participation, and imposition of design and performance standards in order to protect surrounding land uses, the community, and the environment from adverse impacts.  Such mechanisms would not be intended to be precedents for rezoning of adjacent properties to less restrictive zoning classifications.

Objective 3.  Through requirements and incentives, gradually reduce impacts of industrial operations upon surrounding uses and the environment.
Principle 1. As industries cease to operate, including the extraction of gravel, promote new uses consistent with the goals, objectives, and policies of this plan, compatible with residential land uses and the community’s rural character.

RURAL COMMERCIAL

Intent: Provide commercial development only in a manner that is consistent with the rural character of the plan area and compatible with residential land uses. LU 60

Objective 4. Strictly control commercial expansion or introduction of new commercial uses to ensure compatibility with residential land uses and prevent strip development.

Principle 1. Provide for future commercial development in centers only, rather than strips, in areas of existing commercial activity which are at or near the intersections of major arterials. LU 63, 63.1.3

Principle 2. Maintain separation between residential and commercial land uses by locating new commercial activities in areas that will not negatively impact residential uses. LU 64 ALL

Objective 5. The Rural Neighborhood Centers (RNC) located at 96th Street East and Canyon Road East, 84th Street East and Canyon Road East, 72nd Street East and Canyon Road East, and 72md Street East and Waller Road are recognized as important neighborhood civic and commercial focal points in the rural area. Limited opportunities for continued commercial and civic land use shall be provided in these locations. RNCs shall strive to improve architectural characteristics that will shape and enhance the appearance of the center.

Principle 1. Recognize RNCs as Limited Areas of More Intense Rural Developments. The existing neighborhood centers shall be allowed to continue being utilized for these purposes. LU 64 +

Standards
5.1.1 Any future expansion of the land utilized as an RNC shall be on those parcels immediately adjacent to the existing centers. Under no circumstances shall the expansion cause an RNC to exceed 35 acres in size. LU 65

5.1.2 Any development in an RNC shall have access onto a major or secondary County arterial road. LU65

Principle 2. The intensity of commercial and civic uses shall be strictly limited in RNCs. LU64+

Standards
5.2.1 Appropriate commercial uses shall be limited to food stores and the sale of general merchandise in buildings that do not exceed 5,000 square feet of building footprint and those resource uses such as agricultural sales.
5.2.2 Appropriate civic uses shall be encouraged in RNCs. These uses shall be limited to daycare centers, community service centers, postal services, neighborhood parks, churches, police, and fire safety services.

5.2.3 New residential uses shall be prohibited in RNCs. Additions and remodels to existing dwelling units may be permitted.

5.2.4 Noise, dust, odorous gas, and lighting shall not be permitted to adversely affect the adjacent residential neighborhood.

5.2.5 New commercial and civic uses shall be buffered from adjacent lower intensity rural uses outside of the RNC designation.

5.2.6 All new or redeveloping civic and commercial uses in rural centers shall be subject to commercial design standards.

RESOURCE LANDS

Intent: Recognize agriculture as an important resource for the plan area.

Objective 6. Preserve the agricultural land base by recognizing land that is being used for or offers the greatest potential for agriculture production. LU 80+

Principle 1. Evaluate Agricultural Resource Lands against Comprehensive Plan criteria. LU 81+

Standard 6.1.1 De-designate Agricultural Resource Lands within the plan area that can demonstrate that they do not meet the soil criteria identified in the Comprehensive Plan.

Objective 6A. Provide programs, policies and other regulations to achieve agricultural conservation and support agricultural activities in the community plan area. LU 85+

Principle 1. Develop a purchase of development rights program or transfer of development rights program for agricultural preservation. LU 124

Principle 2. Give high priority to agriculture in land acquisition programs sponsored by the County, such as Conservation Futures, Purchase of Development Rights, and the Conservation District Assessment.

Standard 6A.2.1 The Agricultural Resource Lands designated properties in the north section of the community planning area shall be given high priority because of the value of the agricultural soils in those areas.

URBAN RESIDENTIAL

Intent: Provide for a diverse range of housing choices in the community, appropriately located and well designed. H 1+, LU 22+
Objective 7. Create quality neighborhoods throughout the community. LU 23, D 3

Principle 1. Ensure site amenities and design features are incorporated into residential development to create aesthetically pleasing and livable neighborhoods. D 3

Objective 8. Provide for a range of quality housing types and densities within the community. H 1+, LU 22+

Principle 1. Establish residential zoning districts that provide for a range of housing types and densities and are based upon the characteristics of the natural and built environment. H 1, LU 23.2, LU 22

Standards

8.1.1 Implement distinct zoning districts for a variety of residential choices including: single-family, multi-family, senior housing, and mixed-use development.

8.1.2 Low residential densities should be located in the vicinity of environmentally constrained lands such as wetlands, floodways, lands with hydrologic soils, and aquifer recharge areas.

8.1.3 Higher density residential development should be located within and around the Community Center in order to promote the pedestrian activities and public transit. LU 23.2.1

8.1.4 High density residential should be located where infrastructure is available.

Principle 2. Provide incentive-based residential density regulations.

Standards

8.2.1 Each residential district shall incorporate a minimum, base, and maximum density. To develop property at a density higher than the base, additional criteria must be met, such as site amenities and design features. A menu of choices shall be provided to allow flexibility. LU 22, LU 22.1

8.2.2 Provide on site density credits for the Residential Resource zone.

Principle 3. Allow non-residential uses within residential areas.

Standards

8.3.1 Limited non-residential uses such as schools and daycares should be allowed within residential areas.

8.3.2 Non-residential activity should be scaled and sized appropriately to ensure compatibility within the neighborhood.
Objective 8A.  Provide strict guidance for rezones to ensure community plan goals and objectives are properly implemented. For the purposes of this Objective, a planned development district (PDD) approval shall not be considered a rezone.

Principle 1.  Ensure residential rezone applications are consistent with the intent, goals, objectives, and standards as set forth in the Mid-County Community Plan.

Standards

8A.1.1  Residential rezones may be allowed when the following criteria are met:

a. A PDD shall accompany all rezone applications.

b. If the request is to up-zone from Residential Resource to Single Family, it must be demonstrated that the environmental constraints qualifying the property for such classification no longer exist on the site.

c. An analysis of market vacancy has demonstrated that there is a need for higher density within the Mid-County Community Plan area. The analysis must consider the availability of buildings for the same type of use and shall demonstrate why the rezone is necessary. The analysis shall not be an analysis of market potential.

d. For any rezone request to allow higher densities, the site must be located on an arterial within 1,000 feet of a transit stop.

e. Compatibility with surrounding uses shall be maintained.

f. For any rezone request to allow higher densities, connection to sewers shall be required.

g. The Examiner shall provide written findings that the proposed zone and PDD implement the goals, objectives, and standards of the designation better than the existing zone.

URBAN COMMERCIAL

Objective 9.  Encourage commercial centers, corridors, and districts to contain a diverse mix of uses. The mix of uses will be influenced by the intensity, character, and circulation established for each center and district through the policies of this plan.

Principle 1.  Recognize and support the Community Centers near SR-512 and Portland Avenue and SR-512 and Canyon Road as regional commercial and limited mixed use residential areas, whose growth must be nurtured in a motor vehicle-oriented market environment with a balance of pedestrian and transit facilities.

Objective 9A.  The Neighborhood Centers (NC) located along Canyon Road East at the intersections of 128th Street East, 144th Street East and 160th Street East and the NCs along 112th Street East at the intersections of Waller Road, Bingham Avenue and Vickery Avenue are recognized as important neighborhood civic and commercial focal points. New developments in NCs shall strive to improve architectural characteristics that will shape and
enhance the appearance of the 112th Street East and Canyon Road East corridors.

Principle 1. Recognize and support the Neighborhood Centers along Canyon Road East and 112th Street East.

Standards
9A.1.1 Any future expansion of the land utilized as an NC shall be on those parcels adjacent to the existing centers. Under no circumstances shall the expansion cause an NC to exceed 55 acres in size.

9A.1.2 Any development within an NC shall have access onto a major or secondary County arterial road.

9A.1.3 No new NCs shall be created after the adoption of the Mid-County Community Plan.

Objective 10. Ensure that commercial development does not result in negative impact upon surrounding land uses and the environment. D 1

Principle 1. Provide for the orderly transition to other uses of older residential or commercial areas that are no longer viable for their original use or scale or intensity of use.

Standards
10.1.1 Ensure that the types of commercial uses permitted are those that will not have unacceptable adverse impacts on surrounding land uses or the environment due to hours of operation, noise, traffic, light and glare, or other causes.

10.1.2 Ensure design of commercial development that is appropriate to its setting through development standards which include standards on buffering, retention and planting of trees, and signage. D 1, D 7

10.1.3 Establish strict location and design standards for signs and establish a phase-out schedule for nonconforming signs that do not meet current standards. D 16, D 16.2

Principle 2. The management of areas in transition shall balance the needs of existing residents and businesses with the need to accommodate new uses.

Objective 11. Promote built environments which are attractive, functional, and distinctive, and support a range of mixed uses promoting business, shopping, recreation, civic, entertainment, and mixed use residential opportunities. D 7

Principle 1. Identify and utilize public and private sector incentives and methods in the establishment of uses and developments in areas where redevelopment and
revitalization will improve service, visual attractiveness, and quality of life.

Principle 2. Create a street network that reflects the demand and need for motor vehicles, transit, pedestrians, and bicyclists; provides a safe, convenient, attractive, and comfortable pedestrian and bicycling environment that eliminates potential conflicts and promotes safety for all modes of travel; and reinforces the different functions of streets by creating distinct identities for major rights-of-way. T 1

Principle 3. Expand and improve common areas, open space, required landscaping and other amenities in larger commercial developments and seek opportunities to develop new facilities that enhance the overall experience of employees, residents, business owners, and visitors. D 7.3+

Objective 12. Encourage the appropriate use of areas adjacent to heavily traveled arterials while minimizing land use and traffic conflicts.

Principle 1. Identify arterials that are appropriate for continued or future office and service commercial development, and mixed use development (retail, service, and office commercial and residential).

Principle 2. Encourage the grouping of individual commercial enterprises along commercial arterials to promote the sharing of parking areas, access driveways, and signs. Such grouping will be encouraged through land division regulations, sign regulations, and development standards. D 7.5

Principle 3. Encourage vacant and underutilized properties within the district to develop as unified developments which provide multiple goods or services to nearby residents and those in the broader community. D 12.5

Principle 4. Promote residential densities in portions of the plan area where they can serve as a transition between commercial areas and adjacent residential neighborhoods and to increase pedestrian activity within the neighborhood. LU 23.2.2, D 7.7, D 7.9

Principle 5. Require pedestrian linkages between individual business properties to encourage more pedestrian movement between those properties and reduce unnecessary vehicular movements. D 8.3

URBAN INDUSTRIAL
Intent: Ensure compatibility between industrial uses, surrounding commercial and residential land uses, and the environment. D 1, D 9
Objective 13. Seek to secure a broad industrial, business, and research base for the greater community by ensuring that adequate land, public facilities and services, and street capacities are available for future industrial growth.

Principle 1. Large, contiguously-owned properties suitable for industrial, research, or office uses should be encouraged to be developed as a unified whole. LU 54.10

Principle 2. Through public and private efforts there shall be an identification of small properties which have the potential to be assembled into parcels large enough for industrial development.

Principle 3. Only residential uses accessory to industrial uses shall be allowed in areas designated for industrial, research, and office uses. LU 54.6, LU 54.7

Principle 4. The grouping of uses which will mutually benefit each other or provide needed services will be promoted. LU 53

Standards

13.4.1 Planned developments of multiple buildings or uses which provide a mixture of low and moderate intensity industrial, research, office, and supporting commercial uses are encouraged. LU 53.1

13.4.2 Intrusions by commercial uses into areas established for industrial, research, and office uses shall be limited to uses that are supportive of and incidental to industrial, research, office, and businesses. LU 54.6

13.4.3 Uses which support industrial and warehouse activities should be located near those uses in areas designated Employment Center.

Principle 5. Encourage intensive manufacturing businesses to be clustered in industrial parks along major transportation links so as to minimize the impact on less intensive surrounding land uses. LU 23.1.2

Principle 6. Manufacturing operations may be located within other civic and commercial areas as long as such sites are compatible with the use intensity of the surrounding area.

Principle 7. Industrial developments shall be separated from residential areas through the use of aesthetically pleasing and effective methods, e.g., vegetative buffers, landscaped berms, fences, walls, setbacks, etc.

Principle 8. Locate and design manufacturing, warehousing, and other industrial facilities to minimize environmental impacts and public service costs related to utilities, roads, and other facilities and services. LU 54.8
Principle 9. All storage yards shall be entirely screened from the view of adjacent properties which contain dissimilar uses.

Objective 14. Promote the establishment of low and moderate intensity industrial, research, and office activities in Community Employment (CE) areas along the urban portions of 112th Street East and Canyon Road East where such uses are or can be made compatible with surrounding non-industrial uses through adequate separation, buffering, and sensitive placement of buildings, loading areas, materials storage, and parking.

Principle 1. Retailing of goods and services shall be limited to bulk commodities and large items requiring on-site warehousing (e.g., building materials, commercial equipment, and supplies).

Principle 2. All developments on the periphery of the industrial area shall be designed, screened, bermed, or other means implemented to mitigate undesirable impacts upon surrounding areas. D 9

COMMUNITY CHARACTER AND DESIGN ELEMENT POLICIES

GOAL
Ensure a high quality visual environment through design, guidelines, standards, and procedures for architectural, site, and landscape design in all public and private development.

OBJECTIVES, PRINCIPLES, AND STANDARDS

COMMUNITY ENTRIES AND STREETSCAPES

Intent: Provide design concepts and policies that will create attractive, easily identifiable community entrances and streetscapes within each area that comprises the plan area: Summit-Waller, Summit View, and North Clover Creek Collins communities.

Objective 15. Create identifiable boundaries, entries, gateways, and other visual queues so that residents, workers, and visitors know they are entering the communities which comprise the Mid-County plan area.

Principle 1. Provide distinctive designs at the edges, entrances, and other key locations within the community.

Standards
15.1.1 Use a variety of measures to create distinctive entrances, e.g., landscaping, tree planting, graphics, signage, lighting, monuments, pavement treatment, and public art.

15.1.2 Community entries consisting of tree plantings, signage, or public art shall be established to create a gateway effect and recognize individual communities. The entries should recognize reasonable gateway points into the community. Locations to consider include, but are not limited to:
   a. Canyon Road East at Pioneer Way (Summit-Waller);
   b. Waller Road at Pioneer Way (Summit-Waller);
c. 112th Street East at Woodland Avenue (Summit-View);
d. 72nd Street East in the vicinity of Swan Creek (Summit-Waller);
e. Golden Given Rd. at Brookdale Road (North Clover Creek Collins);
f. 112th Street East and Golden Given Road (North Clover Creek); and
g. Canyon Road East and 128th St E (NCCC and Summit View).

15.1.3 Pierce County shall support and assist the communities in developing and maintaining entrances. Support and assistance may be in the form of grant writing, developing a landscaping plan, working with the business community and other methods to solicit interest in the development of the entrances.

Objective 16. Enhance neighborhood quality and promote a strong sense of community by utilizing design standards to promote streetscapes. D 3, D 2+

Principle 1. Develop a standard streetscape design for Canyon Road East and 112th Street East.

Principle 2. Promote the planting of street trees to enhance community character. D 2.1.1

Standards

16.2.1 Require the planting of street trees and other vegetation along all arterial roadways within the community.

16.2.2 Pierce County, in conjunction with business organizations, community groups, and property owners, shall develop street tree management programs. Such programs shall focus on maintenance and enforcement.

16.2.3 Develop detailed streetscape plans addressing streets, crosswalks, sidewalks, signage, landscaping, street furniture, utilities, public spaces, etc.

Principle 3. Promote the use of native vegetation as an integral part of streetscapes. D 2.1.1

Principle 4. Establish specific and consistent design standards for commercial areas along the 112th Street and Canyon Road corridors.

Standards

16.4.1 Vegetative screening for aesthetics, noise abatement, screening of light sources, and air quality shall be established between development and Highway 512.

16.4.2 The depth of screening buffers shall be determined by evaluating the quality and quantity of natural vegetation that is available on the site together with intensity of the proposed use. In no case shall the screen buffer be less than 40 feet wide.
16.4.3 Areas proposed for State Route 512 buffering that are devoid or deficient in vegetation shall be planted with appropriate quality and quantity of plantings to produce a complete visual corridor within 5 years of project approval.

16.4.4 Encourage the Washington State Department of Transportation, and Pierce County to manage and replant any forested areas within their control along State Route 512 so as to maintain a complete visual screen along this highway.


Principle 6. Establish a visual corridor along State Route 512 which reflects the rural characteristics of the Plan area.

RURAL CHARACTER
Objective 17. Preservation of Rural Character. The presence of farms, forests, natural areas, and undisturbed lands are valuable features in the plan’s rural areas. Native vegetation provides a variety of benefits including critical area buffering, protection of aquifer recharge areas, fish and wildlife habitat areas, and pleasing visual aesthetics. Agricultural uses and activities help sustain the rural character in the community outside of the Urban Growth Area. Preservation of these characteristics that have historically been associated with the rural environment of the plan area creates the rural character that the community considers essential. LU 60

Principle 1. Natural vegetation should be required as a component of all new rural developments. Existing native vegetation consisting of mature trees and understory shrubbery should be retained and incorporated into the site plan on a portion of each property that is planned for rural development. Sites that are devoid or deficient in natural vegetation shall be required to introduce supplemental plantings that are native to the Pacific Northwest.

Principle 2. Areas that are deemed unsuitable for development based on soil with poor drainage characteristics, wetlands, geologic, or other critical areas are priorities for open space and similar uses.

COMMERCIAL AND INDUSTRIAL CHARACTER
Objective 18. Develop commercial and industrial requirements dealing with site design, building design, landscape design, and sign design and placement.

Principle 1. Organize the site plan to provide an orderly and easily understood arrangement of building, landscaping, and circulation elements that support the functions of the site. D 1.1

Standards
18.1.1 Provide a well-planned network of streets and automobile connections linking new development to surrounding neighborhoods and the greater community. T 1

18.1.2 Maintain visual and functional continuity between the proposed development and adjacent and neighboring properties through setbacks, building massing, circulation, or landscaping. D 1+

18.1.3 Buffer incompatible uses through a variety of measures including but not limited to setbacks, screening, berming, vegetative buffering, and shielded lighting. D 1+

18.1.4 Encourage joint development of sites where there is potential for common building walls, shared driveways, landscaping, or other shared facilities. D 7.5

18.1.5 Minimize visual, noise, and odor impacts of service areas, such as loading docks, trash and recycling collection points, utility maintenance areas, etc., on surrounding uses and streets through site design, landscaping, and screening. D 7.8

18.1.6 Use fencing and landscaping to conceal outside storage and sales areas.

18.1.7 Integrate water quality treatment techniques such as biofiltration swales and ponds with overall site design, where appropriate.

18.1.8 Provide pedestrian walkways that connect all buildings and entries of buildings within a site and that connect the site to walkways on adjacent properties. D 8.3

18.1.9 Provide pedestrian walkways from the public sidewalk(s) to the main entry of retail and service use type developments. D 8.3

18.1.10 Minimize the space devoted to vehicular circulation by limiting access driveways, ensuring efficient internal circulation, and taking advantage of opportunities for shared driveways. D 8.2

18.1.11 Minimize the area devoted to parking by taking advantage of shared parking, or methods for reducing parking demand, or turnover, where possible. D 8.5

18.1.12 Replacement or expansion of existing utility systems shall be underground. U 6.2
Principle 2. Architectural and site design of non-residential, commercial developments should be required on developments that cannot be adequately screened from the traveled way.

Standards

18.2.1 Discourage nondescript architecture that has few design features, cohesiveness, or is scaled to be appreciated at automobile speeds.

18.2.2 Reduce the apparent scale of large commercial structures located adjacent to residential neighborhoods and uses through building placement, design, and landscaping.

18.2.3 Enhance building entries with a combination of weather protection, landscaping, pedestrian amenities, or distinctive architectural features.

18.2.4 Locate or screen roof-mounted mechanical equipment to minimize visibility from public streets, building approaches, and adjacent properties.

18.2.5 Locate or screen utility meters, electrical conduit, and other utility equipment to minimize visibility from the street.

18.2.6 Utilize concrete, brick, or other decorative hard-surfaced pavements for interior pedestrian walkways, building entries, or parking lot pathways. D 8.6

Principle 3. Site and building design requirements within the Community Employment zone should focus primarily on ensuring appropriate transitions to non-industrial areas and public roadways.

Standards

18.3.1 Site and building design requirements within the Community Employment zone shall include landscaping, dense visual screening, setback, height, lighting control and architectural standards. D 9.1, 9.2

18.3.2 Industrial uses should provide substantial landscaped areas when adjacent to residentially zoned areas and public roadways.

18.3.3 A system of varied building setbacks and heights should be implemented for industrial uses based upon the intensity of the use, site characteristics, and adjacent land uses. D 9.2

Objective 19. Within rural areas ensure a high quality visual environment through design guidelines, regulatory standards, and volunteer efforts. Comprehensive site planning, retention of native vegetation, and open space dedications are goals for all rural developments.

Principle 1. Preservation of a rural architectural theme shall be utilized in new building construction or the external alteration of existing structures.
Standards
19.1.1 Retention and conservation of historic structures is encouraged. D 10.1

19.1.2 Reduce the apparent scale of new commercial and civic structures. D 10.5

Principle 2. Site characteristics that enhance these historical commercial centers should be encouraged.

Standards
19.2.1 Important natural features such as significant stands of trees and other critical areas shall be preserved and incorporated into the site design. D 10.1

Principle 3. Protect important elements which reflect the rural character in the plan area including scenic and historic resources. D 10, 10.1

Standards
19.3.1 The Washington State Historic Building Code shall be administered in considering alterations, additions, and change in use occupancy to designated structures on the National Register of Historic Places and the Pierce County Register of Historic Places. CR 3.8

URBAN RESIDENTIAL USES
Intent: Promote the development of well-designed urban residential areas.

Objective 20. Develop specific design guidelines for single family and multi-family residential development dealing with site planning and building placement. Delete

Principle 1. Provide incentives for innovative site designs and clustering of single-family residential uses and high density multi-family uses. D 5, 5.4

Principle 2. Enhance the visual quality of neighborhood streetscapes so that they become a valued element of the character of the community.

Standards
20.2.1 Encourage use of curvilinear streets and narrower street profiles within residential neighborhoods.

20.2.2 Provide opportunity for porches and decks within front yard setbacks. D 3.2

Principle 3. Site characteristics that enhance community character should be preserved through site planning. Examples include preservation of clusters of existing trees, retention of historic features, and conservation of similar assets. D 1+
20.3.1 Methods that can be used to protect desirable areas include lot clustering and incorporating the desirable features into recreation areas or open space tracts. D 5.4

Principle 4. Encourage underground stormwater retention systems by providing development incentives.

Principle 5. Develop standards that make provisions for common recreation areas within residential developments. D 3.3

Principle 6. Avoid locating parking areas for multi-family developments between the buildings and the street. Encourage the residential units to be oriented toward the street.

Principle 7. Require single family and multi-family units to incorporate variations in details such as trim, roofline and pitch, porch design, and color. D 3.2.2

Principle 8. Encourage modulation of multi-family buildings to make the building mass appear smaller. Discourage multi-family buildings consisting of large blank walls, particularly when visible from adjacent streets. D 3.7, D 3.1.1

LANDSCAPE DESIGN

Intent: Ensure landscape design reinforces site design and fulfills functional requirements such as screening and buffering. D 1.2

Objective 21. Ensure the built environment is compatible with the natural environment and the impacts of site development are minimized and integrated through landscaping. D 9.3

Principle 1. Use creative landscaping to calm traffic, attractively screen service areas, minimize the impact of parking lots, and revitalize the natural environment.

Standards

21.1.1 Require a landscaped area between the traveled way and the sidewalk that includes elements such as mature trees that provide a visual buffer. Landscaping shall not inhibit driver sight distance or visibility.

21.1.2 Newly planted landscaped strips shall contain trees that are at least 6’ tall and 1.5” caliper size. Trees must be a minimum of 20’ at maturity, except where conflicts occur with utility corridors.

21.1.3 Trees that serve to assist in noise reduction for commercial or industrial properties shall consist primarily of evergreen.

21.1.4 Landscape Canyon Road East and 112th Street East with trees and lush green areas along its edges. New plantings should be at least 6’ in height and 1.5” caliper size and capable of a minimum height of 20’ at maturity.
21.1.5 Encourage the use of bioswales in parking lot landscaped areas to break up the expanse of asphalt and assist in stormwater treatment and infiltration.

21.1.6 Parking lot landscaping shall be significant and near the traveled way to provide maximum screening.

21.1.7 Parking lot vegetation should consist of a variety of trees and vegetation. New trees should be at least 6’ in height and 1.5” caliper size and capable of a minimum height of 20’ at maturity, except where conflicts with utility corridors would occur.

21.1.8 Where commercial or industrial land uses abut residential uses, a landscaped buffer shall be provided to reduce noise and glare impacts. D 9.3

21.1.9 Vegetation that is native to the Pacific Northwest and that is drought tolerant is preferred for landscaping.

21.1.10 Increase the amount for the landscaping bond that is required prior to final plat approval to ensure developments are built-out with the required landscaping. The increase of the bond shall cover the potential overhead costs that Pierce County may experience in the employment of a third party to plant the required landscaping.

21.1.11 Encourage landscaping that consists of native vegetation that will soften the appearance of new uses from adjacent rural lands.

SIGN DESIGN
Intent: Establish a system of sign controls that minimizes the number and size of signs within the community while ensuring an opportunity for effective advertising. D 16

Objective 22. Implement sign regulations that provide adequate control of size, type, design, and location of signs and provide a clear process for review of sign permit applications. D 16.1

Principle 1. Establish regulations that address the removal of signs over time made nonconforming with the adoption of regulations implementing this plan. D 16.2

Standards

22.1.1 No new Billboards shall be permitted.

22.1.2 Pursue nuisance abatement to eliminate problems that inhibit the goals of the districts and the community.
22.1.3 Ensure that temporary signs are promptly removed after the culmination of the event described or symbolized on the sign.

Principle 2. Ensure that the design and placement of signs is consistent with the Mid-County Design Standards and Guidelines.

Standards

22.2.1 Ensure that signs complement, rather than dominate or intrude upon, the character and visual amenity of an area, the buildings on which they are displayed, and the general environment.

22.2.2 Ensure that signage is integrated with the overall architectural framework and structural elements of the building, reinforcing the shape and proportion of the façade through such techniques as detailing, use of colors and materials, and placement. D 16.4

22.2.3 Prohibit the use of flashing or rotating signs, video signs, roof signs, trailing signs, inflatable signs, and signs attached to private light standards.

22.2.4 Prohibit signs that result in glare onto adjacent properties.

22.2.5 Prohibit new pole signs on individual commercial properties.

22.2.6 Encourage monument and wall signs.

22.2.7 Require consolidation of signage within commercial development to reduce visual clutter along streets and the freeway.

22.2.8 Prohibit off-site advertising signs and billboards in the rural area, except signs related to agricultural crop sales and civic uses.

22.2.9 Prepare standards that limit total sign area to a proportion of the length of the building façade.

22.2.10 Permit signs throughout the rural area that increase public awareness of local farms and other habitat areas. These signs could explain the type of crops being raised or that a Best Management Plan is being utilized. These signs shall not exceed two square feet and shall consist of a single, distinct design and color for the plan area.

Principle 3. Minimize the use of off-premise signs.

Standards

22.3.1 Inventory existing billboards and do not allow new billboards without removal of existing.
22.3.2 Existing billboards should be eliminated over time through use of an amortization period.

Principle 4. Enable individuals, businesses, and community groups to promote temporary activities to the wider community through the adoption of clear regulations governing the use, size, and allowed duration of temporary signs.

Standards
22.4.1 Banners should be of a style, size, and color that complement the surrounding environment and standard on which they are affixed.

22.4.2 Banners must be primarily promoting the community events and farmer’s markets where they are displayed. Specific advertising of businesses or merchandise is prohibited.

22.4.3 Temporary signs that are attached to a permanent structure, such as on private light standards, shall be prohibited.

22.4.4 Prohibit temporary signs that are affixed to a utility pole unless expressly reviewed and approved by the utility provider.

LIGHTING DESIGN
Intent: To ensure lighting assists with safety and accentuates special features of buildings without imposing on neighboring residential properties or wasting energy. D 15

Objective 23. Provide consistent lighting regulations that control placement, style, type, and intensity. D 15.1

Principle 1. Promote a consistent visual image in the use of lighting. D 15.1

Standards
23.1.1 Consistently apply and enforce lighting regulations. Delete

23.1.2 Provide lighting that is integrated with the overall architectural concept in scale, detailing, use of color and materials, and placement.

23.1.3 Integrate the design and placement of exterior lighting with the architectural design and materials of on-site buildings, overall site character, and surrounding neighborhood.

Principle 2. Ensure that lighting in communities contributes to vehicle and pedestrian safety. D 15.2

Standards
23.2.1 School bus stops should be lit and safe. The school district should plan the stops and developments should contribute to construction and safety.
Objective 24. Encourage energy efficient lighting solutions. D 15.2

Principle 1. Encourage parking area lights to be greater in number, lower in height, and lower in light level, as opposed to fewer in number, higher in height, and higher in light level.

Standards

24.1.1 Parking lot lighting shall not exceed Illuminating Engineering Society of North America (IESNA) recommended lumens.

Objective 25. Reduce the amount of lighting and glare onto adjacent sites and roads.

Principle 1. Provide for personal safety without the use of lighting that intrudes onto adjacent properties. D 15, D 15.2, D 15.3.1

Standards

25.1.1 Establish standards that curtail lighting and glare from intruding onto adjacent properties and into the night sky. Lighting standards shall provide a ceiling for all developments. Developments may deviate from the standard only when it can be demonstrated the extra lighting is necessary and impacts onto adjacent properties, roads, and the night sky will be minimized.

25.1.2 Artificial light from commercial businesses and signs shall not be directed into the night sky, toward the road, or toward neighboring properties.
NATURAL ENVIRONMENT POLICIES

GOAL
Preserve natural resources and amenities and ensure environmental quality throughout the Mid-County Community Plan area.

OBJECTIVES, PRINCIPLES, AND STANDARDS

GENERAL
Intent: Ensure development methods respect the integrity of the natural environment. Educate the community about the Natural Environment Element of the Mid-County Community Plan. ENV 1.6

Objective 26. Increase public education and outreach efforts on preserving the natural resources within the plan area. ENV 1.6, ENV 8.10

Principle 1. Pursue grant monies and other alternative funding sources for the purpose of educating the public about environmental issues. ENV 8.6

Standards

26.1.1 Create and distribute informational handouts that describe the function and value of natural systems and development regulations that pertain to environmentally constrained land. Delete

26.1.2 Enhance partnerships with the Pierce Conservation District and Washington State University Extension Office to provide additional public education and outreach throughout the plan area. ENV 1.5, ENV 1.6

26.1.3 Coordinate public education and outreach efforts with local community organizations. ENV 1.6

26.1.4 Pierce County should pursue funding sources to create informational handouts that describe the function and value of natural systems and development regulations that pertain to environmentally constrained land. Delete

26.1.5 Provide educational information through a variety of methods including direct mailing, public television, newspapers, and open houses. Delete

Principle 2. Educate the community about issues related to wetlands, native vegetation, water resources, and fish and wildlife species in the plan area. ENV 8.7, ENV 8.8, ENV 8.10
Principle 3. Provide property owners with materials regarding the function, value and regulations associated with wetlands, native vegetation, water resources, and fish and wildlife resources.  ENV 8.7, ENV 8.8, ENV 8.10

Principle 4. Focus educational programs on the importance of native vegetation, the role of trees in maintaining air quality and absorbing stormwater runoff, and methods for removing and controlling invasive plants.  ENV 8.7, ENV 8.8, ENV 8.10

Standards
26.4.1 Utilize the expertise of the Pierce County Public Works-Water Program Division to educate area residents regarding issues related to surface water flooding and low impact development techniques.  ENV 5.15

Principle 5. Explore partnership opportunities with Washington State University Pierce County Extension Office (WSU-CEO), Pierce Conservation District (PCD), and other local organizations to conduct additional public education and outreach efforts that focus on reducing the impact to water quality associated with household activities or property management.  ENV 1.4

Standards
26.5.1 Support the Pierce Conservation District in their efforts to help property owners develop farm management plans which include recommendations for redirecting livestock waste out of riparian areas.  LU 77.10.1

26.5.2 Work with the Puyallup and Chambers-Clover Watershed Councils to address water quality issues in the plan area.  ENV 5.1

26.5.3 Support and coordinate with entities conducting fish and wildlife education including the Department of Fish and Wildlife Backyard Wildlife Sanctuary Program and PCD’s Stream Team.  ENV 8.8, 8.9, 8.11

Principle 6. Increase public awareness of Pierce County’s Code Enforcement Division. Disseminate contact information for Code Enforcement to promote opportunities for the general public to report violations of environmental regulations.

Objective 27. Improve enforcement of illegal clearing and grading activities in the community.

Principle 1. Develop a program similar to “Pierce County Responds” that addresses illegal clearing and grading activities in the County.  Delete

Standards
27.1.1 Create a method of addressing violations on the weekends.
27.1.2 Review the policies and procedures for bringing sites back into conformity. **Delete**

27.1.3 Review policies and procedures for prosecution of violators. **Delete**

**EARTH RESOURCES**

**Intent:** Retain and restore native vegetation and soils in order to preserve significant tree cover in order to reduce flooding, prevent soil erosion, sedimentation and to absorb and infiltrate water. Maintain the quality of riparian zones and the natural hydrologic functions within the plan area. **ENV 2+, 8+**

**Objective 28.** Encourage the retention and restoration of native vegetation, trees, and wooded areas throughout the plan area. **ENV 2**

**Principle 1.** Retain or incorporate native vegetation into all new development in order to provide for buffering, preservation of tree cover, and prevention of soil erosion and sedimentation. **ENV 2.2**

**Standards**

**28.1.1** Reduce the visual, noise, and lighting impacts of incompatible uses on neighboring properties through adequate size and density of vegetation within required buffers.

**Principle 2.** Comply with minimum development standards for the conservation and restoration of wooded areas and tree canopy cover within the plan area to preserve the functions of the natural environment.

**Standards**

**28.2.1** Encourage the retention of existing trees whenever possible, but permit the use of replacement trees whenever site design, tree health, or tree or stand structure does not favor retention. **ENV 2+**

**28.2.2** Require the development of sites that contain too few trees to meet the minimum tree conservation standards. Provide supplemental trees as necessary to achieve the standards.

**28.2.2.1** Construction of a detached single-family residence on an existing lot shall be exempt from tree conservation standards.

**28.2.3** Ensure trees selected for planting are compatible with the natural and built features of the site. Emphasize the use of native tree species, whenever feasible.

**28.2.4** Development proposed on sites with “Group D” soils shall require an increase in the number of trees per acre as a ratio to total impervious surfaces.

**Principle 3.** Remove invasive plant species (e.g., Scots Broom, tansy ragwort, and reed canary grass, etc.) and when possible, restore with native plants.

**Standards**

**28.3.1** Enforce current regulations for tansy removal.
Principle 4. Allow the clearing and removal of dangerous or diseased trees and other vegetation such as Himalayan and Evergreen Blackberry.

WATER RESOURCES

Intent: Provide strategies that ensure growth and development will not contribute to the degradation of the community’s ground and surface water systems or flooding events. U 35+, 33.2

Objective 29. Reduce flooding impacts within the plan area. U 35+, 33.2

Principle 1. Conduct a detailed inventory and map all flood hazard and flood-prone areas within the plan area. U 36.3

Standards

29.1.1 Supplement the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) and Flood Boundary Hazard Maps (FBHM) with recent flood study adjustments. U 36.3

Principle 2. Development shall be designed in a manner which preserves water courses, drainage systems, aquifer recharge areas, and the natural hydrologic cycle in as natural a state as possible. ENV 5+

Principle 3. Maintain the pre-development natural hydrologic conditions and functions of a site to the greatest extent possible. ENV 1.3, U 35+

Standards

29.3.1 Prevent an increase in the volume of surface water exiting a site in new developments or that may result from grading and filling activities. U 31.6

Principle 4. Improve storm drainage to minimize ponding, flooding, and other adverse impacts to properties, while ensuring a reduction of pollutants, and improvement with regard to problems of siltation, high peak flows, and low base flows in streams. U 31+, 33+, 35+

Standards

29.4.1 Provide for improved pollutant removal, improved runoff storage, reduced release rate, and reduced siltation from stormwater systems. ENV 5.13+

29.4.2 Ensure adequate maintenance of storm drainage systems. Dedicate enforcement staff and adequate resources to guarantee proper maintenance of these facilities. U 33+

29.4.3 Retain surface water bodies and wetlands in their natural state, rather than channelizing or otherwise altering them to handle stormwater runoff. U 35+

Objective 30. Reduce the reliance on traditional conveyance and pond technologies to manage stormwater quality and quantity.

Principle 1. Allow for low impact development techniques. U 38
Principle 2. Comply with development standards that allow low impact development techniques for controlling stormwater such as:

Standards

30.2.1 Maximize retention of native vegetation and tree cover to intercept, evaporate, and transpire precipitation.

30.2.2 Assess the site’s soils, current and native vegetation cover, wetland areas, streams, ponds, and other critical areas. Establish buffers and delineate protected areas.

30.2.3 Preserve permeable, native soils and restore disturbed soils with compost and other amendments to infiltrate and store stormwater.

30.2.4 Retain and incorporate topographic site features that promote infiltration and storage of stormwater.

30.2.5 Direct the location of buildings and roads away from critical areas and soils that can effectively infiltrate stormwater.

30.2.6 Minimize building footprints, and road widths and lengths to reduce impervious surfaces.

30.2.7 Reduce effective impervious surfaces.

30.2.8 Utilize pervious surfaces (e.g., pervious pavement, pavers, and gravel systems) where possible to promote stormwater infiltration.

30.2.9 Utilize small, decentralized bio-retention areas with appropriate vegetation to infiltrate, store and transpire precipitation.

30.2.10 Manage stormwater as close to its origin as possible.

Principle 3. Provide a variety of incentives to encourage homeowners and developers to utilize low impact development techniques including:

a. Reducing property taxes;

b. Streamlining development permits;

c. Reducing development permit fees;

d. Reducing Surface Water Management fees;

e. Allowing administrative deviations from development standards.

Principle 4. Implementation of low impact development techniques is a community priority and encouraged; however, the standards are intended to remain voluntary.

Objective 31. Preserve and protect the function and value of drainage courses.
Principle 1. Protect creeks and their gorges through control of runoff and erosion.

Principle 2. Discourage intensive development along the riparian corridors in the community including Swan Creek.

Principle 3. Inventory all drainage ditches within the community and consider unique regulatory standards that recognize the diversity of functions provided by these facilities.

Objective 32. Preserve and protect the functions and values of wetlands. ENV 11+

Principle 1. Conduct a detailed inventory of wetland complexes located within the plan area. ENV 11.1

Standards 32.1.1 Coordinate wetland inventory activities with the County’s Buildable Lands project. Delete

32.1.2 Delineate and categorize wetlands within the plan area. ENV 11.1

32.1.3 Pursue grants and other alternative funding options to acquire monies that would be used to hire a consultant to conduct the inventory. Delete

Principle 2. Consider the development of a wetland banking program. Use funds for the purchase and restoration of important wetlands.

Standards 32.2.1 Use all funds collected as mitigation for projects located within the plan area to purchase and restore wetlands within the plan area.

Principle 3. Provide additional protection of mosaic wetland systems that are hydrologically connected.

Principle 4. Promote consistency between the Clover/Chambers and Clear/Clarks Creek Basin Plans and the Mid-County Community Plan. U 34

Standards 32.4.1 Coordinate the development of the community plan and the basin plans in an efficient manner. U 34, 33.4, 33.5

Objective 33. Reduce or eliminate sources of pollution to streams and groundwater supplies. ENV 5.13+

Principle 1. Assure adequate measures are taken to maintain or improve the quality of surface and groundwater. ENV 5+
Principle 2. Assure adequate measures are taken to prevent septic system failures.  
ENV 5.9, U 17.2

Principle 3. Avoid the deterioration of water quality in streams through protection of headwater areas.

Principle 4. Encourage property owners to voluntarily provide fencing to keep animals out of streams.

FISH AND WILDLIFE RESOURCES
Intent: Protect native fish and wildlife species through protecting habitat and by removing barriers that restrict movement of fish and wildlife species.

Objective 34. Retain sufficient natural buffers near creeks, wetlands, and other environmentally sensitive areas to preserve fish and wildlife habitat, and protect such areas from erosion and sedimentation. Make buffers continuous where possible to provide a corridor for movement of wildlife.

Principle 1. Minimize the amount of clearing and grading that is allowed within designated fish and wildlife habitat areas.

Principle 2. Coordinate ditch maintenance activities and streamside restoration with the drainage districts to promote best management practices.

Objective 35. Protect and enhance fish and wildlife habitat areas. ENV 8

Principle 1. Standards

35.1.1 Conduct a survey of fish passage barriers within the plan area. Delete

35.1.2 Explore opportunities to coordinate a fish passage barrier survey with the Pierce Conservation District and incorporate survey results into the County’s Geographic Information System (GIS) database. ENV 8+

35.1.3 Prioritize fish barrier removal projects based on the anticipated benefits. ENV 8+, 15.5

35.1.4 Require the elimination of fish barriers when constructing or reconstructing all roads.

Principle 2. Prioritize stream restoration projects based on the streams likelihood of providing a sustainable fisheries’ resource. Restoration projects to consider include:

a. County reclaimed gravel pit on 50th Street East and Waller Road adjacent to Swan Creek.
b. Current projects along Swan, Clover, and Clear creeks.
c. Place a higher priority for stream restoration projects and property acquisition efforts intended to benefit fisheries along those stream reaches nearest the Puyallup River.

Principle 3. Enhance movement along streams and creeks by decreasing the amount of fences that obstruct lineal passage in and along the riparian corridor.

Principle 4. Encourage buffers within designated open space corridors which could provide wildlife habitat.

AIR RESOURCES
Intent: Address local air quality issues by ensuring future actions do not deteriorate current air quality levels and impact the community’s quality of life. ENV 3+

Objective 36. Support the implementation of regulations and cooperate with the state and other local governments and agencies to ensure clean air. ENV 3.1

Principle 1. Continue to enforce air quality standards according to Puget Sound Clean Air Agency’s standards. ENV 3.1

Principle 2. Continue to enforce burn bans within the area. ENV 3+

Principle 3. Discourage or prohibit land uses that create air pollution. ENV 3+

NOISE
Intent: Address local noise issues by reducing or mitigating noise generating activities. ENV 13

Objective 37. Separate to the extent possible, noise-producing sources from noise-sensitive land uses. ENV 13.2

Principle 1. Investigate and, to the extent possible, implement measures to reduce traffic noise, such as traffic dispersion or reduction, or routing of vehicles away from residential areas. T 29.2, env13+

Principle 2. Utilize techniques such as berms, heavy native vegetation, or building insulation to reduce noise between existing land uses and new developments. ENV 13.2

Principle 3. Enforce vehicular noise abatement measures for off-road vehicles and control the use of developed public property by off-road vehicles to prevent negative impacts to surrounding properties. ENV 13+

Principle 4. Limit operational hours of noise producing businesses consistent with surrounding uses. ENV 13+

OPEN SPACE
Intent: Develop an open space network that provides the community with a system of open space corridors along streams and within areas heavily constrained by environmentally sensitive features.

Objective 38. Update and refine the Pierce County Open Space Map within the plan area. Delete

Principle 1. Provide connections between open space corridors in those areas that contain environmentally constrained land.

Principle 2. Provide connections between open space corridors in those areas that provide opportunities for wildlife movement.

Objective 39. Look for opportunities to permanently protect or acquire environmentally constrained land within open space corridors.

Principle 1. Support Pierce County Water Programs efforts to acquire frequently flooded areas within open space corridors.

Principle 2. Utilize open space areas to retain or restore fish and wildlife habitat when appropriate.

Objective 40. Consider the application of Low Impact Development (LID) techniques in open space areas that contain appropriate soil types that can accommodate these construction methods.

ECONOMIC DEVELOPMENT POLICIES

GOAL
Encourage economic development that is responsive to the needs of the community. Economic development should provide the community with a desirable balance of employment and economic return, provided that new economic development does not significantly contribute to light, noise, water, air, or land pollution.

OBJECTIVES, PRINCIPLES, AND STANDARDS

GENERAL

Objective 41. Access to commercial properties. Make access to goods and services convenient for residents. T 1+, LU 36+

Principle 1. Facilitate ease of movement through the plan area, while still providing easy access to local businesses for residents. T 1

Standards

41.1.1 Allow shared parking so that trips between businesses can be a pedestrian journey. D 7.5, 8.5

41.1.2 Allow access or “frontage” roads between commercial and industrial developments to provide connections between businesses off the arterials, and to create alternate access routes for residents into and out of local businesses. T 11.1
41.1.3 Improve the arterial network to ease volumes and contain commuter traffic on main roads and off side streets in and out of neighborhoods. T 8

41.1.4 Ensure that transportation routes used by mining operations are well lit and safe for residents to travel. Repeat in transportation

Objective 42. Home Occupations and Cottage Industries. Encourage home occupations and cottage industries within the community. LU 99

Principle 1. STANDARDS

Recognize the importance of the home-based business sector. LU 99.1

42.1.1 Encourage environmentally friendly home occupations and industries as a means of low impact employment and ensure they do not result in adverse impacts to the environment or surrounding neighbors. LU 99.2

42.1.2 Promote local professional services so business owners don’t need to travel out of the plan area to purchase services. LU 99.3

42.1.3 Educate residents on the opportunities, resources, and requirements for starting a home-based business. EC 6+

Principle 2. Explore ways to streamline the permit process, reform the regulatory environment, and develop programs to promote home-based businesses. LU 99.4, LU94

Standards

42.2.1 Explore options for flexibility, such as creating separate regulations for home occupations in different industry sectors (i.e., service vs. manufacturing). Make allowed size of the home occupation relative to lot size rather than residence size and increase maximum size where appropriate. LU 99.4

42.2.2 Conduct and maintain an inventory of space available for home occupations to move to when they are no longer appropriate for residential areas. LU 99.7

Objective 43. Small Business Development and Entrepreneurship. Encourage job creation through development of small businesses within the plan area to retain the local market for goods and services. EC 1+

Principle 1. Utilize existing commercial areas within the plan area for small business development.
Standards

43.1.1 In urban areas, ensure the necessary urban services are available to support business development. EC1.1.1

43.1.2 Zone land between commercial centers to allow office, professional, and non-nuisance light industrial uses, thereby creating employment areas for job creation and to break-up the retail commercial development. EC1

43.1.3 Encourage the combining of small lots for commercial or industrial developments.

43.1.4 Create compact neighborhood centers at the intersections of 112th Street East and Waller Road, 112th Street East and Vickery Avenue, 112th Street East and Bingham Avenue, 128th Street East and Canyon Road, 144th Street East and Canyon Road, and 160th Street East and Canyon Road that allow for office uses.

43.1.5 Ensure new regulations do not create an unnecessary burden on existing businesses. EC1.4

Principle 2. Pierce County shall work with the local business community within selected commercial target areas to develop the framework for a business improvement program including but not limited to structuring local marketing efforts, physical improvements programs, parking and building improvements, special management organizations, or other programs necessary for effective revitalization of the area.

Principle 3. Work with the private sector to create a 112th Street East redevelopment strategy that can mobilize local and regional resources to build an enhanced tax base.

Objective 44. Agricultural Uses. Encourage agricultural industries throughout the plan area. LU77.2

Principle 1. Standards

44.1.1 Allow the reclamation of agricultural uses without undue regulation on sites that may have been out of production for many years.

44.1.2 Expand the list of allowed agricultural uses in the plan area. LU77.2+, 77.5+

44.1.3 Allow certain accessory uses that relate to on-site agricultural activities. LU77.2.1
Objective 45. Estate-type Development. Recognize the importance of estate-type development in the Rural Separator as a part of the overall housing stock in Pierce County.

Principle 1. Study the impact of this type of development pattern in the Rural Separator on building and maintaining the necessary infrastructure such as roads and schools.
FACILITIES AND SERVICES POLICIES

GOAL
Ensure that the infrastructure, facilities, and services which are necessary to support development are adequate to serve new projects at the time the buildings are available for occupancy and use without decreasing service levels below locally established minimum standards.

OBJECTIVES, PRINCIPLES, AND STANDARDS

GENERAL

Intent: Public and private facilities and services are necessary to support and sustain a healthy level of growth and development while maintaining the quality of life in the community. The Facilities and Services Element articulates the need for facilities and services that will implement the visions and goals of the community plan. Facilities and services are collectively considered infrastructure and include both public and privately funded projects. The policy statements regarding infrastructure provide direction to investors and decision-makers about what investments are desired and needed by the community. The policies of the Facilities and Services Element call for adequate facilities and services that meet the needs of the community. In some cases, this element prioritizes projects and suggests potential funding sources to complete the projects.

Objective 46. Provide additional infrastructure, facilities, or services within the community plan area which support or enhance business activities and residential growth. CF 3

Principle 1. Direct growth within the community where adequate public facilities exist or can be efficiently provided. CF 3.1

Standards

46.1.1 Provide the necessary infrastructure, facilities, and services that support or enhance business activities. CF 3.2

46.1.2 Require that urban level facilities and services are provided prior to or concurrent with development. These services include but are not limited to transportation infrastructure, parks, potable water supply, adequate sewage disposal, and stormwater and surface water management systems. CF6

Principle 2. Maximize financial resources and opportunities to meet the expected level of service for public facilities and services. CF 8

Standards

46.2.1 Seek to reduce the per unit cost of public facilities and services by encouraging urban density development within urban growth areas. CF3+, 8

46.2.2 Pierce County should consider and allow a process for increased bonus densities when the right-of-way is donated, access is shared, or other public improvements, including road improvements and sewer extensions, are made. T 7.4
46.2.3 Encourage the implementation of site design features that create safe neighborhoods without the use of gated communities. T 11.5

Principle 3. Coordinate construction of utility and road improvements. CF 7

PARKS AND RECREATION

Intent: Improve park, recreational, and open space opportunities in the community by developing new regional park facilities and improving existing facilities. Support community efforts to establish a system of publicly owned and maintained community and neighborhood parks. Pursue cooperative agreements with public entities such as area school districts to improve public recreational opportunities. PR 1+

Regional Parks

Objective 47. Achieve and sustain an acceptable level of service for regional park facilities. Regional parks should provide both passive and active recreational amenities. PR 2

Principle 1. Monitor and maintain the level of service for regional park facilities in the community plan area.

Standards

47.1.1 Evaluate the level of service for regional parks annually.

47.1.2 Correct level of service deficiencies in regional park facilities through capital improvements such as constructing new facilities or expanding existing facilities. Avoid non-capital remedies, such as lowering the desired level of service.

47.1.3 The sale of publicly owned park and open space land is discouraged within the community plan area. In the event that such sale occurs, any proceeds shall be used to purchase an equivalent or greater amount of land within the plan area for park or open space purposes.

Principle 2. Provide opportunities for community involvement in siting and developing regional parks in the plan area. Interested citizens should have an opportunity to review all development and re-development of regional parks through a public site planning review process. PR 9+

Standards

47.2.1 The Pierce County Parks and Recreation Department should provide notice of meetings and plans to civic, community groups, and local governmental agencies interested in regional park locations and development. PR 9+

47.2.2 Establish a final development site plan for each regional park that identifies passive and active recreation areas, buildings, intended uses, and open space. PR 6.1
47.2.3 Orangegate Park is a regional park located within the Mid-County plan area. Inventory existing conditions at Orangegate and develop a management plan. PR 6.1

Principle 3. Design and locate new regional parks within the community plan area to serve the needs of community residents as well as providing County-wide benefits. New regional parks should meet the following criteria:

Standards
47.3.1 Locate park sites in a manner to take advantage of the physical amenities of the plan area. Priorities include stream corridors, forested sites, historical areas, and scenic vistas.

47.3.2 Regional parks should generally be 40 acres or more in size; however, these parks may be developed on smaller parcels based upon land availability, facility type, community need, and site characteristics.

47.3.3 Consider charging user fees at sites that provide active recreational opportunities at an appropriate rate that will help support the maintenance and operation of these facilities.

Principle 4. The following sites are high priority locations for regional park land acquisition within the Mid-County Community Plan area. The sites are not listed in any order of preference or importance.

Standards
47.4.1 Regional trail along the Tacoma Pipeline Road. The site is currently owned by Tacoma City Water.

47.4.2 Regional trail along the Tacoma Railroad right-of-way. The site is currently owned by Tacoma Public Utilities.

47.4.3 Pederson Farm properties at the northwest corner of 72nd Street and Waller Road.

47.4.4 Surface mine reclamation sites as they become available. These sites should be acquired for open space purposes if topography precludes development of an area for active recreation.

47.4.5 Faith Dairy properties at the northwest corner of 72nd Street and Vickery Avenue if they become available.

47.4.6 Uplands on the east side of Swan Creek if they become available. If these properties are not available for acquisition, pursue viewshed easements or other methods for protection. These properties are intended to connect with the existing Swan Creek Park properties in the City of Tacoma.
47.4.7 Vacant properties between Orangegate Park and 96th Street East that are currently enrolled in the Current Use Assessment Program.

47.4.8 Provide information to the owners of these properties regarding the community interest in potential park acquisition.

Principle 5. Consider a variety of passive and active recreational opportunities for Orangegate Park.

Standards

47.5.1 Inventory existing conditions prior to park development. Pursue development activities in a phased manner.

47.5.2 Design development to mitigate impacts to adjacent private property owners. Day use facilities are encouraged. Lighting associated with evening recreational activities is discouraged.

47.5.3 Passive recreational opportunities are a community priority. Appropriate passive recreation may include:
   a. Nonmotorized trails for pedestrians, bicycles, and horses
   b. Picnic areas
   c. Separate on-leash and off-leash areas for dogs
   d. Open space

47.5.4 Pursue development of an active recreational component to provide a funding source for park maintenance and operations. Appropriate active recreation may include:
   a. Multipurpose recreation building
   b. Multipurpose ball fields
   c. Nine-hole golf course

47.5.5 Active recreational uses may be more appropriate on the northeast 40 acres. Passive recreational uses are more appropriate on the southwest 120 acres.

47.5.6 Consider development of a trailhead parking lot with restroom facilities to serve Orangegate Park and the proposed Tacoma Pipeline Regional Trail.

Community, Neighborhood and Subdivision Parks

Objective 48. Pierce County shall support the creation of a Park Service Area or District to help fund and develop community and neighborhood scale parks throughout the plan area. Provide subdivision Parks in all new urban residential subdivisions.

Principle 1. Identify local organizations interested in the improvement of park and recreational opportunities within the community and provide the initial
technical and financial assistance necessary to form a Park Service Area or District. PR 7.1

Principle 2. Establish LOS standards for community and neighborhood park and recreation facilities.

Standards

48.2.1 Pierce County should require all new residential subdivisions and multi-family residential developments to pay an impact fee, dedicate land, or pay a fee in-lieu-of land dedication for the development of community and neighborhood parks based on the established LOS.

48.2.2 Delay the implementation of the impact fee and fee in-lieu-of dedication program until such time as a Park Service Area or District is formed. In the interim, Pierce County should only require land dedication. Focus such land dedication on the provision of subdivision parks within new residential developments.

48.2.3 Develop regulations controlling the location, use, and improvement of land dedicated for community and neighborhood park purposes. Such regulations shall, at a minimum, prescribe minimum park dedication amounts, access, amenities, location and maintenance.

Principle 3. Design and locate new community and neighborhood parks within the plan area to serve the needs of all segments of the community. These parks should meet the following criteria:

Standards

48.3.1 Locate new park sites in a manner to take advantage of the physical amenities within the plan area. Priorities include stream corridors, forested sites, historical areas and scenic vistas.

48.3.2 New parks may provide passive or active recreational areas.

48.3.3 Community parks are typically 15 to 25 acres in size. Access to a community park should be from an arterial street if traffic volumes are anticipated to be high. Restroom facilities should be provided at a community park.

48.3.4 Neighborhood parks are typically 5 to 10 acres in size. Smaller parks are appropriate when location is considered and larger sites are not available. Neighborhood parks should be separated from one another in a relatively even manner throughout the plan area. Typically a 1- to 2-mile separation is desirable. Access to a neighborhood park should be from a local residential street.
48.3.5 Develop neighborhood parks adjacent to school sites whenever possible in order to promote facility sharing. Facilities on the neighborhood park site should supplement uses that the school does not provide such as trails, open space, picnic areas, playground equipment, and multi-purpose paved courts. PR 8+

Principle 4. The following sites are high priority locations for community and neighborhood park land acquisition within the Mid-County Community Plan area. The sites are not listed in any order of preference or importance.

Standards

48.4.1 Pederson Farm properties at the northwest corner of 72nd Street and Waller Road.

48.4.2 Faith Dairy properties at the northwest corner of 72nd Street and Vickery Avenue if they become available.

48.4.3 Provide information to the owners of these properties regarding the community interest in potential park acquisition.

Principle 5. Provide subdivision parks in all new residential developments in the urban area (Summit View area).

Standards

48.5.1 Provide subdivision parks in all new residential subdivisions and multi-family residential developments except when a fee in lieu of the park land dedication has been provided to a local Park District that will mitigate for the impacts associated with the new residential development.

48.5.2 The recreational area in a required subdivision park shall consist of a minimum of 5,000 square feet and shall be in a separately dedicated park tract.

48.5.3 Improve each mini-park with a variety of amenities such as a playground, sports court, tot lot, picnic facility, gazebo, on-site water line, and associated landscaping.

48.5.4 Connect open space tracts, screening buffers, and stormwater facilities with any subdivision park when possible to create the opportunity for a system of walking trails.

Trails Objective 49. Develop a community-wide system of trails that will serve park, recreation, and open space needs. Link a system of trails between neighborhoods and parks, school sites, and other public property. Utilize public lands and existing rights-of-way for trail purposes whenever feasible. PR 10+
Principle 1. Design and develop a community-wide trail system.

49.1.1 Design a trail system to connect with regional trail systems that exist or are planned in the surrounding communities of South Hill, Frederickson, Midland, and the Cities of Puyallup and Tacoma. Priorities for new trail development include the Tacoma Pipeline Road regional trail, Tacoma Rail regional trail, 112th Street and Canyon Road nonmotorized bicycle and pedestrian improvements.

49.1.2 Consider trail development in the Summit View area that can provide benefits to the nonmotorized transportation system by connecting urban density neighborhoods with the Canyon Road commercial district.

49.1.3 Multi-use trails should incorporate existing utility corridors including water, gas, power, rail, and road rights-of-way.

49.1.4 Explore strategies to remove various types of natural and built barriers to facilitate trail corridors throughout the community.

49.1.5 Design trails to accommodate the intensity and capacity of the anticipated use. Distinguish between formal built trails and informal trails. Barrier-free trail segments are encouraged in all formal trails. Low impact development techniques should be used for trail construction when possible. PR 11+, 12

49.1.6 Place interpretive signs along trails to encourage community, historical, and environmental awareness. Place distance markers along the trail for walkers and runners. PR 15+

49.1.7 Provide trailhead areas at principal access points of community-wide trails. They should include adequate parking with signage, barrier-free facilities, and a trail map. A primary trailhead should have a restroom and trash receptacles. PR 15+

49.1.8 Design trails to interconnect or form loops whenever possible. Trails should not dead-end unless unique circumstances exist such as a trail that provides access to a specific destination.

49.1.9 Encourage pedestrian, bicycle, and horse trails. Prohibit off-road motorized vehicle use of community wide trials. PR 11

Principle 2. Provide development incentives such as bonus densities and increased impervious coverage for projects that incorporate trails into the project design or provide a connection to a regional trail system.

49.2.1 Consider designating trails in each subdivision and site plan approval.
49.2.2 Consider granting maximum development incentives and bonuses including credit to the County park impact fee ordinance to developments that contribute significant links in a community-wide system of public trails.

Principle 3. Acquire property that will support a community-wide system of trails now and in the future. Whenever possible, unopened rights-of-way and other public lands should be dedicated for trail purposes. Acquiring easements across private lands should be considered when necessary.

Standards
49.3.1 Plan and construct trails along existing right-of-way corridors in order to minimize community disturbance. For example, railroad, utility line, and road rights-of-way should be followed when feasible.

49.3.2 Utilize critical area buffers, open space areas, greenbelts in private developments, and passive and active parks for informal trail purposes.

49.3.3 Encourage private property owners to donate public trail access. Compensate land owners for providing easements for public trails across private property.

49.3.4 Acquire property at Pederson Farms for a trailhead. This trailhead would provide access to Swan Creek informal trails and the proposed regional trail along Pipeline Road.

Partnerships
Objective 50. Pierce County shall coordinate and cooperate with the area school districts and other local government and civic organizations in providing park and recreational facilities throughout the community. PR 8+

Principle 1. Pursue opportunities to develop park and recreational facilities in conjunction with public school facilities. PR 8+, 17+, 18+

Standards
50.1.1 Work with area school districts to develop parks adjacent to existing and planned school sites.

50.1.2 Support the development of an aquatic center in the Franklin Pierce High School neighborhood.

Principle 2. Pursue opportunities to develop park and recreational facilities in conjunction with public and private utility providers.

Standards
50.2.1 Partner with Tacoma City Water to develop a regional trail facility within the 100-foot-wide Pipeline Road right-of-way.
50.2.2 Partner with Tacoma Public Utilities to develop a regional trail facility within the Tacoma Rail right-of-way.

50.2.3 Work with Pierce County Public Works - Water Programs Division to explore opportunities to utilize regional stormwater facilities for passive recreation.

Principle 3. Coordinate park and recreation planning and seek funding opportunities jointly with the Cities of Puyallup and Tacoma.

Standards

50.3.1 Pursue a partnership with the City of Tacoma to facilitate the proposed regional trail between Orangegate and the Swan Creek Park properties.

50.3.2 Partner with the City of Tacoma (Metro Parks) to develop a regional park plan for Swan Creek Park.

Principle 4. Explore alternatives for providing and maintaining publicly owned parks and trails such as enlisting service organizations, soliciting corporate donations, and donations of goods and services from local businesses.

50.4.1 The Pierce County Parks Department should facilitate an “adopt a park” program for Orangegate Park to encourage community support and involvement at this undeveloped park.

50.4.2 Support an “adopt a trail” program for trail maintenance purposes.

Open Space

Objective 51. Refine the Pierce County Open Space/Greenbelt map to reflect community priorities for passive recreation and identify strategies for acquiring or preserving these areas. DELETE

Principle 1. Encourage the acquisition and preservation of open space tracts for passive recreation including walking trails and wildlife viewing. PR 21+

Standards

51.1.1 Utilize the County’s conservation futures program to purchase open space areas. LU109.4

51.1.2 Utilize park impact fees that are collected within the community plan area to purchase open space land within the community plan area.

51.1.3 Promote the Current Use Assessment - Public Benefit Rating System (CUA-PBRS) within the plan area. LU 97+

51.1.4 Establish a purchase of development rights program and a transfer of development rights program to support open space preservation within the community. LU 124+
51.1.5 Acquire surface mine reclamation sites as they become available. These sites should be acquired for open space purposes if topography precludes development of an area for active recreation.

Principle 2. Update the Pierce County Open Space/Greenbelt map to better reflect the community’s character and priorities. DELETE

Standards
51.2.1 Expand the open space corridors to include: Delete-done
a. Property included in the CUA-PBRS program.
b. Properties on the east site of the Swan Creek ravine.
c. Properties containing wetlands and floodplain from the headwaters of Swan Creek to the North Fork Clover Creek system. This corridor is generally located between 26th Ave East and 28th Ave East.
d. Properties containing the wetlands and floodplain associated with the north fork of Clover Creek located south of 128th Street East and west of Waller Road East.
e. Orange Gate Park properties.

Objective 52. Encourage the long-term stewardship of open space areas while allowing passive recreational use in appropriate locations. PR 21+

Principle 1. Protect publicly owned and publicly purchased open space areas in the community. PR 21+

Standards
52.1.1 Place conservation easements or covenants on existing and acquired publicly owned open space sites that restrict future uses to passive recreation activities. PR 21+, LU-109+

52.1.2 Prepare management plans for any publicly owned or publicly purchased open space area. PR 21.8.1

Principle 2. Transfer publicly owned or acquired open space properties to local land trusts or a local park district or park service area as appropriate. PR 21.7

Principle 3. Allow improvements that promote passive recreation in limited areas of designated open space. PR 21+

Standards
52.3.1 Incorporate amenities into passive parks and open space areas that provide added enjoyment for visitors, such as interpretive signage, trails, trash disposal, and picnic tables. PR 1+, 21+

PUBLIC SCHOOLS
Intent: To acknowledge that Pierce County has limited ability to address school district related issues, the intent of the public school policies is to
encourage coordination between Pierce County and Franklin Pierce, Puyallup, and Bethel School Districts. **CF 21**

**Objective 53.** Coordinate land use planning and school district capital facilities planning. **CF 21**

**Principle 1.** Coordinate with the School Districts to develop strategies that provide sufficient capacity at schools located within Mid-County to ensure students are not forced to attend a school outside their neighborhood community. **CF 21**

**Standards**

**53.1.1** Encourage the School Districts to actively pursue an increase in impact fees to assist in providing additional student capacity. **CF 21.2**

**Principle 2.** The location of schools should be considered in the planning and construction of future sidewalks and pedestrian paths

**Standards**

**53.2.1** Coordinate with the School Districts to identify and prioritize designated school walking routes in need of safety improvements.

**SANITARY SEWER**

**Intent:** Sewer and wastewater treatment facilities enable higher intensity development to occur within urban areas. Construction of these facilities can also disrupt traffic patterns and utility services. The intent of the sewer and wastewater treatment policies is to provide guidelines on coordinating infrastructure improvements and encourage better methods and techniques during the design and construction phases.

**Objective 54.** Utilize best construction methods and practices and innovative techniques in the design and construction of sewer utilities. **U 16**

**Principle 1.** Schedule construction activities to avoid sensitive time periods in the lifecycle of fish and wildlife, such as spawning, nesting, and migration.

**Principle 2.** Coordinate construction of sewerage improvements with other utilities. **CF 7**

**Principle 3.** Utilize Best Management Practices for surface water management and erosion control during construction of sewer utilities. **U 16.1**

**Principle 4.** Minimize impacts to traffic and transportation networks during the construction of sewer utilities. **U 16.2**

**Standards**

**54.4.1** Whenever possible, construction will be scheduled to minimize disruption of access to area residences and businesses.

**Principle 5.** Restore disturbed land areas after construction of sewer utilities and facilities located within the plan area. **U 16.4**
Standards 54.5.1  Restoration of roadways damaged directly by construction will be performed in accordance with the Guidelines for Restoration for Pavement Cuts within Pierce County rights-of-way or similar guidelines adopted by other jurisdictions. **Delete**

**STORMWATER SEWER SERVICE**

**Intent:** The intent of the following policies is to reduce the effects of flooding episodes, improve the function of existing stormwater facilities, and to more effectively integrate stormwater facilities into the natural landscape. This section describes development techniques and strategies that reduce negative impacts on surface water located within and adjacent to the plan area. These techniques are designed to address issues such as water flow, temperature, quality, and aquifer recharge.

**Objective 55.** Minimize development related impacts to existing hydrologic conditions and functions and strive to correct current deficiencies resulting from past development practices. **U 31**

**Principle 1.** Identify the areas within and adjacent to the community that are highly sensitive to changes in hydrologic conditions and functions. Within these highly sensitive areas, establish standards that provide for near zero change in hydraulic and hydrologic function on a property (i.e., no net increase in the peak flow or volume of runoff or erosion leaving a site) post development.

**Standards 55.1.2** Provide monitoring and evaluation on projects which utilize LID standards to determine the effectiveness of meeting the established performance goals. **U 38.1**

**Principle 2.** Ensure development standards adequately prevent new development from increasing flooding and minimize the possibility of damage from flooding events. **U 31, 33**

**Standards 55.2.1** Utilize new inventories of flood hazard/prone properties in the decision making process to determine appropriate zoning density and intensity levels within the plan area. **ENV10+, U 31**

**Principle 3.** Provide better enforcement and maintenance of storm drainage systems. **U 31, 33**

**Objective 56.** Support the Clear/Clarks Creek Basin and Clover Creek Basin planning efforts.

**Principle 1.** Utilize the results of the basin planning efforts to help identify needed modifications to land use designation and development regulations to protect water quality, riparian habitat and alleviate flooding problems within the community. **U 33.5**
Standards
56.1.1 Coordinate the basin planning process with the community planning process to address surface water runoff and flooding issues. U 34

56.1.2 Request that the basin planning process model changes to hydrologic conditions resulting from development under current land use designations and under the changes to land use designations proposed by the community plan. Consider the basin modeling results when making decisions regarding the allowable range and intensity of land uses within the community.

56.1.3 Coordinate the identification of appropriate areas for potential rezoning with the watershed basin planning processes.

56.1.4 Evaluate the current Pierce County Surface Water Management fee credit program in light of any changes in performance standards resulting from the community plan or basin plan efforts. U 34

Objective 57. Integrate public regional stormwater detention and retention facilities into the natural environment. U 35

Principle 1. Recognize that regional facilities can provide aesthetic, recreation, and fish and wildlife habitat in a community park-like or open space setting. U 41.1

Standards
57.1.1 Aesthetics should be considered in the design of regional stormwater systems, whenever possible. Care should be taken to design these facilities so that they have a more natural, aesthetically pleasing appearance. U 41.2

57.1.2 Regional stormwater facilities should consider aesthetics by planting the facilities with more trees and native, non-invasive vegetation that is suitable for areas designed to retain water. U 41+

57.1.3 Locate new facilities where they would serve to extend identified fish and wildlife habitat areas and open spaces, parks, and greenbelts. U 42

57.1.4 Establish pond depth and slope requirements that serve to reduce potential safety hazards and that serve to increase the habitat (e.g., with islands in the ponds and with variable microtopography on the pond bottom). U 46

POTABLE WATER
Intent: The provision of adequate domestic water supply is a crucial component of supporting population growth. The intent of the following policies is to ensure an adequate water supply is available to support projected population growth and water conservation measures are enacted.
Objective 58. Ensure that an adequate amount of domestic water supply is available to support the level of population growth and land development projected within the plan area. U 20

Principle 1. Encourage land uses and programs that promote water conservation and aquifer recharge. U 28

Standards
58.1.1 Support regulations that manage activities in aquifer recharge areas and wellhead protection areas. U 24+

Principle 2. The permitting process should take into account the availability of potable water. U 25

Principle 3. Commitment for potable water shall be available prior to approval of preliminary plat. U 25

Principle 4. Revise water service boundaries in cases where the designated water service provider cannot provide timely or reasonable service.

TRANSPORTATION

Intent: Improve the efficiency and safety of the local transportation system while promoting nonmotorized travel, protecting the natural environment, and maintaining the rural character of the community.

Roadway Improvements

Objective 59. Pursue options for increasing the capacity of north-south arterials within the Mid-County Community Plan area.

Principle 1. Give top priority to the funding and implementation of capacity and traffic flow improvements on Canyon Road E.

Standards
59.1.1 Widen Canyon Road E. to provide additional through lanes and other improvements to accommodate existing and future traffic volumes.

59.1.2 Improve traffic flow at the intersections along Canyon Road E with the addition of turn lanes. All options for intersection treatments, including grade separations (overpasses or underpasses) and interchange improvements, should be considered at the most congested intersections on Canyon Road E such as Pioneer Way E and 72nd Street E.

59.1.3 Support the northerly extension and realignment of Canyon Road E from Pioneer Way E to 70th Avenue E.

59.1.4 Limit the number of traffic signals on Canyon Road E north of SR-512.
Coordinate the timing and phasing of traffic signal operations on Canyon Road E and other major arterials.

Facilitate truck traffic with the provision of climbing lanes on Canyon Road E from Pioneer Way E to 72nd Street E.

Give the next highest priority to the funding and implementation of roadway capacity projects that provide access to Canyon Road E.

Give priority to capacity improvements at the following locations:

a. Pioneer Way E from Tacoma City Limits to Woodland Ave. E;
b. 72nd Street E from the Tacoma City Limits to Pioneer Way E;
c. Pioneer Way E/Waller Road E intersection;
d. 128th Street E/Woodland Avenue E intersection;
e. Portland Avenue E from 112th Street E to SR-512;
f. Brookdale Road E from 38th Avenue E to Canyon Road E; and
g. 160th Street E from Canyon Road E to Woodland Avenue E.

Work with the Cities of Tacoma and Puyallup in the planning, funding, and implementation of transportation improvements with multi-jurisdictional benefits.

Support implementation of capacity improvements on the State highway system. These projects are expected to provide congestion relief by diverting “pass through” traffic away from the Mid-County area. Priority should be given to the improvement of the SR-512/Canyon Road E interchange and the SR-512/Portland Avenue E interchange.

Collaborate with developers to identify and preserve right-of-way within proposed transportation corridors.

Ensure that new development implements or contributes funding towards roadway capacity improvements.

Enforce regulations to make developers comply with State Environmental Policy Act (SEPA) requirements to address and mitigate transportation impacts, including cumulative impacts.

Investigate the implementation of a Countywide traffic impact fee program as a means of financing roadway capacity improvements and mitigating the cumulative traffic impacts associated with future development.

Create a system of nonmotorized facilities to enhance pedestrian, bicycle, and equestrian movement throughout the plan area and to provide safe and convenient access between properties and facilities.
Principle 1.

Provide a continuous and interconnected network of nonmotorized facilities that link neighborhoods to schools, churches, recreational areas, commercial centers, and other neighborhoods.  

Standards

61.1.1 Work with the community to identify and pursue nonmotorized links between existing neighborhoods, schools, libraries, shopping areas, recreational uses.  

61.1.2 Update the nonmotorized policies and programs in the Comprehensive Plan to include linkages that connect existing neighborhoods with nonmotorized facilities.  

61.1.3 Support, prioritize, and fund nonmotorized plans and projects that increase mobility.  

61.1.4 Accommodate pedestrian and bicycle travel by providing continuous paved shoulders, sidewalks, and/or wide curb lanes along at least one east-west and one north-south roadways through the community.

Principle 2.

Improve mobility between residential and commercial developments. Facilitate pedestrian and bicycle access to the commercial centers.  

STANDARDS

61.2.1 Provide sidewalks or pathways to residential areas and commercial developments.  

61.2.2 Provide pedestrian access to commercial centers either in the form of sidewalks for large centers or trails and paths in smaller centers. Priority should be given to the commercial centers near SR-512 and Canyon Road East.

Principle 3.

Consider strategies that make pedestrian circulation systems safe, convenient, and efficient.  

Standards

61.3.1 Provide paved shoulders, sidewalks, or wide curb lanes on arterials and on some local streets to improve safety for pedestrians, bicyclists, and equestrians.  

61.3.2 Provide paved shoulders, sidewalks, or wide curb lanes on roads leading to all schools to allow children to walk or bike to school. Priority should be given to the Franklin Pierce High School zone.  

61.3.3 Separate pedestrian facilities from roads with planting strips, where adequate right-of-way exists, in high use areas such as schools, commercial, and recreation areas.
61.3.4 Convert roadside ditches into shoulders through the use of covered culverts or grating, if feasible, at schools, parks, and recreational fields. The length of the shoulder improvement should be no more than one-half mile.

61.3.5 Provide shoulders or paths on roadways with ditches to improve pedestrian safety. If the shoulder or path can not be provided alongside the ditch, then it should be located on the opposite side of the roadway where ditches are not located.

Principle 4. Consider nonmotorized facilities in all development approvals and roadway construction.

Standards

61.4.1 Require new subdivisions, new multi-family complexes, and new manufactured home parks that are adjacent to a nonmotorized route within the Pierce County Transportation Element to provide direct access to the route.

61.4.2 Require developers of residential, commercial, and industrial projects to construct facilities for pedestrians on existing County arterials that abut their property, whenever feasible. In urban areas, a sidewalk, path, or paved shoulder shall be provided on the sides of the arterial where the development is located. In rural areas, a paved or gravel shoulder shall be provided on the sides of the arterial where the development is located. Where adequate right-of-way exists in rural areas, a pedestrian pathway that is separated from the arterial should be considered.

61.4.3 Require pedestrian linkages between adjacent business properties to encourage more pedestrian movement between those properties and reduce unnecessary vehicular movements.

61.4.4 Provide facilities for pedestrians when reconstructing or building new arterials, whenever feasible. In urban areas, sidewalks shall be provided on both sides of the arterial. In rural areas, a paved or gravel shoulder shall be provided on both sides of the arterial. Where adequate right-of-way exists in rural areas, a pedestrian pathway that is separated from the arterial should be considered.

61.4.5 Include paved shoulders or wide curb lanes to accommodate bicyclists when reconstructing or building new arterials, whenever feasible.

Principle 5. Provide safe and continuous pedestrian access throughout the Canyon Road E corridor.
### Standards

**61.5.1** Provide pedestrian access onto new development sites from Canyon Road E. Where a use fronts more than one street, pedestrian access should be provided from both streets, if possible and desirable.

**61.5.2** Provide an internal sidewalk or pathway system connecting individual businesses, office, and residential buildings with the adjacent sidewalk system, parking lots, open spaces, and adjacent properties, where desirable.

### Principle 6.

Create and implement a system of nonmotorized connections within and outside of the Mid-County Community Plan area. Allow nonmotorized connections, including trails, through areas where roads cannot occur. If feasible, utilize Tacoma Pipeline Road and the major power and gas lines that intersect and can be linked as a nonmotorized transportation corridor that connects the surrounding communities, cities, and towns. *T 14 ALL*

### STANDARDS

**61.6.1** Plan and implement a pedestrian and bicycle system to connect with the pedestrian and bicycle systems that exist or are planned in the surrounding communities of Midland, Frederickson, South Hill and the Cities of Tacoma and Puyallup. Priority improvements should include the 112th Street E and Canyon Road E pedestrian and bicycle improvements.

**61.6.2** Plan and implement a trail system that connects to regional trail systems. *T 12.2*

**61.6.3** Explore the need and options for the provision of multi-use trails and trailheads along Tacoma Pipeline Road. Orangegate Park should be considered as a prime candidate location for a trailhead. *Duplicate 49.1.1, 47.5.6*

**61.6.4** Explore the need and options for the provision of multi-use trails along the railroad lines. *PR 10+*

**61.6.5** Include horse paths and riding trails in the design of regional and local trail systems throughout the community. *PR 13*

**61.6.6** Accommodate equestrian travel in the design of shoulders, where appropriate. Consider the use of gravel paths for horse riders adjacent to the shoulder or any roadside ditches.

### Principle 7.

Coordinate with the area school districts, utility providers, and other local government and civic organizations in providing pedestrian, bicycle, and equestrian facilities throughout the community. *PR 8+*
STANDARDS

61.7.1 Work cooperatively with the school districts to develop a program to identify and fund the construction of needed sidewalks, paths, or shoulders to provide access to existing and proposed schools. T 14.2, Duplicate 26.1.1

61.7.2 Work with the City of Tacoma to develop a regional trail facility within the Tacoma Pipeline Road right-of-way. Duplicate 50.2.1

61.7.3 Work with Tacoma Public Utilities to develop a regional trail facility within the Tacoma Rail right-of-way. Duplicate 50.2.2

61.7.4 Work with the Cities of Tacoma and Puyallup to provide continuous pedestrian, bicycle, and trail connections between jurisdictions. Duplicate 50.3

Principle 8. Acquire property that will support a community-wide system of trails and sidewalks now and in the future. Whenever possible, unopened rights-of-way and other public lands should be dedicated or donated for pedestrian purposes. Acquiring easements across public lands should be considered when necessary. T 7+, 12+, PR 10+

Community Character

Objective 62. Preserve the history and heritage of the community by retaining the rural character of the local roadways.

Principle 1. Retain the existing roads through the residential areas in their rural state. Duplicate 62

Standards

62.1.1 Discourage adding through lanes on local roads and collectors in the Rural Separator area. Widening should be limited to upgrading the roadway to meet design standards and to provide shoulders or turn lanes. T 5.2.1

62.1.2 Give preference to paved or gravel shoulders instead of sidewalks on roadways in the rural areas. Sidewalks are not consistent with the rural character of the community and should be discouraged in the rural areas.

62.1.3 Limit sidewalks to the major arterials and to areas where schools and businesses are located.

62.1.4 Avoid the removal of trees along the roadways in the rural areas. If feasible, relocate or replace any trees removed as part of any roadway projects. T 28.9+
62.1.5 Encourage the use of design standards that reduce the impact of traffic noise in rural areas. Discourage the use of sound walls in the rural areas. T 29.2

**Principle 2.** Utilize the minimum amount of lighting necessary for safety and function on transportation corridors. D 15.3

**Standards**

62.2.1 Limit street lighting to main thoroughfares, intersection areas, and areas with safety concerns. D 15.3

62.2.2 Limit street lighting to commercial corridors and to areas near public service facilities. D 15

62.2.3 Install street light fixtures along arterials that do not cast light in multiple directions. Avoid street light spillover onto adjacent properties. D 15+ ALL, ENV 12+

62.2.4 Ensure that transportation routes used by mining operations are well lit and safe for motorists to travel.

**Principle 3.** Investigate ways to divert or re-route “pass through” traffic away from the rural residential areas. T 8

**Standards**

62.3.1 Improve the arterial network to contain commuter traffic on main roads and off side streets and out of neighborhoods. T 8

**Environmental Considerations**

**Objective 63.** Design and locate transportation facilities to minimize environmental impacts. T 28+

**Principle 1.** Avoid impacts to wetlands and wildlife areas. T 28+

**Standards**

63.1.1 Implement transportation improvements in accordance with the County’s new regulations to protect water quality and to avoid wetlands, creeks, and other critical areas. T 28+

63.1.2 Perform any widening on roadways or at intersections on the opposite side of any nearby creeks and wetlands. T 28+

**Principle 2.** Assure that roads, highways, and transportation facilities are designed and constructed in partnership with nature, preserving as much as possible of the natural environment and existing vegetation of the area. Plan and locate arterial roads to preserve neighborhoods and resource areas by avoiding bisection of these areas. T 28+

**Principle 3.** Reduce visual and noise impact of roads and automobiles. T 29.2, 28+
Community Plan Matrix
Parkland-Spanaway-Midland Communities Plan

| Standards | 63.3.1 | Engineer roadways to minimize impacts upon the adjacent land uses. Those impacts to be considered include noise, visual, light, safety, and security impacts. T 28+, 29+ |
| Principle 4. | Implement measures to reduce traffic noise, such as traffic dispersion or reduction or the routing of vehicles away from residential areas. T 29.2 |
| Principle 5. | Utilize trees and native vegetation to improve roadway aesthetics and air quality and to reduce the impact of traffic noise upon adjacent land uses. Provide buffers adjacent to arterials. |
| Standards | 63.5.1 | Include roadside native vegetation and trees in the buffer areas adjacent to arterials, whenever feasible. Any new native vegetation or trees should be located outside of the arterial right-of-way and should be maintained by the adjacent private landowner. Ensure that any plantings do not affect driver visibility or line of sight. |
| 63.5.2 | Include vegetated or landscaped buffers or setback areas between any new sidewalks or pathways and the roadway, where feasible. If possible, any buffers or setback areas should consist of natural vegetation instead of supplemental landscaping. |
| Access Control | Objective 64. | Enhance access to commercial properties. Make access to goods and services convenient for residents. T 1, LU 11+ |
| Principle 1. | Facilitate ease of movement through the plan area, while still providing easy access to local businesses for residents. T 1 |
| Standards | 64.1.1 | Provide access to large community centers from back streets to limit the number of people on the main roads and relieve congestion at single ingress/egress points. T 11+ |
| 64.1.2 | Allow access or “frontage” roads between commercial and industrial developments to provide connections between businesses off the arterials and to create alternate access routes for residents into and out of local businesses. T 11+ |
| 64.1.3 | Allow shared parking so that trips between businesses can be a more pedestrian journey. D 7.5, 8.2, 8.5 |
| Principle 2. | Enhance connectivity between developments along the Canyon Road East corridor and 112th Street East corridor, where desirable. |
| Standards |
| 64.2.1 | Provide the opportunity for connections linking new development on Canyon Road East and 112th Street East to surrounding areas and the greater community. |
| 64.2.2 | Provide automobile connections to adjacent properties along Canyon Road East corridor and 112th Street East corridor through the use of cross street easements, common entryways, shared internal driveways and parking lots, and similar techniques. |
| 64.2.3 | Encourage consolidation of access in developing commercial areas through shared use driveways, frontage roads, and local access streets which intersect with arterials at moderate to long spacing. |

**Principle 3.** Encourage the consolidation of access to Canyon Road East, 112th Street East and other major and secondary arterials in order to reduce interference with traffic flow on the arterials and to reduce conflicts between nonmotorized modes of travel and motor vehicles.

**Standards**

| 64.3.1 | Encourage and assist landowners to work together to prepare comprehensive access plans that emphasize efficient internal circulation and discourage multiple access points to major roadways from developing areas along major and secondary arterials. |
| 64.3.2 | Encourage access to developments through a system of collector arterials and local access streets. |
| 64.3.3 | Encourage consolidation of access in developing commercial and high density residential areas through shared use driveways, frontage roads, and local access streets which intersect with arterials at moderate to long spacing. |
| 64.3.4 | Limit the number of new driveways and intersections along River Road (SR-167 North), Canyon Road East, 112th Street East and other major arterials. The spacing between driveways and intersections should be maximized. |
| 64.3.5 | Encourage the use of side streets, whenever feasible, to provide vehicular access to new development on corner lots on Canyon Road East and 112th Street East. Driveways on Canyon Road East for corner lots should be limited to right turn ingress and egress only. |

**Transit Service**

| Objective 65. | Pursue opportunities for increasing transit service within the Mid-County Community Plan area. | T-16 |
Principle 1. Work with Pierce Transit to increase the availability and effectiveness of transit in connecting Neighborhood Centers, Employment Centers, residential areas, and the region at large. T-16.1

Principle 2. Promote increased transit service within the plan area. Provide a range of cost-effective services that link residential neighborhoods with major travel destinations.

Standards

65.2.1 Provide Bus Plus and SHUTTLE bus service and better access in the Summit-Waller area. Priority should be given to extend service to the Mid-County Community Center.

65.2.2 Provide bus stops at multi-family or high density residential areas and at public service facilities such as the Mid-County Community Center.

65.2.3 Establish local bus service operating along Canyon Road East with convenient bus stop locations at the commercial and retail centers.

65.2.4 Work with Pierce Transit to provide improved marketing and promotion of the full range of transit services available to Mid-County residents including local fixed route services, regional express routes, connections to commuter rail, Bus Plus service, paratransit services for persons with disabilities, and vanpool and ridesharing matching services.

65.2.5 Explore opportunities with Pierce Transit to provide additional paratransit service within the community. T 16

65.2.6 Ensure that potential bus stops are considered when the County is reconstructing or building arterials. The provision of adequate right-of-way to accommodate the placement of accessible bus stops should also be considered. T 16.8, 16.6
Parkland-Spanaway-Midland Matrix
LAND USE ELEMENT

LAND USE POLICIES

GOALS

General

The following statements comprise a general land use goal which will be used to guide the development of more specific goals and standards throughout the communities plan land use element:

- Uses should locate in those areas where sufficient infrastructure and services exist or can be readily and economically provided;

- Higher intensity uses should locate in areas where impacts upon adjacent lower intensity uses and natural systems would be minimal. The intensity of an allowed use should be proportional to the ability of such use to mitigate its impacts on its surroundings; and

- Uses should be designed and located to allow for sufficient areas in the community for low, moderate, and high intensity development.

Commercial/Industrial Character and Development

The following statements comprise the goal for commercial and industrial character and development in the Parkland-Spanaway-Midland Communities Plan:

- Commercial development, designed and scaled to serve the needs of residents within the boundaries of the communities plan and those in nearby communities, should be concentrated along the Pacific Avenue/Mountain Highway and 72nd Street corridors, where existing or planned placement of public facilities, utilities, and services can support such development in an efficient manner;

- Commercial development, designed and scaled to primarily serve the needs of neighborhoods within the boundaries of the communities plan, should be concentrated in pedestrian-oriented commercial centers along portions of Portland Avenue and 112th Street where existing or planned placement of public facilities, utilities, and services can support such development in an efficient manner;

- Commercial and industrial development should be allowed to occur only when adequate public facilities and services are available and the carrying capacity of the natural environment is not exceeded;

- Groupings of compatible commercial and civic uses of various individual intensities should be concentrated in moderate and high intensity pedestrian-oriented commercial centers along the Pacific Avenue/Mountain Highway corridor;
Community Plan Matrix

Parkland-Spanaway-Midland Communities Plan

- Individual uses of various individual intensities should be located in low to moderate/high intensity auto-oriented and auto/pedestrian-friendly commercial corridors along Pacific Avenue/Mountain Highway, between high intensity and moderate intensity pedestrian-oriented commercial centers and employment centers. The architectural and site design characteristics of auto-oriented and auto/pedestrian-friendly uses shall serve to enhance the aesthetic character of the Pacific Avenue/Mountain Highway corridor;

- Residential and civic uses should separate commercial centers along Portland Avenue and 112th Streets;

- Low and moderate intensity commercial development should be allowed to occur where adequate separation, buffering, and sensitive placement of buildings and parking can make such development compatible with adjacent residential neighborhoods;

- Development and redevelopment of low, moderate, and high intensity commercial areas should enhance the image and appearance of those areas and the overall community;

- Low intensity industrial activities which require convenient transportation access, have low employee densities, and cause minimal environmental impacts should be encouraged to remain or locate in proximity to the north end of McChord Air Force Base;

- Low and moderate-intensity industrial activities should be limited to commercial centers and auto/pedestrian-friendly employment centers along the Pacific Avenue/Mountain Highway, A Street, Portland Avenue, and Steele Street corridors, where such uses are or can be made compatible with surrounding non-industrial uses through adequate separation, buffering, and sensitive placement of buildings and parking; and

- Strive to make nonconforming uses, nonconforming developments, nonconforming use of structures, and nonconforming use of land more compatible with existing and future conforming uses and development by: 1) restricting or prohibiting the expansion of nonconforming uses, depending upon the land use designation and the degree of consistency with the comprehensive and communities plans; and 2) increasing public involvement in review of any request to expand a nonconforming use, nonconforming development, nonconforming use of structures, and nonconforming use of land.

Residential Character and Development

The following statements comprise the goal for residential character and development in the Parkland-Spanaway-Midland Communities Plan:

- The key to health, safety, a strong sense of community, and a high quality of life in the Parkland-Spanaway-Midland region is to preserve, maintain, and enhance existing residential neighborhoods, and develop and maintain new residential neighborhoods which provide a variety of well and sensitively designed and sited housing types, densities, and complementary land uses;
The majority of the Parkland-Spanaway-Midland region should consist of medium density residential neighborhoods with recreational, commercial, professional, and other services of low, moderate, and high intensity in defined locations convenient to residents;

Residential development should be allowed to occur only when adequate public facilities and services are available and the carrying capacity of the natural environment is not exceeded;

The character of historically low density residential areas should be preserved, restored, and maintained;

Areas with historically low residential densities, significant environmental constraints, or compatibility conflicts with adjacent military installations and industrial uses should be maintained with low urban densities; and

Public and private facilities and services, which enhance and are compatible with the living environment of residents and are of an appropriate scale and design, may be integrated into residential neighborhoods.

OBJECTIVES, PRINCIPLES, STANDARDS

Commercial/Industrial

The following objectives, principles, and standards are intended to provide policy direction for the development of commercial and industrial land use designations.

Commercial Centers
LU-CI Objective 1. Commercial centers shall be focused around key intersections in transportation corridors that serve one or more neighborhoods or communities and provide a people place as well as a commercial focus for businesses along the corridor.

Principle 1. Through public and private project design and regulation, create recognizable, compact, pedestrian-oriented commercial centers. All of D-7 and D-8

Standards

1.1.1 Combine parking and building placement standards to achieve the compactness of a consistent building wall and pedestrian orientation. Delete

1.1.2 Require appropriate visual and physical transitions between commercial and non-residential uses and nearby residential uses and neighborhoods. D-7.7
1.1.3 Incorporate pedestrian amenities and open spaces into new or existing developments to emphasize the pedestrian-orientation of the center. D-7.3+

1.1.4 Employ appropriate architectural design elements to create distinct commercial center character. All of D-7 and D-8

1.1.5 With the cooperation of Pierce Transit, create distinctive transit stops within commercial centers that are integrated with adjacent development and pedestrian connections with a design that is harmonious with the neighborhood.

Principle 2. The commercial centers shall comprise a mixture of uses that reinforce pedestrian oriented character. LU-37+

Principle 3. Automobile-oriented Mixed Use Districts shall be encouraged to maintain a complementary relationship to the pedestrian-oriented commercial centers. Delete

Principle 4. Encourage vacant and underutilized properties within the center to develop as unified developments. LU-37.5,

Principle 5. Encourage existing shopping centers to become more pedestrian-oriented facilities through design and appropriate uses. LU-37

Standards

1.5.1 Through public and private efforts, provide design assistance in the retrofitting of shopping centers into pedestrian-oriented facilities. LU-37

Principle 6. New development and existing development undergoing major remodeling of site or building shall be designed or redesigned to be pedestrian-oriented. LU-37

Principle 7. Promote compatible location and configurations of buildings, parking, and pedestrian facilities. All of D-7 and D-8

Principle 8. In new development and redevelopment, incorporate substantial landscaping both along street frontages and within parking lots.

Principle 9. Promote facilities and improvements which support transit use in new development, redevelopment, and street projects. T-16+, LU-37

LU-CI Objective 2. Ensure that all new development and redevelopment in the commercial centers reflect the unique character of each center.
### Principle 1.

Pierce County shall develop programs and ordinances to preserve and protect the historic character. **CR-1**

#### Standards

#### 2.1.1

Development codes shall be revised as needed to recognize the historic uniqueness of certain centers, including but not limited to the Garfield Street Activity Center, through appropriate performance standards, design standards and guidelines, and other measures.

### Principle 2.

The commercial centers along the Pacific Avenue/Mountain Highway corridor shall be comprised of a mixture of uses consistent with each center’s role as a pedestrian-oriented gathering place for the Parkland and Spanaway communities and the broader central Pierce County area.

### Principle 3.

The commercial centers along the Portland Avenue corridor shall be comprised of a mixture of uses consistent with each center’s role as a pedestrian-oriented gathering place for the Midland community.

#### LU-CI Objective 3.

Promote and integrate diverse resident and visitor-based commercial activities and community events into the commercial centers. **Delete**

#### Principle 1.

Pierce County shall work with the business community to create and maintain an organizational structure, composed of public and private actions, that is efficient and effective in promoting each commercial center. **Delete**

#### LU-CI Objective 4.

Develop parking programs for the commercial centers which recognize and support the area’s historic or planned pedestrian character, while providing sufficient parking for customers of all businesses.

#### Principle 1.

Economically strong commercial centers shall be encouraged through improved parking, circulation, and the grouping of compatible public and private sector activities. **All of LU-37, D-7**

#### Standards

#### 4.1.1

Pierce County shall work with the business community in public/private partnerships to develop a coordinated and effective approach to providing adequate parking and circulation within the centers.

#### 4.1.2

A comprehensive study of parking, transit, and nonmotorized transportation needs of each commercial center shall be made to determine the most efficient method of meeting the unique demands of the area and the role of the public and private sectors in accommodating the demands.
4.1.3 The development of parking lots open to the general public shall be guided by a parking plan for each commercial development.

4.1.4 Parking policy for a center shall balance the impact of parking on each center’s pedestrian character, economic development, and transit usage.

4.1.5 Explore greater use of road rights-of-way as a method to increase parking in pedestrian-oriented commercial neighborhoods.

Principle 2. Some flexibility in the general parking requirements of the Pierce County Development Regulations may be necessary to accommodate reuse of existing buildings and to accommodate new development or redevelopment, given the pattern of existing development in centers.

Standards

4.2.1 If parking requirements are reduced or eliminated in certain centers, Pierce County and the appropriate business association shall on a periodic basis meet to consider the effects of elimination of parking requirements. Pierce County shall work with the business association to reduce negative impacts of such actions on businesses, their customers, and surrounding residential neighborhoods. Delete

Activity Centers
LU-CI Objective 5. Preserve and enhance the role of the Garfield Street and Spanaway Park neighborhoods as the civic centers of the community and focal points for the broader area for governmental, educational, recreational, and cultural activities and businesses which support these activities, each with its own distinct image and character.

Principle 1. A diversity of uses, including pedestrian-oriented commercial, civic, and mixed use residential uses, shall be encouraged.


Principle 3. Promote, expand, and enhance the recreational, cultural, civic, or educational attractions and pedestrian-oriented commercial experience offered by the Activity Center in order to increase the draw of residents of nearby communities and out-of-area visitors.

LU-CI Objective 6. Promote the Garfield Street Activity Center as a compact, pedestrian-oriented, transit-friendly center.

Principle 1. Promote commercial retail and service establishments which together form a shopping destination. All LU-7.1
Principle 2. Promote creation of restaurants, art galleries, theaters, etc. as a key component to the Garfield Street Activity Center.

Principle 3. Commercial operations which are oriented to evening and drop-in services shall be encouraged to locate in the center.

Principle 4. Support development of new residential uses in the Garfield Street Activity Center only as a secondary component of a mixed use project to increase pedestrian activity within the neighborhood. **Delete (per 2014 comprehensive plan amendments)**

Principle 5. Promote uses which are both pedestrian-oriented and auto-friendly in the Pacific Avenue portion of the Garfield Street Activity Center.

Principle 6. Promote uses which will be supportive of pedestrian-oriented commercial retail and services and uses along Garfield Street and Pacific Avenue and the surrounding civic and educational activities in the Pacific Avenue portion of the Garfield Street Activity Center.

Principle 7. Within the Activity Center, new residential uses may exceed 25 units per acre as part of a mixed use development.

**LU-CI Objective 7.** Promote the Spanaway Park Activity Center as a pedestrian-oriented, transit-friendly center.

Principle 1. Promote establishment of commercial businesses which complement the recreational activities of the public recreational facilities, e.g., Spanaway Park, Lake Spanaway Golf Course, and Sprinker Recreation Center.

Principle 2. Support development of new residential uses in the Activity Center only as a secondary component of a mixed use project to increase pedestrian activity within the neighborhood. **Delete (per 2014 comprehensive plan amendments)**

Principle 3. Pierce County shall work with owners of the Marymount property to encourage development of the property to accomplish the following objectives:
   a. public display and appropriate maintenance or restoration of part or all of the Harold LeMay Car Collection;
   b. selection of private development activities (e.g., retirement housing, offices, etc.) to enhance the opportunity for family wage jobs for community residents, and to be compatible in type and placement with surrounding residential and commercial neighborhoods;
c. incorporation of historic on-site structures into any future development, where feasible;
d. incorporation of mature vegetation into any future development, where feasible; and
e. use of portions of the property as a public or private sector gathering place for community residents and visitors.

Principle 4. Pierce County shall work with the owners of the Harold LeMay Car Collection, the Tacoma-Pierce County Chamber of Commerce, Tacoma-Pierce County Convention and Visitors Bureau, and others to assist in the siting, funding, development, and marketing of a facility for the display of part or all of the Harold LeMay Car Collection in the Parkland-Spanaway-Midland community, preferably on the site of the Marymount Academy in Spanaway.

Principle 5. Create a clearly defined entry into the Spanaway Park Activity Center from Pacific Avenue, Military Road, C Street, and 152nd Street through signage, landscaping, paving, and street furniture.

Principle 6. Pierce County Planning and Land Services shall work with the business community, the surrounding Spanaway community, Pierce County Parks and Recreation, Pierce Transit, and the WSDOT to develop a streetscape improvement plan for the Spanaway Park Activity Center.

Standards

7.6.1 The Spanaway Park Activity Center streetscape improvement plan shall address the following topics: public and private landscaping, sidewalk and crosswalks improvements, street furniture, signage, utility placement, funding sources, development priorities, etc.

Community Center
LU-CI Objective 8. Develop economically strong Community Centers, each with a distinct image and character, of bold architectural form, that provide for a mixture of commercial, civic, and residential uses, along with access to transit and public amenities, which will meet the general high intensity, pedestrian-oriented, auto-friendly shopping and service needs of community residents and the surrounding communities and will partially satisfy community housing needs.

Principle 1. The Community Centers shall continue to be recognized as the business focal points of the community. A diversity of uses, including moderate and high density residential uses in appropriate locations, should be encouraged to maintain a vibrant, active, and competitive center for the community.
Principle 2. Support development of residential uses in the primarily commercial portions of Community Centers as a secondary component of a mixed use project to increase pedestrian activity within the neighborhood.

LU-CI Objective 9. Promote the 176th Street Community Center as a compact pedestrian-oriented, auto-friendly commercial center focused towards providing general household goods, specialty goods, banking, professional, and commercial services.

Principle 1. Promote the development of residential uses in the 176th Street Community Center in portions of the center where they can serve as a transition between commercial areas and adjacent residential neighborhoods and to increase pedestrian activity within the neighborhood.

LU-CI Objective 10. Promote the 8th Avenue Community Center as a compact pedestrian-oriented, auto-friendly commercial center focused towards providing general household goods, specialty goods, banking, professional, and commercial services to the surrounding Spanaway community, and to those in other communities passing through the center, given its location along Mountain Highway.

Neighborhood Center

LU-CI Objective 11. Provide needed products and services to neighborhood residents in a convenient, recognizable, compact, pedestrian-oriented location, while protecting existing and future residential neighborhoods from the disruptive effects of commercial intrusions.

Principle 1. Neighborhood Centers shall be prevented from spreading along the arterials that serve them through clear Comprehensive Plan criteria for expansion.

Principle 2. In neighborhood commercial developments, harmoniously reflect the scale and architectural details of the surrounding residential structures and require nonmotorized access.

Principle 3. Promote the development of residential uses in portions of Neighborhood Centers where they can serve as a transition between commercial areas and adjacent residential neighborhoods and increase pedestrian activity within the Neighborhood Center.

Principle 4. Support development of residential uses in the primarily commercial portions of Neighborhood Centers as a secondary component of a mixed use project to increase pedestrian activity within the neighborhood.
Principle 5. Create, through signage, landscaping, paving, and street furniture, a clearly defined entry into: the 99th Street Neighborhood Center from 99th Street and Portland Avenue; and the 112th Street Neighborhood Center from 112th and C Streets and Park Avenue.

Mixed Use Districts
LU-CI Objective 12. Encourage the appropriate use of areas adjacent to heavily traveled arterials while minimizing land use and traffic conflicts.

Principle 1. Pierce County shall identify those arterials that are appropriate for continued or future office and service commercial development, mixed use development (retail, service and office commercial and residential), and moderate and high density residential development.

Principle 2. Encourage the grouping of individual commercial enterprises along commercial arterials to promote the sharing of parking areas, access driveways, and signs. Such grouping will be encouraged through land division regulations, sign regulations, and development standards.D-7.5

Principle 3. Encourage vacant and underutilized properties within the district to develop as unified developments which provide multiple goods or services to nearby residents and those in the broader community. LU-37.5

Principle 4. Promote the development of residential uses in the Mixed Use District in portions of the district where they can serve as a transition between commercial areas and adjacent residential neighborhoods and to increase pedestrian activity within the neighborhood. LU-46

Principle 5. Support development of residential uses in the primarily commercial portions of Mixed Use Districts as a secondary component of a mixed use project to increase pedestrian activity within the neighborhood. LU-46+

Standards

12.5.1 Utilize the Commercial Mixed Use District (CMUD) zone classification to achieve a mixed use development pattern of commercial and residential. LU-44

12.5.2 Residential uses shall be permitted except for on the ground floor where commercial retail shall be the dominant use.

Principle 6. Require pedestrian linkages between individual business properties to encourage more pedestrian movement between those properties and reduce unnecessary vehicular movements.D-8+
Principle 7. Pierce County Planning and Land Services shall work with Pierce Transit, WSDOT, and Pierce County Public Works and Utilities to develop a transit system that encourages movement through the Pacific Avenue, Mountain Highway, Portland Avenue, 112th Street, and 72nd Street corridors by bus.

Principle 8. Pierce County Planning and Land Services shall work with WSDOT and Pierce County Public Works and Utilities to develop a pedestrian and bicycle system that allows for safe and convenient movement through the Pacific Avenue, Mountain Highway, Portland Avenue, 112th Street, and 72nd Street corridors.

LU-CI Objective 13. Promote Mixed Use Districts as areas with cohesive identities which are attractive, safe, functional, diverse and profitable auto-oriented places to live, do business, shop, and work. Mixed Use Districts will convey a positive reflection of the community as a whole and of the surrounding residential and business neighborhoods, in particular. MUDs are corridors in which buildings, parking, and plantings are prominent and uses are oriented to transit and automobiles.

Principle 1. Promote compatible location and configurations of buildings, parking, and pedestrian facilities.D-7+, 8+, LU-37+

Principle 2. In new development and redevelopment, incorporate substantial landscaping both along street frontages and within parking lots.

Principle 3. Promote facilities and improvements which support transit use in new development, redevelopment, and street projects. T-27+, 16+

Principle 4. Provide pedestrian pathways between sidewalks and building entrances and between adjacent properties and buildings to ensure that parking lots are not a barrier to pedestrians within commercial areas. D-7

Principle 5. Encourage the development of corridor focal points, while ensuring high quality architectural design.

LU-CI Objective 14. Promote portions of the various Mixed Use Districts as auto-oriented commercial areas focused towards providing large household goods, automobile-related and dependent products and services, and single-purpose professional services. Promote portions of the various Mixed Use Districts as auto-oriented commercial areas focused towards single-purpose professional services and auto-dependent commercial services

Principle 1. Revise the Pierce County Development Regulations-Zoning to promote establishment of a mix of auto-oriented retail businesses of various
intensities, along with moderate and high density residential uses in appropriate locations. **Delete**

**Community Employment Center**

**LU-CI Objective 15.** Promote the establishment of low and moderate intensity industrial, research, and office activities in Community Employment Centers along the Pacific Avenue, Portland Avenue, A Street, Mountain Highway, and Steele Street corridors, where such uses are or can be made compatible with surrounding non-industrial uses through adequate separation, buffering, and sensitive placement of buildings, loading areas, materials storage, and parking. CECs will have cohesive identities and will be attractive, safe, functional, diverse, and profitable places to work and do business, and are a positive reflection of the community as a whole.

**Principle 1.** Low and moderate intensity industrial manufacturing, research, office, industrial service, and warehousing uses and activities shall be promoted where they provide local needed services, increase local employment opportunities, and where environmental impact on surrounding uses can be mitigated.

**Principle 2.** Retailing of goods and services shall be limited to bulk commodities and large items requiring onsite warehousing (e.g., building materials, commercial equipment, and supplies).

**Principle 3.** All developments on the periphery of the industrial area shall be designed, screened, bermed, or other means implemented to mitigate undesirable impacts upon surrounding areas.

**General Commercial**

**LU-CI Objective 16.** Encourage commercial centers, corridors, and districts to contain a diverse mix of uses. The mix of uses will be influenced by the intensity, character, and movement orientation established for each center and district through the policies of this plan. **LU-36, 37**

**Principle 1.** Recognize and support the Pacific Avenue/Mountain Highway, 72nd Street, and Portland Avenue corridors as regional commercial or industrial and limited mixed use residential areas, whose growth must be nurtured in a motor vehicle-oriented market environment with a balance of pedestrian and transit facilities. **Delete - Covered in multiple policies in the centers discussion in PSM plan**

**Standards**

16.1.1 Flexibility in regulation and innovations in complying with those regulations and policy direction shall be allowed only when it can be
shown that the public health, safety, welfare, and environment will not be compromised.

LU-CI Objective 17. Provide for the orderly transition to other uses of older residential or commercial areas that are no longer viable for their original use or scale or intensity of use.

Principle 1. The management of areas in transition shall balance the needs of existing residents and businesses with the need to accommodate new uses.

Principle 2. Portions of arterials experiencing strong pressure for commercial development, but not yet committed to general commercial uses, shall be identified as areas for offices, professional services, and non-auto-dependent commercial services and moderate or high density residential uses. Development regulations shall promote the development of professional offices and similar uses along these arterials.

Principle 3. Residential arterials having good potential for long term maintenance of a quality living environment shall be protected from the intrusion of commercial uses. In some instances, these may be appropriate locations for churches and other religious institutions, or moderate or high density residential uses.

LU-CI Objective 18. Promote natural and built environments which are attractive, functional, and distinctive, and support a range of mixed uses promoting business, shopping, recreation, civic, entertainment, and mixed use residential opportunities. D-1, 7+

Principle 1. Identify and utilize public and private sector incentives and methods in the establishment of uses and developments in areas where redevelopment and revitalization will improve service, visual attractiveness, and quality of life.

Principle 2. Create a street network that reflects the demand and need for motor vehicles, transit, pedestrians, and bicyclists; provides a safe, convenient, attractive, and comfortable pedestrian and bicycling environment that eliminates potential conflicts and promotes safety for all modes of travel; and reinforces the different functions of streets by creating distinct identities for major rights-of-way. T-1

LU-CI Objective 19. Develop zoning regulations and design standards and guidelines which will result in high quality site design and contribute to the creation of hospitable pedestrian environments through the use of site design techniques that may include but are not limited to integration of architectural, site design, and landscape elements; the integration of motor vehicle, transit service, and pedestrian traffic; and infrastructure and
streetscape improvements and preservation or enhancement of natural elements that enhance an area’s overall aesthetic character. More detailed policy direction on design issues is found in the Community Character and Design Element of this plan. D-1, 7, 8+

Principle 1. Promote high quality, market-feasible architecture with attention to guidelines which:
   a. promote an appropriate display of scale and proportion;
   b. give special attention to developing pedestrian-oriented features and storefront activity areas, such as ground floor windows, modulated building facades, rich details in material and signage;
   c. provide quality landscape treatment;
   d. provide an appropriate relationship to adjacent sites and features; and
   e. encourage overall building quality, sensitivity, and respect for the area’s important features. D-7+

Principle 2. Revise sign regulations to promote clear identification of and direction to businesses, to complement site and building design, and to contribute toward visual consistency at street level and for passing motorists. D-16+

Principle 3. Expand and improve the parks, open space, and other amenities in commercial areas and seek opportunities to develop new facilities that enhance the overall experience of employees, residents, business owners, and visitors. D-7+

Principle 4. Link commercial areas to residential areas within approximately 1/4 mile with high quality nonmotorized access facilities. D-8+

General Industrial
LU-CI Objective 20. Seek to secure a broad industrial, business, and research base for the greater community by ensuring that adequate land, public facilities and services, and street capacities are available for future industrial growth. LU-52, 54+

Principle 1. The community shall provide adequate public facilities and services and infrastructure on a phased basis to areas designated for industrial development. CF 3.4.1

Principle 2. Large, contiguously-owned properties suitable for industrial, research, or office uses should be encouraged to be developed as a unified whole.

Principle 3. Through public and private efforts there shall be an identification of small properties which have the potential to be assembled into parcels large enough for industrial development. LU-54.10
<table>
<thead>
<tr>
<th>Principle</th>
<th>Description</th>
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<tbody>
<tr>
<td>Principle 4.</td>
<td>Establish distinct land use types and zoning classifications for industrial, research, and office development which accommodate a broad range of economic development activities in appropriate locations. LU-54.11</td>
</tr>
<tr>
<td>Principle 5.</td>
<td>Only residential uses accessory to industrial uses shall be allowed in areas designated for industrial, research, and office uses. LU-56.7</td>
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<tr>
<td>Principle 6.</td>
<td>Provide for a balance of industrial uses that respond to local and regional needs and enhance the community’s image through optimal siting and location. LU-53, 54+</td>
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<tr>
<td>Principle 7.</td>
<td>The grouping of uses which will mutually benefit each other or provide needed services will be promoted. LU-53</td>
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**Standards**

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<thead>
<tr>
<th>Standard</th>
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<tr>
<td>20.7.1</td>
<td>Planned developments of multiple buildings or uses which provide a mixture of low and moderate intensity industrial, research, office, and supporting commercial uses are encouraged. LU-53.1</td>
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<tr>
<td>20.7.2</td>
<td>Intrusions by commercial uses into areas established for industrial, research, and office uses shall be limited to uses that are supportive of and incidental to industrial, research, office, and businesses. LU-54.6</td>
</tr>
<tr>
<td>20.7.3</td>
<td>Uses which support industrial and warehouse activities should be located near those uses. LU-54.6</td>
</tr>
<tr>
<td>Principle 8.</td>
<td>Manufacturing businesses should be clustered in industrial parks along major transportation links so as to minimize the impact on surrounding land uses. LU-53.2</td>
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<tr>
<td>Principle 9.</td>
<td>Special locational consideration shall be given to those manufacturing operations which are non-polluting of the environment.</td>
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<tr>
<td>Principle 10.</td>
<td>Manufacturing operations may be located within other primarily non-residential areas as long as such sites are compatible with the use intensity of the surrounding area.</td>
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<tr>
<td>Principle 11.</td>
<td>Industries which handle hazardous or flammable materials shall be located away from residential areas and population concentrations.</td>
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<tr>
<td>Principle 12.</td>
<td>Industrial developments shall be separated from residential areas through the use of aesthetically pleasing and effective methods, e.g., vegetative buffers, landscaped berms, fences, walls, setbacks, etc. D-9.3</td>
</tr>
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</table>
Principle 13. Siting of industrial uses shall take into account visibility and convenient access from major arterials and highways, proximity to environmentally sensitive lands, and the desired character of the industrial area. LU-54.5

Principle 14. Locate and design manufacturing, warehousing, and other industrial facilities to minimize environmental impacts and public service costs related to utilities, roads, and other facilities and services. LU-54.5

Principle 15. All storage yards shall be entirely screened from the view of adjacent properties which contain dissimilar uses. D-9.3

Residential

Residential Uses

LU-R Objective 21. Provide for a mix of housing types and densities that will accommodate the needs of the community while enhancing the existing neighborhood character and protecting the resources of the natural environment. LU-8, 8.3, H-1

Principle 1. Provide for a broad range of housing choices to meet the socio-economic needs of the community through land use regulations. H-4

Standards

21.1.1 An analysis shall be completed that details the type, location, and density of new residential development during the first five-year review of the PSM plan. If the analysis indicates that development is not occurring at urban densities and to provide a range of housing choices to meet the socio-economic needs of the community, regulations shall also be reviewed for needed amendments to achieve these objectives. Delete

Principle 2. Other than as a secondary component of a mixed use project, residential uses shall not be permitted within the Activity Center, Community Center, and primarily commercial portions of the Neighborhood Center and Mixed Use District land use designations. Delete

Principle 3. The primary housing type within the Moderate Density Single Family designation shall be detached single-family housing units. LU-30

Principle 4. Accessory dwelling units should be permitted on lots where a detached single-family residence exists. LU-22.4

Standards
21.4.1 Regulations or standards that address accessory dwelling units (ADU) for Parkland-Spanaway-Midland shall preserve the character of the existing neighborhood by limiting ADU size and site placement. Delete-ADU standards exist

21.4.2 Accessory dwelling units must comply with residential design standards.

D-3.6 Principle 5. Duplexes should be prohibited in the SF and RR zones and allowed in the MSF zone.

Principle 6. Attached single family housing units within the MSF zone shall be limited to triplexes and fourplexes and permitted only by conditional use permit. Attached single-family units shall have ground level access to each unit unless architecturally designed to appear as a single-family dwelling.

Principle 7. The primary uses within the High Density Residential District (HRD) designation shall be moderate to high density single-family detached, two-family, attached single-family, and multi-family uses development.

Non-Residential Uses

Principle 8. Non-residential development within the Moderate Density Single Family designation shall be limited to specified civic, resource, and utility uses and essential public facilities.

Principle 9. Commercial service and limited commercial retail establishments within the High Density Residential District designation shall be permitted only where the development is incorporated into a moderate to high density residential development complex.

STANDARDS

21.9.1 Within the MHR zone retail shopping and convenience establishments shall be limited to 1,500 square feet, must be accessory to residential development, and must comply with residential design standards.

Principle 10. Office uses are permitted in portions of the HRD designation recognized as transitional areas between commercial centers and districts and single-family neighborhoods and must comply with residential design standards.

Principle 11. Compatible civic uses are permitted in the HRD designation and must comply with residential design standards.

Principle 12. Allow community gardens and small-scale hobby farms when farm management plans are utilized within the Residential Resource zone.
Residential Classifications

LU-R Objective 22. The permitted residential densities shall discourage urban sprawl throughout the plan area.

Principle 1. The density of new residential growth shall be a minimum of four dwelling units per acre (net) throughout the overall plan area.

Principle 2. Residential densities in the MSF designation should vary depending on the natural constraints, the type of development, proximity to facilities and services, and surrounding densities.

Standards

22.2.1 Residential areas where substantial environmental constraints exist shall develop at densities of one to three dwelling units per acre within the Residential Resource zone.

22.2.2 New residential growth in established single-family neighborhoods shall develop at densities of two to four dwelling units per acre.

22.2.3 New residential growth in areas that serve as a transition between commercial centers and districts and employment centers and single-family neighborhoods shall develop at densities between four and twelve dwelling units per acre.

22.2.4 New residential growth within commercial centers and districts shall develop at densities of eight to twenty-five dwelling units per acre.

Principle 3. Establish new residential zoning classifications that allow for variations in density within the Moderate Density Single-Family land use designation.

Standards

22.3.1 Moderate Density Single/Two-Family (MSF) – The MSF zoning classification shall allow a minimum density of four dwelling units per acre and a maximum density of six dwelling units per acre.

22.3.2 Single-Family (SF) – The SF zoning classification shall allow a minimum and maximum density of four dwelling units per acre. Single-family attached and two-family units shall be prohibited.

22.3.3 Residential Resource (RR) – The RR zoning classification shall allow a minimum density of one unit per acre when environmental constraints are present and a maximum density of three dwelling units per acre.
Principle 4. Establish new residential zoning classifications that allow for variations in character within the High Density Residential District (HRD) land use designation.

Standards

22.4.1 Moderate High Density Residential (MHR) zone classification - Provide for moderate to high density residential development and compatible civic uses. The MHR can serve as a transition between commercial centers and districts and the MSF land use designation.

22.4.2 Residential Office/Civic (ROC) - Provide for moderate to high density residential development; low to moderate intensity office, commercial service, and civic development; and limited commercial retail development in a pedestrian-oriented environment. The ROC can serve as a transition between commercial centers and districts and the MSF land use designation.

22.4.3 High Density Single Family (HSF)—The HSF zoning classification shall allow a minimum density of 6 dwelling units per acre, and a maximum density of twelve dwelling units per acre.

RESIDENTIAL RESOURCE CLASSIFICATION

LU-R Objective 23. Carefully control residential development activities in the Urban Growth Area on sites that have been identified as open space in the Comprehensive Plan Open Space/Greenbelt Map through implementation of a Residential Resource zone.

Principle 1. Avoid fragmentation of the remaining open space corridors that create habitat for wildlife species native to the plan area and that benefit water quality. Vegetation and tree preservation shall be a priority on each site that is developed in the Residential Resource zone.

Standards

23.1.1 To enhance corridors, open space should be located on each site plan so that it provides connectivity, is contiguous to open space on adjacent properties, connects stands of trees, and provides areas for wildlife movement.

23.1.2 Those portions of a site which contain high priority resource categories should be designated as the open space tract as these areas are most likely to promote healthy fish and wildlife habitat areas and enhance water quality.
23.1.3 Compatibility between the proposed use and designated open space tracts, as well as between adjacent uses, shall be maintained through a variety of techniques such as increased setbacks and vegetative screens utilizing native plant species.

**Principle 2.** Utilize environmentally sensitive design standards for development on sites that are located in a Residential Resource zone.

**Standards**

23.2.1 Impervious surfaces, in the form of rooftops, roads, and lawns which generate rapid runoff and prevent infiltration of water into the ground for gradual recharge of streams, shall be avoided or mitigated.

23.2.2 The greater the intensity of the development in terms of the noise, traffic, odor, light, and other factors that could impact the open space corridor, the more open space shall be required, up to 50 percent of the site.

23.2.3 Individual dwelling units and accessory dwelling units should be designed and placed in such a manner to avoid impacting the open space tract.

23.2.4 Lawns, turf areas, driveways, and roads should be limited and located in a manner that will result in the least impact to the open space tract.

23.2.5 Buildings, signage, and other structures such as fencing shall be located in a manner that ensures protection of the open space corridor. Individual structures shall not be placed where the integrity of the open space tract and overall open space system could be compromised.

23.2.6 Other environmentally sensitive development tools should be considered for implementation including: reducing the amount of impervious surfaces on each site, minimizing soil disturbance and erosion, disconnecting constructed drainage courses, and utilizing micro-detention facilities on each lot where feasible rather than one facility at the end of a conveyance system.

**Principle 3.** Develop standards for implementation that describe a ratio between impervious surfaces and open space. This ratio shall be based on the various environmentally sensitive development techniques and best management practices that are proposed on a site plan.

**Locational Criteria for Zone Classifications**

**LU-R Objective 24.** Create clear policy direction as to where various zone classifications are applied by taking into consideration existing and planned land use patterns
and environmental factors and provide for density transfers from environmentally constrained lands to other on- and off-site areas. **Delete**

**Principle 1.** Direct growth and development to those unincorporated urban areas that are least constrained by environmental factors and that do not impair the function of the natural environment. **LU-6, 25**

**Standards**

24.1.1. The application of zoning classifications shall be consistent with the policies of the Natural Environment Element. **Delete-whole comp plan/regs have to be internally consistent**

24.1.2 Areas where natural constraints are present shall be zoned at densities of one to three dwelling units per acre. **LU-25+, 30.4, 30.5**

**Principle 2.** Regulatory steps shall be taken to implement the desired high density single-family and multi-family growth pattern within the HRD, AC, CC, NC, and MUD land use designations. **LU-34+**

**Standards**

24.2.1 Areas within the MUD and NC should be reserved for high density single family and multi-family type development of eight dwelling units per acre or greater. **LU-34+**

**Principle 3.** Distinct pockets of moderate to high-density residential development should be encouraged within the MUD and NC land use designations to deter the continuation of commercial strip development along major arterials. **LU-34+**

**Principle 4.** The geographical boundaries of each residential zoning classification should be defined as described below.

**Standards**

24.4.1 The following characteristics shall be used when applying Residential Resource (RR) zone classification:
   a. Substantial environmental constraints, i.e. wetlands, steep slopes.
   b. Connects identified open space corridors.

24.4.2 The following characteristic shall be used when applying the Single-Family (SF) zone classification:
   a. Established single-family residential neighborhoods with a minimum number of two-family and attached single-family dwelling units.
b. A desire to maintain low densities in keeping with existing neighborhoods.

24.4.3 The following characteristics shall be used when applying the Moderate Density Single-Family (MSF) zone classification:
   a. Within a distance of 1,500 feet from the High Density Residential, Mixed Use District, Community Center, Activity Center, Neighborhood Center, and Employment Center land use designations.
   b. Areas where environmentally sensitive areas are not present.
   c. Established neighborhood at four or more dwelling units per acre.
   d. Sewer availability.

24.4.4 Consider the following characteristics when applying the Moderate to High Density Residential (MHR) zone classification:
   a. Vacant or redevelopable parcels within the Mixed Use District and Neighborhood Center land use designations.
   b. Locations that provide direct access to public transportation services, commercial personal service and retail establishments, and other community amenities.
   c. Areas where existing moderate-to-high density residential uses are already present.
   d. Areas where environmentally sensitive areas are not present.
   e. Locations where moderate-to-high density residential uses can serve as a transition between commercial and employment areas and single-family neighborhoods.

24.4.5 Consider the following characteristics when applying the Residential Office/Civic (ROC) zone classification:
   a. Vacant or redevelopable parcels within the Mixed Use District and Neighborhood Center land use designations.
   b. Locations that provide direct access to public transportation services, commercial personal service and retail establishments, and other community amenities.
   c. Areas where existing moderate-to-high density residential uses are already present.
   d. Areas where environmentally sensitive areas are not present.
   e. Locations where moderate-to-high density residential uses and pedestrian-oriented, low-to-moderate intensity office and commercial service and limited retail commercial uses can serve as a transition between commercial and employment areas and single-family neighborhoods.
   f. The existing neighborhood is characterized by a mix of moderate to high density residential uses, and office, service commercial, or retail commercial development.
24.4.6 Consider the following characteristics when applying the High Density Single-Family (HSF) zone classification:

a. Located on an arterial, within 1,500 feet of a transit route.
b. Separated from other HSF areas, MHR areas, and MUD areas by 2,500 feet, or more.
c. Individual areas zoned HSF should be kept small in size to prevent the proliferation of large-scale apartment complexes.
d. Sewer availability

Nonconforming Uses, Structures, and Development

LU-NC Objective 25. Revise the Pierce County Development Regulations - Zoning to foster greater compatibility between nonconformities and existing and future uses, structures, and development which conform to the community plan. 
LU-107+

Principle 1. Establish thresholds for expansions and enlargement of nonconforming uses, and development based upon land use designation and use category. 
LU-107+
COMMUNITY CHARACTER AND DESIGN ELEMENT

POLICIES

GOAL

Ensure a high quality visual environment through design, guidelines, standards, and procedures for architectural, site, and landscape design in all public and private development.

OBJECTIVES, PRINCIPLES, STANDARDS

The intent of the policies contained within the Community Character and Design Element is to provide design concepts and policies which will direct future development in a way that creates, reinforces, or preserves the character and sense of place within Parkland, Spanaway, and Midland.

Community Image

General

CC Objective 26. Create identifiable boundaries, entries, and gateways for Parkland-Spanaway-Midland so that residents, workers, and visitors know they are entering the community.

Principle 1. Pierce County shall work with the Washington State Department of Transportation (WSDOT) to develop planting plans distinctive to Parkland, Spanaway, and Midland for SR-7 and SR-512.

Principle 2. Pierce County shall develop planting plans distinctive to Parkland, Spanaway, and Midland along major County routes entering the communities and neighborhoods within the communities.

Principle 3. Recognized entries consisting of tree plantings, signage or public art shall be established at the following locations to create a gateway effect into the communities and neighborhoods within the communities.

Midland:
  a. N: Portland Avenue E. at 72nd Street E.;
  b. N: Golden Given Road E. at 72nd Street E.;
  c. E: 80th Street E. at 22nd Avenue Court E.;
  d. E: 85th Street E. at the 2200 block;
  e. E: 104th Street E. at 22nd Avenue E.;
  f. W: 80th Street E. at McKinley Avenue E.;
  g. W: 85th Street E. at McKinley Avenue E.;
  h. W: 96th Street E. at McKinley Avenue E.;
  i. W: 99th Street E. at Pacific Avenue;
j. S: Golden Given Road E. at the north edge of SR-512; and  

Parkland:  
a. N: Pacific Avenue at 99th Street S.;  
b. N: Yakima Avenue S. at 96th Street S.;  
c. N: Ainsworth Avenue S. at 96th Street S.;  
d. N: Steele Street S. at 96th Street S.;  
e. N: Waller Road E. at Brookdale Road E.;  
f. N: Golden Given Road E. at Brookdale Road E.;  
g. E: 99th Street S. at Pacific Avenue;  
h. E: 108th Street S. at A Street (the west-bound Pacific Avenue off-ramp of SR-512);  
i. E: 112th Street E. at Golden Given Road E.;  
j. E: 128th Street E. at Golden Given Road E.;  
k. E: Brookdale Road E. Golden Given Road E.;  
l. W: 96th Street S. at the east edge of Interstate 5;  
m. W: 102nd Street S. at Sales Road S.;  
n. W: Sales Road/108th Street S. at Steele Street S.;  
o. W: 112th Street S. at Steele Street S.;  
p. W: Steele Street S. at 23rd Avenue S.;  
q. S: Spanaway Loop Road S. at Military Rd.; and  
r. S: Pacific Avenue at 152nd/Military Road.

Spanaway:  
a. N: Spanaway Loop Road S. at 152nd/Military Road;  
b. N: Pacific Avenue at 152nd/Military Road;  
c. N: Waller Road (south side) at Brookdale Road E.;  
d. E: 152nd Street E. at 27th Avenue E.;  
e. E: 160th Street E. at the 2600 block;  
f. E: 176th Street E. at the 2600 block;  
g. E: 192nd Street E. at 22nd Avenue E.;  
h. E: 208th Street E. at 22nd Avenue E.;  
i. W: Old Military Road at the McChord East Gate;  
j. S: SR-507 at Pacific Avenue/Mountain Highway; and  
k. S: Mountain Highway at 22nd Avenue E.

STANDARDS

26.3.1 Use graphics, informational signs, lighting, plantings, artwork, and monuments to establish a distinctive gateway.

CC Objective 27. Create a clearly defined entry into the Garfield Street Activity Center, Garfield Street, and Pacific Lutheran University from Pacific Avenue, Park Avenue, and C Street through signage, landscaping, paving, and street furniture.
Principle 1. Pierce County shall work with PLU to meld university functions into the broader Garfield Street Activity Center and broader neighborhood.

Standards

27.1.1 Pierce County shall work with PLU to implement those portions of its master plan which would increase vitality in the Garfield Street Activity Center and broader neighborhood.

Principle 2. Pierce County shall work with PLU, the business community, the surrounding Parkland community, Pierce Transit, and the WSDOT to develop a streetscape improvement plan for the Garfield Street Activity Center.

Standards

27.2.1 The Garfield Street Activity Center streetscape improvement plan shall address the following topics: public and private landscaping, sidewalk and crosswalks improvements, street furniture, signage, utility placement, funding sources, development priorities, etc.

CC Objective 28. Create, through signage, landscaping, paving, and street furniture, a clearly defined entry into the 176th Street Community Center from Pacific Avenue, Spanaway Loop Road/176th Street, and potentially the Cross-Base Highway.

Principle 1. Pierce County shall work with the business community, the surrounding Spanaway community, Pierce Transit, and the WSDOT to develop a streetscape improvement plan for the 176th Street Community Center.

Standards

28.1.1 The 176th Street Community Center streetscape improvement plan shall address the following topics: public and private landscaping, sidewalk and crosswalks improvements, street furniture, signage, utility placement, funding sources, development priorities, etc.

CC Objective 29. Pierce County shall work with the developers of the approved Hidden Village Shopping Center to develop a project that is pedestrian-oriented in design and includes uses that encourage customers to stroll from business to business.

Principle 1. Create a clearly defined entry into the 8th Avenue Community Center from 8th Avenue and Mountain Highway through signage, landscaping, paving, and street furniture.
Principle 2. Pierce County shall work with the developers of the Hidden Village shopping center, the general business community, the surrounding Spanaway community, Pierce Transit, and the WSDOT to develop a streetscape improvement plan for the 8th Avenue Community Center. The streetscape plan developed for the 8th Avenue Community Center shall be coordinated with the streetscape plan for the Mixed Use District located across Mountain Highway to the west.

Standards

29.2.1 The 8th Avenue Community Center streetscape improvement plan shall address the following topics: public and private landscaping, sidewalk and crosswalk improvements, street furniture, signage, utility placement, funding sources, development priorities, etc.

Principle 3. Pierce County Planning and Land Services shall work with the corridor business communities, the surrounding residential communities, Pierce County Public Works and Utilities, Pierce Transit, and the WSDOT to develop a streetscape improvement plan for the MUDs

Standards

29.3.1 The streetscape improvement plans for the MUDs shall address the following topics: public and private landscaping, sidewalk and crosswalk improvements, street furniture, signage, utility placement, funding sources, development priorities, etc.

CC Objective 30. Pierce County shall work with the general business community, the surrounding Midland community, and Pierce Transit to develop a streetscape improvement plan for the 99th Street, 112th Street, and Park Avenue/162nd Street Neighborhood Centers.

Principle 1. The 99th Street, 112th Street, and Park Avenue/162nd Street Neighborhood Centers streetscape improvement plans shall address the following topics: public and private landscaping, sidewalk and crosswalk improvements, street furniture, signage, utility placement, funding sources, development priorities, etc.

CC Objective 31. Provide landscaping and building placement requirements to improve the appearance along the SR-512 freeway.

Principle 1. Loading docks, outdoor storage, parking lots, and waste facilities shall be sited and screened so that they are not prominent when viewed from the freeway.
Principle 2. Building facades facing and visible from the freeway should have the same high quality of design as on the non-freeway facing facades.

Principle 3. Signage associated with properties fronting the freeway shall be sized and designed to provide minimal visual impacts on users of the freeway.

Principle 4. The freeway corridor through Midland and Parkland shall be buffered through the establishment and retention of substantial plantings to achieve year-round screening.

STANDARDS

31.4.1 Freeway landscape plans shall be implemented through landscape plans for new development or redevelopment of properties abutting or visible from the freeway.

31.4.2 Pierce County and the communities shall enhance landscaping within the freeway rights-of-way through cooperative planting efforts with the Washington State Department of Transportation.

CC Objective 32. Protect and enhance scenic routes within the community. D-13.3

Principle 1. Pierce County shall designate scenic driving, walking, or biking routes along major streets.

Principle 2. Pierce County shall implement strategies for protecting the character of designated scenic routes in the community. D-13.3

Principle 3. Pierce County shall identify and map significant distant views and view corridors and methods to protect view corridors. D-13.2, 13.4

CC Objective 33. Enhance neighborhood quality and promote a strong sense of community by utilizing design standards to promote streetscapes. D-2+

Principle 1. Promote the planting of street trees to enhance neighborhood character.

STANDARDS

33.1.1 Pierce County shall update standards and guidelines for street tree species selection, installation, and maintenance. Delete

33.1.2 Pierce County, in conjunction with business organizations, community groups, and property owners, shall develop street tree management programs. Such programs shall focus on maintenance and enforcement.
Principle 2. Promote the use of native vegetation as an integral part of streetscapes. D-2.1.1

CC Objective 34. Provide consistent sign regulations that control size, type, design, and location. D-4

Principle 1. Establish uniform and balanced requirements for new signs. D-16+

Standards

34.1.1 The Pierce County sign code shall be amended to assure that all forms of signage are located and sized appropriate to the speed of passersby. D-16+

Principle 2. Promote a consistent visual image of the communities and protect property values by encouraging signs that are appropriate, sized to the location, and consistent with surrounding buildings and landscape. D-16+

Principle 3. Ensure that signs in the communities do not adversely affect pedestrian and traffic safety by obstructing vehicle sight distance, interfering with official signs and signals, and directing attention away from the demands of safe driving. D-16+

Principle 4. Require consolidation of signage within commercial development to reduce visual clutter along streets and the freeway.

Principle 5. Consistently apply and enforce sign regulations.

Principle 6. Promote a gradual reduction in the number and size of signs through the adoption of an amortization period for nonconforming signs. D-16+

Principle 7. Actively eliminate illegal signage through a combination of clear regulatory support, provision of adequate enforcement personnel, citizen involvement, and education. D-16+

Principle 8. Prohibit any additional billboard faces or structures in the three communities beyond those existing at initial communities plan adoption, and provide for the elimination of nonconforming billboard signs after a reasonable amortization period.

Principle 9. Provide signage that is integrated with the overall architectural concept in scale, detailing, use of color and materials, and placement. D-16+

STANDARDS

34.9.1 Integrate freestanding signs with the placement and design of landscape features.
34.9.2 Provide signage that is oriented to both pedestrians and motorists in scale and placement. D-16+

34.9.3 Provide adequate directional signage on site and building identification numbers that is legible from the public streets. D-16+

34.9.4 Consolidate commercial signage for uses in a single project to reduce visual clutter along arterials.

34.9.5 Ensure that the design and placement of signage in public and private rights-of-way and on-site signage will not conflict with each other in terms of viewing or safety. D-16+

CC Objective 35. Pierce County Development Regulations-Zoning and design standards and guidelines shall promote architectural and structural treatment of new and existing residential, civic, commercial, and industrial buildings and developments. D-1

Principle 1. Bulk standards and design standards and guidelines shall be developed to address but are not limited to the following: compatible building siting, height, massing, materials, articulation and modulation, relationship to the pedestrian, and canopy/awning styles. D-1+

Principle 2. Building and site design shall encourage personal safety by: D-1.1, 4, 7.6
a. making criminal access more difficult;
b. increasing opportunities for neighbors and those passing by to keep an eye on nearby activities;
c. reducing unclaimed areas, i.e., spaces within a development that are not clearly public or private; and
d. using design and construction approaches that reduce vandalism.

Principle 3. Building placement and landscaping shall be used to separate potentially conflicting uses and uses of differing intensities. Machinery, service entries, storage areas, and loading docks shall be screened from adjacent dissimilar uses. D-1+, 13.5

Principle 4. Site characteristics including clusters of existing trees, water courses, historic features, and similar assets, shall be preserved through site planning. Methods to be used to protect these areas include but are not limited to clustering, lot averaging, and incorporating these features into recreation areas and open space. D-13+

Principle 5. Landscaping shall be used to provide design unity to developments and areas of the communities, shade and soften parking lots, building walls, and outdoor activities, act as a transition between contrasting architectural
styles, and give the neighborhoods and communities a sense of place. D-1.3

Commercial and Industrial Character

CC Objective 36. Develop criteria for non-residential design standards and guidelines dealing with site design, building design, landscape design, and sign design and placement.

Site Design

Principle 1. Organize the site plan to provide an orderly and easily understood arrangement of building, landscaping, and circulation elements that support the functions of the site. D-1.1

Standards

36.1.1 Create a distinct street edge and minimize parking between structures and street. D-8.5 (sidebar bullet 2&3)

36.1.2 Orient at least one building entry to a major public street. D-8.5 (sidebar bullet 7)

36.1.3 Emphasize the importance of street corners through building location, pedestrian access, special site features, or landscape features. D-1.1

Principle 2. Maintain visual and functional continuity between the proposed development and adjacent and neighboring properties through setbacks, building massing, circulation, or landscaping. D-7.7

Principle 3. Develop detailed streetscape plans addressing streets, crosswalks, sidewalks, signage, landscaping, street furniture, utilities, public spaces, etc. D-2+

Principle 4. Buffer differing uses through a variety of measures including but not limited to setbacks, screening, berming, vegetative buffering, and shielded lighting. D-7.7

Principle 5. Encourage joint development of sites where there is potential for common building walls, shared driveways, landscaping, or other shared facilities. D-7.5

Principle 6. Minimize conflicts between drivers and pedestrians through the siting of structures, location of circulation elements, landscape design, and placement of signs. D-8+
Principle 7. Design and site structures to maximize site surveillance opportunities from buildings and public streets. D-7.6

STANDARDS

36.7.1 Provide adequate lighting levels in all pedestrian areas including building entries, along walkways, parking areas, and other public areas.

36.7.2 Design landscaping so that long term growth will not interfere with site lighting and surveillance.

Principle 8. Use durable, high quality materials in site furnishings and features for ease of maintenance.

Principle 9. Minimize visual, noise, and odor impacts of service areas, such as loading docks, trash and recycling collection points, utility maintenance areas, etc. on surrounding uses and streets through site design, landscaping, and screening. D-7.8

Principle 10. Use fencing and landscaping to conceal outside storage and sales areas with high quality materials.

Principle 11. Where distant view corridors have been identified, require development to recognize and incorporate these into project design. Developments shall minimize obstruction of significant distant views.

Principle 12. Integrate water quality treatment techniques such as biofiltration swales and ponds with overall site design, where appropriate.

Principle 13. Provide pedestrian walkways that connect all buildings and entries of buildings within a site and that connect the site to walkways on adjacent properties. D-8.3

Principle 14. Provide pedestrian walkways from the public sidewalk(s) to the main entry of developments. Where development fronts two streets, access shall be provided from both streets. D-8.3

Principle 15. Promote direct pedestrian walkways from businesses in commercial areas to transit stops. D-8.3

Principle 16. Encourage pedestrian movement between commercial properties and neighborhoods by providing gates, ramps, and steps where natural or man-made barriers exist.

Principle 17. Dedicate additional rights-of-way to enable the construction of sidewalk improvements where adjacent rights-of-way are substandard in width.
Principle 18. Integrate bicycle use, access, and parking into site designs.

Principle 19. Provide pedestrian amenities including but not limited to plazas, courtyards, covered walkways, outdoor art, seating, lighting, and trash receptacles. D-7.3+

Principle 20. Separate automobile and pedestrian circulation through the use of raised walkways, change in pathway material texture, use of landscaping, covered walkways, and parking lots broken into segments. D-8.6

Principle 21. Minimize the space devoted to vehicular circulation by limiting access driveways, ensuring efficient internal circulation, and taking advantage of opportunities for shared driveways. D-8.2

Principle 22. Minimize the area devoted to parking by taking advantage of shared parking, or methods for reducing parking demand, or turnover, where possible. D-8.2, 8.5

Principle 23. Replacement or expansion of existing utility systems shall be underground. U-6.1

Building Design
Principle 24. Architectural and site design of non-residential developments should reflect desired neighborhood or community character.

Principle 25. Provide for visual and functional continuity between the proposed development and adjacent structures when these existing structures demonstrate minimal consistency with the building design criteria of this plan.

Principle 26. Reduce the apparent scale of large commercial structures located adjacent to residential neighborhoods and uses through building placement, design, and landscaping. D-1, 7.7

Principle 27. Incorporate architectural design features reflective of residential building scale and character into non-residential buildings in portions of centers and corridors where they abut or are in proximity to single-family and two-family neighborhoods.

Principle 28. Provide distinctive building corners at street intersections through the use of special architectural elements and detailing and pedestrian-oriented features where possible.
Principle 29. Integrate the design and placement of exterior lighting with the architectural design and materials of on-site buildings, overall site character, and the surrounding neighborhood.

Principle 30. Street-facing building facades shall employ a variety of measures including window and entrance treatments, overhangs and projections, and innovative use of standard building materials and landscaping to increase visual interest and visually break up large building massings.

Principle 31. Provide pedestrian-friendly facades on the ground floor of all buildings that face public streets and parking areas.

Principle 32. Provide visual relief for large blank walls such as murals, landscaping, or variations in building relief that are visible from pedestrian walkways and parking areas.

Principle 33. Enhance building entries with a combination of weather protection, landscaping, pedestrian amenities, or distinctive architectural features.

Principle 34. Locate or screen roof-mounted mechanical equipment to minimize visibility from public streets, building approaches, and adjacent properties.

Principle 35. Locate or screen utility meters, electrical conduit, and other utility equipment to minimize visibility from the street.

Landscape Design
Principle 36. Develop landscape designs that reinforce site design and fulfill functional requirements of the development, including screening and buffering. D-1.2

Principle 37. Utilize adopted street tree plans when developing on-site landscape designs.

Principle 38. Incorporate pedestrian amenities such as plazas, courtyards, covered walkways, outdoor art, seating, lighting, and trash receptacles into the overall landscape design for a site. D-7.3

Principle 39. Select plant materials that are appropriate to their location in terms of hardiness, maintenance needs, and growth characteristics with an emphasis on use of native and drought-resistant vegetation.

Principle 40. Incorporate existing significant trees, wooded areas, or native vegetation into the planting design where they would contribute positively to the overall landscape and site design, enhance habitats for various species of fish, bird, and animal species, and the neighborhood as a whole.
CC Objective 37. Provide for commercial districts which are visually attractive and in harmony with adjacent uses and natural conditions. D-7, 1

HISTORIC CHARACTER

CC Objective 38. Encourage building renovation and redevelopment which is compatible with the historic character of the communities. CR-6.1

Principle 1. In the alteration of existing buildings and construction of new buildings, the following principles should be followed: adhere to historic front property setbacks; install awnings and canopies that are compatible to the historic character of the district; and use exterior materials and designs that are compatible with nearby historic structures.

CC Objective 39. Maintain and enhance, to the extent possible, the significant historic resources of the community. CR-1

Principle 1. Explore opportunities for forming a historic district program.

Principle 2. Pierce County shall investigate the feasibility of adopting code amendments to implement historic landmark designations. Delete

Principle 3. Conduct an inventory of historic structures based on research into date of construction, physical alterations, changes in ownership through public records, historic significance, assessment of condition of structures, and evaluation of comparative historic significance. CR-2

Principle 4. Encourage property owners and developers to conduct a structural engineering assessment of buildings to determine the structural deficiencies before rehabilitation activities begin on designated historic properties.

Principle 5. Pierce County and private sector interests shall investigate the feasibility of establishing a financial revolving loan program dedicated to structural engineering analyses and implementation of recommended structural repairs.

CC Objective 40. Encourage productive and economically attractive uses of historic buildings.

Principle 1. Encourage private investment to renovate commercial buildings.

Principle 2. The Washington State Historic Building Code shall be administered in considering alterations, additions, and change in use occupancy to designated structures on the National Register of Historic Places, the Washington State Register of Historic Places, and the Pierce County Register of Historic Places. CR-3.9
Principle 3. Through public and private efforts, obtain recognition, financial assistance, and technical assistance for historic properties currently on historic registers and those which have been identified as having potential historic significance to the communities.

CC Objective 41. Conserve and interpret the heritage of the Parkland, Spanaway, and Midland communities so that their citizens can be aware of connections with the past.

Principle 1. Promote use of features that reflect characteristics of Parkland, Spanaway, or Midland's history in the architectural and site designs of commercial, industrial, civic, and residential developments.

Principle 2. When alterations are proposed for the properties listed in the Pierce County Register of Historic Places, they shall be reviewed by the Pierce County Landmarks Commission for their consistency with the goal of protecting historic character of the listed properties. CR-3.7

Principle 3. Pierce County should establish a task force to look at historic signage.

Residential Character

Urban Design

General

CC Objective 42. Encourage residential developments that are visually attractive, consistent with community identity, compatible with the residential character of the community, reflective of the Pacific Northwest character, and respectful of the natural environment. D-1, 3+

Principle 1. Encourage design that reflects the wide diversity among residents, provided each maintains a degree of compatibility and reflects the character of the plan area.

Principle 2. Encourage development to recognize and incorporate significant distant views into project design. Developments should minimize obstruction of views from nearby properties through appropriate landscape design, building placement, height, and setbacks.

Principle 3. Incorporate and preserve important natural features, significant stands of trees, and critical areas into the site design as these elements substantially contribute to the character of the development. D-13+

Principle 4. Utilize interior circulation systems in new developments thus minimizing access points along streets.
Standards

42.4.1 Curb cuts should be utilized only where traffic needs and safety considerations allow.

Principle 5. Require urban development standards in all new urban developments.

Standards

42.5.1 These standards will include sidewalks, public transit amenities, street trees, street lighting, and parks.

42.5.2 Sidewalks, public transit amenities, street trees, and street lighting shall be provided within developments and abutting frontage roads.


Principle 7. Natural vegetative cover should be planted on slopes of all cuts and fills in conformance with safety, erosion, and visual aesthetics standards.

Principle 8. Provide for separate automobile, pedestrian, and bicycle access.

Standards

42.8.1 Require site design that separates auto, pedestrian, and bicycle traffic access for safety purposes.

42.8.2 Pedestrians and bicycle traffic shall have direct access to the destination without having to traverse parking areas, thus avoiding the conflicts and hazards involved with moving vehicles.

Principle 9. Create a transition between residential, commercial, industrial, and civic uses through a variety of measures including setbacks, screening, berming, vegetative buffering, and shielded lighting.

Residential Site Design

CC Objective 43. Develop specific design guidelines for single-family and multi-family residential development dealing with site planning and building placement.

Principle 1. Provide incentives for innovative site designs and clustering of single-family residential uses and high density multi-family uses. D-5.2, 5.4
Principle 2. Promote the visual quality of neighborhood streetscapes so that they become a valued element of the character of the community and enhance neighborhood quality.

Standards

43.2.1 Provide opportunity for porches and decks within front yard setbacks.

43.2.2 Permit single-family detached dwelling units to encroach into front yard setbacks the same distance the garage entrance is recessed behind the front yard setback line.

Principle 3. Site characteristics that enhance community character should be preserved through site planning. Examples include preservation of clusters of existing trees, retention of historic features, and conservation of similar assets. D-13+

Standards

43.3.1 Methods that can be used to protect desirable areas include lot clustering, transfer of development rights, and incorporating the desirable features into recreation areas or open space tracts. Delete - Statement

Principle 4. Encourage underground stormwater retention systems by providing development incentives.

Principle 5. Develop standards that make provisions for common recreation areas within residential developments. D-3.3

Principle 6. Discourage “flaglots” or pipestem lots within new residential developments.

Residential Architectural Design

CC Objective 44. Develop specific design guidelines for two-family (duplex), attached single-family, and multi-family residential developments dealing with architectural design and scale of buildings.

Principle 1. Provide incentives for innovative architectural design of two-family (duplex), attached single-family, and multi-family residential development.

Principle 2. Encourage dwelling units with a variety of architectural features such as porches, stoops, balconies, decks, or other well-defined pedestrian
entrances. These features should be visible from the street to provide a welcoming ambience. D-3.2+

**Principle 3.** Discourage residential design that accentuates carports and garages. Encourage two-family developments that provide alley access to the vehicle enclosure.

**Principle 4.** Avoid locating parking areas for multi-family developments between the buildings and the street. Rather, allow the residential units to be oriented toward the street.

**Principle 5.** Encourage two-family, attached single-family, and multi-family units that emphasize each individual unit through variations in details such as trim, roofline and pitch, porch design, and color. D-3.2.2

**Principle 6.** Encourage modulation of multi-family buildings to make the building mass appear smaller. Discourage multi-family buildings consisting of large blank walls, particularly when visible from adjacent streets. D-3.1+

**Urban Character**

**Vegetation Retention.**

**CC Objective 45.** Encourage and provide incentives for providing open space and retaining existing native vegetation on sites proposed for urban development.

**Principle 1.** Provide incentives for open space preservation by allowing innovative measures such as clustering development, transfer of development rights, zero-lot-lines setbacks, and other techniques. LU-109.2

**Principle 2.** Encourage public access to designated usable open space and shoreline areas. PR-19, 21.3

**Principle 3.** Prohibit the vacation of unopened public rights-of-way at shoreline locations except when the vacation would enable a public authority to acquire the vacated property for public purposes.

**Principle 4.** Provide a procedure for removing dangerous or diseased trees that require mitigation including replacement of any removed trees.

45.4.3 Sites that are devoid or deficient in vegetation shall be required to introduce supplemental landscaping with plantings that are native to the Pacific Northwest and are based on the historic indigenous plant species for the underlying soils. These supplemental plantings shall equal the minimum amount required for retention.
Principle 5. Reduce the amount of density or intensity allowed within a proposed development for lack of permanently designated usable open space.

**Urban Open Space Dedication**

CC Objective 46. Property improved with buildings, parking areas, and other impervious cover shall include areas of natural and landscaped vegetative cover to protect the aesthetic qualities of the area, to protect aquifers and aquifer recharge areas, provide urban wildlife habitat, and to prevent runoff to adjoining properties, streams, and other critical areas.

Principle 1. Require natural or planted vegetative screens as an integral part of areas with expansive impervious cover.

Principle 2. Provide a range of open space dedication requirements, from 15% to 50% of the site, based upon the density or intensity of the proposed use.

Principle 3. Require a permanent dedication of open space as a condition of approval for a site plan or division of land. The following uses should be allowed within designated open space areas and are listed in order of priority:

- Preservation of natural vegetation including fish and wildlife habitat.
- Natural resource protection including steep slopes and aquifer recharge areas.
- Buffers between incompatible land uses.
- Passive recreation (pervious and impervious trails).
- Active recreation (golf course).
- On-site utilities (drainfields, stormwater retention facilities).
- Pedestrian and bicycle trails.

Principle 4. Require the open space area to be clearly marked and identified as a protected area through the use of methods such as fencing (when appropriate) and signage.

**Vegetative Screening**

CC Objective 47. Require vegetative screens between new urban development and adjacent uses.

Principle 1. Provide a range of required vegetation screening widths based upon the use, density, and intensity of the proposal.
Standards

47.1.1 Vegetation screening requirements should range from 20 to 70 feet based on the increase in impacts or the degree of incompatibility between uses.

47.1.2 Require vegetative buffers of at least 35 feet between residential uses and more intensive non-residential uses. The vegetative buffer must be of sufficient width and density so as to ensure that light and noise impacts associated with the non-residential use do not adversely affect adjacent residential development. Where a 35-foot buffer is not sufficient to accomplish this purpose, the buffer width may be required to be increased, additional vegetation may be required to be installed in the buffer, or additional mitigating measures such as fencing or increased setbacks may also be required. Delete - Regulatory

47.1.3 Screening performance is judged as it will exist at the time the development is completed and not as it will exist at some time in the future.

Principle 2. Protect adjacent sites and uses or mixes of commercial, industrial, or residential uses on the same site from the noxious effects (i.e., noise, light, odor, particulate, or other air pollution, traffic) generated by other uses through the use of vegetation.

Principle 3. Encourage the provision of public easements where linkages between open space and screening buffers occur.

Principle 4. Preserve established vegetation buffers in perpetuity.

Standards

47.4.1 If any natural or manmade event damages or destroys the vegetative screen such that a complete visual screen is no longer occurring, it shall be the responsibility of the property owner to restore the screen. Delete - Regulatory

47.4.2 Any plantings necessary to reestablish the screen shall be installed during the first planting season following the damage. The goal of the restoration shall be to reestablish the screen within 5 years. Delete - Regulatory

47.4.3 Buffers shall be preserved in perpetuity through the application of a conservation easement, deed restriction, covenant, or other legal document that once applied may not be removed at a later date. Delete - Regulatory

Principle 5. Encourage the replanting of greenbelts on previously developed commercial and residential sites through public assistance, grants, and
Cooperative programs should be established with owners and residents of such developments to assure that such properties achieve suitable screening within a five-year time period.

**Principle 6.** Require stringent enforcement of screening and buffering standards.

**Delete - Regulatory**

**Standards**

47.6.1 Provide rigorous standards that will create a disincentive to remove required vegetation. **Delete - Regulatory**

47.6.2 These standards should mitigate for the impacts created by the violation. **Delete - Regulatory**

**Proper Storage of Vehicles and Waste**

**CC Objective 47-A** Improve neighborhood health, safety, and appearance by requiring homeowners to be responsible for the proper storage of waste and vehicles, maintenance of yards, and the screening of hobby vehicle repair or restoration to ensure these activities do not adversely affect neighbors.

**Principle 1.** Pierce County shall develop programs and revise zoning codes to provide consistent residential standards to address vehicle storage/repair as an accessory use and property maintenance. **Delete**

**Standards**

47-A.1.1 Limit outdoor vehicle storage as an accessory use on residential property to five vehicles.

47-A.1.2 Provide criteria and a permitting process to allow for residential storage of more than five vehicles under limited conditions.

47-A.1.3 Require screening for proper storage of vehicles to protect the environment and for sight-obscuring screening of vehicles undergoing repair or restoration.

47-A.1.4 Develop an abatement or amnesty program for the removal of junk vehicles from residential properties.

47-A.1.5 Establish and publicize standards for the storage and proper handling of household garbage and other solid waste on residential property.

47-A.1.6 Develop guidelines for property maintenance. **Delete - we have a program for this**
Principle 2. Review the zoning and development standards for salvage yards to determine if changes are needed. Delete
NATURAL ENVIRONMENT ELEMENT

NATURAL ENVIRONMENT POLICIES

GOAL

The following statements comprise the goal for the natural environment in the Parkland-Spanaway-Midland Communities Plan:

- Ensure that natural resources, systems, beauty, and the resulting livability of the Parkland-Spanaway-Midland region are protected, enhanced, and maintained for current and future generations of residents.

- Ensure the conservation of all elements of the natural environment, including but not limited to the Clover-Chambers Creek aquifer, floodplains, lakes and streams, native vegetation, steep slopes, surface water, high groundwater, wetlands, fish and wildlife habitat, and community-important views, such as Mount Rainier and the Cascade Mountains by:
  a) requiring development to be designed and sited in a manner which is sensitive to elements of the natural environment and to views of features important to the community;
  b) enforcing existing regulations to ensure compliance;
  c) coordinating the regulatory actions of separate agencies; and
  d) increasing public education about both the minimum requirements necessary for environmental protection and non-regulatory ways to further preserve and enhance ecosystems.

- Restore and enhance those environmental resources and systems which are degraded so as to improve the livability of the Parkland-Spanaway-Midland region for current and future generations of residents.

- Accommodate future population growth within the carrying capacity of the natural environment.

- Implement a system of open space that preserves the structures and functions of the natural environment and provides passive recreation opportunities to all segments of the community.

OBJECTIVES, PRINCIPLES, STANDARDS

The following objectives, principles, and standards are designed to reflect the communities’ desired conditions for the natural environment over the next 20-year time span. These policies begin with the understanding that some significant alterations to the natural environment have occurred in the past and that the plan area will continue to experience its proportional share of additional urban level growth. Reflected in these policies is a strong message that the remaining features of the natural environment are important to protect and conserve, and where feasible, restoration actions should be implemented. These policies cover a range of implementation
methods as some recommendations may have applicability beyond the plan area (e.g., enforcement and regulatory changes) while others are specifically targeted toward areas within the planning boundaries (such as a lake management plan for Spanaway Lake). It is implied here that policies with applicability beyond the plan area can be applied only if agreed to by the County Council or appropriate County agency or other body.

General

NE Objective 48. Implement regulatory and public education and outreach efforts that support the functions of the natural environment. ENV 1.6

Principle 1. Provide education on how developers and property owners can take better care of the natural environment. ENV 1.6, 1.7

Standards

48.1.1 Develop multi-media educational materials/venues such as videos, web page, and brochures on the minimum requirements necessary for environmental protection of wetlands, rivers, creeks, and lakes. ENV 1.6

48.1.2 Conduct workshops on non-regulatory ways to further preserve and enhance ecosystems. ENV 1.6

48.1.3 Provide developers and homeowners with educational materials on the values of water resources and preserving potholes, natural retention areas, and wetlands for storm drainage detention. ENV 1.6

48.1.4 Develop maintenance guidelines for natural areas. ENV 1.6

48.1.5 Work with federal and State entities conducting public education on the natural environment. ENV 1.6

48.1.6 Provide information on low impact development techniques at the pre-development stage of the permitting process. ENV 1.6

48.1.7 Install a video kiosk in the PALS Development Center that provides information regarding preservation and restoration of the natural environment. Delete

48.1.8 Coordinate training opportunities with the local chapter of the Audubon Society and the Pierce County WSU Cooperative Extension Office to provide workshops and brochures on topics such as low impact development principles, use of native plants, and household activities that may have a detrimental effect on the water quality of streams, wetlands, and lakes. ENV 1.6
Principle 2.  Conduct a comprehensive review and update of County regulations that provides standards for the natural environment. ENV-15.1

Standards

48.2.1 Reduce complexity and inconsistencies in regulations. ENV-1.3
48.2.2 Provide a mechanism for coordinating regulatory actions of separate agencies. ENV-1.3
48.2.3 Increase enforcement actions to ensure compliance with existing regulations. ENV-1.3
48.2.4 Evaluate fines and enforcement actions for violations of the existing regulations to determine if they are adequate to deter illegal actions. ENV-1.3
48.2.5 Encourage development to be designed and sited in a manner that protects and is sensitive to elements of the natural environment. ENV-1.3
48.2.6 Base densities and intensity levels on the carrying capacity of the natural environment. LU-91, 22+

Principle 3.  Increase enforcement of existing environmental regulations. ENV-1.3

Standards

48.3.1 Hire additional County staff to increase enforcement actions of violations involving critical areas. ENV-1.3

Principle 4.  Plan policies which recommend changes to County Site Development, Stormwater, Critical Area, Shoreline, or Health Department standards and regulations, shall be considered for implementation during the next substantive county-wide amendment or proposal addressing those standards and regulations. ENV-1.3

Air Resources

NE Objective 49.  Improve localized air quality problems. ENV-3

Principle 1.  A study of the air quality conditions associated with the military aircraft operations at McChord AFB should be conducted to establish a baseline inventory. Once this monitoring data is available, Pierce County should work with the TPCHD and McChord AFB to develop strategies to remedy this problem. ENV-4+
Earth Resources

NE Objective 50. Retain, to the maximum extent possible, and enhance existing native vegetation within the Parkland-Spanaway-Midland Communities Plan area. ENV-2

Principle 1. Identify remaining fragments of prairies and oak woodlands located within the plan area.

Standards

50.1.1 Conduct an inventory of existing prairies that are greater than one acre in size.

50.1.2 Verify the oak woodland map that was developed by the Department of Natural Resources on oak stands greater than one acre in size. Delete

50.1.3 Utilize the prairie/oak woodland inventories to develop new critical area maps and adopt these maps in the next substantive update to the County’s Critical Area Regulations. Delete

50.1.4 Provide training to appropriate County departments on the availability and use of the newly adopted maps. ENV-1.3

50.1.5 Update the County’s Open Space/Greenbelt Map with new fish and wildlife habitat information on prairies and oak woodlands. ENV-1.3

Principle 2. Limit the removal of native vegetation and its associated organic duff layer during the land division, construction, and post-construction phases of development. ENV-2

Standards

50.2.1 Until building permits are issued, allow clearing and grading only in those areas where infrastructure will be installed (e.g., roads, storm drainage systems, telecommunications, sewer, and water). Delete

50.2.2 Monitor construction activities and levy fines against developers who do not comply with vegetation retention requirements. The money collected from payment of such fines should be used toward replanting native vegetation. ENV-15.2
50.2.3 Require conservation easements, signage, and homeowner covenant maintenance agreements to increase the level of post-construction protection for designated native vegetation retention areas. **Delete**

50.2.4 Provide homeowners with information on the care and importance of maintaining the native plants located on their lots and within the development. **ENV-1.6, 1.7**

50.2.5 Encourage the retention of slow growing heritage or specimen trees. Some species to be retained include but are not limited to Oregon white oak, Western yew, Ponderosa pine, and Pacific dogwood.

**Principle 3.** Increase critical area standards for natural vegetation buffers within riparian and hyporheic zones in order to protect water quality and the health of the aquatic ecosystem.

**Standards**

50.3.1 Evaluate and increase the County’s current river and stream buffer width requirements as appropriate to meet those standards set forth in the best available science with the next substantive revision of the Critical Area Regulations. **ENV-12.1**

50.3.2 Until such time as the Critical Area Regulations are amended, utilize SEPA to evaluate the need for larger vegetative buffer widths along riparian areas within the Parkland-Spanaway-Midland plan area. Buffer widths shall be calculated and increased, as necessary, based upon the presence of critical fish species, cumulative impacts of stormwater discharge and in-stream flow reductions, pollutant levels, and water temperatures.

50.3.3 The establishment of natural vegetation buffer widths along streams should include existing floodplain meanders, adjacent steep slopes, wetlands, and the area necessary to support the healthy functioning of the hyporheic zone and aquatic species.

50.3.4 Prohibit tree cutting and removal of any native vegetation within the hyporheic zone or riparian buffer zone except as provided through a fish and wildlife habitat buffer variance.

50.3.5 Where disruption of the natural condition within vegetative buffers is permitted, require revegetation that duplicates the historic, indigenous plant community type to restore the buffers’ protective value.
50.3.6 Review existing utility and road installation exemptions for vegetation removal along wetlands and streams and their associated buffers to determine if impacts may be occurring and mitigation or additional restrictions should be imposed. ENV-15.2

Principle 4. Establish a more streamlined permit process for vegetation restoration projects. ENV-1.3

Standards

50.4.1 Adopt regulatory criteria in the next substantive update to the County’s Critical Area Regulations that provides guidelines for restoration actions. ENV-1.3

50.4.2 Require the planting of native vegetation that duplicates the historic, indigenous plant community type and that is appropriate for the underlying soils. ENV-2

50.4.3 Restoration projects should be conducted in such as manner as to not impair the healthy functioning of the natural ecosystem. ENV-2

50.4.4 Reduce permitting time for restoration projects. ENV-1.3

50.4.5 Consider a reduction in permitting fees for restoration projects. ENV-1.3

Principle 5. Require a minimum percentage of natural/native vegetation as a component of all new development within the plan area.

Standards

50.5.1 Identify and retain a minimum of 15% native vegetation consisting of trees, understory shrubs, and herbaceous groundcover on a portion of each site for development. If the development has been previously cleared, then a minimum of 15% native vegetation shall be replanted to achieve this requirement.

50.5.2 Retaining areas of mature native vegetation on a site is a higher priority than providing supplemental landscaping.

50.5.3 Encourage setback areas be retained in native vegetation and enhanced with additional native plant species selected from the historical, indigenous plant community type where native vegetation is sparse or nonexistent. Require follow-up horticultural care of these supplemented plants that insures 80-90% success.
50.5.4 Preserve a minimum percentage of existing mature stands of trees on each site proposed for development. The percentage of trees to be retained shall be based upon the historic, indigenous plant community type for that site.

50.5.5 Amend the existing Critical Area Regulations to provide additional standards for retention of existing vegetation that is considered a habitat of local importance (e.g., Oregon white oak trees and prairies). ENV-1.3

Principle 6. Provide additional County staffing resources to conduct enforcement on unauthorized vegetation removal within locally designated vegetation protection areas (e.g., habitats of local importance, critical areas, etc.). ENV-1.3

Principle 7. Identify other priority habitats located within the plan area (i.e., vegetation types that constitute priority fish and wildlife habitat). ENV-14

Standards

50.7.1 Conduct an inventory of snag-rich areas that provide habitat for critical wildlife species. ENV-14

Principle 8. Retain and reuse existing topsoil/organic duff layer on each development site.


Standards

50.9.1 Conduct the removal activities in such a manner so as not to damage existing native plants.

Water Resources

Surface Water Runoff and Flooding
NE Objective 51. Maintain the natural hydrologic conditions and functions, both within the plan area and in the adjacent watershed basins, which receive stormwater from the plan area. U-35

Principle 1. Minimize surface water runoff to adjacent properties. U-31
Standards

51.1.1 Amend regulations to provide standards that establish near zero change in hydraulic and hydrologic function on a property (i.e., no net increase in the peak flow or volume of runoff or erosion leaving a site) post-development.

51.1.2 Adopt low impact development (LID) guidelines in the next substantive revision to the County’s existing Site Development and Stormwater Management Regulations.

51.1.3 Provide monitoring and evaluation on projects which utilize LID standards to determine the effectiveness of meeting the established performance goals.

51.1.4 Apply LID standards on properties that contain critical areas, or designated open space, or those areas identified in the basin planning process as environmentally sensitive or most susceptible to impacts from surface water runoff.

51.1.5 Apply LID standards to critical areas, designated open space areas, and proposed new developments on County-owned properties.

Principle 2. Preserve natural drainage courses within the plan area. U-35

Standards

51.2.1 Existing natural drainage courses should be retained and kept free and open to pass storm runoff through any development or use activity instead of encasing the surface water runoff into a piped stormwater conveyance system. However, in cases where a drainage course must be modified, the drainage system entrance and exit points to and from the development must be retained.

51.2.2 Natural drainage courses should be protected post-development through an appropriate mechanism, such as developer agreements, maintenance agreements, homeowners’ covenants, or conservation easements.

Principle 3. Provide better enforcement and maintenance of storm drainage systems. U-31

NE Objective 52. Integrate land use planning processes with basin planning efforts. U 33+, 34
Principle 1. Coordinate the identification of appropriate areas for potential rezoning or low impact development methods with the watershed basin planning processes. U-33+

Principle 2. Coordinate the basin planning process with the community planning process to address surface water runoff and flooding issues. U-34

NE Objective 53. Reduce flooding impacts associated with flood hazard and flood prone areas within the Parkland-Spanaway-Midland Communities Plan area. ENV 10+

Principle 1. Conduct a detailed inventory and develop mapping of flood hazard and flood prone areas within the plan area. ENV-10+

Standards

53.1.1 Pierce County should develop its own flood hazard maps to supplement the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) and Flood Boundary Hazard Maps (FBHM). Delete

53.1.2 Identify sites that serve as flood storage areas during storm events and include as a flood hazard area. Identify all culvert and stormwater inlets that discharge directly into or that are tight-lined directly to wetlands, lakes, and riparian areas. U-10+

Principle 2. Preserve those portions of the plan area (both public and private), such as B Street, 136th, and Tule Lake Road, which serve as storage areas for surface water runoff.

Standards

53.2.1 Consider purchase of sites that serve as an expansion of the natural drainage/retention system.

53.2.2 Utilize floodplain buy-out monies to purchase priority flood storage areas.

53.2.3 Ensure that regulations protect private surface storage areas, as identified in Standard 55.1.2 or other identification methods. Delete

Principle 3. Revise existing development standards when the standard does not adequately prevent new development from increasing flooding impacts or where the standard does not eliminate the possibility of damage from flooding events.
Standards

53.3.1 Utilize new inventories of flood hazard/prone properties in the decision making process to determine appropriate zoning density and intensity levels within the plan area. ENV-10+

53.3.2 Change existing parking standards to reduce the total amount of effective impervious surface. ENV-5.14.2

53.3.3 Extend stream buffer requirements to include any adjacent meander course of flood hazard areas as these areas have a high potential for intermittent flooding.

Principle 4. Regulate the filling or modification of surface waters and natural water retention areas.

Standards

53.4.1 Filling or modifications that decrease or detrimentally affect the existing water levels and water storage capacity within perennial and intermittent streams, ponds, wetlands, or high groundwater areas shall not be permitted.

53.4.2 Filling of pothole(s) located on an individual parcel or contiguous with several separate parcels shall address the cumulative impacts of the decrease in natural water retention areas. An analysis shall be provided which identifies how this water will be retained elsewhere on site and how affected adjacent property owners shall be notified.

Principle 5. Prohibit the installation of septic systems within flood hazard areas. U-17+

Standards

53.5.1 Review and approval of septic permits shall be coordinated with the Planning and Land Services Department in order to determine if flood hazard areas or high groundwater areas exist on the subject property. U-17+

53.5.2 It shall be the applicant’s responsibility to identify flood hazard areas on any septic permit application and stake the limits of the flood hazard area on the property prior to installation of the septic system or issuance of building permits. Delete U-17+
53.5.3 Existing flood hazard regulations shall be revised during the next substantive update to the County’s Critical Area Regulations to clarify that septic systems are not permitted within flood hazard areas or high groundwater areas. Delete

WATER QUALITY

NE Objective 54. Implement strategies to improve water quality within the Parkland-Spanaway-Midland Communities Plan area. ENV-5

Principle 1. Review existing regulations and County programs to identify potential impacts on water quality and implement improvements to help eliminate non-point source discharges which detrimentally affect water quality. ENV-5+

Standards

54.1.1 Reduce fecal coliform bacteria contamination into riparian areas by restricting livestock and human and livestock waste from entering into rivers, creeks, and wetlands by implementing a septic performance test and utilizing Best Farm Management Practices. ENV -5+

54.1.2 Implement an on-site septic performance test program to determine whether on-site septic systems located adjacent to or within any lakes, wetlands, riparian areas, flood hazard areas, or high groundwater areas and their associated buffers are functioning properly. Charge an on-site septic performance test fee to cover the costs of implementing such a program. ENV-5+, U-17+ Health Department

54.1.3 Condition Forest Practice approvals to eliminate transport of erosion and sedimentation into rivers, streams, and wetlands; provide adequate riparian buffers of natural vegetation; and redirect stockpiling of debris away from water bodies and courses.

54.1.4 Institute changes to the stormwater management practices such as reducing the allowable amount of effective impervious surface, disconnecting stormwater conveyance systems from direct discharge into water courses and bodies, and retrofitting Best Management Practices (BMPs) to meet current water quality standards when substantial improvements are proposed on a site. ENV-5.14

Principle 2. Provide additional protection to improve the quality of surface water bodies in the area (e.g., Spanaway Lake, Clover Creek, and Spanaway Creek).
Standards

54.2.1 Develop a lake management plan for Spanaway Lake that contains elements addressing water quantity and water quality.

54.2.2 Pierce County Parks and Recreation Department should limit the use of and guide the application of chemicals (such as pesticides, herbicides, fertilizers, etc.) within the entire park system, including Spanaway Park, the golf course, and Sprinker Recreation Center, in a manner which does not adversely impact the biological functioning of surface waters.

54.2.3 Encourage the replanting of historic, indigenous plant community types within the buffers of any stream, creek, or lake within the plan area.

54.2.4 Require a “no spray zone” for any chemicals within the buffers of any stream, creek, or lake within the plan area or ditches that drain into these waters.

Principle 3. Explore partnership opportunities with Washington State University Pierce County Cooperative Extension Office (WSU-CEO) and Pierce Conservation District (PCD) to conduct additional public education and outreach efforts within the plan area that are geared toward reducing the impacts to water quality associated with household activities or property management. ENV-5.15

Standards

54.3.1 Promote WSU-CEO Master Gardener Program training sessions with local horticultural nurseries on educating homeowners on minimal and appropriate pesticide/fertilizer application methods or organic gardening techniques. ENV-5.17

54.3.2 Provide information that PCD is available to help property owners develop a farm management plan, which includes fencing livestock and redirecting livestock waste out of riparian areas. LU-77.10+

Principle 4. Monitor streams and lakes within the plan area for compliance with State water quality standards. If not in compliance, provide information to owners of property along such stream or lake. ENV-5+

Principle 5. Identify areas where restoration activities could potentially have a positive effect on water quality and encourage restoration projects within these areas.
Standards

54.5.1 Identify potential restoration areas through Clover Creek basin planning and Puyallup River Watershed Council efforts.

54.5.2 Work with existing volunteer groups, such as the PCD stream team, to provide restoration actions on identified sites.

Principle 6. Establish the Chambers-Clover Creek Basin Advisory Committee to serve as a long-term forum for addressing water quality issues within a portion of the plan area.

Principle 7. Work with the Puyallup River Watershed Council to address water quality issues in that portion of the Midland community located within the WRIA 10 Puyallup Watershed boundaries.

Groundwater and Water Supply

NE Objective 55. Protect and conserve groundwater supplies contained within the Chamber-Clover Creek aquifer. ENV-5+

Principle 1. Promote aquifer recharge within the plan area. ENV-5+

Principle 2. Support and enhance hazardous spill response coordination within the plan area.

Standards

55.2.1 Work with the Pierce County Emergency Management Department to identify appropriate methods for handling spill response in high-risk areas.

55.2.2 Install signage around the perimeter of wellhead protection areas or the most sensitive aquifer recharge areas.

55.2.3 Pursue funding opportunities to map spill locations on State routes for areas that have a potential to enter the one-year time of travel zone or storm drainage systems. delete


Standards

55.3.1 Trace and repair water leaks in existing water systems. U-28
55.3.2 Implement a program to identify and stop illegal water withdrawals. U-23, 28

55.3.3 Meter or measure all water withdrawals or diversions. U-23

55.3.4 Reduce the amount of irrigation that occurs on grass/vegetation that has been installed over soils that have been disturbed and degraded. Apply 6-12 inches of woodchip mulch on sites in forested areas to replace duff, control weeds, and retain moisture. reg

55.3.5 Require reuse of native topsoil or appropriate soil amendments prior to installation of grass seed, sod, or other vegetation in new developments. All of the site's native topsoil must be retained on-site and used for installation of grass, shrubs, and trees. Reg

55.3.6 Require the installation of irrigation meters on all new systems and establish limits on the amount of water that can be used for irrigation purposes.

55.3.7 Establish construction standards for utility projects to eliminate the migration of groundwater/subsurface water flows down the pipelines. Delete

55.3.8 Develop cost-sharing programs to help people purchase low-flow fixtures (e.g., faucets and toilets) for their existing homes.

55.3.9 In existing residential development, encourage the replanting of native plants of the historic, indigenous plant community type. ENV-2+

Principle 4. Implement adaptive management based upon the information received from groundwater monitoring programs.

Standards

55.4.1 Utilize monitoring data to determine whether any changes to the Critical Area Regulations, Aquifer Recharge Chapter should be instituted. ENV-1.3

Principle 5. Coordinate watershed planning processes for the Chamber-Clover Creek watershed, conducted under ESHB 2514, with other planning efforts in Pierce County.

Standards
55.5.1 Utilize the Chambers-Clover Creek Watershed Plan information in future updates to the Parkland-Spanaway-Midland Communities Plan.

55.5.2 Coordinate the Chambers-Clover Creek Watershed Plan with the Clover Creek Basin Plan currently underway.

55.5.3 Involve the Chambers-Clover Creek Basin Advisory Committee in the ESHB 2514 planning effort.

55.5.4 Consider the results of the water availability analysis when making future land use decisions within the watershed basin.


Principle 7. Discourage extensive, irrigated landscape areas in new developments.

Principle 8. Encourage drip irrigation systems and promote water conservation methods for lawn watering (e.g., even-numbered houses would water on even-numbered days, promote conservation pricing measures, re-use of rainwater through collection in cisterns, etc.).

SHORELINES

NE Objective 56. Update the Pierce County Shoreline Master Program (SMP), including all necessary research, testing, and monitoring. The update should include a comprehensive review of shoreline issues specifically related to the PSM area and, at a minimum, amendments that address the following: Delete

Principle 1. Assure that the SMP accurately identifies all streams in the Parkland-Spanaway-Midland Communities Plan area which meet minimum flow requirements for shorelines of the State. Delete

Standards

56.1.1 Coordinate with DOE to conduct stream flow testing and review current information to determine if additional streams meet flow requirements to be included as shorelines of the State subject to the SMA and SMP. At a minimum, Maury Creek, Coffee Creek, Swan Creek, and the North Fork of Clover Creek should be included in the testing and review of information. Delete

56.1.2 Correct the Pierce County Shorelines Atlas to reflect the current channel location of Clover Creek. Delete
Principle 2. Establish Shoreline Environment designations based on current scientific information regarding shoreline habitats and processes and public attitudes toward managing shoreline resources. Delete SMP

Standards

56.2.1 Conduct an inventory of shorelines in the Parkland-Spanaway-Midland Communities Plan area to identify current conditions and make recommendations for appropriate Shoreline Environment designations.

56.2.2 Recommend that Pierce County create new Shoreline Environment designations or revise existing designations which accurately reflect current conditions on shorelines, scientific understanding of shoreline processes.

56.2.3 Designate properties on shorelines for which land trusts and private owners have an interest through ownership, easement, or other binding agreement, as either Natural or Conservancy.

56.2.4 Identify residential areas on Spanaway Lake and Clover Creek with a residential, rather than urban, designation.

56.2.5 Spanaway Creek, where it flows through Bresemann Forest, should be given a more protective shoreline designation that reflects its natural condition.

56.2.6 Wetland areas associated with the south end of Spanaway Lake should be identified with a shoreline designation which reflects their character and natural wetland features.

Principle 3. Employ development standards along shorelines in the plan area to ensure the preservation of wildlife habitat and native vegetation and to protect water quality and natural processes.

Standards

56.3.1 Amend the shoreline use regulations to require a tree canopy and native vegetative buffer for developments in all Shoreline Environments.

56.3.2 Prohibit the use of fertilizers and pesticides on lawns in shoreline buffer areas.
56.3.3 Where appropriate to improve fish habitat, establish an effective process to require removal of bulkheads and hard armoring along all the creeks in the plan area and to require restoration and maintenance of the stream banks.

56.3.4 New bulkheads and hard armoring along shorelines in the plan area shall not be allowed unless demonstrated to be necessary to protect existing structures from damage or to prevent significant loss of land area due to erosion from the actions of waves or currents and only after it can be demonstrated that other soft armoring/bioengineering techniques would be ineffective.

56.3.5 Increase enforcement of SMP rules in order to prevent the loss of wildlife habitat.

Principle 4. Identify shoreline properties within the Parkland-Spanaway-Midland Communities Plan area suitable for public use and access and promote developments at specified shoreline locations to improve opportunities for public use and access to shorelines.

Standards

56.4.1 Develop an inventory of publicly owned properties and privately owned properties such as churches, schools, and cemeteries along shorelines.

56.4.2 Coordinate with the Washington Department of Transportation to ensure that expansion of Pacific Avenue occurs in a manner which does not negatively impact Clover Creek and which provides opportunities to add facilities which expand and enhance public use of shorelines.

56.4.3 Promote the establishment of a community area for salmon viewing and restoration activities along Pacific Avenue where it crosses Clover Creek. Coordinate this effort with State actions to widen Pacific Avenue in the area.

Wetlands

NE Objective 57. Preserve and protect the remaining wetlands contained within the plan area.

Principle 1. Increase County staffing levels to provide enforcement of current wetland regulations. Delete

Standards
57.1.1 Fund at least one additional staff person committed to enforcement of wetland violations. Delete

Principle 2. Provide additional regulatory power to enforce wetland violations and preserve wetlands. ENV-1.3

Standards

57.2.1 Conduct a comprehensive review of the County’s existing wetland penalty and enforcement language to determine if the provisions are adequate to deter illegal filling and grading activities. ENV-1.3

57.2.2 Consider adding provisions for property liens on parcels that have been subject to illegal filling and grading activities. ENV-1.3

57.2.3 The County should consider the expiration of applications that have been inactive for over a one-year time period. Once expired, new applications which are subject to the County’s current development regulations should be required. ENV-1.3

Principle 3. Conduct detailed inventory of wetland complexes located within the plan area. ENV 11.1

Standards

57.3.1 Coordinate wetland inventory activities with the County’s Buildable Lands project. Delete

57.3.2 Delineate wetlands within the plan area and determine the categories of these wetlands. ENV 11.1

57.3.3 Pursue grants and other alternative funding options to acquire monies that would be used to hire a consultant to conduct the inventory. Delete

Principle 4. Encourage wetland restoration activities that increase the wetland functions and values.

Standards Wetland regulations

57.4.1 Utilize native species, appropriate to the historic, indigenous plant community type, for vegetation replanting; maintain planting for 3-5 years to ensure success.
57.4.2 Require the preparation of habitat management plans prior to authorization of restoration activities.

57.4.3 Encourage restoration of wetlands and their buffers that have been degraded as a result of previous development actions within the plan area.

57.4.3.1 Pursue grants and other funding sources that could be used to restore important wetland systems that have been degraded.

57.4.3.2 Promote programs that involve volunteer efforts to clean up and repair the function and value of damaged wetlands.

57.4.4 Require illegal wetland fills to be removed and the wetland restored to perform to its original functions and values.

57.4.5 Require that mitigation plans be approved prior to issuance of building or development permits in cases where wetlands have been degraded as a result of a WMR violation.

57.4.6 Require that wetland mitigation planting projects be installed prior to the issuance of certificates of occupancy for building permits (except for installation of plants that must occur during the growing season).

57.4.7 Impose financial guarantees of 125 percent of the cost of wetland restoration projects. Defaulted funds should be used for wetland restoration projects.

Principle 5. Increase public education and outreach efforts on preserving and protecting wetlands. ENV 1.6

Standards

57.5.1 Require title notification to notify new property owners that a parcel contains a wetland. ENV 1.7

57.5.2 Work with local environmental groups, such as Tahoma Audubon, to develop a workshop on protecting wetlands within the plan area. ENV 1.6

57.5.3 Enhance partnerships with the Pierce Conservation District and Washington State University Cooperative Extension Office to provide additional public education and outreach for preserving wetlands within the plan area. ENV 1.6
Principle 6. Evaluate development designs and construction plans to assure minimal impacts to wetlands; monitor wetland for impacts during and after development. ENV 11+

Standards

57.6.1 Require property owners that receive wetland permit approvals to provide wetland-monitoring reports regarding changes in vegetation, hydrology, and water quality for a minimum of 24 months after completion of the project.

57.6.2 Under certain circumstances, such as a violation involving a Category I wetland, monitoring may be necessary for five years or more following mitigation installation.

Principle 7. Pursue development and promotion of incentive programs for property owners whose parcels contain wetlands.

Standards

57.7.1 Conduct public workshops on the County’s Current Use Assessment Program, Public Benefit Rating System (tax reduction) to encourage property owners to place wetlands into open space designations. LU-97+

57.7.2 Develop a Transfer of Development Rights and Purchase of Development Rights program for wetland area density transfers. LU-124+

Principle 8. Review existing wetland buffer standards and amend as necessary to preserve wetland functions and values. ENV-1.3

Standards

57.8.1 Evaluate the current buffer averaging, reduction, and width provisions to determine if they adequately protect wetland functions and values. Update these standards as necessary during the County's next substantive amendment process for the Critical Area Regulations. ENV-1.3

57.8.2 Consider using the Department of Ecology's wetland buffer width standards. ENV-1.3

Principle 9. Provide greater protection for those wetlands that are inhabited or utilized by federal or State-listed endangered or threatened plant, fish, or animal species.
Standards

57.9.1 Wetlands that provide habitat for listed endangered or threatened species shall receive protection and mitigation based on the best available science. ENV 11+

57.9.2 Wetlands that are used by listed endangered or threatened species shall be classified as a Category I wetland and shall receive the highest level of protection. **Delete**

57.9.3 Require the evaluation and mitigation of the potential impacts of stormwater runoff on wetland hydroperiods when it is determined that a development project will contribute runoff to the wetland. ENV 11+, 15.5, U-39, 40, 31, 33

57.9.4 Changes to water quality and quantity that could negatively affect a listed species shall be prohibited.

Fish and Wildlife Resources

NE Objective 58. Preserve the existing fish and wildlife species contained within the plan area and the natural habitats that support these species. ENV-8+

Principle 1. Retain and protect biodiversity management areas and corridors located within and adjacent to the plan area.

Standards

58.1.1 Consider implementing urban sensitive resource zones within biodiversity management areas and corridors.

58.1.2 Include biodiversity management areas and corridors as habitats of local importance in the Critical Areas Regulations, Fish and Wildlife chapter.

Principle 2. Protect priority habitats for resident wildlife such as trees that provide snags, nesting sites, and roosting areas for bird populations and prairies for butterflies. ENV 8+

Standards

58.2.1 Work with the Department of Fish and Wildlife (WDFW) to identify these sites. ENV 8.11
58.2.2 Include these sites in the critical areas maps. Delete

58.2.3 Establish buffers that are sized according to the best available science. Buffers should be located around important features, such as heron rookeries.

58.2.4 Consider restricting construction activities (e.g., loud noises) that could disturb native birds during nesting periods.

Principle 3. Promote the retention of native vegetation within designated fish and wildlife habitat areas identified in the plan area. ENV 8+, ENV 2+

Standards

58.3.1 Allow only new vegetation plantings of native vegetation appropriate to the soil, hydrology, and historic, indigenous plant community type within designated fish and wildlife habitat areas. ENV 2.2

58.3.2 Minimize the amount of clearing and grading that is allowed within designated fish and wildlife habitat areas. ENV 8+

Principle 4. Inventory and map existing wildlife, such as fish/aquatic organisms, insects, reptiles/amphibians, birds, and mammals. Delete

Principle 5. Regulate development activities in naturally occurring ponds that are less than 20 acres.

Standards

58.5.1 Develop standards for development activities within ponds during the next revisions to the Critical Area Regulations. ENV-1.3

58.5.2 Eliminate the exemption currently granted to ponds.

Principle 6. Require Habitat Management Plans (HMPs) for development in all designated fish and wildlife habitat areas, open space corridors, and the shoreline jurisdiction. Reg

NE Objective 59. Provide additional education to other agencies and to the general public on the existing fish and wildlife species located within the plan area and on best management practices for retaining these species. ENV8+

Principle 1. Coordinate ditch maintenance activities and streamside restoration with the drainage districts to promote best management practices. ENV8+, 5+
Principle 2. Provide additional education to property owners along the creeks and streams on the existing fish and wildlife species and habitat needs. ENV 8+

Standards

59.2.1 Enhance wildlife movement along streams and creeks by decreasing the amount of fences that obstruct lineal passage in and along the riparian corridor. ENV 8+

59.2.2 Coordinate with entities conducting fish and wildlife education including WDFW’s Backyard Wildlife Sanctuary Program and PCD’s Stream Team. ENV 8+

NE Objective 60. Update existing County regulations to provide additional protection to fish and wildlife habitat. ENV-1.3

Principle 1. Amend the existing zoning regulations to apply more restrictive guidelines for allowing expansions of nonconforming uses within designated fish and wildlife habitat areas. ENV 8+

Standards

60.1.1 Require nonconforming use permits for any proposed expansion of a nonconforming use on parcels that are located within designated fish and wildlife habitat areas. Delete-reg process

60.1.2 Buildings and structures located in designated fish and wildlife habitat areas shall not be allowed to expand where impacts to habitats will occur. ENV 8+

60.1.3 In evaluating the nonconforming use permit, the Hearing Examiner shall need to make a finding that no impacts to fish and wildlife habitat areas will occur or the permit shall be denied. Delete - process

Principle 2. Amend the existing Critical Area Regulations to establish appropriate riparian area buffers. ENV-1.3

Standards
60.2.1 Require that native vegetation buffers of an adequate width be maintained between proposed development and riparian areas/aquatic systems in order to protect the functional values of such areas and systems.

60.2.2 Allow limited activities within riparian area buffers only when such activities are compatible with the overall functions of the buffer and when such activities do not diminish the functional value of the buffer.

60.2.3 Buffers should include any flood hazard areas, floodplain migration zones, and adjacent wetlands and steep slopes.

60.2.4 Require the location of all designated riparian area buffers be clearly and permanently marked as a “native growth protection area/stream buffer” on any project site prior to initiation of site work. Delete-process

60.2.5 Require all designated riparian area buffers be identified as native growth protection/stream buffer area on the face of the plat or as a deed restriction on the property. Native growth protection easements for buffers should be established and recorded as part of the approval process. Delete-process

60.2.6 Maintain buffers between new roads and utility corridors and riparian areas and aquatic systems, wherever feasible.

60.2.7 Requests for riparian buffer width reductions shall be accompanied by a riparian buffer enhancement plan prepared by a professional aquatic resource ecologist or biologist which provides evidence that the system will not be negatively impacted by such request. Delete-process

60.2.8 Requests for riparian buffer width reductions shall be reviewed by the Hearing Examiner through a fish and wildlife habitat buffer variance. Delete-process

60.2.9 Applications for riparian buffer width reductions shall be forwarded to the Washington Department of Fish and Wildlife (WDFW) for review and comment, with such comments given substantial weight in the decision making process. Delete-process

60.2.10 Increase penalties for illegal removal of vegetation within native growth protection areas/stream buffers. Delete-process

Principle 3. Add undeveloped biodiversity management areas and corridors to the habitats of local importance in the Critical Areas Regulations, Fish and Wildlife chapter. Delete

Standards
60.3.1 Adopt criteria for wildlife management within the biodiversity management network. Delete - process

60.3.2 Require applications for development proposed within the biodiversity management network to include wildlife management plans. Delete

60.3.3 Assist the WDFW on wildlife surveys and inventory within the BMA network to assess species retention over time and obtain data to support continued protection. ENV 8+

60.3.4 Avoid development of roads within the BMA network that would impede movement of land mammals. In known wildlife movement corridors, raised bridges should be required instead of roads. ENV 8+ T-28+

Principle 4. Explore future revisions to the existing Site Development and Stormwater Management Regulations which reduce or eliminate the negative impacts of development practices on the aquatic environment. ENV 1.3

Principle 5. Amend the Critical Area and Shoreline Use Regulations to address the impacts associated with development and resource management activities that pose a detrimental impact on stream systems. ENV 1.3

Standards

60.5.1 Mining, dredging, or the removal of gravel, fill, or similar materials from streams or other surface water areas shall be regulated to prevent adverse alterations to flow characteristics, siltation, and the pollution or disruption of spawning bed and rearing pool areas.

60.5.2 Development of ponds for farm uses, fish propagation, residential amenities, and wildlife or waterfowl habitat that are contiguous to wetlands, lakes, ponds, or streams shall require a permit. Such uses may be permitted only if the natural drainage pattern is not adversely altered or water from fish pond does not degrade the stream.

60.5.3 Channelizing, riprapping, diking, or other stream bank stabilization methods which detrimentally increase stream flow or adversely impact the stream’s existing characteristics in any other way shall not be permitted.

60.5.4 Eliminate the illegal removal of surface water which decreases the quantity or flow rate of the creek/stream system and regulate the legal removal of surface water.

NE OBJECTIVE 61. ENHANCE FISH PASSAGE IN THE CREEKS AND STREAMS
Principle 1. Conduct a survey of fish passage barriers within the communities plan boundaries. **Delete**

**Standards**

61.1.1 Explore opportunities to coordinate a fish passage barrier survey with the Pierce Conservation District. **ENV 8+**

61.1.2 Incorporate survey results into the County’s GIS database. **Delete**

Principle 2. Reconstruct infrastructure that acts as a barrier to fish passage as part of any public road or utility projects associated with the blockage.

Principle 3. Reduce culverts and encourage bridges, when needed, when constructing or reconstructing water passages under roads.

**Open Space**

**Fish and Wildlife Habitat Needs and Native Plant Ecosystems**

NE Objective 62. Utilize open space areas to conserve and protect critical fish and wildlife habitats and native plant ecosystems. **PR 21+**

Principle 1. Protect critical fish and wildlife habitat areas through designation as native growth protection areas and where appropriate connect these areas together to provide wildlife movement corridors. **ENV-8+, PR-21+, 112+**

Principle 2. Retain and enhance native vegetation within designated native growth protection areas and prohibit the planting of non-native, invasive plant species within these areas. **ENV 2+**

Principle 3. Minimize the construction of fences within open space areas to enhance their function as wildlife movement corridors. **ENV8+ PR.21+, LU-112+**

Principle 4. Public properties which serve as good fish and wildlife habitat should be protected from conversion to other uses and integrated into the open space system. **ENV-8+ PR-21+, LU-112+**

**Greenbelts**

NE Objective 63. Incorporate landscaped greenbelt areas into the open space network.
Principle 1. Establish and maintain greenbelts within the plan area that provide multi-use functions such as buffers between incompatible uses, visual relief from the built environment, and passive open space recreation areas. ENV-8+, PR-21+, LU-112+

Principle 2. Utilize greenbelts for pathways and integrate this system into the nonmotorized transportation network.

Principle 3. Encourage the planting of native vegetation within greenbelt areas, but recognize that other non-native species, such as turf, may be appropriate for the intended use.

Principle 4. Integrate manmade structures such as children’s play equipment, climbing rocks, water features, benches, trails, and picnic tables into greenbelt systems. Trails shall be made of pervious pavement or materials.

Principle 5. Greenbelt areas should integrate or bridge critical areas, such as wetlands and fish and wildlife habitat areas, or designated open space areas when possible.

Open Space/Greenbelt Map
NE Objective 64. Refine the County’s officially adopted Open Space/Greenbelt map. LU-108.1

Principle 1. Utilize the Comprehensive Plan Open Space/Greenbelt map as the basis for open space priorities and corridors within the plan area.

Principle 2. Amend the boundaries of the open space corridors to reflect the GAP Application Pilot Project Phase II PSM Case Study Area refinements with the following exceptions: Delete through principle 7-edits have been made

Standards

64.2.1 Retain portions of the original open space corridor that include any wetlands, riparian areas and their associated buffers, vulnerable aquifer recharge areas, or wooded areas.

64.2.2 Retain those portions of the original open space corridor that are adjacent to the Fort Lewis Military Reservation and located west of Pacific Avenue South (SR-7) and Mountain Highway East.
64.2.3 Retain those portions of the original open space corridor that are adjacent to McChord AFB and located west of Spanaway Loop Road.

64.2.4 Extend that portion of the open space corridor located south of 112th Street South and east of Steele Street South to the north side of 112th Street South to incorporate the existing wetland complex/oak woodlands.

64.2.5 Retain that portion of the original open space corridor that was located south of Spanaway Lake/north of Fort Lewis Military Reservation and west of 10th Avenue South.

Principle 3. Expand the open space corridors to include large vacant parcels and wooded areas that extend between Clover Creek and the Clover Creek North Fork located between Golden Given and Waller Road East.

Principle 4. Consider expanding the pockets of open space areas located in Midland to incorporate additional wetlands and wooded areas and to extend the existing corridor northward.

Principle 5. Expand the open space area located north of 97th Street E. and west of 22nd Avenue E. to create an open space corridor link between the Midland community and the Swan Creek open space corridor.

Standards

64.5.1 The future community planning board for the Summit Waller Community Plan area should consider the open space linkages between Swan Creek and the Midland community. LU-112+

Principle 6. Delete the open space area located south of 160th and west of 22nd Avenue E.

Principle 7. Designate properties located south of 160th Street South between 14th Avenue East and 17th Avenue East as open space.

Open Space Acquisition and Conservation

NE Objective 65. Encourage public acquisition of open space within the plan area. PR 21+, 109+

Principle 1. Public open space acquisition efforts within the plan area should give a higher priority to those parcels located within a designated open space area. Special preference should be given to those parcels that:

Standards
65.1.1 Contain high priority resources, i.e., critical salmon habitat, fish and wildlife habitat areas, streams, wetlands, and wooded areas or contain other sensitive resources such as vulnerable deep aquifer areas, flood hazard areas, and landslide and erosion hazard areas. PR 21+, 109+

65.1.2 Provide important links between existing open space, park and recreation, and school sites. PR 21+, 109+

65.1.3 Exceed one acre in size. PR 21+, 109+

65.1.4 Offer significant views of the Cascade Mountain range. PR 21+, 109+

65.1.5 Are located within or along the west side of Tule Lake Road/Spanaway Loop Road (wetland/prairie complex), Spanaway Creek/Maury Creek from Military Road west to McChord AFB, Spanaway Lake Marsh (wetland complex) southwest of Spanaway Lake to Fort Lewis, Clover Creek and North Fork Clover Creek from Waller Road E. to the confluence of these two creeks. Refer to the Open Space Corridor Map for general locations. PR 21+, 109+

Principle 2. Publicly owned or acquired open space properties should be transferred to a local land trust for long-term management and stewardship.

Standards

65.2.1 Parkland Prairie & Wildlife Preserve should be transferred to a local land trust. PR 21+, 109+

65.2.2 Pierce County should review its land holdings to determine if any parcels located within the adopted open space/greenbelt network might be suitable for transfer to a local land trust. PR 21+, 109+

Principle 3. Ensure that publicly owned or purchased open space sites are protected and maintained in perpetuity. PR 21+, 109+

Standards

65.3.1 Place a conservation easement on any open space lands prior to transfer to a land trust. PR 21+, 109+

65.3.2 Place conservation easements or covenants that restrict future uses to passive open space recreation activities on existing and acquired publicly owned open space sites. Conservation easements should be worded to
maintain open space use and function of a parcel in perpetuity. PR 21+, 109+

65.3.3 Require any proceeds from sales of publicly owned open space sites be used to purchase an equivalent or greater amount of land for passive open space recreation use or land which provides an equivalent or greater ecological function and value within the plan area. PR 21+, 109+

Principle 4. Stewardship and management plans should be prepared for any publicly owned or publicly purchased open space parcel.

Standards

65.4.1 Stewardship and management plans may be prepared for a geographic area that is larger than an individual parcel. PR 21+, 109+

65.4.2 At a minimum, stewardship and management plans should address long-term maintenance, public access, restoration, and permitted uses within the open space site. PR 6.1, 21.8.1, LU-111

65.4.3 The Bresemann Forest Management Plan should be updated with a high priority for maintaining the forest's ecological functions and values over its passive recreation use. Delete

NE Objective 66. Foster the acquisition and conservation of open space within the plan area through the use of a variety of strategies. PR 21+, LU-109+

Principle 1. Promote the Current Use Assessment (CUA) Program Public Benefit Rating System within the plan area. LU-97+

Standards

66.1.1 Concentrate outreach efforts to those properties located within open space areas depicted in the County’s officially adopted open space/greenbelt map. LU 97+

66.1.2 Encourage participation within the program by conducting workshops within the plan area. LU 97+

66.1.3 Foster partnerships between land trusts, the Clover Creek Council, the Tahoma Audubon, and the Pierce County WSU Cooperative Extension Office to promote participation in the CUA program, PBRS. LU 97+
Principle 2. Require homeowners’ maintenance agreements for natural open space areas and natural buffer areas. Delete

Principle 3. Coordinate with local land trusts and public agencies to promote acquisition of high priority parcels within the communities plan area. LU-109+

Principle 4. Consider instituting taxation under RCW 82.46.070. LU-109.3+

Standards

66.4.1 The County Council should initiate a public vote on a measure that would levy a real estate excise tax on real estate transactions for the purpose of acquiring and maintaining open space conservation areas. LU-109+

66.4.2 The County Parks Department should administer these funds in accordance with adopted County Comprehensive Plan and communities plan policies. Delete

Principle 5. Utilize the County’s Conservation Futures Program to purchase open space within the plan area. LU-109+


Standards

66.6.1 Develop a process that will facilitate the purchase and transfer of development rights. LU-124+

66.6.2 Property designated on the adopted open space/greenbelt map shall receive the maximum credit (incentive) as a sending site. Delete

66.6.3 Appropriate receiving sites shall not be located within open space tracts, wetlands, geologically hazardous areas, frequently flooded areas, vulnerable deep aquifers, or critical fish and wildlife habitat areas. Delete

Principle 7. Consider amending the Park, Recreation and Open Space Plan to recommend that impact fees that are collected within the plan area be used to purchase open space land within the plan area. Delete - PROS

Principle 8. Institute a land use zone or zones which provide additional protection within designated open space areas (this zone could establish minimum
open space/natural vegetation requirements, mandate low impact
development techniques, require connectivity of open space to maintain
wildlife corridors, etc.). Delete

Principle 9. Encourage preservation of large tracts of open space corridors through site
design mechanisms, such as mandatory clustering requirements, and set
aside in separate tracts.

Standards

66.9.1 Amend the County Codes, as necessary, to address clustering and open
space dedications during the land division process. Delete

Restoration, Maintenance, and Enhancement Strategies

NE Objective 67. Introduce a variety of strategies to encourage public and private
organizations and private property owners to restore, maintain, and
enhance open space areas. LU-109+

Principle 1. Conduct public education and outreach efforts on the conservation and
restoration of open space areas. ENV 1.6, PR-21+

Standards

67.1.1 Support the Pierce Conservation District (Stream Team and Farm
Management), Pierce County WSU Cooperative Extension Office, and
other agencies in their efforts to educate property owners within the open
space network on best management practices, native vegetation planting,
and habitat restoration. ENV 1.6, PR-21+

67.1.2 Explore opportunities to utilize the WDFW for conducting wildlife habitat
studies and developing management plans within the open space network. Delete

67.1.3 Promote the University of Washington's Nature Mapping Program and
WDFW Backyard Wildlife Sanctuary Program within open space areas. Delete

67.1.4 Disseminate information about stewardship of open space areas through
the County's utility billing process. Delete

67.1.5 Develop and make available a brochure on the techniques and strategies
available for maintaining open space. Delete
Principle 2. Adopt amendments to the County’s Development Regulations to require new developments to establish homeowners’ maintenance agreements for designated open space areas and native growth protection areas. LU-112+

Standards

67.2.1 Require developers/builders to prepare and distribute brochures to subsequent homeowners regarding maintenance of critical areas and open space areas. delete

Principle 3. Develop best construction methods for activities within or nearby designated open space areas and to protect native growth protection areas.

Design Standards and Location of Open Space/Greenbelt Areas

NE Objective 68. Establish design standards and locational criteria for open space/greenbelt areas.

Principle 1. Utilize open space sites as part of a nonmotorized trail system.

Principle 2. Open space corridors should be used to connect wetlands.

Principle 3. Structures in designated open space areas should be designed and situated such that they are harmonious with their surroundings, constructed with natural materials and well screened.

Standards

68.3.1 Utilize materials made of wood and stone for benches, steps, railings, and fences.

Principle 4. Environmentally sensitive design standards should be utilized in new developments or redevelopment located within designated open space areas.

Standards

68.4.1 All critical areas shall be set aside as a separate open space tract.

68.4.2 Depending on the zone classification, the total amount of impervious surfaces on a site should be limited to a range of 75% to 20%.
68.4.3 Clustering of lots, dwelling units, or building structures should be considered during the conceptual site development stage.

68.4.4 Depending on the zone classification, a range of 25% to 50% of each site shall be retained in natural vegetation. Restoration of vegetated areas to native vegetation, based on the site's soils, hydrology, and topography, should occur on each site as necessary to enhance the function of the open space corridor.

68.4.5 Vehicle parking facilities shall be integrated into open space sites in such a manner that critical areas are not impacted and stormwater impacts are mitigated.

68.4.6 Other low impact development tools should be considered such as minimizing soil disturbance and erosion, disconnecting constructed drainage courses, utilizing micro-detention facilities on each lot where feasible rather than one facility at the end of a conveyance system, and reducing/sharing parking facilities or using pervious pavement/pavers.

Principle 5. Vegetation within native growth protection areas shall be left undisturbed except for carefully planned and maintained pathways.

Standards

68.5.1 Access into native growth protection areas shall be limited to nonmotorized transportation systems.

68.5.2 Access through native growth protection areas shall be designed to avoid sensitive critical areas such as wetlands and fish and wildlife habitat areas.

68.5.3 Nonmotorized transportation paths shall follow the natural land contours and be constructed of pervious materials that blend into the natural surroundings.

68.5.4 Institute an exception for removal of non-native, invasive, or noxious plant species.

Principle 6. Encourage developers to utilize green building techniques to soften the urban environment within the open space network.

Standards
68.6.1 Reduce impervious surfaces by providing a layer of plants on hard surfaces to create a new network of vegetation linking roofs, walls, courtyards, streets, and open spaces.

68.6.2 Design buildings to complement the open space network.

68.6.3 Utilize courtyards to provide greenspaces for work or relaxation, be cultivated as wildlife habitats, or organized as attractive green areas to offer pleasing views from the home or office window.

68.6.4 Design the outside space during the design of the building structure to integrate vegetation into the design of the building.

68.6.5 Promote the use of balconies and small terraces in multi-family developments.

68.6.6 Encourage the use of vegetated rooftops in greenbelt areas or in designated open space areas.

Principle 7. Integrate public stormwater detention/retention facilities into the open space network.
ECONOMIC ELEMENT

ECONOMIC POLICIES

GOAL

The following statements comprise the goal for economic development in the Parkland-Spanaway-Midland Communities Plan:

- Encourage economic investments in the communities which will result in a variety of family wage job opportunities;

- Encourage development of a well balanced economic base for the communities;

- Economic activities are encouraged within the communities, but not to the detriment of either the natural environment or residential neighborhoods;

- The type and scale of economic development proposed for specific locations in the communities shall be compatible with nearby residential neighborhoods and other land uses;

- New economic development in and redevelopment of existing business areas shall focus on meeting present and future needs of the residents of individual communities and the region as a whole; and

- Economic activities with similar infrastructure needs, operational needs, and customer bases shall be located in proximity to one another and permitted only in areas where needed public facilities and services can be efficiently provided prior to or concurrent with commencement of the economic activity.

OBJECTIVES, PRINCIPLES, STANDARDS

Commercial/Industrial Growth

ED Objective 69. Designate an adequate amount of land to support commercial and industrial needs within the Parkland-Spanaway-Midland Communities Plan area over the next 20 years.

Principle 1. Develop an inventory of locations within the communities plan area where commercial and industrial development opportunities are encouraged to occur in the future. (Refer to the Land Use Element of this plan for locations and descriptions of commercial and industrial land use designations.)

STANDARDS
69.1.1 Amend the Pierce County Comprehensive Plan and Development Regulations-Zoning to reflect the commercial/industrial areas identified by the communities plan. Delete

Principle 2. Pierce County shall work with other public agencies and private interests to identify and promote sites which can be suitably developed for a variety of local employment opportunities.

Principle 3. Pierce County shall work with property owners to determine the development potential of sites having commercial and industrial employment possibilities.

ED Objective 70. Utilize existing commercial and industrial areas within the communities plan area to the maximum development potential.

Principle 1. Direct future commercial and industrial growth into existing commercial and industrial areas through zoning and other efforts, rather than expanding into existing residential areas. LU 36.4

Principle 2. Promote commercial and industrial infill opportunities within the communities plan area where public infrastructure, services, and facilities already exist or are planned. LU 6

Principle 3. Allow new residential development within designated commercial areas where it supports the primary commercial functions and can maximize the economic development potential within these areas.

Principle 4. Prohibit new residential development within designated industrial areas to maximize the economic development potential within these areas.

Principle 5. Ensure that compatible economic activities are located in proximity to each other and their functioning is not adversely impacted by other uses.

Principle 6. Encourage redevelopment of underutilized commercial and industrial areas within the communities plan area.

STANDARDS

70.6.1 Develop an inventory of locations within the communities plan area where commercial and industrial uses are now occurring and where redevelopment opportunities could occur in the future, such as the potential to consolidate smaller parcels of commercial/industrial land to facilitate their use in a more efficient manner. LU-7
70.6.2 Provide a visual and physical transition in bulk, setbacks, landscaping, and architectural style between the existing commercial/industrial uses and any adjoining residential uses through design standards and guidelines. D 7.7

ED Objective 71. Target new areas for commercial and industrial growth which are or are planned to be serviced with the infrastructure for development.

Principle 1. Utilize the Pierce County Capital Facilities Plan, 6-Year Transportation Improvement Plan, Unified Sewer Plan, Coordinated Water System Plan, and Surface Water Management Plan to determine the existing and proposed availability of infrastructure for new areas for commercial and industrial growth. CF 2+

Principle 2. Pierce County should work with local utility providers to coordinate and encourage undergrounding of utility lines on major commercial arterials. U-6.1

ED Objective 72. Designate additional land for industrial uses and incubator space for start-up industrial businesses.

Principle 1. Areas targeted for industrial growth shall contain elements such as adequate infrastructure or the potential to be easily served by infrastructure and convenient access to major highways or freeways. LU 52+

Principle 2. Designated industrial areas in the communities shall contain parcels greater than 10 acres for industrial park and individual land intensive industrial development and parcels of less than 10 acres for small industrial development which may serve as incubator space for start-up businesses and small and medium size industrial operations. LU 52+, 54+

Principle 3. Encourage the development of industrial areas which provide incubator space for small-scale, start-up industrial and high tech businesses.

Principle 4. Efforts shall be made to focus industrial, office park, and research development into the following areas:
- South Portland Avenue Community Employment Center (CE);
- A Street/SR-512 CE;
- North Steele Street CE;
- South Steele Street CE;
- South Pacific Avenue CE;
- Mountain Highway CE; and
- Selected portions of the Mixed Use Districts and Community Centers.
ED Objective 73. Promote commercial and industrial growth within the communities while maintaining the natural environment and the character of adjacent residential development.

Principle 1. Adopt design guidelines and standards and development regulations which shall mitigate any negative impacts between commercial/industrial areas and residential neighborhoods and sensitive features in the natural environment.

STANDARDS

73.1.1 Development regulations shall address buffers between commercial/industrial uses and adjacent residential neighborhoods and the natural environment.

73.1.2 Revise the landscaping and buffering requirements in the Pierce County Development Regulations-Zoning where needed to maintain adequate buffers and to preserve existing vegetation.

73.1.3 Design standards and development regulations shall address safety, quality of appearance, lighting, noise, odor, vehicular access, nonmotorized access, and environmental quality.

73.1.4 Design standards should provide for attractive, safe, accessible, parking areas within the commercial centers and corridors.

Principle 2. Identify and mitigate potential impacts to the natural environment or adjacent residential neighborhoods which may be associated with developing sites selected for commercial and industrial development.

ED Objective 74. Pierce County, in cooperation with the Pierce County Economic Development Board, the Tacoma-Pierce County Chamber of Commerce, and other business organizations and associations, shall actively recruit certain commercial and industrial uses to locate within the communities plan area. EC 1.5

Principle 1. Promote the development of recreational/youth-oriented commercial activities such as movie theaters, bowling alleys, etc. in the commercial centers. Duplicate from Land Use-left in LU section

Principle 2. Promote health care industry facilities in commercial centers. Duplicate from Land Use-left in LU section

Principle 3. Promote lodging opportunities in the Activity and Community Centers, particularly in the vicinity of the Pacific Lutheran University campus. Duplicate from Land Use-left in LU section
Principle 4. Promote the development of office space for professional services, computer industries, or corporate headquarters in commercial centers and selected portions of the Community Employment Centers. Duplicate from Land Use-left in LU section

Principle 5. Promote pedestrian-oriented retail uses such as arts and crafts, specialized gift shops, delis, restaurants, boutiques, etc. in commercial centers. Duplicate from Land Use-left in LU section

Principle 6. Promote the establishment of destination attractions and supporting uses, including but not limited to the Harold LeMay Car Collection or portion thereof, which could draw Mount Rainier bound tourists to linger in the communities. Duplicate from Land Use-left in LU section

STANDARDS

74.6.1 Pierce County shall work with the owners of the Harold LeMay Car Collection, the Tacoma-Pierce County Chamber of Commerce, Tacoma-Pierce County Convention and Visitors Bureau, and other organizations and associations to assist in the siting, funding, development, and marketing of a facility for the display of part or all of the Harold LeMay Car Collection in the Parkland-Spanaway-Midland community, preferably on the site of the Marymount Academy in Spanaway. Duplicate from Land Use-left in LU section

74.6.2 Pierce County shall work with the Tacoma-Pierce County Chamber of Commerce, Tacoma-Pierce County Convention and Visitors Bureau, and other organizations and associations to develop and market other intense recreational activities, i.e., activities which draw significant densities of customers and visitors, in the Parkland-Spanaway-Midland community. Duplicate from Land Use-left in LU section

Principle 7. Work with Pacific Lutheran University to promote the establishment of businesses which could benefit from proximity to the staff and students of the university and be of benefit to either the university or its students or faculty. Duplicate from Land Use-left in LU section

Principle 8. Work with authorities at McChord Air Force Base and Fort Lewis to identify and promote development of commercial businesses.

STANDARDS
74.8.1 Work with military authorities to identify the commercial retail and service needs and wants of single and married personnel who live both on base and off and encourage the development of such uses where compatible with residential and commercial neighborhoods and community values.

74.8.2 Work with military authorities to identify employment needs of military families and work to encourage location of businesses that can accommodate employment needs.

74.8.3 Work with military authorities to identify the types of military supplies that could be obtained locally and encourage the development of such businesses.

74.8.4 Work with and encourage military authorities to allow regular access through the McChord and Fort Lewis east gates for persons working on base to more easily obtain goods and services in Parkland and Spanaway.

Principle 9. Promote the location of technology development businesses and organizations within the commercial centers and the Community Employment Centers.

ED Objective 75. Monitor areas designated for commercial and industrial development, redevelopment, and revitalization to determine if the actual level of development provides an adequate amount of land for economic growth and vitality within the communities plan area. Process delete

Principle 1. Pierce County shall track annual development of commercial and industrial uses within the communities plan area to determine if it is consistent with the levels of anticipated growth. Process delete

STANDARDS

75.1.1 If development is less than projected, determine why and take appropriate actions through Pierce County or other efforts to recruit or redesignate areas to other more appropriate uses. Process delete

75.1.2 If development is more than projected, review the appropriateness of designating additional areas for development. Process delete

ED Objective 76. Monitor a variety of economic indicators to determine if policies contained within this plan are meeting the objectives for economic growth and vitality. Delete
Principle 1. Pierce County shall prepare a report related to annual economic indicators every five years or in conjunction with a communities plan update, whichever comes first. Delete

STANDARDS

76.1.1 Economic indicators shall include but are not limited to the following: taxes in the area, new construction permits, business licenses, increase/decrease in the standard of living, wage levels, business stability/turnover (if declining or high turnover, what kind, how many and why), kinds of businesses the community attracts and why, and police activity (crime level increasing/decreasing, graduation rates/drop out rates). Delete

Commercial Revitalization

ED Objective 77. Develop strategies to enhance commercial centers and corridors within the communities plan area.

Principle 1. The following commercial centers and districts meet the criteria for commercial revitalization efforts, and efforts shall be focused into the neighborhoods according to the following community rankings. Revitalization efforts shall not be focused into second or subsequent priority neighborhoods prior to the top priority of each community having received appropriate revitalization attention.

Midland:
1. 99th Street Neighborhood Center (NC);
2. 72nd Street Mixed Use District (MUD); and

Parkland:
1. Garfield Street Activity Center (AC);
2. South Parkland/Pacific Avenue MUD;
3. North Parkland/Pacific Avenue MUD;
4. 112th Street MUD (west of D Street); and
5. Park Avenue/112th Street/C Street NC.

Spanaway:
1. Central Spanaway/Pacific Avenue MUD;
2. Spanaway Park AC; and
3. 176th Street Community Center.
Principle 2. The following commercial centers and districts do not meet the criteria for commercial revitalization efforts but efforts shall be focused toward developing these neighborhoods for commercial purposes:

- North Portland Avenue Mixed Use District (MUD);
- 112th Street MUD (east of D Street);
- Central Parkland/Pacific Avenue MUD;
- 8th Avenue MUD; and
- 8th Avenue Community Center.

Principle 3. Pierce County, in cooperation with the business organizations and associations, shall work with business groups to institute business improvement programs within selected commercial areas targeted for commercial revitalization and in areas requiring substantial initial development and in new and existing industrial areas.

Principle 4. Pierce County shall work with the local business community within selected commercial target areas to develop the framework for a business improvement program including but not limited to structuring local marketing efforts, physical improvements programs, parking and building improvements, special management organizations, or other programs necessary for effective revitalization of the area.

STANDARDS

77.4.1 Business improvement programs shall focus on improving the tenant base through retention and recruitment efforts, facade renovations which utilize common design elements, installation of supporting public improvements, active enforcement of local zoning, weed and refuse control ordinances, and collective promotion and maintenance of the commercial target area.

77.4.2 Funding for a business improvement program shall be provided through public financial incentives including revolving loan funds (RLF), Small Business Administration (SBA) loans, and microenterprise loans, efforts of private financial institutions, and a commitment from local businesses to complete identified site and facade renovations.

Principle 5. Work with the private sector to create a Pacific Avenue redevelopment strategy that can mobilize local and regional resources to build an enhanced tax base.

Principle 6. The County, Chamber of Commerce, business and community leaders should form a Task Force to make recommendations on the formation of a Parkland-Spanaway-Midland business district along SR-7 from SR-512 to 176th.
ED Objective 78. Pierce County shall work with the community to reprioritize planned public projects within the commercial revitalization target areas. Such projects will contribute to a revitalization effort by upgrading the appearance, setting it apart from its surroundings, and enhancing the attractiveness of the business environment.

Principle 1. Pierce County shall identify and prioritize, with community assistance, projects which support a business improvement program within targeted commercial centers and districts. **Same as above**

Principle 2. Projects which enhance a commercial target area’s appearance include but are not limited to: installation or repair of common public spaces such as sidewalks, plazas, and bus stops; installation of planting areas, landscaping, and specialized street furniture or lighting; and design and installation of quality graphics, directional signs, planters and plantings, or banners that bring color to the street, etc.

ED Objective 79. Seek the support of business organizations and associations to provide marketing and promotion assistance to businesses within the communities plan areas targeted for commercial revitalization.

Principle 1. Request that the Tacoma-Pierce County Chamber of Commerce prepare a market assessment to help determine the viability of potential target areas.

**STANDARDS**

79.1.1 Market assessments shall provide an update of the commercial market through analyzing the area’s past and recent performance in the various sectors; documenting existing conditions, emerging trends, opportunities, and constraints (i.e., the depth of the market); and identifying a portfolio of key properties and development opportunities.

79.1.2 The market assessment shall help rank and prioritize the potential target areas for the receipt of public improvements.

Principle 2. Utilize existing or form new local business associations to help develop common promotion (advertising, joint merchandising, and special events) and future business development (leasing, business recruitment, and market research) within selected commercial target areas.

Business Assistance and Marketing

ED Objective 80. Provide educational opportunities to businesses within the communities plan area on community values. **EC 5+**
Principle 1. Pierce County shall through development of policies and implementing actions in the Land Use and Community Character and Design Elements promote amenities within the commercial areas that address safety, adequate lighting and parking, and cleanliness. D 7.6

ED Objective 81. Target and promote educational opportunities on how to operate a small business. EC 6.1

Principle 1. Encourage business owners to participate in local community and technical college programs and other seminars conducted by Pierce County, the Tacoma-Pierce County Chamber of Commerce, and others on running a small business by informing them of opportunities and making opportunities convenient. EC 6

Principle 2. Encourage the Small Business Administration (SBA) to make information about the availability of funding for improvements, expansions, relocations, etc. more readily available to local businesses through a targeted information campaign. EC 6.2

Principle 3. Encourage education opportunities such as regional expositions, loan officer seminars on available financing, SCORE training, and local economic development fairs to be held within the communities plan area. Training topics should, at a minimum, address marketing and promotion strategies, developing business plans and reports, management skills, new technology, etc. EC 6+

ED Objective 82. Provide information and technical assistance to aid expansion of existing businesses within the communities plan area. EC 6.3

Principle 1. Coordinate business assistance activities with other local organizations to minimize duplication of efforts and maximize resources. EC 6.3.1

STANDARDS

82.1.1 Utilize the resources of the Tacoma-Pierce County Chamber of Commerce to provide business services such as business promotion (common advertising, joint merchandising, and special events), business development (leasing information, business recruitment, market research), and labor recruitment and training. EC 6.4

Principle 2. Pierce County and the Tacoma-Pierce County Chamber of Commerce shall promote available information, technical assistance and loans for business expansion and job creation. EC 6.2

STANDARDS
82.2.1 Pierce County and the Tacoma-Pierce County Chamber of Commerce shall develop an inventory of available business assistance programs and publish in a form useful to businesses of all sizes. EC 1.2.2

82.2.2 Pierce County shall maintain current commercial and industrial site survey information such as available and projected public services, surrounding land uses, transportation capabilities, critical areas, and other relevant economic information. Delete

Public/Private Partnerships

ED Objective 83. Pierce County shall participate in special public/private ventures within the communities plan area when such ventures provide public benefits, support commercial or industrial development or commercial revitalization policies, and are appropriate to the long-range goals of the County.

Principle 1. Pierce County shall act in partnership with the private sector to fund infrastructure as part of the communities plan to encourage redevelopment to convert outdated and underutilized land and buildings to high-valued or appropriate land uses.

Principle 2. Pierce County shall budget for public infrastructure to encourage in-fill, land assembly, redevelopment, and land conversion for commercial and industrial development, with the priority towards those areas with substantial private development.

ED Objective 84. Pierce County shall evaluate regulatory and other constraints to continued business operations and devise appropriate regulatory and nonregulatory plans to minimize the effect of such constraints. EC 1.4

ED Objective 85. Pierce County shall promote an expedited permit process, through conducting a planned action, which eliminates the need for a State Environmental Policy Act (SEPA) environmental threshold determination and associated appeal, within selected centers and districts in the communities plan boundaries targeted for commercial or industrial development, redevelopment, or revitalization. Delete

Principle 1. Adopt a planned action ordinance which will allow for identifying threshold levels and mitigation measures to support development within targeted commercial or industrial areas. A planned action ordinance shall contain the following criteria: project review under a planned action will be limited to a consistency and compliance review related to adopted planned action ordinance, comprehensive plan, community plan, and development regulations; and proposed developments which exceed identified threshold levels or do not meet mitigation measures set forth in
the communities plan will not be considered a planned action and will revert to the standard permit and SEPA review process. **Delete**

**Principle 2.** Adopt a regulatory framework to support planned actions within Pierce County. **Delete**

**Principle 3.** Centers and districts in each community shall be targeted for a planned action according to the following priorities:

**Midland:**
1. 99th Street Neighborhood Center (NC);
2. South Portland Avenue Community Employment Center (CEC);
3. A Street/SR-512 CEC;
4. North Portland Avenue Mixed Use District (MUD); and
5. 72nd Street MUD.

**Parkland:**
1. Garfield Street Activity Center (AC);
2. South Steele Street CEC;
3. North Steele Street CEC;
4. South Parkland/Pacific Avenue MUD;
5. North Parkland/Pacific Avenue MUD;
6. 112th Street MUD;
7. Park Avenue/112th Street/C Street NC; and
8. Central Parkland/Pacific Avenue MUD.

**Spanaway:**
1. Central Spanaway/Pacific Avenue MUD;
2. Spanaway Park AC;
3. Mountain Highway CEC/8th Avenue MUD/8th Avenue Community Center (CC); and
4. 176th Street CC.

**Employment Opportunities**

**ED Objective 86.** Provide educational opportunities to the local citizenry on job training services and employment opportunities that are available within the communities plan area. **EC 5+, 6+**

**Principle 1.** Pierce County shall work with educational organizations and other organizations to develop education programs for job opportunities available within the communities plan area. **EC 5+, 6+**

**Principle 2.** Encourage Washington State to develop a Washington State Economic Security Department co-location site within the communities plan area.
Principle 3. Promote job search and skills training opportunities provided by local community and technical colleges through education of employers and potential employees. EC 5+, 6+, 7

ED Objective 87. Ensure access to jobs within the communities plan area by coordinating public transportation between residential areas and commercial and employment center sites. T 16+

Principle 1. Encourage Pierce Transit to route bus service between and through residential neighborhoods and commercial and employment center sites and in those corridors such as Portland Avenue where service is currently not provided. T 16+

Principle 2. Encourage employers to promote rideshare and public transportation subsidies for employees who utilize public transportation. T 16+, 22+
FACILITIES AND SERVICES ELEMENT

FACILITIES AND SERVICES POLICIES

GOAL

The following statements comprise the Goal for Facilities and Services within the Parkland-Spanaway-Midland Communities Plan:

- Promote community health, safety, and general welfare throughout the area through the timely provision of public facilities and services sufficient to serve the needs of existing and future residents.

- Encourage joint development and use of facilities by separate public agencies. Public facilities and services shall be located, designed, and installed in an environmentally sound, aesthetically pleasing, and fiscally responsible manner.

- Develop a safe, convenient, and accessible region-wide nonmotorized system (for pedestrians, bicyclists, etc.). The nonmotorized system will link residents of the same neighborhood and other neighborhoods to one another and with community facilities, the transit network, commercial areas, and places outside Parkland, Spanaway, and Midland and serve as an alternative to motorized transportation.

- Develop a transit system that is accessible and convenient.

- Alleviate congestion on major roadways in the communities through a combination of trip reduction methods, access control, and increasing personal and freight mobility of major roadways.

- Provide parks and recreational facilities sufficient to enhance the quality of life and meet the needs of the individual and the communities.

- Enrich and enhance existing park and recreational opportunities by providing sites, programs, and activities for all segments and ages of the community.

- In planning for both current and future community residents, remain flexible to adapt to the changing park and recreational needs of community residents.

OBJECTIVES, PRINCIPLES, STANDARDS

General
Adequate public infrastructure, facilities, and services are necessary to support and maintain a healthy level of economic growth and development. The intent of the following objectives, principles, and standards is to insure that the necessary infrastructure, facilities, and services are in place and are adequate to serve the needs of the residential, commercial, and industrial development projected to occur within the communities plan area. In some cases, identified facility and service needs have been prioritized and will augment those projects identified in the Pierce County Capital Facilities Plan.

**FS-G Objective 88.** Provide additional infrastructure, facilities, or services within the communities plan area which support or enhance business activities and residential growth. **CF3+**

**Principle 1.** Utilize the Pierce County Capital Facilities Plan, 6-Year Transportation Improvement Plan, Unified Sewer Plan, Coordinated Water System Plan, and Surface Water Management Plan to determine the existing and proposed availability of infrastructure for new areas for residential, commercial, and industrial growth. **CF 2.1**

**Principle 2.** Allocate funding for public infrastructure to encourage in-fill, land assembly, redevelopment, and land conversion for commercial and industrial development, with the priority towards those areas with substantial private development. **CF 3+**

**Principle 3.** Priority shall be given to the maintenance and improvement of public facilities in commercial centers, given their roles as the focal point of neighborhoods or communities, and along major routes connecting the commercial centers to the residential neighborhoods. **CF 5+**

**Principle 4.** Construct public works projects that improve stormwater drainage within the communities plan area. **U 31+**

**Principle 5.** Investigate ways to minimize crime and vandalism problems within the plan area. **CF 17+**

**Principle 6.** Rank possible sites for planned public facilities and services using a priority system. Allocate public services to sites which provide the greatest possible returns, unless private property owners can assist with the costs involved in extending or providing service. **CF 5+**

**FS-G Objective 89.** Identify existing and future demand for services to support planned actions within the communities plan area. **U 3.1**
Principle 1. Identify necessary infrastructure improvements through planned action(s). CF-3+

Principle 2. Coordinate the providers of water, sewer, power, natural gas, telecommunications, cable television, transportation systems, and other infrastructure through planned actions to ensure facilities and services are available. CF 7

Principle 3. Update the Pierce County Capital Facilities Plan (CFP) to include identified improvements necessary to support a planned action and economic development in general. CF 2+

FS-G Objective 90. Ensure that new development supports the cost of public facility and service expansions made necessary by such development. CF 6+

Principle 1. Develop and adopt mechanisms for predetermined impact fees to support community-wide transportation related improvements. CF-8.8

Principle 2. Enter into development agreements, where feasible, with private sector partners to address costs associated with site specific transportation improvements generated by the development of specific projects. T 30+

FS-G Objective 90-A. Provide direction and support initiatives that will provide funding for unmet community infrastructure needs.

Sewer and Wastewater Treatment

FS Objective 91. Utilize best construction methods and practices in the design and construction of sewer utilities. U 16

Principle 1. Locate sanitary sewers within developed road rights-of-way, whenever possible. U 16.5

Principle 2. Schedule construction activities to avoid sensitive time periods in the lifecycle of fish and wildlife, such as spawning, nesting, and migration.

Principle 3. Coordinate construction of sewerage improvements with other utilities. U-6

Principle 4. Design landscaping around sewerage facilities to reflect the area surrounding the facility or as otherwise provided in community plan design standards.
Principle 5. Utilize Best Management Practices (BMPs) for surface water management and erosion control during construction of sewer utilities. \( \text{U 16.1} \)

Principle 6. Implement or administer contamination protocols during construction of sewer utilities.

Standards

91.6.1 Enforce spill containment practices.

91.6.2 Service and fuel construction equipment outside of construction areas when practical.

91.6.3 Remove and dispose of contaminated materials in appropriate locations.

91.6.4 Adjust facility locations and alignments in the event that contaminated soils, groundwater, or buried wastes are identified during construction. \( \text{U 16.3} \)

Principle 7. Protect historic and archeological resources during the design and construction of sewer utilities. \( \text{CR 1} \)

Principle 8. Minimize impacts to traffic and transportation networks during the construction of sewer utilities. \( \text{U 16.2} \)

Standards

91.8.1 Contractors will be required to notify emergency service, utility providers, and schools regarding construction activities, schedules, and locations.

91.8.2 Whenever possible, construction will be scheduled to minimize disruption of access to area residences and businesses.

91.8.2.1 Traffic and circulation plans will describe measures to reduce traffic congestion.

91.8.2.2 Jacking or tunneling will be used under roadways where practical.

91.8.2.3 Notify area residences and business prior to construction.

91.8.2.4 When road closures are required, permit local traffic unless extenuating circumstances exist.

91.8.2.5 Backfill or sheet trench segments which cut across street segments at the end of each working day where practical.
91.8.2.6  Restoration of roadways damaged by construction will be performed in accordance with the *Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County*, the Office of County Engineer’s *Standard Drawings*, and the *Manual on Accommodating Utilities in Pierce County Rights-of-Way*.  

Delete

**Principle 9.** Avoid impacts to critical areas during construction of sewer utilities. *ENV U-16+

**Standards**

91.9.1  Avoid locating sewer utilities within critical areas. When critical areas cannot be avoided, utilize Best Management Practices or mitigation measures to reduce or offset associated impacts. *ENV 1, U-16+

91.9.2  Apply appropriate construction techniques, such as horizontal directional drilling (HDD), microtunneling, or jacking and boring, to avoid or minimize disturbance when sewer utilities cross streams, creeks, rivers, and wetland habitats. *U 16+

**Principle 10.** Avoid significant trees, established shrubs, and snags during construction of new facilities. *ENV 1, U-16+

**Principle 11.** Restore disturbed land areas after construction of sewer utilities and facilities located within the plan area. *U 16.4

**Standards**

91.11.1  Revegetate disturbed land in undeveloped areas using native shrub and herbaceous species as soon as feasible following construction. *U 16.4

91.11.2  Remove exotic invasive species such as Scot’s broom and Himalayan blackberry in conjunction with revegetation of disturbed areas.

**FS Objective 92.** Design treatment/collection systems to minimize impacts on the natural environment and surrounding development.

**Principle 1.** Consider the noise sensitivity of neighboring uses during the design of sewage facilities.

**Principle 2.** Design housing for above ground pump stations to be harmonious with surrounding structures.
FS Objective 93. Establish conservation measures that minimize the impacts of water usage associated with sewer utilities.

Principle 1. Urge retention of plumbing code requirements for low-flow fixtures.

Principle 2. Support cost-effective incentive programs for plumbing fixture and appliance replacement in service areas.

Principle 3. Participate in public information and education programs on water conservation in service areas.

Principle 4. Continue an aggressive infiltration and inflow control program.

Principle 5. Continue an aggressive pre-treatment program.

Domestic Water Systems

FS Objective 94. Ensure that an adequate amount of domestic water supply is available to support the level of population growth and land development projected within the communities plan area. U 20

Principle 1. The permitting process should take into account the availability of potable water. U 25

Standards

94.1.1 Evaluate the short platting and subdivision ordinances to ensure the availability of potable water is taken into account during all phases of the permitting process. U 25

Principle 2. Commitment for potable water shall be available prior to approval of preliminary plat. U 25

Principle 3. Revise water service boundaries in cases where the designated water service provider cannot provide timely or reasonable service.

Principle 4. Pierce County should seek to amend State laws to allow water to be moved between water systems to accommodate growth and development.

Principle 5. Pierce County should pursue the needed changes in State legislation either to ensure that water rights needed to accommodate future growth can be
obtained or that the Growth Management Act be amended to limit growth in the County so that additional water rights are not necessary.

Principle 6. Purveyors interested in regional supply network development should participate in the planning and construction of transmission, source, storage, and other facilities within their service area which could be jointly used by adjacent purveyors. U 29

Principle 7. Pierce County should continue to develop the Pierce County Water Utility as a source of wholesale water for purveyors operating within Pierce County.

Transportation

Nonmotorized Transportation

FS-T Objective 95. Meet the needs of bicyclists, pedestrians, and equestrians traveling on roads in the County and encourage the provision of nonmotorized facilities, including sidewalks, where it is appropriate to provide safe and convenient access between properties and facilities.

Principle 1. Nonmotorized facilities should provide a continuous and interconnected network that performs a transportation function connecting parks, playgrounds, open space areas, schools, residential and commercial areas, entertainment facilities, churches, and other centers. T-12+, 14+

Principle 2. Rest stops should be provided at strategic locations for user convenience. PR-15.1

Principle 3. Nonmotorized facilities should be designed to accommodate the intensity of use anticipated. T-12

Principle 4. Preservation of amenities along nonmotorized corridors should be assured PR-15+.

Principle 5. Separate nonmotorized facilities should be provided for incompatible modes in areas of intensive demand. Nonmotorized routes should be planned to avoid major arterial highways by following adjacent parallel rights-of-way where possible.

Principle 6. Nonmotorized facilities that serve or provide access to recreation areas should not interfere with other recreation activities in the area.

Principle 7. Freeway overpasses and underpasses should include safe and accessible sidewalks and paved shoulders for pedestrian and bicycle traffic.
Principle 8. Nonmotorized facilities shall be considered in all development approvals and roadway construction. T 14+

Principle 9. Maps, signs, and directional markers should be incorporated in the nonmotorized transportation system.

Principle 10. Pedestrian circulation systems should be safe, convenient, and efficient by considering the following strategies: D 8, D 2.1.2, D 8.6, T-12+
   a. Separating pedestrian walkways from roads with planting strips in high use areas such as schools, commercial, and recreation areas;
   b. Using texture, lighting, raising, or signing to make marked, established crosswalks more visible to motorists;
   c. Designing facilities to comply with the Americans with Disabilities Act. Delete

Principle 11. Pathways should be separate from motorized vehicle roads when safe and efficient. T-12+

Principle 12. Local nonmotorized networks should provide reasonable direct routes to properties within the area by minimizing dead end cul-de-sacs and providing direct connections to adjacent developments. T 12+

Principle 13. Design standards for the nonmotorized system will emphasize safety by conforming to accepted federal and State standards and practices. Whenever possible, the County should identify and avoid sharp turns, blind corners, and other safety factors. Delete

Principle 14. Drainage grates in shoulders and nonmotorized facilities should be designed and located to minimize bicycle and wheelchair hazards.

Public Transportation and Commuter Trip Reduction
FS-T Objective 96. Encourage and support transit and ridesharing as important elements of the transportation system. T16+, 22

Principle 1. Transit shelters and secure bicycle racks should be provided at all major transit stops. T-16+

Principle 2. Transit shelters should be well lighted, equipped with litter receptacles, and users protected from inclement weather. Shelters should be clearly visible, well marked, and posted with easy to read schedules and route maps. T 16.8

Principle 3. Park and ride lots with bus stops and shelters should be established throughout the area. T 16+
Principle 4. Mixed use development should be encouraged to create a demand for transit service in centers and Mixed Use Districts. LU 37

Principle 5. New transit centers should be considered in the Parkland-Spanaway-Midland area such as the Sprinker Activity Center. T 16+

Principle 6. Explore opportunities to increase transit service in the Parkland-Spanaway-Midland communities such as:
   a. New east-west routes and higher frequency for all routes;
   b. Increase time range of service to continue running in the late evening;
   c. Provide and maintain transit restroom facilities;
   d. Utilize transit vans where cost efficient;
   e. Integrate school transit and public transit;
   f. Extend rail service to the PSM communities and ensure that the commercial centers are connected to the regional rail service.

Principle 7. Work with Pierce Transit to increase the availability and effectiveness of transit in the commercial centers, in the connecting Mixed Use Districts, Employment Centers, residential areas, and the region at large. T 16+

Principle 8. As regional transportation programs, such as commuter rail in Lakewood, Tacoma, and Puyallup, are implemented, strive to ensure that the commercial centers in Parkland, Spanaway, and Midland are strongly connected to the regional transportation system. T 16+, 22, LU 37

Principle 9. Work with Pierce Transit, Washington State Department of Transportation (WSDOT), and Pierce County Public Works and Utilities to develop a transit system and pedestrian/bicycle system that encourages movement through commercial centers by foot, bus, or bike. T 15+, 22, LU 37

Principle 10. Encourage employers to promote rideshare and provide public transportation subsidies for employees who utilize public transportation. T 22

FS-T Objective 97. Emphasize pedestrian and bicycle traffic and transit usage in the commercial centers. LU-37

Principle 1. Pierce County shall improve pedestrian amenities through public improvements, sign regulations, and development standards. T 12, 14

Standards
97.1.1 Priority shall be given to the maintenance and improvement of pedestrian amenities in commercial centers, given their role as the focal point of neighborhoods or communities. \textit{T 12, 14, LU-37}

97.1.2 Priority shall be given to the maintenance and improvement of pedestrian amenities along major routes connecting the commercial centers to the residential neighborhoods. \textit{T 12, 14, LU-37}

Principle 2. Pierce County shall work with Pierce Transit to increase the availability and effectiveness of transit in the commercial centers, in connecting Mixed Use Districts, Employment Centers, high, moderate, and low density residential areas, and the region at large. \textit{T 16+}

Principle 3. As regional transportation programs, such as commuter rail in Lakewood, Tacoma and Puyallup, are implemented, Pierce County will strive to ensure that the commercial centers in Parkland, Spanaway, and Midland are strongly connected to the regional transportation system. \textit{T 1, 16+}

Principle 4. Pierce County Planning and Land Services shall work with Pierce Transit, Washington Department of Transportation (WSDOT), and Pierce County Public Works and Utilities to develop a transit system and pedestrian/bicycle system that encourages movement through the center by foot, bus, or bike. \textit{Repeat of principle 9 above – T 15+, 22, LU 37}

Principle 5. Require pedestrian linkages between individual business properties to encourage more pedestrian movement outside of existing shopping centers. \textit{D 8+}

Principle 6. Provide pedestrian pathways between sidewalks and building entrances and between adjacent properties and buildings to ensure that parking lots are not a barrier to pedestrians within commercial areas. \textit{D 8+}

\textbf{Sustainable Transportation}

\textbf{FS-T Objective 98.} Locate roadways to preserve community identity and sensitive environmental areas. \textit{T 28+}

Principle 1. All lands that have been modified during and after construction shall be stabilized and vegetation restored to the property. \textit{T 28+}

Principle 2. A program should be undertaken which incorporates vegetative screening, street furniture, bus stop shelters, and accessibility. \textit{Delete}
Principle 3. Access on and off State Route 512 should be limited to Steele Street, Pacific Avenue, Portland Avenue, and Canyon Road.

Principle 4. State Route 7, Canyon Road, Portland Avenue, and Spanaway Loop Road should remain the only major north-south arterials.

Principle 5. Assure that roads, highways, and transportation facilities are designed and constructed in partnership with nature, preserving as much as possible the natural environment and existing vegetation of the area. Plan and locate arterial roads to preserve neighborhoods and resource areas by avoiding bisection of these areas. T 28+, 8

FS-T Objective 99. Develop and improve access and traffic flow for selected roadways.

Principle 1. Site circulation systems should be designed to improve mobility in and between residential and commercial developments. D 8+

Principle 2. Encourage access to State Route 7 from intersecting streets by discouraging direct access onto State Route 7. T 11+

Principle 3. Curb cuts and driveways serving more than one development should be utilized. T 11+

Principle 4. Pierce County shall initiate a program to reduce high traffic volumes and speeds through residential neighborhoods, utilizing methods such as traffic calming measures and traffic circles. T 9

Principle 5. Place primary emphasis on the maintenance and improvement of existing roads rather than the construction of new roads. T 3+

Principle 6. Develop transportation facilities to keep pace with planned growth needs and not as stimulators to unplanned or excessive growth. Avoid unnecessary duplication of roads in order to save costs, minimize impervious cover, and preserve scenic atmosphere and open space. T 3+

Principle 7. Create a street network that:
   a. reflects the demand and need for motor vehicles, transit, pedestrians, and bicyclists;
   b. provides a safe, convenient, attractive, and comfortable pedestrian and bicycling environment that eliminates potential conflicts and promotes safety for all modes of travel; and
   c. reinforces the different functions of streets by creating distinct identities for arterials and local roads. T 1

Principle 8. Work with Washington State Department of Transportation to achieve a balanced flow of traffic volume on State Route 7.
Principle 9. Complete necessary transportation projects within the plan area as set forth in the Appendix. Delete-process

Standards

99.9.1 The priorities identified in the appendix and map can change and new projects can be added, but only if the new projects comply with the goals, objectives, principles, and standards of the plan. Delete-process

99.9.2 The list of projects will be reviewed annually through the programming process (Pierce County Transportation Improvement Program) that is required by RCW 36.81 or subsequent legislation. Delete-process

FS-T Objective 100. Reduce visual and noise impacts of roads and automobiles. T 29+

Principle 1. Vegetative or constructed screening for aesthetics, noise abatement, extraneous light, visual distractions, and safety purposes should be established for all arterials and highways. T 28.10

Principle 2. Use vegetation to help retain water and facilitate effective drainage practices. T 28.10

Principle 3. Coordinate the planning and construction of utility and transportation improvement projects. The coordination process between external utility companies/providers and internal Pierce County departments and divisions should minimize right-of-way disruptions caused by construction, minimize costs, and maintain pavement integrity. CF-7, U-6

Principle 4. Work with the business community, the surrounding Spanaway community, Pierce County Parks and Recreation, Pierce Transit, and the WSDOT to develop a streetscape improvement plan for the Spanaway Park Activity Center.

FS-T Objective 101. Encourage commercial and industrial growth by maintaining a reasonable level of vehicular mobility within areas targeted for commercial and industrial development. T 1, 2

Principle 1. Conduct an environmental analysis to determine transportation related mitigation measures for a range of impacts associated with commercial and industrial development for selected target areas. Delete

Principle 2. Improvements recommended in the plan shall be utilized when developing a planned action ordinance. Delete
Law Enforcement and Fire Protection

Law Enforcement
FS Objective 102.
Provide an adequate number of law enforcement staff, based upon population growth and crime rate, to address community concerns for safety and vandalism of personal property. CF 17

Principle 1.
Evaluate the number of on-duty commissioned officers within the plan area to determine a more accurate level of service. CF 17.1

Principle 2.
Consider establishing a new Pierce County Sheriff’s precinct within the plan area. CF 19

Standards
102.2.1 New precincts should have direct access to major arterial roads. CF 19

Principle 3.
Increase Pierce County Sheriff patrols in the commercial areas according to crime rates along Pacific Avenue to better address crime and property vandalism problems. CF 17

Fire Protection
FS Objective 103.
Support the efforts of Fire District #6 in responding to the increasing demand for services in the plan area. CF 14.1

Principle 1.
Pierce County Fire Prevention Bureau (FPB) should continue to provide support services to the fire district. CF 15

Standards
103.1.1 FPB should communicate with the fire district regarding design of new developments and the layout of water system plans. Provide the copies of these plans to the fire district upon approval. CF 16
103.1.2 FPB should review building and development permits for consistency with applicable fire safety regulations. CF 15
103.1.3 FPB should solicit information from the fire district regarding specific development projects (e.g., the appropriate location for fire alarms in a school). CF 15
103.1.4 FPB should provide enforcement of fire codes in the community. CF 15
103.1.5 FPB should conduct fire investigations within the community as necessary. CF 15
Principle 2. Pierce County should encourage the use of volunteers that provide support to the fire district. **CF 14.4**

**Standards**

103.2.1 Promote the use of volunteers for emergency services as well as for CPR, first aid, and other public health and safety training. **CF 14.4**

Principle 3. Pierce County supports the efforts of the fire district in establishing a team that would provide specific rescue operations in cooperation with other County agencies. Special training and equipment is necessary for trench rescue, high angle rescue, water rescue, and confined space rescue services. **CF 14.2**

Public Schools

FS Objective 104. Coordinate land use planning and school district capital facilities planning. **CF 21**

Principle 1. Pierce County shall coordinate capital facilities planning with the Franklin Pierce and Bethel School Districts. **CF 21**

**Standards**

104.1.1 Consider school district facility needs and requirements when making land use decisions. **CF 21**

104.1.2 Facilitate the development of new parks and trails adjacent to existing or planned school sites to facilitate joint use of playground and recreational facilities. **PR 1.3**

104.1.3 Student enrollment should not exceed classroom capacity. **CF 21.1**

Principle 2. Encourage school districts to update School Capital Facilities Plans to document the need for increase impact fees in areas within the district where schools are overcrowded for five consecutive years and are using 24 or more portables. **CF 21.2**

**Standards**

104.2.1 Pierce County should coordinate with the Franklin Pierce and Bethel School Districts on an annual basis to determine if the current impact fee payments are effective. The district should provide the County Council with an accounting of how the fees are being utilized. **CF 21.3**
Parks and Recreation

**Park Site Acquisition**

**FS-P Objective 105**
Acquire selected parcels of land for future development of park and recreational facilities. **PR 1+**

**Principle 1.** Focus on park site acquisitions that serve to expand existing facilities.

**Standards**

105.1.1 Expand Gonyea Playfield with an extension to the Hope property through walking trails and road-crossing striping.

105.1.2 Expand Dawson Playfield by adding any vacant adjacent parcels to add more park/open space area.

**Principle 2.** Purchase additional land throughout the plan area for future development of park facilities. High priority areas for future park acquisition include:

a. Areas around Ford Middle School and Harvard and Midland Elementary Schools.

b. 169th and 170th and SR-7.

c. Around the Spanaway Speedway (22nd and Military Road).

d. 176th past B Street by the Prairie House Museum (Spanaway Historical Society) located at 824 E. 176th Street.

e. South Spanaway area.

f. South of Tule Lake Road and Clover Creek and along the edges of Clover Creek and North Fork Clover Creek.

g. Larger park or several smaller parks south of 152nd and east of SR-7.

h. Golden Given and 105th Street E.

i. C Street on the south side of Clover Creek;

j. A Street and B Street and along 132nd, 133rd, 134th, etc.; and

k. Other designated locations along Clover Creek.

**Principle 3.** Priority should be given to expanding a system of community and neighborhood level parks that are within walking distance of residential neighborhoods.

**Principle 4.** Balance expenditures on undeveloped park property acquisition with maintenance of existing facilities. **PR 3.3, 1.6**

**Standards**

105.4.1 New level of service standards for recreational facilities on existing park sites should be achieved in conjunction with acquisition of raw land.
105.4.2 Pursue park site acquisition when a good opportunity is available so as to bank the land for later park and recreation development. 

PR 1.2.2

Park and Recreation Facility Development and Level of Service (LOS) Standards

FS Objective 106. The community should establish LOS standards for regional and local level parks for park projects financed at the local level. A local park district, if formed, should develop park and recreation facilities to these standards. The County should assist the community by exploring funding alternatives to enable development of these facilities. PR 3+, 7+

Principle 1. Explore alternative methods of funding regional park and recreation facilities.

Standards

106.1.1 Pierce County should continue to operate Sprinker Recreation Center (SRC) as a regional park facility and pursue additional private vendors (such as soccer clubs) as a means to enhance programs and activities.

106.1.2 Explore sponsorship opportunities to support recreational programs at SRC.

106.1.3 Continue to improve the financial performance of SRC, including regular increases in fees to help pay for actual costs of operating and maintaining league play and savings from operational efficiencies.

Principle 2. The County should assist the community to develop a mechanism to fund the acquisition and development of local park and recreation facilities. The standards below provide recommended policies to guide this effort.

Standards

106.2.1 Support the creation of a Park Service Area to help fund and develop community and neighborhood level parks throughout the plan area.

106.2.2 Require an impact fee, land dedication, or fee-in-lieu-of dedication for community and neighborhood parks based upon the adopted LOS standards set forth in the Technical Appendix.

106.2.2.1 Amend existing development regulations to ensure consistency with the neighborhood LOS standards set forth in the Technical Appendix.

106.2.2.2 At such time as a Park Service Area is formed, an impact fee or fee-in-lieu-of dedication program for community parks should
be developed and administered by Pierce County. Collected fees should be transferred to the Park Service Area for park acquisition and development within the plan area.

106.2.3 New Master Planned Communities should be required to dedicate land for the development of community parks that are available to the general public.

106.2.4 Require all new residential lots or new residential units on lots of record to pay an impact fee, dedicate land, or pay a fee-in-lieu-of land dedication for the development of local parks. The structure of each of these options shall be correlated to the LOS standards set forth in the Technical Appendix.

106.2.5 In no case shall a required dedication of land within a residential development be less than 5,000 contiguous square feet.

106.3 Where appropriate, develop park facilities that generate funds. Incorporate revenue collection into the design of new community and neighborhood parks.

106.3.1 Consider charging user fees at sites that provide recreational opportunities at a rate that will support the facilities maintenance and operating cost.

106.3.2 Consider a sliding fee structure to allow fee discounts for low income and the elderly individuals.

Principle 3. Maintain the countywide LOS for regional parks within the plan area.

Standards

106.3.1 Address the current 25-acre regional park LOS deficit occurring within the plan area in the next annual update to the Capital Facilities Plan. Delete

106.3.2 Within the next six years, amend the Capital Facilities Plan to address the projected additional 21-acre regional park deficit within the plan area.

Principle 4. Encourage the County to establish LOS standards for community and neighborhood level park and recreation facilities.

Principle 5. Ensure that publicly owned park sites are protected and maintained in perpetuity.
Standards

106.5.1 Place conservation easements or covenants on existing and acquired publicly owned park sites that restrict future uses to park and recreation activities.

106.5.2 Require any proceeds from sales of publicly owned park sites located within the plan area be used to purchase an equivalent or greater amount of land within the plan area for park and recreation use.

106.5.3 The quality of the land needs to be the same or greater than that of any piece sold.

Principle 6. Provide opportunities for community involvement in siting and developing new regional parks and upgrading existing regional parks within the plan area. PR 9+

Standards

106.6.1 The Pierce County Parks and Recreation Department (Parks) should maintain a current list of civic, community groups, interested parties, and local governmental and non-profit agencies that are interested in regional park location and development. PR 9+

106.6.2 The Parks Department should provide notice of meetings and plans to civic, community groups, and local governmental and non-profit agencies that are interested in regional park location and development. PR 9+

106.6.3 The Parks Department should actively encourage joint civic, community groups, and local governmental and non-profit agency development of regional park sites that include a local park and cultural component. PR 9+

106.6.4 A site development plan should be developed and adopted within six years of acquisition for each newly acquired regional park site. The plans shall identify passive and active recreation areas, buildings, identified uses, and open space. PR1, 6+

106.6.5 Development of facilities at a regional park should occur only in accordance with the adopted development site plan, and no facility changes should occur prior to completion of the site plan. PR 6+

Principle 7. New parks within the plan area should be designed and located to serve the needs of all segments of the community. PR 1+, 2+
106.7.1 New park sites should be located in a manner to take advantage of the physical amenities within the plan area. Preference should be given to those sites containing prairie remnants, oak and coniferous woodlands, and wetlands. PR 1

106.7.2 New parks should provide both passive and active recreational areas. PR 1

106.7.3 The size of a regional park is typically 40 acres, however, these parks may be developed on larger or smaller parcels.

106.7.4 The size of a community park is typically 15 to 25 acres. Access to a community park should be from an arterial street if traffic volumes are anticipated to be high and parking shall be dependent upon the facilities provided. Restroom facilities should be provided at a community park.

106.7.5 The size of a neighborhood park is typically 5 to 10 acres. Neighborhood parks should be separated from one another in a relatively even manner throughout the plan area. Typically a 1- to 2-mile separation is desirable. Neighborhood parks should be reasonably central to the neighborhood they are intended to serve. Access to a neighborhood park should be via a local residential street. Walking and bicycle access routes should avoid physical barriers such as major arterial roads or stream crossings whenever possible. Parking or restroom facilities are typically not provided at a neighborhood park.

106.7.6 Neighborhood parks should be developed adjacent to school sites whenever possible in order to promote facility sharing. Facilities on the neighborhood park site should supplement uses that the school does not provide such as trails, open space, picnic areas, playground equipment, and multi-purpose paved courts.

106.7.7 Mini-parks shall be provided in all new residential subdivisions, multi-family complexes, mobile home parks, and senior housing developments.

106.7.7.1 Each mini-park should be improved with a variety of recreational amenities such as a playground, sports court, tot lot, picnic facility, gazebo, on-site water line, and associated landscaping.

106.7.7.2 When possible, open space tracts, screening buffers, and stormwater facilities should be connected with any mini-park to create the opportunity for a system of integrated walking trails.

106.7.7.3 At a minimum there should be a mini-park every 4 or 5 blocks.
106.7.7.4 Require walking paths or trails that connect new residential developments to any dedicated mini-park area. Such paths or trails should not cross any major roadways.

106.7.8 Areas designated for parks should be located contiguous to other designated park or open space areas.

## Trails

**FS Objective 107.** Provide a community-wide system of trails for nonmotorized transportation, nature viewing, and passive recreation. PR10

**Principle 1.** Utilize a classification system to distinguish the level of service (LOS) for each type of trail.

**Standards**

107.1.1 Major trails link destinations, provide for all user groups, and serve a regional scale.

107.1.2 Minor trails should provide access to local points of interest or unique environmental features, serve smaller user groups, and are typically at the community or neighborhood scale.

**Principle 2.** Trails should be located and designed in such a manner as to enhance user safety, provide access between locations and unique environmental features, and be aesthetically pleasing. PR 10

**Standards**

107.2.1 Separate pedestrian sidewalks/trails from roads by a planting strip. PR 11+

107.2.2 Blend trail system into critical and open space areas. PR 21+

107.2.3 Trailheads should be accessible from residential neighborhoods and, where possible, be integrated into publicly owned park and open space properties. Trailheads should be provided at the principal access points of major trails and should include adequate parking with signage and a trail map. A primary trailhead should have restroom and solid waste facilities. PR 15+

107.2.4 Trails should be designed to interconnect or form loops whenever possible. Trails should not dead end unless unique circumstances exist such as a trail that provides access to a specific destination. When a proposed development is adjacent to vacant property, trails should be
designed to accommodate future expansion at such time the adjacent property is developed. PR15+

107.2.5 Trails in environmentally sensitive areas should be designed and constructed in a manner that mitigates environmental impacts. PR12

107.2.6 Signs that identify any associated natural areas or wildlife habitat areas and encourage environmental awareness should be placed along trails in appropriate locations. PR15+

107.2.7 Develop trails with the primary function oriented towards pedestrians and bicycles. PR10

Principle 3. Purchase additional land throughout the plan area for future development of trail facilities. High priority areas for future trail acquisition and development include:

Standards

107.3.1 Along Clover Creek and North Fork Clover Creek.

107.3.2 Parkland east and west - Tule Lake Road to accommodate five schools going to Parkland Prairie, Schibig farm, and Gonyea Park.

107.3.3 Parkland north and south - C Street to Park Avenue to Yakima Avenue to SRC.

Principle 4. Require the dedication of major and minor trails during the site development process.

Standards

107.4.1 Designated trails should be considered for each subdivision and site plan approval.

107.4.2 When a site is located along a proposed trail route, then a linear section of land shall be dedicated and developed as a condition of approval. Such portion of land shall be credited towards any required park land dedication.

107.4.3 When a site is not located along a proposed trail route, then a fee-in-lieu-of land dedication shall be required to contribute towards the regional trail system.

107.4.4 Required land dedications or fee-in-lieu-of land dedications for minor (local) trails shall be based upon the LOS standard described in the
Technical Appendix and for major (regional) trails based upon the LOS standard described in the Comprehensive Plan.

**Principle 5.** Coordinate development of a system of trails with the Pierce County Transportation Plan.  

**Principle 6.** Extend existing trail/sidewalk areas before starting on undeveloped areas (i.e., complete in segments).  

**Principle 7.** Consider dedicating unopened rights-of-way and other public lands for trail purposes.

**Principle 8.** Maintain the countywide level of service for regional linear trails (major trails) within the plan area.

**Standards**

107.8.1 Address the current 34.1-acre regional linear trail deficit occurring within the plan area in the next annual update to the Capital Facilities Plan.  

Delete

107.8.2 Within the next six years, amend the Capital Facilities Plan to address the projected additional 2.9-acre regional linear trail deficit within the plan area.

**Principle 9.** Amend the Zoning Code to require the installation of nonmotorized transportation trails that connect new developments to schools, parks, or adjacent developments.

**Existing Parks and Recreation Programs**

**FS Objective 108.** Maintain the existing park and recreation facilities and programs located within the plan area.

**Principle 1.** Conduct maintenance and renovations that serve to enhance existing regional park and recreation facilities and programs.

**Standards**

108.1.1 Pierce County should continue the ownership and management of SRC and Bresemann Forest site for parks and recreation purposes and should complete the SRC Master Site Plan process (phase II and implementation strategy), and implement the recommendations contained in the phase I report including:
108.1.1.1 Initiate discussions with Fire Protection District No. 6 regarding the status of the satellite fire station and the potential reacquisition of the district’s .60-acre parcel.

108.1.1.2 Evaluate whether ice rink facilities can be expanded at SRC by adding a second sheet of ice to accommodate increased user volumes and activities.

108.1.1.3 Enclose/cover the existing outdoor tennis courts at SRC to meet increasing demands for indoor tennis facilities. At a minimum, improve the outdoor tennis facilities for safety and attractiveness.

108.1.1.4 Expand SRC to include indoor soccer programs and a full conditioning, weight training, and gymnasium complex.

108.1.1.5 Retain Spire Rock and pickleball, handball, racquetball, and basketball courts within the SRC complex.

108.1.1.6 Improve and expand support areas within SRC such as restrooms, hallways, locker rooms, and training rooms.

108.1.1.7 Improve the access to SRC by providing better connections to the surrounding neighborhoods and to Spanaway Park through sidewalks, pathways, and crossings.

108.1.1.8 Improve the parking lot landscaping, lighting, stormwater control, and signage at SRC.

108.1.1.9 Conduct immediate actions for SRC facility, as outlined in the SRC Master Plan, to improve access and life safety.

108.1.2 Evaluate establishing start-up location for a Boys and Girls Club at SRC. The Boys and Girls Club should include a computer lab and programs.

108.1.3 Install a skateboard park at SRC.

108.1.4 Install outdoor covered basketball courts at SRC.

108.1.5 Update the Bresemann Forest management plan.

108.1.5.1 Address the trail system and the need for amenities.

108.1.5.2 Consider invasive plant removal.

108.1.5.3 Explore environmental education opportunities.
108.1.6 Develop an environmental education trail along Spanaway Park/Spanaway Creek regarding wetlands/riparian areas.

108.1.7 Provide a portable restroom facility near Bresemann Forest/Spire Rock.

108.1.8 Address the goose overpopulation problem in Spanaway Park.

Principle 2. Provide upgrades to existing community and neighborhood parks within the plan area.

Standards

108.2.1 Commence development of the Hope site as a future expansion of Gonyea Playfield.

108.2.2 Clean up the garbage at the Hope site and maintain site until development.

108.2.3 Update the site plan for Dawson Playfield that at a minimum addresses drainage and the ballfields.

108.2.4 Reestablish and maintain the wading pool and resurface the existing tennis courts at Dawson Playfield.

Principle 3. Increase enforcement and safety within park and recreation facilities.

Standards

108.3.1 Continue bike and horseback patrols of the parks by the Pierce County Sheriffs Department. Provide foot patrols in Bresemann Forest to deter people from lighting fires/camping and perpetrating vandalism around Spire Rock.

108.3.2 Increase enforcement of scoop/leash laws.

108.3.3 Provide plastic sacks in park areas for dog scoops.

Principle 4. Reclassify Gonyea Playfield to a neighborhood park. **Repeat of 106.3**

Principle 5. Maintenance activities in parks should not cause any detrimental impacts to the natural environment **PR1**

Principle 6. Hire a volunteer coordinator/environmental educator to conduct natural history interpretation activities (e.g., plant identification and bird watching). **PR9+**
Principle 7. Develop regional swimming pools within the plan area.

Standards

108.7.1 Consider putting a regional level swimming pool at one of the local high schools or at SRC.

108.7.2 Expand the public swimming opportunities at Pacific Lutheran University pool.

Agency Coordination

FS Objective 109. Facilitate coordination between Pierce County, non-profit organizations, school districts, and other interested citizens to provide additional local level park and recreation facilities and programs within the plan area. PR8+

Principle 1. Pierce County should provide technical assistance for the development, operation, and maintenance of a Park Service Area to help fund the acquisition and maintenance of community and neighborhood parks and facilities. PR8+

Standards

109.1.1 The Parks Department should initiate the establishment of a Park Service Area within the plan area. PR8+

109.1.2 The Parks Department should provide assistance in the preparation of grants for property acquisition, operation, and maintenance of local parks. PR8+, 7+

109.1.3 Pierce County should adopt rules that allow developers to offer a payment in-lieu-of-land-dedication for residential developments, with fees going to a Park Service Area for community and neighborhood park development, operation, and maintenance. PR7+, 8+

Principle 2. Help develop cooperative agreements with the local school district for joint use of facilities. PR8+, 1.3+

Standards

109.2.1 The Parks Department should work with the local school district to coordinate a schedule for limited community use of the school district facilities. PR8+, 1.3+
109.2.2 School district facilities should be jointly used for community recreation programs serving all ages and ability levels whenever possible.

109.2.3 School fields should not be over-used by the community to the extent that they become damaged.

109.2.4 Community groups and recreation organizations should pay user fees to the school district that compensate for the costs associated with maintenance of school district facilities.

Pierce County Library System

FS Objective 110. Encourage the Pierce County Library System to maintain the existing level of service to ensure that the library system can serve future population growth. The principles below are recommended for the Pierce County Library System. CF 22

Principle 1. Acquire additional library space to meet the current capital facilities plan level of service standard of .47 square feet per capita of population. CF 22

Principle 2. Additional library facilities should be located in a location that is convenient to people using them with preference given to locating within a community or activity center land use designation or civic zone classification. CF 23

Power- Electricity and Natural Gas

FS Objective 111. Support expansion of electric utility facilities and encourage conservation measures to aid in meeting future demands for services. U 11

Principle 1. Regional natural gas facilities should be permitted in the plan area. U 12

Standards

111.1.1 Encourage the extension of natural gas distribution lines to and within the communities plan area. U 12

111.1.2 Coordinate land use and facility planning to encourage installation of natural gas facilities within rights-of-way that are being dedicated, constructed, or reconstructed. U 12.1

111.1.3 Accommodate the installation of facilities that will adequately provide safe, permanent, long-term supply of natural gas to the community. U 12
Principle 2. Promote conservation measures as a means of reducing the demands on the electric power supply system. U 5, 11

**Standards**

111.2.1 Conserve the use of electric energy in public facilities. U5, U 11.1

111.2.2 Promote energy conservation and encourage the use of alternative energy sources. U 5+

111.2.3 Encourage the installation of utility lines to connect non-utility owned electric generation sites to the power grid. U 10.2

111.2.4 Encourage building, landscaping, and site design that maximize passive solar gain. D-17.7

111.2.5 Provide appropriate locations for alternative energy sources. U 5.1

111.2.6 Encourage using fewer watts along highways, business, and residential areas. D 5+

**Solid Waste**

FS Objective 112. The plan area should be provided with an environmentally sound, economically responsible means of solid waste management that balances the need for this service with the costs of waste disposal. U 18, 19

**Principle 1.** Encourage recycling and promote programs that reduce the volume of solid waste. U 19

**Principle 2.** Encouraged private industry to provide sufficient disposal capacity for waste collection and processing capacity for recyclables produced in the plan area. U 19.3

**Principle 3.** Provide refuse disposal and recycling collection services to all residents and businesses within the plan area. U 18.2

**Principle 4.** Create incentives to produce less garbage by restructuring collection rates. U 19

**Principle 5.** Pierce County should study the need to form a Solid Waste Disposal or Collection District pursuant to state law. delete

112.5.1 If appropriate, establish mandatory garbage collection for residential and commercial properties. U 18.2
Stormwater Facilities

FS Objective 113. Integrate public regional stormwater detention and retention facilities into the natural environment. U 35

Principle 1. Recognize that regional facilities can provide aesthetic, recreation, and fish and wildlife habitat in a community park-like or open space setting. U 41.1

Standards

113.1.1 Plant facilities with more trees and native, non-invasive vegetation that is an indigenous plant community type suitable for areas designed to retain water. U 44

113.1.2 Minimize any fencing around ponds to allow for movement of wildlife through the site. U 47

113.1.3 Locate new facilities where they would serve to extend identified fish and wildlife habitat areas and open spaces, parks, and greenbelts. U 42

113.1.4 Establish pond depth and slope requirements that serve to reduce potential safety hazards and that serve to increase the habitat (e.g., with islands in the ponds and with variable microtopography on the pond bottom). U 46

113.1.5 Revise administrative procedures to restrict mowing on the banks or around stormwater ponds. Delete

FS Objective 114. Enhance drainage facilities within the plan area.

Principle 1. Adequately size stormwater pipe/culvert and retention/detention systems in new development to handle conveyance and storage/slowdown of surface water runoff and install in such a manner as not to impede or alter substantially the flow of existing water bodies.

Principle 2. Acquire flood-prone properties (both public and private) within the plan area, such as B Street and 136th and Tule Lake Road, for future stormwater detention areas.

Principle 3. Identify all culvert and stormwater inlets that discharge directly into or that are tight-lined directly to wetlands, lakes, and riparian areas.

Standards
114.3.1 Develop a program and timeline to retrofit any points of direct discharge and redirect this discharge into appropriate stormwater detention/retention or water quality facilities.

114.3.2 In any new development, prohibit stormwater from being directly piped into surface water bodies (i.e., wetlands, streams, creeks, lakes).

**Principle 3.** Explore the merger of the local drainage districts with Pierce County Surface Water Management. At a minimum, coordinate ditch maintenance and additional release of surface water runoff into existing ditches with applicable drainage districts.

**FS Objective 115.** Update and integrate Water Programs fees, programs, and plans as changes occur. **Delete**

**Principle 1.** Evaluate the current Pierce County Surface Water Management fee credit program in light of any changes in performance standards, to determine whether the percentage of credit previously granted should be vested for a certain time period. **Delete**

**Principle 2.** Coordinate the basin planning process with the community planning process to address surface water runoff and flooding issues and future capital improvement projects. **U 31**

**Principle 3.** Create a new program to “adopt a stormwater pond.”

**Standards**

115.3.1 The Water Programs Division of Pierce County Public Works and Utilities should create a program for “adopt a pond” and develop plans for those ponds selected for adoption. **Delete**

115.3.2 Explore opportunities to utilize these ponds for educational activities.

115.3.3 Encourage groups to provide enhancements to the natural environment in accordance with the plan.

115.3.4 Establish volunteer monitoring of the ponds.

115.3.5 Allow selected groups to place a sign on the site that indicates they are working in conformance with the adopted plan.
South Hill
Matrix
LAND USE POLICIES

GOAL

We envision a predominately residential community that incorporates environmentally sensitive areas, high traffic corridors, and desired open space. We see the core of the urban residential environment as moderate density single-family housing. While high-density multi-family housing acts as a buffer along major traffic corridors, low-density housing mitigates development impacts to the natural ecosystem in environmentally sensitive areas. The predominant South Hill commercial area will adjoin the Meridian corridor, with secondary commercial areas located in separated districts along other major traffic corridors. The Thun Field area will emerge as the home to a diverse group of industries and businesses that provide products and services related to health care, professional services, education, aviation, light manufacturing, and high technology.

OBJECTIVES, PRINCIPLES, STANDARDS

GENERAL

Intent: Establish land use patterns that integrate the natural environment and provide compatibility among different uses.

Objective 1. A livable community of residential, commercial, and civic uses situated among trees and green space, supplemented by design features that lend to a greater sense of community, and connected by a fully linked system of roads and nonmotorized pathways.

Principle 1. Stay the course articulated in the community plan. This includes elected officials, community leaders, citizens, and County employees.

Principle 2. The urban growth area (UGA) boundary should remain as currently located in order to result in redevelopment and improvements to achieve the specified goals.

Standards

1.2.1 Pierce County should not expand the urban growth area south of the plan area to encourage the redevelopment of existing properties.

Principle 3. Allow time for change to occur by recognizing the community plan influences land use patterns for 20 years and beyond.
Standards

1.3.1 The future land use pattern for the South Hill community shall reflect long-range community desires and economic goals. Short-term benefits shall not preclude the realization of long-range goals.

1.3.2 Parcels should not be rezoned within the first two years of plan adoption in order to allow appropriate time for the market to adjust.

Principle 4. Recognize the adoption of the plan will result in the creation of nonconforming uses. Over time, the gradual redevelopment of nonconforming uses will aid in achieving community-wide goals.

Objective 2. Reverse the existing pattern of residential and commercial sprawl. This should be accomplished by: 1) providing for a variety of housing types and densities throughout residential zones; 2) allowing small-scale neighborhood commercial centers interspersed among residential areas; and, 3) reshaping commercial activities along Meridian Avenue through providing appropriate land use designations and design standards.

Principle 1. The pattern of residential development should reflect the community's desire to preserve environmentally sensitive areas and open space corridors. Higher densities should only be allowed outside of areas with environmental constraints.

Principle 2. Intersperse small-scale neighborhood centers throughout the community residential areas. The purpose of the neighborhood centers is to provide citizens the opportunity for frequent/daily shopping or service activities without having to drive to Meridian Avenue.

Principle 3. Reshape commercial activities along Meridian Avenue in order to stop the continuous strip pattern. Commercial districts of similar activities shall be designated along portions of Meridian Avenue.

Standards

2.3.1 The uses and intensity of commercial districts along Meridian should serve both regional and community needs.

2.3.2 Residential districts may be integrated along Meridian Avenue to separate commercial districts.

2.3.3 Designate underdeveloped and vacant parcels along Meridian Avenue for non-commercial uses to break up the existing continuous commercial corridor.
**Objective 3.** Utilize innovative techniques and strategies to achieve the desired land use patterns and supporting infrastructure.

**Principle 1.** Regulatory requirements should provide incentives for redevelopment and in-fill opportunities.

**Principle 2.** Provide incentives for redeveloping nonconforming uses and structures.

**Standards**

3.2.1 Provide alternative development opportunities for landowners along Meridian Avenue.

3.2.2 Minimize the creation of nonconforming businesses along Meridian Avenue.

**Principle 3.** Zoning regulations that provide flexibility in the development of individual parcels without undermining the community’s desired land use pattern.

**Standards**

3.3.1 Adopt incentive-based density and intensity regulations that provide a menu of choices.

**Objective 4.** Provide strict guidance for rezones to ensure community plan goals and objectives are properly implemented. For the purposes of this Objective, a planned development district (PDD) shall not be considered a rezone.

**Principle 1.** The proposed zone must be an allowed zone under the existing land use designation.

**Principle 2.** Rezones cannot be used to enlarge the land area of a center or alter the boundaries of the center.

**Principle 3.** Changes in land use designation are not permitted through rezones.

**Principle 4.** Ensure commercial rezone applications are consistent with the intent, goals, objectives, and standards as set forth in the South Hill Community Plan.

**Standards**

4.4.1 Commercial rezones shall only be applied within designated urban centers and districts.
4.4.2 Commercial rezones may be allowed when the following criteria are met:
   a. A PDD shall accompany all rezone applications.
   b. An analysis of market vacancy has demonstrated there is a need for the commercial use type within the South Hill Community Plan area. The analysis must consider the availability of vacant commercial buildings for the same type of use and shall demonstrate why the rezone is necessary. The analysis shall not be an analysis of market potential.
   c. The Examiner shall provide written findings that the proposed zone and PDD implement the goals, objectives, and standards of the designation better than the existing zone.

Principle 5. Ensure residential rezone applications are consistent with the intent, goals, objectives, and standards as set forth in the South Hill Community Plan.

Standards

4.5.1 Residential rezones may be allowed when the following criteria are met:
   a. A PDD shall accompany all rezone applications.
   b. If the request is to up-zone from Residential Resource, it must be demonstrated that the environmental constraints qualifying the property for such classification no longer exist on the site.
   c. An analysis of market vacancy has demonstrated that there is a need for higher density within the South Hill Community Plan area. The analysis must consider the availability of buildings for the same type of use and shall demonstrate why the rezone is necessary. The analysis shall not be an analysis of market potential.
   d. For any rezone request to allow higher densities, the site must be located on an arterial within 1,000 feet of a transit stop.
   e. Compatibility with surrounding uses shall be maintained.
   f. For any rezone request to allow higher densities, connection to sewers shall be required.
   g. The Examiner shall provide written findings that the proposed zone and PDD implement the goals, objectives, and standards of the designation better than the existing zone.

Objective 5. Pierce County shall ensure the South Hill Community Plan is monitored to provide feedback and identify appropriate and necessary revisions.

Principle 1. Detail a monitoring process or plan that will be an effective tool.

Standards

5.1.1 At the 5-year review of the community plan, development data should be reviewed to measure the success toward realizing the community’s goals, including housing affordability, as required under the Comprehensive Plan.
5.1.2 Evaluate and record the effectiveness of development regulations and incentives, including their effectiveness in preserving affordable housing in the community plan area as required by the Comprehensive Plan.

5.1.3 Identify achievable implementation measures or actions if desired results are not realized.

Principle 2. Pierce County Planning and Land Services shall work closely with the South Hill Advisory Commission to implement and monitor the community plan.

Standards

5.2.1 Each year, the South Hill Advisory Commission with the assistance of Planning and Land Services shall develop a work program aimed at accomplishing the short, mid, and long-term goals of the South Hill Community Plan.

5.2.2 Planning and Land Services shall provide year-end reports to the Advisory Commission summarizing the accomplishments and making recommendations toward the upcoming year.

Objective 6. Compatibility between adjacent land uses.

Principle 1. Ensure the incentive-based, flexible regulations contain the necessary requirements to allow for higher density development. Higher density development shall not occur when infrastructure is inadequate and amenities are absent.

Standards

6.1.1 Higher densities located next to lower densities are considered compatible when appropriate infrastructure such as safe roads, vegetation, stormwater, bike, and pedestrian connections are provided. Design features that soften the intensity difference and provide reasonable light while not glaring onto adjacent properties are also considered necessary to compatibility.

Principle 2. Designate land uses adjacent to the Pierce County Airport/Thun Field that are compatible with aviation activity and complement the South Hill Community Plan goals.

Standards
6.2.1 Develop criteria, standards, and compatible land use designations that will protect the South Hill community and aviation users by adopting implementing regulations consistent with WSDOT Aviation Division Guidelines “Airports and Compatible Land Use, Volume 1.”

RESIDENTIAL POLICIES

Intent: Create high quality, visually pleasing, livable neighborhoods that employ a diversity of housing types and densities. H-1, 1.1 LU-23

Objective 7. Quality neighborhoods. D-3, D-4 and D-5
Principle 1. Ensure site amenities and design features are incorporated into residential development to create aesthetically pleasing and livable neighborhoods. D-1

Objective 8. A diversity of quality residential housing choices. H-1, H-1.1, LU-23.2 D-10
Principle 1. Establish residential zoning districts that provide for a range of housing types and densities. H-1, H-1.1

Standards

8.1.1 Implement distinct zoning districts for a variety of residential choices including: estate, mid-size, small lot, multi-family, senior housing, and mixed-use development.

8.1.2 Each residential zone should provide a range of densities. H-1, H-1.1, LU-22

8.1.3 Building footprints should approximately correspond to the size of the residential lot:
   a. Estate (large lot, large home)
   b. Mid-size (yard/home proportionate)
   c. Small lot (small lot, smaller home)

8.1.4 Low residential densities should be located in the vicinity of environmentally constrained lands such as wetlands, floodways, slopes, groundwater recharge areas, and priority wildlife habitat.

8.1.5 Moderate density residential development should be allowed in established areas that do not have potential for redevelopment within the next 20 years.
8.1.6 Higher density residential development should be located within and around the Urban Village in order to promote the pedestrian activities and provide activity and safety at night.

8.1.7 Higher density residential development should be located in areas that have potential for redevelopment. High density and small-lot development provide opportunities for affordable housing, starter homes for young families, and downsizing opportunities for seniors.

8.1.8 High density residential should be located throughout existing residential neighborhoods where infrastructure is available or can be improved by construction of the higher density.

Principle 2. Recognize that areas zoned for both commercial and residential uses typically develop as all commercial uses. Remedy this situation by ensuring opportunities for both high-density housing and true mixed use.

Standards

8.2.1 Establish a zone that allows for high-density housing that does not include commercial development.

8.2.2 Ensure opportunities for a true mix of uses that contain both commercial and residential components. Require residential uses in certain mixed use zones to ensure both residential and commercial development occur.

Principle 3. Provide incentive-based residential density regulations. LU-23

Standards

8.3.1 Each residential district shall incorporate a minimum, base, and maximum density. To develop property at a density higher than the base, additional criteria must be met, such as site amenities and design features. A menu of choices shall be provided to allow flexibility. LU-22, LU-22.1

8.3.2 Provide on-site density credits for the Residential Resource zone.

Principle 4. Allow non-residential uses within residential areas.

Standards

8.4.1 Limited non-residential uses such as churches, schools, and daycares should be allowed within residential areas.

8.4.2 Non-residential activity should be scaled and sized appropriately to ensure compatibility within the neighborhood.
COMMERCIAL POLICIES

Intent: Create separate and distinct commercial centers along Meridian Avenue through zoning and design standards. Establish centers for specific purposes and designed of appropriate scale and intensity for the identified function and purpose.

Objective 9. Create separated and distinguishable districts along Meridian Avenue providing the highest quality private and public sector development that connects to adjacent neighborhoods, preserves pockets of natural areas, and moves through traffic safely and efficiently.

Principle 1. Reshape the existing commercial corridor along Meridian Avenue into separated commercial nodes distinguishable through activities, architecture and site design and are based on the surrounding neighborhood and development potential.

Principle 2. Limit the size and configuration of commercial areas to direct land uses to desired locations at intended intensities.

Principle 3. Designate portions of Meridian Avenue to break up the continuous commercial development and encourage a greater variety of uses.

Standards

9.3.1 Encourage mixed-use projects that provide an attractive, convenient, and stylish setting for residents and a captive market for retailers.

9.3.2 Zones and regulations must reflect the goals and objectives of the community plan.

9.3.3 Encourage opportunities for small scale retail.

9.3.4 Allow warehouse retail shopping centers, also known as big-box retailers, in specified districts.

Principle 4. Ensure civic, recreational, residential, office uses, and open space uses are mixed in with commercial development.

Standards
9.4.1 Arrange the diverse land uses in ways that encourage walking and discourage driving for short trips and errands.

9.4.2 Rezone designated areas in mature strips for urban mixed-use projects and higher-density housing.

9.4.3 Link the higher-density development districts with high capacity transit.

Principle 5. Identify districts, designate and zone accordingly to encourage development.

Standards

9.5.1 Aggressively seek nuisance abatement to eliminate problems that inhibit achieving the goals of the districts and the community. Dilapidated or abandoned buildings and illegal land uses shall be corrected or eliminated. The County shall inventory these properties and develop a program to eliminate or correct them.

9.5.2 Assign a code enforcement officer to the South Hill community. delete

Objective 10. Establish a variety of commercial districts that serve specific purposes. The scale and intensity of activities should be in conformance with the purpose of the commercial node.

Principle 1. Designate an area for regional commercial uses.

Standards

10.1.1 The purpose of the regional commercial district is to provide opportunities for large, auto-oriented businesses.

10.1.2 The type of commercial uses in the regional commercial district should serve a regional market, i.e., a market greater than South Hill residents and businesses.

10.1.3 The permitted commercial activities may include land consumptive, e.g., modular home sales, and auto-dependent businesses, e.g., warehouse grocery or building materials and supplies.

10.1.4 The size of the individual commercial buildings should be unlimited.

10.1.5 Residential uses are incompatible with regional commercial uses and should not be allowed.
10.1.6 Regional commercial uses that generate traffic and draw from a market that includes more than the South Hill community should be located at regional crossroads, e.g., Meridian Avenue and 176th Street East, to deter regional traffic through the community.

10.1.7 Regional commercial uses include stores and activities that require the use of an automobile such as a warehouse grocery, carpet, or furniture store. Regional commercial uses shall have design standards that lessen the impacts of noise, light, and glare.

10.1.8 Regional commercial uses are identified as auto-dependent.

10.1.9 Regional commercial uses should be identified with the Mixed Use Designation (MUD).

Principle 2. Designate two or three areas for community commercial uses.

Standards

10.2.1 The purpose of the community centers is to provide retail and service opportunities that residents are likely to access on a weekly or frequent basis such as grocery stores, restaurants, or banks.

10.2.2 The type of retail and commercial services should serve a market not greater than South Hill residents and businesses.

10.2.3 The permitted commercial activities should not include land consumptive or be auto-dependent activities.

10.2.4 The area of individual tenant space within commercial buildings shall be limited.

10.2.5 Building mass and orientation should be pedestrian scaled.

10.2.6 Site design and building orientation shall safely accommodate pedestrians and should incorporate interaction with surrounding residential neighborhoods.

10.2.7 Each community commercial area shall be a compact node and not allowed to sprawl along Meridian Avenue in a continuous commercial strip.

10.2.8 Community commercial uses should be identified with the Community Center designation (CC).
10.2.9 Community commercial uses draw from a variety of South Hill neighborhoods as the market.

10.2.10 Community commercial uses should be dispersed in distinct nodes along Meridian Avenue for easy access from many neighborhoods of South Hill.

10.2.11 Community commercial uses include stores and activities to which patrons can walk, drive, or take transit. Uses such as grocery stores, theaters, and large-scale clothing stores would be located in community commercial areas.

10.2.12 Community commercial uses are identified as pedestrian-oriented and auto-accommodating.

10.2.13 Community commercial centers shall contain design standards that emphasize pedestrians and pedestrian connections throughout the shopping district.

Principle 3. Designate a few nodes for neighborhood center uses.

Standards

10.3.1 Neighborhood commercial centers shall be designated Neighborhood Center and zoned, dependent upon allowed uses, either Neighborhood Center (NC) or Residential/Office-Civic (ROC).

10.3.2 The purpose of the Neighborhood Center land use designation is to provide local opportunities for residents to access some daily goods and/or services close to where they live. LU-43

10.3.3 Permitted commercial uses should include small-scale retail and/or personal services that meet frequent or daily needs of residents living in the immediate neighborhoods. Uses such as dry cleaning and alterations, grocery stores, bakeries or coffee sales, accountants, or veterinarians are examples of acceptable types of uses for the Neighborhood Center designation. Banking services with or without drive-through facilities are allowed in the Neighborhood Center designation. Gas stations or gas stations with convenience stores and fast food or drive-through restaurants are not acceptable types in the Neighborhood Center designation and shall not be allowed. However, espresso stands, with or without drive-through facilities shall be allowed in the Residential/Office-Civic zone classification.

10.3.4 The Neighborhood Centers shall only accommodate uses that are scaled and sized appropriately to ensure coherence with the neighborhood.
10.3.5 Retail operations in Neighborhood Center designations shall be required to receive a Conditional Use Permit to ensure consistency with community plan goals, policies, and design standards.

10.3.6 Neighborhood Center designations should primarily serve the local neighborhood. Hours of operation shall be strictly limited and shall not occur after 10:00 p.m. or before 5:00 a.m. Although 24-hour uses may offer convenience to adjacent neighborhoods, 24-hour uses such as gas stations with convenience stores and drive-through restaurants are inconsistent with the objective requiring Neighborhood Centers to be compatible with adjacent single-family residential areas.

10.3.7 Sales of alcohol or tobacco products shall be prohibited in the Neighborhood Center designation.

10.3.8 Activities that generate excessive noise shall not be allowed within the Neighborhood Center designation.

10.3.9 Building size and area of individual tenant space shall be limited.

10.3.10 Each neighborhood node shall be compact, five acres or smaller in size, and shall not sprawl or continue along the roadway where it is located. LU-43.1

10.3.11 Spatially distribute Neighborhood Centers throughout South Hill in a manner that will maintain the scale of the neighborhood and not challenge the economic hierarchy and thus financial success of existing commercial areas.

10.3.12 Neighborhood Centers should be dispersed throughout the community in order to serve a majority of neighborhoods.

10.3.13 Neighborhood Center activities shall be low intensity and connected to the surrounding neighborhoods with a series of sidewalks and bicycle paths.

10.3.14 Local residents should determine the location and configuration of Neighborhood Centers.

10.3.15 Neighborhood Centers should be located where neighborhood commercial currently exists and new locations should be designated to serve more neighborhoods.

Principle 4. Designate a central place that is the focal point of commercial activity for the community.

Standards
10.4.1 Designate and zone an area that can be identified as a ‘central place’ in South Hill. This area is envisioned to contain a variety of people-oriented shopping and leisure activities without the dependence or interference of the automobile.

10.4.2 The central place shall be designated Community Center and zoned Urban Village.

10.4.3 The Urban Village shall contain a mix of residential and pedestrian-oriented commercial uses. The location of the Urban Village should be based on redevelopment potential, surrounding residential densities, and connections to other community facilities. LU-47, LU-47.1

10.4.4 The Urban Village shall contain design standards that promote small-scale storefronts, taller buildings, plazas, pedestrian access, and landscaping.

10.4.5 Urban Village uses are identified as pedestrian dependent. LU-49.2, LU-49.3

10.4.6 The purpose of the Urban Village is to offer a well-designed living, shopping, and leisure activity center that is designed and oriented to the pedestrian scale. The Urban Village should be an inviting and vibrant place where citizens gather, work, live, or shop. LU-47, 48, 49 all

10.4.7 The Urban Village should serve as a focal point of commercial and civic activities for the South Hill community.

10.4.8 Permitted uses should include civic, residential, and pedestrian scaled retail activities.

10.4.9 A residential component such as lofts, senior housing, and apartments above retail storefronts shall be included in Urban Village.

10.4.10 Commercial development should be designed as multi-storied buildings with a residential component. LU-48.7.1

10.4.11 Support business uses and regulatory measures that allow personal services, small-scale retail, and “sit down” eating and drinking establishments.

10.4.12 Support regulatory measures that prohibit auto-oriented or warehouse businesses that would detract from the pedestrian atmosphere. LU-49.3.1

10.4.13 All new commercial developments in the Urban Village must have residential uses as a component of the project. Densities of projects within
the Urban Village may exceed 25 units per acre when the project provides a mix of commercial and residential uses.

Principle 5. Designate an Activity Center within South Hill.

Standards

10.5.1 Designate and zone an Activity Center to provide a civic focal area for the community oriented around a unique recreational, cultural, or community amenity.

10.5.2 An Activity Center shall meet the following criteria: LU-39

a. All Activity Centers shall include a college or university, regional public recreation complex, commercial recreation complex with a regional draw; and/or a cultural complex such as a museum, theater, or amphitheater;

b. Activity Centers shall not exceed 90 acres in size; and,

c. Activity Centers shall only be located only along major transit routes.

10.5.3 Activity Centers shall permit a broad range of commercial, civic and office uses. Examples of such uses include professional offices, retail sales, retail and/or personal services, restaurants, grocery stores, bakeries or coffee sales, farmers markets, and churches. Residential uses shall be limited to multifamily and attached single-family uses. Heavy industrial uses shall not be allowed.

10.5.4 Mixed use buildings shall be encouraged to locate within Activity Centers through the use of incentives. Examples of acceptable incentives include density bonuses, reductions in requirements for native vegetation and impervious surfaces, and similar measures.

10.5.5 Activity Centers shall be subject to design standards that emphasize pedestrians and pedestrian connections through the center, foster high quality architectural design, and promote quality site layout and planning.

Objective 11. Commit to appropriate steps ensuring South Hill Urban Village will become a viable reality.

Principle 1. Focus public and private investments toward South Hill Urban Village.

Standards
11.1.1 Within South Hill, public agencies should locate administrative offices or public facilities and services within South Hill Urban Village. LU-48.6

11.1.2 Transit service and mobility improvements that serve the Urban Village should be given priority.

11.1.3 Encourage public/private partnerships to create the viability of the Urban Village.

Principle 2. Encourage timely permit review and information dissemination in order to avoid delays or discourage growth from where it is intended to be focused. LU-94

Standards

11.2.1 South Hill’s development regulations should contain deadlines for processing permits and administrative appeal processes to avoid lengthy delays.

11.2.2 Pierce County should periodically review development within the Urban Village zone and identify barriers to efficient permitting. To encourage compact development within South Hill Urban Village, Pierce County shall maintain information on available and underutilized parcels in coordination with Pierce County’s Buildable Lands program.

11.2.3 Pierce County’s Planning and Land Services Department shall maintain an inventory of vacant and underdeveloped parcels to identify development opportunities within the Urban Village. LU-7

INDUSTRIAL POLICIES

Intent: Provide for small-scale manufacturing and aviation-related industries while ensuring public safety.

Objective 12. Provide some industrial lands to facilitate small-scale light manufacturing and aviation-related industries.

Principle 1. The industrial area should be limited to the Pierce County airport and some adjacent properties.

Principle 2. Industrial activities shall not impact the safety of airport operations.

Principle 3. Recognize the importance of the Frederickson Employment Center and support projects that facilitate its industrial growth. LU-55
Objective 13. Residential and commercial development that does not impact airport operations or the safety of citizens.

Principle 1. Land uses around the airport should not concentrate people or buildings in the airport's safety zones or under the flight path for take-off and landings at Thun Field.

Standards

13.1.1 Expand the Pierce County Airport Area of Influence to reflect safety zones 1-6 as depicted in "Airports & Compatible Land Use, Volume 1," WSDOT, Aviation Division, Revised February 1999.

13.1.2 Any buildings and structures that would penetrate the imaginary airspace surfaces for the Pierce County Airport (Thun Field) as defined in Title 14 CFR (Code of Federal Regulations) FAR (Federal Aviation Regulations) Part 77 "Objects affecting navigable airspace" shall be prohibited.

Principle 2. Encourage natural vegetation to minimize noise impacts from airport operations on the surrounding residential neighborhoods.

Standards

13.2.1 Encourage the replacement of low-growing vegetation for noise attenuation in areas where trees are cleared.
COMMUNITY CHARACTER AND DESIGN ELEMENT POLICIES

GOAL

We envision a changing landscape with design components that create a safe and attractive urban environment while preserving pockets of country-like settings. We see new developments landscaped into the natural environment instead of overpowering it. Also, the natural landscape is restored or incorporated as existing developments are improved or redeveloped. We envision a community that is cohesive both in terms of design and transportation connections such as safe streets, sidewalks, and trails.

OBJECTIVES, PRINCIPLES, STANDARDS

Buildings and facilities affect the daily lives of most residents, give form to the community, and stimulate the development of privately owned land. The intent of the design policies is to ensure safe and attractive design is incorporated into new developments or renovations. The policies provide the framework for regulatory design standards that will enhance the visual quality and function of the neighborhoods and districts within South Hill.

SITE DESIGN

Intent: Ensure consideration is given to the natural site characteristics before designing or planning developments to ensure trees, views, energy efficient design and open space are incorporated into developments.

GENERAL SITE DESIGN POLICIES

Objective 14. Natural resources and site characteristics determine the site layout of proposed developments.

Principle 1. Ensure development minimizes modification of the natural features of the site. ENV-1, D-1

Standards

14.1.1 Site design should work in conjunction with the natural site contours.

14.1.2 Minimize the amount of grading and filling on a site.

14.1.3 Preserve significant natural attributes through an incentive program. Attributes to be preserved should include trees, vegetation, hillsides, streams, wetlands, wildlife, and other natural characteristics of the site. D-13
14.1.4 Allow stormwater facilities to be designed as a site amenity. Landscaping, hedges, wrought iron fencing, or placing a fountain in the pond are encouraged and considered site amenities. Non-decorative fencing, such as chain-link or wood is not considered a site amenity and at a minimum shall be shielded from view of neighboring properties by planting vegetation along the perimeter.

Principle 2. Ensure post development site hydrology closely mimics the hydrology of the site prior to the development.

Standards

14.2.1 Minimize impermeable surfaces and site disturbances.

14.2.2 Ensure Natural Environment Element policies are applied to site design. delete

14.2.3 Provide incentives for residential design that incorporates low impact development techniques

Principle 3. Reduce natural resource consumption in site design and building features.

Standards

14.3.1 Encourage the use of alternative site and building design through the use of incentives.

14.3.2 Encourage development patterns that optimize opportunities for alternative energy sources. D-17

14.3.3 Design infrastructure systems to optimize efficient use of natural resources:
   a. Reuse or connect to existing systems.
   b. Consider alternative stormwater collection and retention methods.

Objective 15. Retain or restore stands of trees within the community. New developments shall incorporate trees and vegetation in keeping with Pacific Northwest vegetation. Clear cutting a site and replacing the trees with homes and only decorative vegetation, such as flowering cherry or vine maple, is unacceptable. Some portion of the site must contain stands of tall evergreen trees. These trees may be retained at the time of development or planted to reach maturity within a reasonable time frame.

Principle 1. Tree retention is the preferred site design technique for maintaining Pacific Northwest landscape character. D-13.1
Standards

15.1.1 Provide flexible standards for on-site tree retention, restoration, and replacement. Standards or regulations should be flexible to allow for situations where placement of existing trees limits building capabilities of the site.

15.1.2 Tree retention should occur in a clustered format to limit exposure and potential safety hazards during windstorms.

15.1.3 On sites that have been completely logged, development should replant trees. Trees may be clustered in open space, park or recreation areas or within a significantly landscaped perimeter of the development.

15.1.4 Trees restored on site shall be capable of growing to significant heights. New trees should be at least 8 feet in height, 2 inches in diameter, and fully leafed at the time of planting and capable of a minimum height of 35 feet at maturity, except where conflicts occur with utility or aviation corridors.

15.1.5 Allow selected limbing of trees so that significant views are not obscured.

15.1.6 Native or drought tolerant species should be used in order to reduce watering needs.

15.1.7 Tree retention/replacement regulations shall not apply to individual single-family or two-family building lots. However, single-family and two-family property owners are encouraged to replace fallen or downed trees.

Principle 2. Vegetation coverage and tree retention requirements should focus on post construction safety and site enhancement.

15.2.1 Vegetative plantings of trees and shrubs should be used for subdivisions in place of fences to separate homes and neighborhoods.

15.2.2 In order to promote tree retention and integration of the natural environment while buffering homes from noise and glare, residential subdivisions, multi-family, and manufactured home parks shall contain a landscaped buffer around the perimeter. Provisions shall be made to allow adjacent subdivisions to reduce or forego the buffer in the location where amenities such as shared recreational areas or trails are provided.
15.2.3 The width of the perimeter vegetation buffers for new residential developments along 70th Avenue/Woodland Avenue, 86th Avenue E., 94th Avenue E., Shaw Road, Military Road, 122nd Avenue, 112th St. East, 122nd St. East, 128th St. East, 136th St. East, 144th St. East, 152nd St. East, 160th St. East, 176th St. East, and Sunrise Boulevard, Sunrise Parkway, Meridian Avenue between 176th St. East and 187th St. East, and State Route 512 shall be sized to mitigate air and noise impacts from high levels of automobile traffic.

15.2.4 Require language on the plat and in conservation easements, signage, and homeowner covenant maintenance agreements that requires post-construction protection for designated native vegetation areas.

15.2.5 Require developments to present a composite site analysis that overlays soil, slopes, wetlands, streams and other natural features in order to retain native vegetation to the greatest extent.

15.2.6 Tree stands on and adjacent to steep slopes shall be retained.

15.2.7 Require commercial developments, subdivisions, and multi-family developments to provide tree retention or replacement.

15.2.8 Require development sites that are unable to meet the minimum tree canopy cover retention percentage be planted or replanted as necessary so as to achieve the desired tree canopy cover within 10 years.

15.2.9 Require a bond prior to final plat approval to ensure developments are built-out with the required landscaping. The amount of the bond shall cover the potential overhead costs that Pierce County may experience in the employment of a third party to plant the required vegetation retention or replacement.

15.2.10 Provisions shall be made to allow for removal of dead or diseased trees or trees that pose a safety hazard.

15.2.11 Provisions shall be made to ensure that newly planted trees survive through the first year.

Residential Site Design:

Objective 16. Residential development that is designed to be inviting and vibrant.

Principle 1. Design and integrate new residential subdivisions, plats, multi-family dwellings, and manufactured home parks with the natural characteristics and resources of the site as well as the surrounding neighborhood.
Standards

16.1.1 Develop flexible design requirements that allow for innovation in integrating the natural environment with varied densities, including exceeding the standard density, if the development surpasses minimum requirements.

16.1.2 Provide incentives for innovative site designs that cluster residential uses in order to preserve a larger area of the native environment and provide open space amenities.

16.1.3 The site layout, orientation and building mass of multi-family complexes should be designed in a manner that does not change the character of the surrounding residential neighborhood.

16.1.4 Consider the requirement of a percentage of single-family homes to be integrated with apartment complexes to integrate multi-family into surrounding neighborhoods and avoid a mass of apartment complexes.

16.1.5 High-density single-family residential developments should have ground floor entries.

Objective 17. Residential developments that are designed with the visual quality of neighborhood streetscapes, encourage safety, and enhance the living environment. D-1

Principle 1. Promote safe and defensible neighborhoods through ‘eyes on the street’ site design concepts.

Standards

17.1.1 Building and site design should encourage personal safety by:
   a. using site planning techniques;
   b. giving residents more control over the space adjacent to their homes (increased territoriality);
   c. increasing opportunities for neighbors and those passing by to keep an eye on nearby activities; and
   d. using design and construction approaches to reduce vandalism.

Objective 18. Recreational areas and/or open space areas of a size and use suitable for a variety of activities in all new residential subdivisions, multi-family complexes or mobile/manufactured housing parks.

Principle 1. Provide opportunities to recreate, play, or relax outdoors.
Standards

18.1.1 Flexible regulations shall be developed to ensure new, small-lot residential subdivisions, multi-family complexes or manufactured housing parks include a recreational area.
   a. If a local park and recreation district or park and recreation service area is formed, a fee may be provided to the district or area in lieu of constructing an on-site facility.

18.1.2 Recreational areas shall be functional spaces that can be viewed from neighboring homes. Recreational areas should be interconnected with greenspaces that preserve natural features such as wetlands, forests, tree stands and views. Fences between recreational areas and open space shall be minimized. Recreation areas shall include at least one of the following:
   a. tot lots with traditional play equipment such as swings, slides, and other play equipment like interactive artistic forms;
   b. formal playgrounds with basketball courts, tennis courts, baseball diamonds;
   c. other sport oriented play areas;
   d. jogging and exercise trails in the form of common dedicated greenbelt backyards; or
   e. open green spaces with enough room for children to play and benches or picnic tables to assist with supervision.

18.1.3 New developments shall be required to provide open space. Active recreation areas are not counted toward the open space requirement. Areas counted as open space are:
   a. critical areas, buffers, and other spaces permitted by the Pierce County Comprehensive Plan
   b. landscaped stormwater ponds without fences; or
   c. gathering places and passive recreation areas.

18.1.4 Recreational areas should be landscaped with native vegetation.

18.1.5 Large recreational areas and open space tracts are priority. An incentive based system shall encourage the development of significant, contiguous park and open space tracts while discouraging the smaller tracts that are not as conducive to recreational activities.

18.1.6 Title 18A shall be revised to ensure school sites are not counted as recreational areas. Delete

Commercial and Civic Site Design Policies:
Objective 19. Commercial and civic sites that incorporate natural characteristics and invite people to utilize the property or patronize the business.

Principle 1. Design commercial and civic sites to integrate the natural features of the site while providing orderly and safe pedestrian circulation.

Standards

19.1.1 Vehicle and pedestrian circulation and pathways shall be required between all adjacent businesses where possible. D-8.3

19.1.2 Require pedestrian connections between the proposed use and the street for all structures that face public streets. Satellite buildings should have pedestrian connections across parking areas to the principal structure or anchor store.

19.1.3 Ensure delivery areas are incorporated into site design in a manner that minimizes the impacts of these activities on adjacent sites.

19.1.4 Require multi-family complexes and commercial/industrial sites to provide adequate, accessible storage and collection locations for recyclable materials.

19.1.5 Site plan review for commercial businesses, manufacturing, and light industrial uses shall take into account potential negative impacts on nearby uses.

Principle 2. Site and configure sidewalks so people feel safe and comfortable. D-8

Standards

19.2.1 Provide pedestrian scaled, direct lighting that illuminates walkways, increases safety, highlights buildings and landmark elements, and provides sight line to other retail uses such as a view from a café to unique shops.

Principle 3. Design parking lots for safe pedestrian circulation as well as automobiles. D-8
Standards

19.3.1 Require noticeable pedestrian pathways or raised sidewalks in parking lots and across vehicular driveways. The preferred method of distinguishing pedestrian pathways is through the use of brick pavers or stamped concrete. D-8.6

ARCHITECTURAL DESIGN

Intent: To ensure quality development, increase predictability and set a high standard for development within the South Hill community to avoid being a generic suburban area. These policies, and subsequent design standards, focus on creating residential neighborhoods that open opportunities for creating a sense of belonging and personalizing commercial and multi-family developments.

GENERAL ARCHITECTURAL DESIGN POLICIES

Objective 20. Quality developments that are attractive, consistent with community goals, encourage safety, and are compatible with the surrounding environment.

Principle 1. Ensure architectural designs of non-residential or multi-family complexes located adjacent to single-family and two-family neighborhoods do not detract from the residential character of the established neighborhoods.

Standards

20.1.1 Use techniques such as building placement, architectural design, and landscape design to reduce the perceived bulk and scale of non-residential and multi-family structures that are located adjacent to residential neighborhoods.

RESIDENTIAL AND ACCESSORY STRUCTURE ARCHITECTURAL DESIGN POLICIES

Objective 21. Residential home design that facilitates interaction between residents.

Principle 1. Use design features to encourage interaction and reduce impacts of small lot development.

Standards

21.1.1 Front doors, windows, and walkways should be emphasized on residential buildings, garages should not be emphasized in appearance.
21.1.2 Garage placement shall not be located closer to the street front than the porch or front door on small lots.

21.1.3 Provide opportunities for reduced front yard setbacks to accommodate porches, decks, and accommodate the house while placing the garage further back or behind the home.

21.1.4 Allow rear yard alley access. Alleys should be constructed for one-way traffic flow to reduce impervious surfaces.

21.1.5 Provide incentives for architectural design standards.

21.1.6 Driveway length should allow adequate space for car parking without blocking sidewalks.

21.1.7 Mailbox structures shall include rain covers or roofs and should be complementary to the rest of the development in color and design.

21.1.8 Encourage lockable mailboxes.

21.1.9 Reduce the impacts of small lot development through architectural and site design.

Objective 22. Multi-family design that depicts an inviting and vibrant living environment.

Principle 1. Require multi-family units to reduce the visual mass through variations in details such as trim, roofline and pitch, porch design, color, and use of common open space. D-3.1, D-3.2 all

Standards

22.1.1 Multi-family buildings should use architectural design to blend the building with the surrounding neighborhood. Building mass should be reduced and avoid large blank walls through: D-3.1, D-3.2 all, D-3.2.1

a. orientation to the street,
b. modulation in facades and building frontages,
c. bay windows,
d. complementary colors,
e. balconies,
f. porches,
g. varied fronts,
h. trellises, and other landscape features.

22.1.2 Avoid locating off-street parking areas for multi-family development between the buildings and the street. Allow the residential units to be
oriented toward the street or toward a common space instead of a parking lot.

**Commercial and Civic Architectural Design Policies:**

**Objective 23.** Commercial and civic structures and developments that create an inviting atmosphere for people to shop, relax, socialize, and gather. D-7

**Principle 1.** Create attractive walkways and street front experiences maximizing the quality of the pedestrian environment and the opportunities for retail shopping.

**Standards**

23.1.1 Design shop fronts to shelter pedestrians from the rain.

23.1.2 Street-facing building facades shall employ a variety of measures including window and entrance treatments, overhangs and projections, and innovative use of standard building materials and landscaping to increase visual interest and visually break up large building mass.

23.1.3 Provide distinctive building entries through the use of distinctive architectural features.

23.1.4 Locate or screen service areas (e.g., HVAC, utility meters, recycling collection, etc.) to minimize visibility from public streets, building approaches, and adjacent properties. D-7.8

**Principle 2.** Strive for architectural excellence, higher quality building design and retail friendly, first floor facades.

**Standards**

23.2.1 Deter crime by designing for security; ensure street-level vitality and plenty of “eyes on the street.”

23.2.2 Vary roof pitch and façade designs since retailers depend on diverse, appropriately scaled, and customized shop fronts.

23.2.3 Discourage nondescript architecture that has few design features, cohesiveness, or is scaled to be appreciated at automobile speeds.
23.2.4 Within a given commercial or civic development, require consistent architectural themes and colors for buildings, street furniture, and amenities.

23.2.5 Civic buildings and uses such as libraries, parks, or government offices shall be of exemplary design in order to serve as anchors for other developments in the district and to demonstrate the architectural excellence of the community. Buildings constructed with public monies shall contain some form of public art and/or public gathering space.

Industrial Architectural Design Policies:

Objective 24. Industrial and business uses integrated into the natural environment and community.

Principle 1. Ensure professional offices or manufacturing companies contain appropriate lighting, landscaping, traffic and noise buffers in order to blend with the community.

Standards

24.1.1 The preferred method of noise attenuation is landscaping. Where fencing or other structural methods are used, landscaping shall be provided.

24.1.2 Cell towers shall be constructed and painted to blend with the surrounding environment.

NEIGHBORHOOD COMMERCIAL

Intent: Ensure that the design and location of neighborhood commercial development within South Hill is consistent with the character, scale and identity of the neighborhood. Neighborhood commercial development should directly serve the local needs of the community providing the necessary goods and services. Ensure that commercial development is limited and proportionately interspersed with other community-oriented services such as schools, branch libraries, open space and parks.

Objective 25. Neighborhood Centers should be selected that are appropriate for the surrounding community and which complement adjacent residential uses. Neighborhood character should be recognized and preserved through the preparation of design standards and guidelines for development within Neighborhood Centers. Standards should prohibit the development of regional-scale commercial uses within Neighborhood Centers.
Principle 1. Establish and implement consistent requirements for all new neighborhood commercial development.

Standards

25.1.1 Pierce County shall establish design guidelines and standards for development within Neighborhood Commercial areas.

25.1.2 Apply height limitations within the Neighborhood Centers consistent with adjacent single-family residential districts in order to complement the surrounding residential uses and maintain the human scale of the neighborhood.

25.1.3 Ensure architecture is consistent or harmonious in character to single-family residential uses through the use of color, materials, textures, and landscaping. Development within Neighborhood Commercial areas should enhance the identity of the neighborhood.

25.1.4 Require parking for employees in the back or on the side of the building which shall include landscape screening. Require angled on-street parking (not located within right-of-way) within Neighborhood Commercial areas to avoid the construction of parking lots adjacent to single-family residential neighborhoods.

25.1.5 Require new commercial development to adhere with the same impervious surface requirements as adjacent single-family residential uses.

25.1.6 Require street trees and landscaping along rights-of-ways consistent with requirements in single-family residential districts to minimize the effect of the Neighborhood Commercial uses on adjacent residential neighborhoods.

25.1.7 Require new development within Neighborhood Commercial areas to interact with the street and provide a transition zone to the sidewalk that enhances the quality and feeling of the connection to the street. The connection to the street is enhanced through designs incorporating many windows and doors opening onto the street, through the use of window displays and details like potted plants and awnings.

25.1.8 Pierce County shall adopt sign regulations to ensure signs are of a size and scale harmonious to single-family residential uses. Signs shall not be permitted to remain lit during non-business hours.

25.1.9 Pierce County shall amend lighting requirements to ensure that Neighborhood Commercial areas do not cast light onto adjacent properties and roads.
25.1.10 Neighborhood Commercial Districts shall be required to use amber lighting.

25.1.11 Sidewalks shall be installed within Neighborhood Commercial Districts.

25.1.12 Site layout and building orientation shall be designed to encourage pedestrian access and circulation.

25.1.13 Design standards shall include methods to reduce noise, light, and glare so that surrounding residential uses are not impacted.

**LANDSCAPE DESIGN**

**Intent:** Ensure landscape design reinforces site design and fulfills functional requirements such as screening and buffering. D-1.2

**Objective 26.** Ensure the built environment is compatible with the natural environment and the impacts of site development are minimized and integrated through landscaping. D-1, D-1.3

**Principle 1.** Use creative landscaping to calm traffic, attractively screen service areas, minimize the impact of parking lots, and revitalize the natural environment.

**Standards**

26.1.1 Require a landscaped area between the traffic and the sidewalk that includes elements, such as mature trees, that provide shade. The purpose of the landscaped area is to provide shade to pedestrians and to provide a safe buffer between pedestrians and the street. Landscaping shall not inhibit driver sight distance or visibility.

26.1.2 Newly planted landscaped strips shall contain trees that are at least 8’ tall and 2-inches in diameter. Trees must be a minimum of 35’ at maturity, except where conflicts occur with utility or aviation corridors.

26.1.3 Provisions shall be made to ensure that newly planted trees survive through the first year.

26.1.4 Trees that serve to assist in noise reduction for commercial or industrial properties shall contain foliage throughout the year.

26.1.5 Landscape Meridian Avenue with trees, plants in the median, and lush green areas along its edges. New trees should be at least 12’ in height and 3” diameter and capable of a minimum height of 35’ at maturity.
26.1.6 Encourage the use of bioswales in parking lots landscaped areas to break up the expanse of asphalt and assist in stormwater treatment and infiltration.

26.1.7 Parking lot landscaping shall be significant and dispersed throughout the lot in order to provide shade, pedestrian refuge, and visual relief.

26.1.8 Parking lot vegetation should consist of native trees and vegetation. New trees should be at least 8’ in height and 2” diameter and capable of a minimum height of 35’ at maturity, except where conflicts with utility corridors or aviation corridors would occur.

26.1.9 Where commercial or industrial land uses abut residential uses, a landscaped buffer shall be provided to reduce noise and glare impacts.

26.1.10 Vegetation that is native to the Pacific Northwest and that is drought tolerant is preferred for landscaping.

26.1.11 Develop a threshold that would require commercial renovations to meet landscape standards for perimeter and interior site plantings.

26.1.12 Increase the amount for the landscaping bond that is required prior to final plat approval to ensure developments are built-out with the required landscaping. The increase of the bond shall cover the potential overhead costs that Pierce County may experience in the employment of a third party to plant the required landscaping.

SIGN DESIGN

Intent: Reduce the visual clutter of signs throughout the South Hill community while recognizing that signs are an important tool to local businesses. The policies and subsequent regulations are intended to reduce the number and size of signs and minimize the negative aesthetic impact while ensuring an opportunity for effective advertising. Sign standards do not apply to traffic signs and signals. D-16

Objective 27. Appropriate and consistent sign regulations that provide adequate control of size, type, design, and location of signs and provide a clear process for review of sign permit applications. D-16

Principle 1. Establish and implement uniform and balanced requirements for new signs and an amortization schedule for the removal of signs made non-conforming with the adoption of regulations implementing this plan.
27.1.1 Promote the gradual reduction of nonconforming signs. D-16.2

27.1.2 Incentives should be provided to bring existing signs into conformance with new codes. Incentives should include tax credits or dismissal of permit fees for replacing the sign prior to the assigned sunset date.

27.1.3 Billboards should have an amortization period consistent with the Internal Revenue Service depreciation schedule.

27.1.4 Aggressively seek nuisance abatement to eliminate problems that inhibit the goals of the districts and the community. Pierce County shall identify dilapidated, abandoned, and illegal signs for future abatement action.

27.1.5 Ensure that temporary signs are promptly removed after the culmination of the event described or symbolized on the sign.

Principle 2. Ensure that all signs undergo design review to ensure that the design and placement of signs is consistent with the South Hill Design Standards and Guidelines.

Standards

27.2.1 Ensure that signage complements, rather than dominates or intrudes upon, the character and visual amenity of an area, the buildings on which they are displayed, and the general environment.

27.2.2 Ensure that signage is integrated with the overall architectural framework and structural elements of the building, reinforcing the shape and proportion of the façade through such techniques as detailing, use of colors and materials, and placement.

27.2.3 Prohibit the use of flashing or rotating signs, video signs, roof signs, railing signs and signs attached to private light standards.

27.2.4 Prohibit the use of lights and surfaces that result in glare onto adjacent properties.

27.2.5 Prohibit the use of pole signs by allowing them only where an applicant can demonstrate that a monument sign is a hardship.

27.2.6 Allow monument and wall signs.

27.2.7 Allow more than one monument sign on a property if more than 20 businesses are located on the property.
27.2.8 Require consolidation of signage within commercial development to reduce visual clutter along streets and the freeway.

27.2.9 Prepare standards that limit overall signage to a proportion of the length of the building façade.

27.2.10 Prohibit canvas canopy signs and canopy signs that are backlit.

Principle 3. Minimize the use of off-premise signs within South Hill.

Standards

27.3.1 Restrict the use of off-premise signs to temporary applications such as the directional signage used to identify real estate open houses and garage sales.

27.3.2 Prohibit new billboards in South Hill.

Principle 4. Enable individuals, businesses, and community groups to promote temporary activities to the wider community through the adoption of clear regulations governing the use, size, and allowed duration of temporary signs.

Standards

27.4.1 Banners should be of a style, size, and color that complement the surrounding environment and standard on which they are affixed. Consideration should be given to whether or not the structures the banners are being suspended from can support the weight and the force of the wind upon the banners.

27.4.2 Commercial center banners must be primarily promoting the commercial center that they are displayed. Specific advertising of businesses or merchandise is prohibited.

27.4.3 Temporary signs that are placed within a permanent structure, such as on private light standards, shall be prohibited.

27.4.4 Prohibit temporary signs that are affixed to a utility pole unless expressly reviewed and approved by the utility provider.

LIGHTING DESIGN
Intent: To ensure lighting assists with safety and accentuates special features of buildings without imposing on neighboring residential properties or wasting energy. D-15

Objective 28. Provide consistent lighting regulations that control placement, style, type and intensity.

Principle 1. Promote a consistent visual image in the use of lighting. D-15.1

Standards

28.1.1 Consistently apply and enforce lighting regulations.

28.1.2 Provide lighting that is integrated with the overall architectural concept in scale, detailing, use of color and materials, and placement.

28.1.3 Integrate the design and placement of exterior lighting with the architectural design and materials of on-site buildings, overall site character, and surrounding neighborhood.

28.1.4 Require lighting to be reviewed during design review in all new developments.

28.1.5 Encourage amber lighting instead of fluorescent lighting.

Principle 2. Ensure that lighting in communities contributes to vehicle and pedestrian safety. D-15

Standards

28.2.1 Provide adequate lighting levels in all pedestrian areas including building entries, along walkways, parking areas, along transit corridors and at transit stops, and other public areas.

28.2.2 School bus stops should be lit and safe. The school district should plan the stops and developments should contribute to construction and safety.

Objective 29. Encourage energy efficient lighting solutions. D-17.2

Principle 1. Encourage all non-essential exterior commercial and residential lighting be turned off after business hours and/or when not in use.

Standards

29.1.1 Encourage the use of lights on a timer.
29.1.2 Encourage the use of motion-activated lighting for security purposes.

Principle 2. Encourage parking area lights to be greater in number, lower in height and lower in light level, as opposed to fewer in number, higher in height and higher in light level.

Standards

29.2.1 Parking lot lighting shall not exceed Illuminating Engineering Society of North America (IESNA) recommended lumens.

29.2.2 Ensure lights within the Pierce County Airport’s area of influence meet FAA standards.

Objective 30. Reduce the amount of lighting and glare onto adjacent sites and roads.

Principle 1. Provide for personal safety without the use of lighting that intrudes onto adjacent properties. D-15

Standards

30.1.1 Establish standards that curtail lighting and glare from intruding onto adjacent properties and into the night sky. Lighting standards shall provide a ceiling for all developments. Developments may deviate from the standard only when it can be demonstrated the extra lighting is necessary and impacts onto adjacent properties, roads, and the night sky will be minimized.

30.1.2 New commercial and industrial businesses, residential subdivisions and multi-family development shall be required to meet the minimum lighting standards necessary for security and working purposes and that the development has minimized potential pollution from glare and spillage particularly to:
   a. residential and commercial areas;
   b. areas of nature conservation interest, wildlife or open space corridors; and
   c. areas whose open and remote landscape qualities would be affected including observatories.

30.1.3 Artificial light from commercial businesses and signs shall not be directed into the night sky, toward the road, or toward neighboring properties.
30.1.4 Commercial properties such as car sales or mobile home sales shall be subject to the same standards as other commercial developments.

**SOUTH HILL CENTRAL PLACE**

**Intent:** Through policy, design, and land use regulations, create an urban core or central place that is a focal point for the South Hill community.

**Objective 31.** A central place or business district that includes a vibrant mix of residential, commercial, and civic uses.

**Principle 1.** Plan, zone, and adopt design standards for South Hill Central Place to facilitate vertical mixed use of three or more stories and to achieve pedestrian concentrations that create a lively, safe, attractive and entertaining streetscape.

**Standards**

31.1.1 The South Hill Central Place shall be the focal point for pedestrian-scale retail, services, entertainment, civic, and arts center for the community.

31.1.2 Allow flexible height standards that encourage vertical development.

31.1.3 South Hill Central Place should have a strong pedestrian and transit orientation that is reflected in site development and design standards.

31.1.4 Allow significantly higher densities in South Hill Central Place.

31.1.5 All developments within South Hill Central Place should contribute proportionate funding to an open space area or park within the Central Place.

31.1.6 Outdoor seating areas should be encouraged within South Hill Central Place.

31.1.7 Street furniture, artwork, lighting, planter boxes, canopies, and other architectural or site detailing should be required in South Hill Central Place.
31.1.8 The mix of commercial, civic, and residential activities should be linked with plazas, walkways, and outdoor areas thereby providing an innovative atmosphere and identity that is uniquely South Hill.

31.1.9 Individual developments within the Central Place shall integrate public spaces, art, and pedestrian circulation in its site design and/or building orientation.

31.1.10 Development within the Central Place shall be designed in such a manner that residents from the surrounding neighborhoods can access the area through pedestrian paths, bicycles, and transit.

Principle 2. Allow mixed-use development within South Hill Central Place. Mixed-use developments may contain retail, office, and residential uses within a building or complex of buildings. Mixed-use developments can reduce vehicular trips, more efficiently use land, and provide concentrations of customers that live or work in the area. Mixed-use developments can benefit other businesses, and provide opportunities for uses, such as transit and other civic and cultural uses, that might otherwise be difficult to accommodate in the South Hill community.

Standards

31.2.1 South Hill should encourage mixed uses in South Hill Central Place. Mixed-use developments shall be designed to encourage compatibility among the on-site uses and with adjacent land uses.

31.2.2 Uses that are inconsistent with the intent of South Hill Central Place shall not be allowed. These include industrial uses, automobile repair services and other uses that are suitable only for patronage via automobile.

Principle 3. Encourage site design supporting a mixed-use, pedestrian-oriented district.

Standards

31.3.1 Develop and adopt a preferred conceptual streetscape layout for the location of buildings, open space, utilities and amenities.

31.3.2 Provide incentives for the implementation of the conceptual site layout.
31.3.3 Permit deviation to the conceptual layout and incentives if specific design criteria are met.

COMMUNITY AMENITIES

Intent: Recognize that views of Mount Rainier are one of the amenities of South Hill and to enhance the image and enjoyment of the community by making the views more prominent and public. This section also encourages public art in site or architectural design. The policies are intended to emphasize the importance of these aesthetics without creating burdensome regulations.

Community Amenities - Views

Objective 32. Preservation of views of Mount Rainier and inclusion of public art through site design.

Principle 1. Create opportunities for viewpoints in South Hill where significant views exist within the community.

Standards

32.1.1 Where significant views occur, encourage development to recognize and preserve public views through the site.

32.1.2 Allow views to be seen by the public by terminating the road at the viewpoint or creating a park or recreational area where views occur.

32.1.3 Preserve the views of Mount Rainier, Orting Valley, and open space areas in the valley below 86th Avenue East.

32.1.4 Work with Pierce County Recycling, Composting and Disposal (PCRCD), the Tacoma-Pierce County Health Department, the Washington Department of Ecology, and the United States Environmental Protection Agency to develop a wider array of compatible future uses for the landfill site which would include establishing scenic vistas.

32.1.5 When 176th is extended east toward Orting, the alignment should be developed to maximize scenic viewing opportunities through the use of design concepts such as pullouts.

32.1.6 Scenic vistas should be considered for the vicinity of 77th Avenue and 114th Street.

32.1.7 Identify other key vistas that should be scenic viewpoint locations.

32.1.8 Roads should be aligned to capture views where possible.
32.1.9 Pullouts should be included in prime view areas.

Principle 2. Enhance views and create viewpoints along Meridian Avenue.

Standards

32.2.1 Recognize the visual quality of Meridian Avenue, as the main thoroughfare, can produce pride in local residents.

32.2.2 Establish a scenic viewpoint in the vicinity of 156th Street East and Meridian Avenue.

32.2.3 Developments along Meridian Avenue should create positive visual diversity by providing public viewing opportunities where possible.

COMMUNITY AMENITIES - PUBLIC ART

Objective 33. Encourage various art forms and public displays of art as a means to invoke appreciation and thought.

Principle 1. The incorporation of artwork in the South Hill community helps articulate diverse social values and enhances the aesthetic qualities of the natural and built environment.

Standards

33.1.1 Encourage the use of artwork as a means of introducing beauty and thought into the common day relief.

33.1.2 Provide incentives for development to include public artwork.

33.1.3 Work with local art groups for the display of art.

33.1.4 Partner with the school districts and Pierce College for artistic display.

33.1.5 Recognize important community figures when dedicating public art.

33.1.6 Work with the school districts and local artists to develop a community logo.

SOCIAL AND CULTURAL ACTIVITIES

Intent: Build upon current community events by increasing participation and community spirit.
Objective 34. A variety and depth of community cultural activities.

Principle 1. Encourage regular cultural events, exhibits, performing series, and festivals that utilize existing public and private facilities.

Standards

34.1.1 Support the annual holiday tree-lighting in December through attendance and publicity.

34.1.2 Develop an annual festival or community event to occur in the spring or summer. Work with community groups to develop the festival.

34.1.3 Give special attention to the celebration of the community’s heritage and natural history as well as emerging art form and themes. As often as possible, utilize local talent.

34.1.4 Work with the local school districts to develop a system of distributing information on upcoming cultural events.

34.1.5 Investigate the feasibility of a farmer’s market associated with South Hill Central Place.

Principle 2. Provide information about South Hill’s cultural activities through systems that will expand public awareness of the arts, heritage, and humanities and promote their value to individuals and the community.

Standards

34.2.1 Pierce County website shall include accessibility to current and newly developed cultural events.

34.2.2 Encourage broad-based community participation in order to foster the coordination and realization of the Community Character Element.

HISTORIC PRESERVATION

Intent: Record South Hill’s history of settlement and development through restoration and preservation.

Objective 35. Identification and preservation of South Hill history. CR-1

Principle 1. Identify and record South Hill’s history and centralize the information in a public location.
Standards

35.1.1 Implement a historic preservation program to identify, evaluate, and protect historic and archaeological resources. CR-1

35.1.2 Support and work with the South Hill Historical Society to record the history of the area through fundraising, identifying grant opportunities, and attending activities sponsored by the Society. The Historical Society coordinates historic documentation activities but should be able to look to the Land Use Advisory Commission and County for assistance and support.

35.1.3 Research and acquire a possible site for the Historical Society to locate information and teach about the history of South Hill.

35.1.4 Coordinate with the Historical Society and the South Hill Library to retain historical information until such time as a permanent site can be found.

Principle 2. Preserve sites of historical significance and strive to emphasize the importance of community history. CR-1

Standards

35.2.1 Work with the South Hill Historical Society to identify and inventory historic resources. The Pierce County Cultural Resource Inventory should be reviewed and updated for the South Hill area. Prioritize properties for placement onto National, State, or local Historic Registers.

35.2.2 The Blyton Farm cabin should be moved to a carefully selected location that will allow for the cabin to be preserved as a prominent feature in the community.

35.2.3 Actively pursue the opportunity to link the South Hill Heritage Corridor with the Naches Trail from Walla Walla to Steilacoom.

Principle 3. Promote the knowledge and presence of history in the community because it provides a sense of belonging and tradition for those who live in or visit the community. CR-1, CR-9.4

Standards

35.3.1 Work with the local school districts to integrate South Hill history into the curriculum.
35.3.2 Disseminate South Hill historical information through media interviews, newspaper articles, store fliers, and/or centrally located kiosk or landmark. CR-9.3, CR-9.4

35.3.3 The South Hill Land Use Advisory Commission should be afforded an opportunity to provide input into the review process when a nomination application to the Pierce County Register of Historic Places for a property located in the South Hill community is filed with the Pierce County Landmarks Commission.

35.3.4 When there is a conflict between the adopted design standards and preservation of the architectural integrity of a historical building that has been identified on the Pierce County Register of Historic Places, the historical architectural integrity shall prevail. CR-3.7

SOUTH HILL ENTRANCES

Intent: Provide design concepts and policies that will create attractive entrances to the South Hill community.

Objective 36. Create identifiable boundaries, entries, and gateways for South Hill and its neighborhoods so that residents, workers, and visitors know they are entering the community.

Principle 1. Provide distinctive designs at the edges or entrances to South Hill.

Standards

36.1.1 Use a variety of measures to create distinct entrances e.g., landscaping, tree planting, graphics, signage, lighting, monuments, brick pavers, colored or stamped concrete, and public art.

36.1.2 Recognized entries consisting of tree plantings, landscaping, signage, special architectural features, and signage should be established at the following locations to create entrances into the community:
   a. 116th or 120th Street East and Meridian Avenue,
   b. 116th Street East and 94th Avenue,
   c. 176th Street East and Meridian Avenue,
   d. 112th Street East and Woodland Avenue,
   e. 128th Street East and Woodland Avenue,
   f. Military Road East from the Orting Valley,
   g. 512 and 70th Avenue,
   h. 176th Street East and 86th Avenue,
   i. 160th Street East and 70th Avenue,
   j. 116th Street East and 86th Avenue,
k. 122nd Street East and 110th Avenue, and
l. 112th Street East and Shaw Road.

36.1.3 Pierce County shall support and assist the community in developing and maintaining the entrances. Support and assistance may be in the form of grant writing, developing a landscape plan, working with the business community and other methods to solicit interest in the development of the entrances.

DESIGN STANDARDS AND REGULATIONS REVISIONS:

Intent: Outline the regulatory measures that will accompany the plan and identify potential missing items.

Objective 37. Identify regulatory measures necessary to achieve the desired visions and goals of the South Hill Community Plan.

Principle 1. Develop flexible and understandable design standards and guidelines to achieve the goals set forth in the Community Character Element of this plan.

Standards

37.1.1 The design standards and guidelines shall be flexible and offer the end user a menu of choices that achieve the desired outcomes.

37.1.2 The design standards and guidelines shall be easy to understand and implement.

37.1.3 Develop flexible design standards that require new developments to be thoroughly connected to other neighborhoods and community assets.

37.1.4 Design standards shall provide a menu of choices for providing connections.

Principle 2. Ensure regulatory amendments that implement this community plan are completed.

Standards

37.2.1 Community residents, business representatives and the County should work diligently to identify and remove barriers to achieving the policies and action steps listed throughout this element.

37.2.2 The County shall revise parking regulations to:
a. Allow shared parking facilities;
b. Reduce the number of spaces required; and
c. Allow on-street parking for minor arterials and residential streets.

Objective 38. A community group that is responsible for the implementing actions contained within the community plan.

Principle 1. Ensure a community group is put into place or assigned the duty of implementing the actions of the community plan.

Standards

38.1.1 The South Hill Land Use Advisory Commission should be responsible for coordinating and implementing the short, mid and long-term actions of the community plan.

38.1.2 Consideration should be given to expanding the South Hill Advisory Commission or assigning subcommittees in order to complete the tasks, monitor the plan, and request amendments.
NATURAL ENVIRONMENT POLICIES

GOAL

WE ENVISION A COMMUNITY WHERE DEVELOPMENT PORTRAYS THE HIGH VALUE CITIZENS PLACE ON THE FUNCTIONS AND AESTHETICS OF THE NATURAL ENVIRONMENT. A PLACE WHERE NEIGHBORHOODS ARE DESIGNED IN CONSIDERATION OF THE UNIQUE OPPORTUNITIES AND CHALLENGES THE NATURAL ENVIRONMENT PRESENTS, AND WHERE THE ECOLOGICAL FUNCTIONS ARE PRESERVED AND INCORPORATED INTO DEVELOPMENT SITES AS AMENITIES.

OBJECTIVES, PRINCIPLES, STANDARDS

GENERAL

Intent: Ensure development respects the integrity of the natural environment.

Objective 39. Work with the natural environment.

Principle 1. Integrate the built environment with the natural environment and natural features of the site.

VEGETATION RESOURCES

Intent: Provide additional standards and guidelines for ensuring native vegetation continues to be prevalent throughout the plan area and discontinue past development practices that have replaced native vegetation with non-native species. ENV-2

Objective 40. Retain and increase native vegetation throughout the South Hill community. ENV-2

Principle 1. Native vegetation shall be retained or incorporated into all new developments. ENV-2, D-13

Standards

40.1.1 The size and density of the vegetation within the required buffers shall be adequate to immediately reduce the visual, noise, and lighting impacts of development on neighboring properties. D-1.2

Objective 41. Educate the community about the functions and values of vegetation. ENV-2.3
Principle 1. Educational programs should focus on the importance of native vegetation, the role of trees in maintaining air quality, and the ability of trees to reduce flooding and maintain water quality. ENV-2.3

Standards

41.1.1 Coordinate with local community groups and homeowner associations for educational outreach. ENV-2.3

41.1.2 Coordinate an education outreach program with the Washington State Cooperative Extension. ENV-2.3

WATER RESOURCES

Intent: Provide strategies that ensure continued urban growth and development does not contribute to the degradation of the community’s ground and surface water systems. ENV-5, U-33

Surface Water

Objective 42. Reduce the amount and duration of surface flooding. U-31

Principle 1. Maintain the pre-development natural hydrologic conditions and functions of a site to the greatest extent possible. New developments or grading and filling activities should not increase the volume of surface water exiting the site. Provisions shall be made to allow for low impact development techniques.

Standards

42.1.1 Establish development standards that allow low impact development techniques for controlling stormwater such as: U-38

a. Maximize retention of native vegetation and tree cover to intercept, evaporate, and transpire precipitation.
b. Assess the site's soils, current and native vegetation cover, wetland areas, streams, ponds, and other critical areas. Establish buffers and delineate protected areas.
c. Preserve permeable, native soils and restore disturbed soils with compost and other amendments to infiltrate and store stormwater.
d. Retain and incorporate topographic site features that promote infiltration and storage of stormwater.
e. Direct the location of buildings and roads away from critical areas and soils that can effectively infiltrate stormwater.
f. Minimize building footprints, and road widths and lengths to reduce impervious surfaces. Eliminate effective impervious surfaces.
g. Utilize pervious surfaces (e.g., pervious pavement, pavers, and gravel systems) where possible to promote stormwater infiltration.

h. Utilize small, decentralized bio-retention areas with appropriate vegetation to infiltrate, store and transpire precipitation.

i. Reduce the reliance on traditional conveyance and pond technologies to manage stormwater quality and quantity.

j. Manage stormwater as close to its origin as possible.

Principle 2. Review the Clover/Chamber, Clear/Clarks Creek, and Mid-Puyallup basin plans when completed and revise the South Hill Community Plan appropriately.  

Standards

42.2.1 Coordinate the development of the community plan and the basin plans in an efficient manner.  

WATER QUALITY AND WATER SUPPLY

Objective 43. Protect the groundwater quality and aquifer system underlying the South Hill community.

Principle 1. Ensure groundwater quality in the plan area is not degraded and groundwater quantities are not reduced through land development and associated activities.  ENV-5

Standards

43.1.1 Incorporate recommendations from the Chamber-Clover Creek Basin Plan, the Mid-Puyallup Basin Plan, and the Clear/Clarks Creek Basin Plan in updates of the South Hill Community Plan.  U-34

43.1.2 Prohibit activities that store, generate, or utilize hazardous materials at levels that could potentially contaminate the groundwater within all Wellhead Protection Areas and the areas greater than 180 in the DRASTIC ratings.

Principle 2. Ensure aquifer recharge within the plan area.  ENV-5

Standards

43.2.1 Limit impervious surfaces and provide biofiltration to recharge aquifers.
43.2.2 Implement development standards and methods that provide for surface water cleansing and infiltration. U-31, 33

43.2.3 Use natural drainage solutions to minimize the size of artificial stormwater management features. U-35

Principle 3. Promote and ensure water conservation measures through a variety of measures.

Standards

43.3.1 Require native and drought tolerant landscaping in order to reduce watering needs.

43.3.2 Pierce County and South Hill citizens should work closely with the water purveyors to develop public awareness and educational strategies about water conservation measures. U-5

Wetlands

Objective 44. Preserve and protect the functions of existing wetland systems including water storage, flood control, cleansing and filtering, habitat for wildlife and green space for visual relief.

Principle 1. Utilize a variety of methods to preserve wetlands and their functions. ENV-11

Standards

44.1.1 Establish a public outreach program that educates contractors, builders, and others who attend wetland workshops explaining the functions, current regulations, associated penalties, and potential open space tax reductions. ENV-11+

44.1.2 Pierce County should establish a program that facilitates community involvement in the identification of possible wetland violations.

Principle 2. Acquire information that identifies the locations and functions of existing wetland systems. ENV-11.1

Standards

44.2.1 Conduct a detailed inventory of wetlands within South Hill including delineation and categorization. ENV-11.1
44.2.2 Pursue grants and other alternative funding options to conduct the inventory. ENV-11.1

44.2.3 Solicit assistance from the residents, businesses, and community organizations of South Hill for the inventory of wetlands. ENV-11.1

Principle 3. Develop and promote acquisition of wetlands and incentive programs for property owners whose parcels contain wetlands.

Standards

44.3.1 Explore the options for acquiring the following properties with significant wetland systems: 144th and 86th Avenue East (adjacent to the park); 86th Avenue East and 152nd Street East; 144th Street East and 119th/120th Avenue East; 122nd Avenue East and 136th Street East; 142nd Street East and 86th Avenue East; and west of Firgrove Elementary School and Ballou Junior High School.

FISH AND WILDLIFE RESOURCES

Intent: Protect fish and wildlife species through protecting habitat, removing barriers for fish access, and increasing public education and outreach. ENV-8+

Objective 45. Preserve and create viable wildlife habitats by connecting open space corridors and ensuring developments provide for wildlife habitat where possible.

Principle 1. Interconnect existing open space corridors where Priority Habitat Species exist.

Standards

45.1.1 Protect sites on the open space corridors map through a variety of methods including:
   a. landscaping requirements;
   b. vegetation or canopy cover requirements; or
   c. limiting fences and other obstructions. ENV-8+

45.1.2 Analyze sites adjacent to open space corridors for viable habitat that may include wetlands, forests, or wooded lots, and amend the open space map to include these sites.

45.1.3 Identify sites adjacent to the open space corridors that could potentially be restored for wildlife movement. Restoration efforts should focus on working with the property owners and homeowners associations to
remove fences or other impediments to migration, plant trees and other vegetation, and landscaping or redesigning stormwater ponds.

Principle 2. Site and design new stormwater facilities to encourage wildlife movement and habitat. U-42

Standards

45.2.1 Establish pond depth and slope requirements that eliminate the need for fencing around ponds to increase wildlife movement and habitat. U-46

45.2.2 Explore the feasibility of retrofitting existing publicly owned stormwater facilities to encourage wildlife movement and habitat.

OPEN SPACE

Intent: To develop an open space network that provides the community with open space or a greenbelt while retaining or restoring wildlife habitat and vegetation.

Objective 46. Refine the Countywide Open Space/Greenbelt map to reflect local conditions within South Hill and to identify strategies for acquiring and conserving these open space areas. delete

Principle 1. Foster the conservation of open space through a variety of strategies. LU-109

Standards

46.1.1 Utilize the County’s Conservation Futures Program to purchase open space areas. LU-109.4

46.1.2 Open space shall be protected through mechanisms such as recorded notes on the plat, developer agreements, maintenance agreements, homeowner’s covenants, or conservation easements. LU-109+

46.1.3 Open space areas acquired within the South Hill community through the County’s Conservation Futures Program should contain wetland systems that provide important ecosystem functions and values. LU-108+

46.1.4 Connect open space corridors to provide wildlife habitat and a continuity of green space throughout the community. LU-112.2.2

NOISE
Intent: Address local noise issues by reducing or mitigating noise generating activities particularly associated with Thun Field, Meridian Avenue, and major arterials.

Objective 47. Ensure aircraft noise associated with Thun Field does not significantly impact neighboring businesses or residential areas.

Principle 1. Address aircraft noise associated with Thun Field through recommendations by the Pierce County Airport Advisory Committee.

Objective 48. Ensure automobile noise along Meridian Avenue and major arterials does not generate noise levels that significantly impact neighboring businesses and residential areas.

Principle 1. Ensure appropriate setbacks and buffering between arterials and residential developments.

LIGHT

Intent: Increase energy efficiency and address the impacts of excessive light on neighboring properties, wildlife, and the night sky. ENV-12, U-5, D-17.2, D-15

Objective 49. Minimize light pollution and ensure light and glare associated with commercial businesses do not impact neighboring businesses, residential homes, or threaten wildlife. ENV-12, D-15+

Principle 1. Address and minimize the visually intrusive impacts of light associated with commercial businesses and transportation corridors. ENV-12, D-15+

AIR RESOURCES

Intent: Address local air quality issues by ensuring future actions do not deteriorate current air quality levels and impact the community’s quality of life. ENV-3

Objective 50. Improve air quality along major arterials by reducing carbon monoxide emissions caused by motor vehicles through efficient transportation planning and traffic control measures.

Principle 1. Encourage strategies that reduce vehicle trips including enhancing pedestrian and nonmotorized facilities. T-27

Standards

50.1.1 Identify where pedestrian facilities should be provided to connect commercial areas to other commercial areas, civic uses, residential neighborhoods, and schools. Incorporate the identified pedestrian connections in the Transportation Improvement Plan, Capital Facilities Plan, and the Transportation element in the Pierce County Comprehensive Plan through their amendment cycles. T-12,14
50.1.2 Require developments to provide pedestrian connections to schools, adjacent neighborhoods or shopping districts.

50.1.3 Trees should be placed along major arterials to assist in air quality along the street.

Principle 2. Create a public education outreach program for the South Hill in coordination with the Puget Sound Clean Air Agency. **ENV-4**

Standards

50.2.1 The program should consider:

a. incorporating air quality forecasts from the Puget Sound Clean Air Agency into the local section of the Tacoma News Tribune and Puyallup Herald;

b. annually reviewing air quality information collected at the Washington State Department of Ecology monitoring station on 128th Street East and summarizing the findings in a report to the South Hill Land Use Advisory Commission;

c. incorporating local air quality monitoring in curriculum through Pierce College and the Puyallup School District;

d. requiring a link from the Pierce County home page to the Puget Sound Clean Air Agency’s air quality forecast. **ENV-3, 4**
ECONOMIC ELEMENT POLICIES

GOAL

We envision a variety of retail, commercial, professional services, and organizations established to meet the needs of both the residents of South Hill and the surrounding region. Meridian Avenue will be restructured to concentrate commercial, office, and high density residential uses within designated districts. Thun Field will be an employment area providing a variety of employment and training opportunities related to aviation and light manufacturing. We foresee that adequate infrastructure, training opportunities, and coordinated marketing strategies will support this economic development.

OBJECTIVES, PRINCIPLES, STANDARDS

A HEALTHY ECONOMIC BASE IS IMPORTANT TO ANY COMMUNITY. THE FOLLOWING OBJECTIVES, PRINCIPLES, AND STANDARDS DIRECT AND GUIDE ECONOMIC DEVELOPMENT THROUGHOUT THE SOUTH HILL COMMUNITY.

GENERAL POLICIES

Intent: Identify factors that cultivate South Hill as a community reliant upon a vibrant commercial base and attractive residential areas.

Objective 51. Build upon the strengths of South Hill.

   Principle 1. Recognize the strength of the South Hill economy lies in providing commercial services for South Hill citizens and residents of rural Pierce County. Support and strengthen this economy by improving the function and look of existing commercial areas through design standards.

   Principle 2. Maintain South Hill as a quality residential community by improving livability factors of connections, amenities, and aesthetics.

BUSINESS AND EMPLOYMENT GROWTH

Intent: Strengthen the businesses and relationships between businesses in South Hill to create small commercial opportunities for residential neighborhoods and to ensure more unity between businesses and the South Hill community.

Objective 52. Strong, cohesive business leadership that is an integral and stabilizing part of the community and is committed to improving the economic viability and aesthetic quality of commercial areas in South Hill.

   Principle 1. Facilitate the formation of a local South Hill business group to focus efforts on strengthening and improving business development.
Standards

52.1.1 Inform business owners of the goals of the community plan and how local businesses may benefit from enacting the goals.

52.1.2 Organize a business forum to discuss the formation of a single business improvement district for South Hill or several business improvement districts for each distinct business district as identified in the Land Use Element.

52.1.3 Develop marketing strategies that can increase patronage of South Hill businesses.

52.1.4 Assist businesses in marketing by:
   a. Organizing a “business” fair to spotlight the unique goods and services available on South Hill.
   b. Developing/maintaining a business website that profiles South Hill businesses.
   c. Coordinating “business” workshops.
   d. Publish a South Hill business directory.
   e. Creating a referral network among businesses in South Hill.
   f. Working with the local media to highlight small, unique businesses in the South Hill community.
   g. Facilitating common promotion campaigns.

52.1.5 Coordinate efforts with the Pierce County Economic Development Board and various business organizations, including the Eastern Pierce County Chamber of Commerce, to actively recruit professional and technical businesses to locate within the community plan area.

52.1.6 Establish a relationship with local community and technical colleges that can assist with specialized training needs and workforce recruitment. These relationships provide future opportunities for the placement of graduates in the job market in the community.

Principle 2. Explore alternatives for local businesses to fund physical improvements and marketing strategies.

Standards

52.2.1 Develop an informative outreach program to work with businesses to integrate design standards into business sites. Such improvements may include landscaping, signage, awnings, façade restoration, building painting, and other items as found in the design standards.
<table>
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<tr>
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<tbody>
<tr>
<td>52.2.2</td>
<td>Work with the County to obtain grant funding for physical improvements to each business district such as lighting, landscaping, signage, awnings, façade restoration, building painting, and other items as found in the design standards.</td>
</tr>
<tr>
<td>52.2.3</td>
<td>Pierce County shall facilitate renovation projects that are brought into conformance with the design standards by developing a fast-track permit and review process.</td>
</tr>
<tr>
<td>52.2.4</td>
<td>Explore public/private partnerships in the redevelopment and restructuring of Meridian Avenue.</td>
</tr>
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</table>

**Objective 53.** Pierce County, developers, existing businesses, and citizens working as partners to induce overall improvements to Meridian Avenue.

**Principle 1.** Ensure Meridian Avenue continues to serve the needs of the community while creating consumer-friendly atmosphere and protecting the natural environment.

**Standards**

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<tbody>
<tr>
<td>53.1.1</td>
<td>Recognize that a more natural visual streetscape resulting from the application of low-intensity uses to areas along Meridian Avenue containing numerous environmental constraints can provide an economic benefit to the community.</td>
</tr>
<tr>
<td>53.1.2</td>
<td>In districts defined in the Land Use Element, transition commercial strip malls to pedestrian friendly commercial nodes that meet design standards.</td>
</tr>
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</table>

**Objective 54.** Create a central place (Urban Village) in South Hill that is a focal point for the community and provides unique shopping experiences, civic activities and a gathering place.

**Principle 1.** Create a unique business character in the Central Place (Urban Village) to attract potential customers.

**Standards**

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<tr>
<td>54.1.1</td>
<td>Encourage appropriate residential density within and around the Central Place (Urban Village) that provides a market for goods and services thus assisting with the economic viability of the district and reducing traffic impacts.</td>
</tr>
<tr>
<td>54.1.2</td>
<td>Encourage federal, state, or local government services to locate within the Central Place (Urban Village) in order to provide an anchor for other businesses. LU-48.6, CF-3.5</td>
</tr>
</tbody>
</table>
Objective 55. Neighborhood Centers that serve some of the daily needs of local residents without impacting the neighborhood with traffic, noise, or intrusive light. LU-16

Principle 1. Ensure Neighborhood Centers are allowed in South Hill in order to provide small-scale retail and limited personal services LU-43

EMPLOYMENT OPPORTUNITIES

Intent: Provide strategies that ensure entry level and advanced employment opportunities are available within the community. Most residents drive outside of the community for higher paying employment opportunities. As the daily commute time increases, many residents desire an opportunity to work closer to home, spend less time on the road, and enjoy more time with their families.

Objective 56. Well-balanced and varied economic development that provides for entry level and advanced employment opportunities.

Principle 1. Encourage growth in professional and technical employment opportunities within the South Hill community.

Standards

56.1.1 Promote the location of technology-oriented businesses and organizations within the Urban Village and, where feasible, in the Employment Center.

56.1.2 Actively seek professional office businesses and high tech offices for location in the Urban Village.

56.1.3 Support opportunities for development, expansion, or extension of higher education facilities in the community.

56.1.4 Provide opportunities to locate federal, state, or local government offices in the Urban Village.

56.1.5 Encourage growth in light manufacturing within Employment Centers in South Hill and neighboring communities.

56.1.6 Focus marketing efforts for the Employment Center to small-scale aviation industries, light manufacturing, and related businesses.

PRINCIPLE 2. SUPPORT TRANSPORTATION IMPROVEMENTS NEEDED TO SUPPORT MANUFACTURING TO THE SOUTH HILL COMMUNITY.
Standards

56.2.1 Promote improvements to 176th Street and construction of the Cross-Base Corridor to successfully attract light manufacturing industries to the Employment Center.

56.2.2 Encourage the development of a regional transportation network to serve light industrial facilities while allowing customers greater ease in reaching all commercial venues.

56.2.3 Promote improvements on Meridian Avenue that preserve regional transportation linkages while balancing community and County demands on the facility.
FACILITIES AND SERVICES POLICIES

GOAL

WE ENVISION A COMMUNITY WITH ROADWAYS, BIKE LANES, AND TRAILS THAT SAFELY CONNECT OUR HOMES WITH OUR SCHOOLS, PARKS, COMMUNITY SERVICES AND COMMERCIAL AREAS. SERVICES SUCH AS POLICE, FIRE, AND COUNTY OFFICES WILL BE ADEQUATELY STAFFED AND EASILY ACCESSIBLE. SOUTH HILL WILL BE AN AREA WHERE INFRASTRUCTURE SUCH AS SANITARY SEWERS, EFFECTIVE SURFACE WATER MANAGEMENT FACILITIES, AND TRANSPORTATION IMPROVEMENTS ARE AVAILABLE AS DEVELOPMENTS ARE APPROVED. SUCH FACILITIES WILL ALLOW SAFE, EFFICIENT ACCESS TO GOODS AND SERVICES AT ALL HOURS OF THE DAY.

OBJECTIVES, PRINCIPLES, AND STANDARDS

GENERAL

Intent: The South Hill community has experienced tremendous residential and commercial growth in the past ten years. As the community has become urban, the need for public facilities and services has increased in order to maintain a desirable quality of life. The policy statements in this element identify public facilities and service investments necessary to achieve the community’s vision.

Objective 57. Facilities and services that support business activities and expand opportunities for residents to access efficient services and safe recreational activities within the South Hill community. CF-3.2

Principle 1. Maximize financial resources and opportunities to establish services and facilities. CF-2, 8

Standards

57.1.1 Establish annual workshops with adjacent cities and communities to establish coordination and communication. CF-7.1

57.1.2 Explore opportunities for funding that may include special taxing districts, grant funding, and community fundraisers. CF-8+

57.1.3 Explore opportunities to co-locate community facilities and services.

Principle 2. Coordinate construction of utility and road improvements. CF-7, U-6
Principle 3. Control impacts to traffic and transportation networks during construction projects.
Standards

57.3.1 Utility providers shall be required to notify Central Pierce Fire and Rescue, school districts, and other utility providers regarding construction activities, schedules, and locations.

57.3.2 Pierce County shall inform residents of road projects that may disrupt traffic in the South Hill Area. Various communication methods should be employed to disseminate the information as quickly as possible.

PARKS AND RECREATION

Intent: Provide and maintain park lands and recreational facilities and services within the community that are accessible to adults and children and meet the recreational needs of an urban population.

General

Objective 58. Provide active and passive recreation opportunities throughout the community. PR-22

Principle 1. Develop recreational facilities identified and desired by the South Hill community.

Standards

58.1.1 Actively pursue opportunities to acquire land for the following types of park and recreational facilities:
   a. Community multi-use trail system.
   b. Athletic fields.
   c. Picnic areas.
   d. A park that includes a community center for seniors equipped with kitchens and potential gym facilities.
   e. Tennis courts.
   f. Covered outdoor basketball courts.

58.1.2 Support the development of an aquatic center in the Emerald Ridge High neighborhood.

58.1.3 Explore alternatives for providing and maintaining publicly owned parks and trails such as enlisting service organizations, soliciting corporate donations, and donations of goods and services from local businesses. PR-7+

58.1.4 Conduct public forums to discuss the formation of a local park taxing district or service area to fund park/trail acquisition and maintenance. PR-9+
58.1.5 Initiate discussions that address revising the distribution of County monies that are raised through activities at other parks.

58.1.6 Develop an internal process that facilitates private land donation opportunities. **PR-7.2**

**THE SOUTH HILL TRAIL SYSTEM**

Objective 59. Trail linkages that safely connect residential areas, schools, parks, community services, and commercial areas. **PR-10**

**Principle 1.** Adopt a trail corridor map that identifies desired segments for a South Hill community trail system.

**Standards**

59.1.1 Multi-use trails should incorporate existing utility corridors including gas, power, rail, and road rights-of-way.

59.1.2 Design the community-wide trail system to connect residential areas located within one mile of schools.

59.1.3 Explore strategies to remove various types of natural and built barriers to allow connections between existing subdivisions and commercial districts to a community-wide trail system.

59.1.4 Design the trail to connect to regional trail systems that exist or are planned in surrounding communities such as the City of Puyallup, Frederickson, and the Orting Valley. Coordinate trail design and seek funding opportunities jointly with surrounding communities such as the City of Puyallup, Frederickson, and Orting. **PR-10+, PR-17+**

59.1.5 Promote development of the South Hill heritage corridor and its linkage to Naches Trail.

59.1.6 Promote development of a trail link between the Rogers/Zeiger Athletic Complex and the 9th Street Pit/Half Dollar Park along 90th Avenue East.

59.1.7 Promote development of a trail link between the South Hill Community Park, the property located southwest of the intersection of 144th and Meridian, Hemlock Pond/Hopp Farm, and the Tacoma Public Utilities Reservoir site along 144th Street East.

59.1.8 Amend the Pierce County Park, Recreation, & Open Space Plan and the Pierce County Nonmotorized Transportation Plan within two years of
Principle 2. Provide amenities along the community-wide trail system to provide educational and fitness resources for all trail users. PR-15+

Standards

59.2.1 To increase state and federal funding opportunities, the trail system should connect commercial/retail centers with residential areas and activity centers.

59.2.2 Identify segments of the trail where a par course for exercise and recreation is warranted and feasible. Distance markers should be placed along the trail for walkers and runners.

59.2.3 Interpretive signs should be placed along trails to encourage historical and environmental awareness. PR-15+

Principle 3. Actively pursue opportunities to develop a community-wide trail system.

Standards

59.3.1 Pierce County should enter into discussions with the Bonneville Power Administration, Tacoma Water, and Williams Natural Gas to negotiate conditions associated with the development of the trail.

59.3.2 Developing a trail network should be pursued in the listed order of priority:
   a. Tacoma Water Pipeline right-of-way
   b. Bonneville Power Administration right-of-way
   c. Williams Natural Gas right-of-way

59.3.3 Trail segments that connect residential areas and schools should have a higher priority for local funding.

59.3.4 Pierce County should initiate discussions with area school districts to develop linkages between residential areas and schools.

59.3.5 Provide incentives for development projects that incorporate connections to the trail identified in the adopted South Hill trail plan.

South Hill Parks

Objective 60. Parks located throughout the community's neighborhoods that provide recreation opportunities.
Principle 1. Acquire, design, and develop parks. PR-1

Standards

60.1.1 Amend the Pierce County Park, Recreation, & Open Space Plan to analyze feasibility and pursue active and passive park/recreational uses in the following priority.
   a. Horse Haven Creek Park and Trail
   b. Hopp Farm/Hemlock Pond Park and Trail
   c. Ates Pond Park and Trail
   d. Reservoir Park and Trail
   e. Half Dollar Park (94th Avenue East and 124th Street East)

60.1.2 If the property located southwest of the intersection of 144th Street East and Meridian Avenue becomes available on the real estate market, Pierce County should explore acquisition for a park and recreation site with community facilities, such as a senior center.

Principle 2. Park design should incorporate amenities that provide visitors various opportunities for enjoyment.

Standards

60.2.1 Incorporate a multi-purpose community center with indoor kitchen and gymnasium facilities into an identified park site. The facilities should be designed to accommodate activities for all segments of the community.

60.2.2 Recognize the need for both passive and active recreation in parks in the South Hill community.

60.2.3 Incorporate amenities into passive parks that provide added enjoyment for visitors, such as interpretive signage, trails, and picnic tables.

60.2.4 Explore the development of an off-leash dog park.


Standards

60.3.1 Athletic fields should be designed to meet baseball, softball, football, and/or soccer regulation specifications for area and materials, including those items reasonably necessary for play during daytime and evening hours for all ages.
Principle 4. Maximize opportunities to develop parks and recreational facilities in conjunction with public school facilities. PR-1.3+

Standards

60.4.1 Pursue opportunities with area school districts to develop parks adjacent to existing and planned school sites. PR-1.3+

60.4.2 Pierce County should allow for reduced parking requirements for parks located adjacent to schools. PR-1.3+

STORMWATER

Intent: The intent of the following policies is to reduce the effects of flooding episodes, improve the function of existing stormwater facilities, and to more effectively integrate stormwater facilities into the natural landscape.

Development Strategies

Objective 61. Manage stormwater in a manner that protects neighboring properties and the ecosystem from adverse impacts. U-31

Principle 1. Maintain the pre-developed hydrology of a site and reduce reliance on traditional surface water management techniques.
**Frequently Flooded Areas**

**Objective 62.** Reduce flooding in the South Hill community.

**Principle 1.** Discourage development in areas with natural characteristics susceptible to flooding. **ENV-10+**

**Standards**

62.1.1 Properties with development limitations due to standing water and high groundwater tables should be included as "sending sites" in a transfer of development rights program in order to provide a financial return to the property owner and preserve the natural functions of the site.

62.1.2 Purchase properties that have experienced repeated flooding episodes. **ENV-10.5**

62.1.3 As a component of Pierce County's Basin Planning process, the Water Programs Division of the Public Works and Utilities Department should: **ENV-10+**
   a. identify properties that need to be acquired to preserve existing flood plains and construct CIP projects.
   b. educate the public about the County's Floodplain Preservation and Property Acquisition Program.
   c. formalize an educational program to communicate the tenets of sustainable development techniques to the South Hill community.

**Principle 2.** Foster the maintenance of private stormwater facilities. **U-36**

**Standards**

62.2.1 Pierce County Public Works should continue to coordinate with homeowners’ associations to identify public stormwater ponds in need of cleaning and maintenance to avoid future problems. **U-36**

62.2.2 Develop an inspection program for existing public and private stormwater ponds within subdivisions to enforce existing maintenance agreements on private stormwater facilities. **U-36**
   a. Where the responsible homeowners' association is not responsive to the maintenance of the private stormwater facility and public resources are necessary to complete the maintenance, fees and liens on property should be applied.

**SEWER FACILITIES**
Intent: Sewer and wastewater treatment facilities enable higher intensity of urban development to occur. Construction of these facilities can also disrupt traffic patterns and utility services. The intent of the sewer and wastewater treatment policies is to provide guidelines on coordinating infrastructure improvements. The policies also address sewer provisions throughout the plan area.

Objective 63. Encourage new homes and businesses to be on sanitary sewer. U-15

Principle 1. The Planning and Land Services Department and Public Works-Utilities Department should consider revising sewer regulations to increase the required hook-up distance for formal plats beyond 300' of a main to decrease the development of new septic systems.

WATER SYSTEMS

Intent: The provision of adequate domestic water supplies is a crucial component of supporting population growth. The intent of the following policies is to ensure that adequate water supplies are available to support projected population growth and water conservation measures are enacted.

Objective 64. An adequate domestic water supply, water conservation measures and protection of wellheads and groundwater resources. U-22, 24

Principle 1. Encourage land uses and programs that promote aquifer recharge and an adequate water supply within the plan area.

Standards

64.1.1 Ensure landscape regulations promote water conservation.

64.1.2 The design of new public parks and their facilities in South Hill should allow for water reuse.

64.1.3 Encourage Pierce County, Pierce College, WSU Extension Office, and community groups to develop a contest or demonstration garden to increase public awareness of water conservation issues, alternatives, and xeriscaping.

64.1.4 Solicit South Hill businesses and community groups to sponsor an annual yard maintenance workshop that teaches homeowners proper fertilizer and pesticide application methods.

Principle 2. Ensure adequate water supply for new development LU-20
64.2.1 When water system plans are reviewed by Pierce County Water Programs attention should be given to the purveyor's ability to provide water within its service area based upon planned land uses and densities. If the water system plan does not demonstrate the purveyor's ability to provide service in a timely and reasonable manner, Pierce County Water Programs should recommend a revision to the system’s designated service area to the Washington State Department of Health. U-20, 21

64.2.2 Pierce County should seek to amend state laws to allow water to be transferred among pressure systems and water purveyors to accommodate growth and development.

Principle 3. Coordinate watershed planning processes for the Chambers-Clover Creek Water Resource Inventory Area (WRIA), conducted under ESHB 2514, with other planning efforts in Pierce County.

Standards

64.3.1 Utilize the Chambers-Clover Creek Watershed Plan in future updates to the South Hill Community Plan.

64.3.2 Consider the results of the water availability analysis conducted under ESHB 2514 when making future land use decisions within the WRIA.

Principle 4. Support monitoring of groundwater through the ESHB 2514 Chambers-Clover Creek Watershed Plan process.

PUBLIC SCHOOLS

Intent: To communities such as South Hill, local schools provide the spirit of the community. Through its educational curriculum and facilities the Puyallup School District has a high quality reputation. The residential growth in recent years has challenged the district in maintaining its quality educational environment. Elementary schools have reached their capacity even with the placement of module units. As a result students are bussed to schools outside their neighborhoods. Students that do attend local schools are either bussed or driven to schools because of the lack of safe walking routes. Acknowledging that Pierce County has a limited ability to address these issues, the intent of the school policies is to provide coordination with the Puyallup and Orting School Districts.

Objective 65. Coordinate land use planning and school district capital facilities planning. CF-21

Principle 1. Coordinate with the Puyallup and Orting School Districts to develop strategies that provide sufficient capacity at schools located within South
Hill to ensure students are not forced to attend a school outside their neighborhood/community. CF-21.1

Standards

65.1.1 Encourage the Puyallup School District to actively pursue an increase in impact fees to assist in providing additional student capacity. CF-21.2

Principle 2. The location of schools should be considered in the planning and construction of future sidewalks and pedestrian paths.

Standards

65.2.1 Coordinate with the Puyallup School District to identify and prioritize designated school walking routes in need of safety improvements.

THUN FIELD

Intent: As a community airport, the Pierce County Airport - Thun Field provides economic opportunities and facilitates aircraft related training to various segments of Pierce County residents. South Hill residents recognize these positive contributions of Thun Field; however, an airport can also impede on the quality of living of adjacent residential neighborhoods if appropriate mitigation measures are not put in place. The intent of the following policies is to foster communication between the aviation community, facility operators, and residents to pursue good neighbor practices.

Objective 66. Improvements should be made to keep Thun Field operating safely and efficiently. Noise mitigation should proceed in conjunction with operational changes.

Airport Management

Principle 1. Ensure a responsive and qualified airport management team.

Standards

66.1.1 A Thun Field airport advisory committee shall be formally appointed by the County Council. The membership of the committee shall be balanced to represent various segments of the South Hill community, including, but not limited to representatives from aviation interests, Thun Field building tenants, the South Hill Land Use Advisory Commission, surrounding homeowner associations, and the Federal Aviation Administration.
66.1.2 Incorporate the Pierce County Master Plan for Thun Field as a component of the South Hill Community Plan. The Master Plan is hereby incorporated by reference.

66.1.3 Property owners within the Pierce County Airport Area of Influence should be notified of proposed amendments to the Pierce County Airport Master Plan.

66.1.4 Explore the possibility of creating a new Pierce County department to manage Thun Field airport and its operations.

Good Neighbor Practices

Principle 2. Minimize impacts to surrounding residential neighborhoods by pursuing good neighbor practices such as:
   a. Occasionally scheduling airport staffing hour to extend into the evening during the summer months to monitor aircraft operations;
   b. Preparing and publishing a formal procedures document that outlines the steps airport officials will follow when responding to complaints;
   c. Establishing a formal complaint log documenting complaints associated with aircraft operations around the Pierce County Airport or management of facilities;
   d. Posting airport regulations and contact information for officials serving on the advisory committee and airport staff at different facilities at the Pierce County Airport.

Principle 3. Require Thun Field to include an architectural design plan within the Master Plan.

Revenue Sources

Principle 4. Thun Field shall strive to be a financially self-sufficient facility.

Principle 5. Pierce County should develop a plan in consultation with the Pierce County Community Services Department - Economic Development Section and the airport advisory committee to market available commercial sites on the Thun Field property.

PIERCE COUNTY OFFICES

Intent: Residents of South Hill have various needs to access Pierce County offices ranging from applying for a building permit to attending a public hearing for a proposed subdivision. As the population of the community grows, the need for this access increases. Currently, South Hill residents have to travel between 30 and 60 minutes to a
county office in the City of Tacoma. Policy direction encourages Pierce County to make the County's services more accessible.

Objective 67. Access to Pierce County government services within the South Hill community.

Principle 1. Encourage Pierce County to locate offices in South Hill to enable residents and business owners in to attend County related appointments and obtain permits without traveling to the City of Tacoma.

Standards

67.1.1 Identify existing public or private facilities in South Hill that could serve as a potential Pierce County satellite service center.

67.1.2 Survey various segments of the South Hill community to identify which services are desired in the community.

TRANSPORTATION FACILITIES AND SERVICES

TRANSIT FACILITIES AND SERVICES

Intent: Develop public transportation as a viable alternative to the automobile in order to reduce roadway congestion, maintain air quality, conserve energy resources, and support the economic vitality of the community.

Objective 68. Transit services and facilities that meet the travel needs of commuters, shoppers, students, and other users. T-21

Principle 1. Provide fixed route and/or demand responsive transit services between the centers of the South Hill area and regional major destinations. These services should be coordinated between Pierce Transit and Sound Transit fixed bus route and commuter rail services.

Standards

68.1.1 Transit services should serve a number of areas and roadways including:
   a. 70th Avenue/Woodland Avenue East
   b. 86th Avenue East
   c. 94th Avenue East
   d. Meridian Avenue East
   e. 122d Avenue/Military Road East/Shaw Road East
   f. 112th Street East
   g. 122nd Street East
   h. 128th Street East
i. 136th Street East  
j. 144th Street East  
k. 152nd Street  
l. 160th Street East  
m. 176th Street East  
n. Sunrise Parkway East/Sunrise Boulevard East

68.1.2 WSDOT should investigate the possibility of high capacity transit and preference for high occupancy vehicles along the Meridian Avenue corridor.

68.1.3 WSDOT should pursue the potential of adding additional through lanes on Meridian Avenue East from 176th Street East to 112 Street East.

68.1.4 Explore partnerships between Pierce Transit and local businesses to provide a community shuttle between and/or within centers. T-16+

68.1.5 Work with homeowners associations, colleges, businesses, and other community groups to encourage participation in vanpool programs.

68.1.6 Encourage high-density and mixed use development within centers in order to achieve transit viability. LU-37

68.1.7 Encourage pedestrian-oriented development and an improved nonmotorized environment to reduce dependence on the automobile and increase the viability of transit. LU-37, T-12, 16, 27

Objective 69. Provide new park and ride facilities to increase ridesharing and transit participation. T-16.7

Principle 1. Park and ride lots that capture single occupant vehicle trips T-16.7

Standards

69.1.1 WSDOT, Pierce Transit, and Pierce County should coordinate the selection of park and ride sites. A site should be considered for the southern boundary of the community plan area such as 176th Street East and Meridian Avenue.

ROADS

Intent: To develop a roadway network that balances the regional mobility needs with the local access needs of the community.

Objective 70. A complete and sufficient roadway network within South Hill. T-1
Principle 1. Increase the capacity of the regional and local network throughout South Hill. T-1

Standards

70.1.1 Plan, fund, and construct new corridors and road improvements to increase capacity of the roadway network. T-1

70.1.2 The highest priority roadway capacity projects should address the north/south corridors while the next highest capacity projects should reflect those projects that provide access to the latter corridors.

70.1.3 Increase roadway capacity through the most cost effective strategies. T-1, 27

70.1.4 Plan and implement roadway improvement projects that increase capacity such as channelization, adding turn lanes, or signalization. T-1

70.1.5 The County shall seek where appropriate dedication of right of way for construction or improvements of roadways or nonmotorized facilities as identified in the Pierce County Six Year Transportation Improvement Program and the Transportation Element of the Comprehensive Plan. The regulations shall allow consideration of bonus densities when right-of-way is dedicated for the purpose of transportation improvements. This bonus density shall be provided separately from the right of way that may be dedicated for traffic mitigation purposes. T-7+

Objective 71. Greater connectivity between existing and new developments to convey local motor vehicular and nonmotorized traffic. T-8

Principle 1. Develop and implement plans and regulations that will create additional connectivity between neighborhoods.

Standards

71.1.1 Ensure connections are provided between neighborhoods and to commercial centers for local traffic. T-8

71.1.2 Develop regulations that require new subdivisions to be designed in a manner that maximizes opportunities for connectivity.
71.1.3 Fully support, prioritize, and fund nonmotorized plans and projects that increase connectivity in South Hill neighborhoods. Pedestrian and bicycle facilities can reduce motor vehicular traffic. T-12

71.1.4 Review the roadway and nonmotorized facilities connectivity needs created by new development and require the construction of the facilities that meet these needs.

Objective 72. Minimize roadway conflicts created by local access traffic. T-11+

Principle 1. Encourage the consolidation of access to state highways, and major and secondary arterials in order to complement the highway and arterial system, reduce interference with traffic flow on the arterials, reduce conflicts between nonmotorized modes of travel and motor vehicles, particularly on bicycling routes, limit driveway onto roadways, encourage the consolidation of driveways, and discourage through traffic on local access streets or private access/circulation roadways. T-11

Standards

72.1.1 Encourage, and possibly assist, landowners to work together to prepare comprehensive access plans that emphasize efficient internal circulation and discourage multiple access points to major roadways from developing areas along highways, and major and secondary arterials. T-11+

72.1.2 Encourage access to private developments through a system of collector arterials and local access streets to be identified in the County's Transportation Plan. T-11+

72.1.3 Encourage consolidation of access in developing commercial and high density residential areas through shared use driveways, frontage roads, and local access streets which intersect with arterials at moderate to long spacing. T-11+

72.1.4 Develop and implement a method for access management techniques on Meridian Avenue. T-11+

Objective 73. Balance roadway improvements with the impacts to the natural and built environment in developing improved and new roadways. T-28+

Principle 1. Consider methods by which to reduce the impact of widened roadways or new roadway corridors in the community. T-28+

Standards
73.1.1 Geographically distribute roadway capacity improvements through the larger Pierce County neighborhood. The highest priority corridor improvement projects should circulate traffic around versus through the South Hill area. Support specific projects that would help to achieve this such as the implementation of the Canyon Road East corridor improvements (inclusive of the north and south extension), Meridian Avenue East Improvements, the widening of 176th Street E, development of the Shaw Road Avenue E/Military Road E/122nd Avenue E corridor, and the development of the Cross Base Highway.

73.1.2 Orient new residential areas facing away from proposed and existing new major and secondary arterial roadways.

73.1.3 Provide visual, sound, or water barriers or other strategies by which to attenuate the impacts of roadway projects upon the local community. T-29.2

73.1.4 Engineer roadways to minimize impacts upon the adjacent land uses. Those impacts to be considered include noise, visual, light, safety, and security impacts. T-28+, 29+

73.1.5 Transportation corridors shall utilize the minimum amount of lighting necessary for safety and function. D-15+

73.1.6 Construct light fixtures along state highways and arterials that are direct and do not cast light in multiple directions. D-15+, ENV-12.1

Objective 74.

Alternative evacuation routes from the City of Orting.

Principle 1.

Implementation of planned roadway improvements that may play a role in the evacuation of City of Orting residents in the event of a natural disaster.

Standards

74.1.1 Construct the planned 176th Street East extension to the City of Orting.

Nonmotorized Facilities

Objective 75.

A safe and inter-connected system of nonmotorized facilities for pedestrians and bicyclists. T-13

Principle 1.

Plan, program and construct nonmotorized facilities throughout the South Hill community.

Standards
75.1.1 Priority shall be given to providing pathways within walking distance, one-mile radius, of schools.

75.1.2 Bike facilities where appropriate should be provided along roadways such as:
   a. 70th Avenue/Woodland Avenue East
   b. 86th Avenue East
   c. 94th Avenue East
   d. Meridian Avenue East
   e. 122d Avenue/Military Road East/Shaw Road East
   f. 112th Street East
   g. 122nd Street East
   h. 128th Street East
   i. 136th Street East
   j. 144th Street East
   k. 152nd Street East
   l. 160th Street East
   m. 176th Street East
   n. Sunrise Parkway East/Sunrise Boulevard East

75.1.3 All new subdivisions, planned development districts, multi-family developments along arterials shall provide pedestrian facilities within the development and along the arterial.

75.1.4 All new commercial developments shall provide sidewalks or pedestrian connections between businesses and a sidewalk along the frontage road.

75.1.5 Pedestrian facilities and bicycle facilities that are required should be built when new road corridors or road widening projects occur.

**MERIDIAN AVENUE**

**Intent:** To complete improvements to Meridian Avenue that support the desired land use pattern and allow the corridor to be more pedestrian accessible while still conveying regional transportation.

**Objective 76.** Improve the Meridian Avenue corridor by providing nonmotorized facilities, transit services and facilities, and access management strategies.

**Principle 1.** Focus County, state, and local citizens’ efforts on improving Meridian Avenue.
76.1.1 Encourage the Washington State Legislature to prioritize roadway improvements to Meridian Avenue that support the community plan goals and further define centers and districts.

76.1.2 In order to prioritize improvements on Meridian Avenue East WSDOT should:
   a. establish a committee of citizens, business owners, Pierce Transit, County staff and WSDOT staff to identify needed improvements and potential funding sources;
   b. adopt a Corridor Management Plan or EIS that details the planned improvements; and
   c. propose revisions to state transportation programs and/or budgets to ensure improvements are implemented.

76.1.3 WSDOT, Pierce Transit, the County, and the community, shall coordinate state, regional, and local plans for Meridian Avenue East.

Transportation Systems Management

Intent: Use Transportation System Management Strategies (TSM) to fully realize the operational potential of the roadway network.

Objective 77. An efficiently managed transportation system. T-1

Principle 1. Monitor the South Hill Transportation roadway network for potential applications of Transportation Management Strategies.

Standards

77.1.1 Monitor the need and apply where appropriate such TSM strategies as:
   a. signal interconnect systems, signal coordination and synchronization, transit signal priority, and other signal improvements to facilitate smooth traffic flow;
   b. turn lanes and turn pockets to allow turning vehicles to move out of through traffic lanes; and
   c. off-street truck loading facilities, where appropriate, to separate goods loading/unloading from goods and people movement, and provide for the efficient movement of goods and traffic.

Transportation Concurrency

Intent: To ensure a transportation concurrency methodology that reflects the perceptions of the community and that provides a functional mechanism by which transportation and land use may relate. T-24+, 25+
Objective 78. A transportation concurrency methodology which is meaningful, relevant, reasonable, implementable, and effective in meeting the objectives of the concurrency provisions of the Growth Management Act. T-24+, 25+

Principle 1. Develop and implement a transportation concurrency method that closely reflects the congestion on the roadway network. T-24+, 25+

Standards

78.1.1 Revise or replace the current “screenlines” method by which roadway facilities within the South Hill area are monitored for transportation concurrency. delete

78.1.2 Consider the implementation of a transportation concurrency method that directly relates to the method by which projects are selected for the County’s proposed impact fee program. T-24+, 25+

Coordination

Intent: The wide range of public and private entities responsible for the roadway network and the infrastructure on or near the roadway need to coordinate their respective functions in order to maximize their development and operations. T-30

Objective 79. Coordination between various entities that perform work near or within the public roadway network so construction and maintenance activities do not significantly hinder motorists’ travel times. T-30

Principle 1. The County, state, Pierce Transit, and utility companies shall coordinate their respective projects on a particular roadway to minimize traffic disruption.

Standards

79.1.1 When scheduling and permitting construction activities, Pierce County Public Works should minimize delays on alternate roadways that are within close proximity of one another.

Objective 80. To coordinate the various jurisdictions that have mutual interest(s) in transportation systems that are both shared and mutually affected. T-30+

Principle 1. The County, state, Pierce Transit, City of Puyallup, and other cities and communities should work together in resolving issues involving roadways of mutual interest. T-30+
Standards

80.1.1 Pierce County, Pierce Transit, Puyallup, and other cities should cooperate in reviewing, coordinating, and implementing transportation solutions of mutual interest.  T-30+

COMMUNITY AND NEIGHBORHOOD CONNECTIVITY

Intent: Neighborhood design that connects housing with school, other uses, neighborhoods, and key destinations in order to overcome the physical, social, and economic barriers that fragment communities.

Objective 81. Create physical connections between neighborhoods, schools, and the larger community.  T-14

Principle 1. Pierce County and the community shall work diligently with the school districts to identify and create safe bicycle and pedestrian connections to schools.  T-14.2

Standards

81.1.1 The County shall work with the South Hill community to update and revise the nonmotorized portion of the Transportation Element of the Pierce County Comprehensive Plan. The revisions shall include pedestrian pathways and nonmotorized routes that are not associated with roads.  delete

81.1.2 The County shall work with the community to identify and pursue links between existing neighborhoods, schools, libraries, shopping areas, recreational uses and revise the nonmotorized policies and programs to include these links.  T-14+

81.1.3 The County shall work with each of the school districts to ensure that walking routes to school are identified, programmed, and implemented. Regulations shall be updated to ensure new developments provide the linkages that are identified in the nonmotorized portion of the Comprehensive Plan. The County and the school districts shall form partnerships to retrofit existing, established neighborhoods with walking routes. The Planning Department and Community Services shall assist with the planning and grant writing for funds.  T-14+

Principle 2. Provide bicycle and pedestrian connections that link neighborhoods to schools, other neighborhoods, recreational and commercial areas.  T-14
Standards

81.2.1 Pierce County shall evaluate all publicly owned land and rights of way to determine pedestrian linkage opportunities.

81.2.2 The nonmotorized policies and programs included in the Comprehensive Plan shall be updated to include linkages that connect and retrofit existing neighborhoods with nonmotorized connections. T-14

81.2.3 Policies, programs, and regulations shall be adopted that allow the County to purchase necessary throughways for nonmotorized connections. T-12, T-31

Objective 82. Plan and implement a functional road layout and system that provides connectivity throughout the community. T-1

Principle 1. In order to connect the community, encourage the preparation of a road network throughout South Hill. T-1

Standards

82.1.1 The County shall provide regulatory measures for new development to implement the road projects and priorities identified in the transportation portion of the Facilities and Services Element.

82.1.2 The county shall investigate alternate means by which to prevent future development from encroaching on the potential right of way on future roadway projects.

82.1.3 Access to major, secondary, and collector arterials shall be limited. T-11+

82.1.4 Require developments generating more than 50 pm peak hour trips to have a minimum of two points accessing different public roadways. Consideration should be given in those circumstances where this standard cannot be met.

Objective 83. Traffic flow that is safe for pedestrians and cyclists.

Principle 1. Use traffic calming and speed control methods to keep traffic moving at a pace that is safe for cyclists and pedestrians. T-9

Standards

83.1.1 Require traffic calming facilities, when appropriate and/or speed control methods along local roads and at high accident intersections as a means of
conveying traffic while slowing speed to safer levels for pedestrians, cyclists, homes, and children. Such methods should consider:
a. bulb outs,
b. traffic circles,
c. speed humps. T-9

83.1.2 The County shall actively pursue a transportation impact fee program that ensures impacts from developments are paid for by the development and projects are constructed to directly address the impacts. CF-8.8

83.1.3 The County, after designating a crosswalk location, should consider differentiating the major, secondary, and collector arterials crosswalks from the street through the use of brick pavers, stamped concrete or other visual and physical means.

83.1.4 Lobby the State Legislature to enable the County to allow onstreet parking on its roadways.

83.1.5 Design roadways in order to allow for onstreet parking on local road minors and residential streets. T-9.1

Objective 84. Connect commercial development along Meridian Avenue with the larger community around it, becoming integrated into a total destination where people can participate even when they are not shopping.

Principle 1. Encourage Meridian Avenue development that considers pedestrian use and the retrofitting of existing land.

Standards

84.1.1 Require existing strip malls and commercial development along Meridian Avenue to provide access to adjacent property when improvements are made to the existing business.

84.1.2 Develop “model” site plans that demonstrate techniques to retrofit existing commercial strip malls.

84.1.3 Structure zoning along Meridian Avenue to encourage denser forms of development that can be reached by multiple access modes.

84.1.4 Allow diverse land uses along Meridian Avenue in ways that encourage walking and discourage driving for short trips and errands.

Principle 2. Connect new plats, subdivisions, multi-family complexes and manufactured home parks to schools, parks, other subdivisions, neighborhoods, and the rest of the community. Connectivity must be
improved and provided throughout the community. Citizens, and children in particular, must have the ability to move from one location to another in a safe, efficient manner. Neighborhoods must be connected to schools and shopping districts.

Standards

84.2.1 Connections between new developments and existing neighborhoods shall be provided with sidewalks, bicycle paths, trails, or roads.

84.2.2 The County should actively explore opportunities to connect existing subdivisions and neighborhoods with surrounding subdivisions and the larger community. Connections should be included in transportation programming where possible.

84.2.3 New subdivisions, new multi-family complexes and new manufactured home parks that are adjacent to a nonmotorized route within the Pierce County Transportation Element shall provide direct access to the route.

84.2.4 Allow nonmotorized connections through wetland buffers and other sensitive areas where road connections cannot occur.

84.2.5 Connectivity between new residential subdivisions shall be provided between abutting parcels having subdivision potential where there are no unreasonable geographic or environmental or legal barriers.
   a. Roadway connectivity should be implemented through construction of carefully planned road stub-outs that consider the level of projected traffic volumes, address possible impacts of increased traffic on subdivision residents, and review how the connection locations may affect plat design and the developable land in each affected subdivision.
   b. Roadway connectivity should be accomplished through the design and connection of local road feeders or local road minors, rather than cul-de-sacs. Local road feeders are recommended as a means of safely accommodating the projected traffic volumes while minimizing impacts of this through traffic to those residing in the subdivision prior to the connection. Local road minors may be utilized for connectivity of small subdivisions under low volume, low speed situations.

84.2.6 New developments located adjacent to or containing a project included in the Pierce County Transportation Plan or Six Year Transportation Improvement Program should be planned and designed to accommodate the projected improvement, such as:
   a. Dedicating or setting aside right-of-way for the project
   b. Providing appropriate location and design of development access,
c. Incorporating portions of the proposed improvement within the development when appropriate.

84.2.7 Pierce County should consider and allow a process for increased bonus densities when the right-of-way, access, or other improvements are provided. T-7.4

84.2.8 Proposed developments along an existing or planned transportation route should be setback from the right-of-way to discourage widening conflicts. T-7.10, T-7.11

84.2.9 Encourage the implementation of site design features that create safe neighborhoods without the use of gated communities. T-11.5

84.2.10 Through roads shall be provided when feasible in order to increase connectivity for the community.

84.2.11 Cul-de-sacs or dead-end roads should be allowed when critical areas inhibit the possibility of a through-road. When a cul-de-sac or dead-end road is allowed, it should be designed as a loop or circular road design with a private open space, recreational, or artistic area in the center. There shall be provision of adequate emergency access in the cul-de-sac design.

Principle 3. Integrate transportation and land use along Meridian Avenue.

Standards

84.3.1 Pedestrian rest islands or median breaks should be provided along Meridian Avenue.

84.3.2 Control access through the use of medians and curbs with few breaks. Provide vehicular and pedestrian circulation between businesses within a block.

84.3.3 Plan for traffic volume and capacity to accommodate the needs of both through and destination traffic.

84.3.4 Transportation solutions must be scaled to the specific nature of Meridian Avenue, and the districts located along the Avenue, and balanced to serve multiple needs and multiple markets.

84.3.5 Require shared parking among uses.

84.3.6 Street-scale lighting shall be placed in center medians while pedestrian scale lighting shall be placed along sidewalks.
Upper Nisqually
Matrix
UPPER NISQUALLY
LAND USE POLICIES

The Land Use Element is divided into five sections which support the overall land use vision: Gateway Communities, Rural Lands, Nonconforming Uses, Affordable Housing, and Implementing Actions. Each section contains a goal and one or more objectives with policies designed to achieve the goal. The purpose of dividing the element into five sections is merely to provide structure to the reader, but is not intended to draw distinctions between policy types.

Goal: We envision a coordinated land use pattern which recognizes the constraints of the physical environment and directs growth into community-planned centers. We envision development that is scaled to a size and density that maintains the rural character of the valley.

OBJECTIVES, PRINCIPLES, AND STANDARDS

Gateway Communities
Gateway Communities, and the zones that implement the designation, are intended to be the focal point of commercial activity in the Upper Nisqually. Any growth that occurs is intended to be directed to and contained within the three designated gateway communities. Rural Gateway Communities are not intended to sprawl in a linear fashion along a major arterial or highway but be contained within a defined node.

The three Rural Gateway Communities within the Upper Nisqually serve different and distinct purposes and therefore are implemented through three rural zones: Village Center, Village Residential, and Tourist Commercial. Each of the Rural Gateway Communities is required to comply with the adopted design standards.

Village Center: The intent of the Village Center zone is to provide for a compact mix of commercial, civic, and higher density residential uses connected by pedestrian facilities. The zone serves both residents and visitors and is intended to function as a major attraction or main focus of the Valley in which a hub of activities may be found.

Tourist Commercial: The intent of the Tourist Commercial zone is to provide limited commercial opportunities that are oriented to tourism such as restaurants, lodging, and rental of recreational equipment. The zone is not intended to provide civic activities or meet the daily shopping needs of residents.

Village Residential: The intent of the Village Residential zone is to recognize the existing subdivisions and land use patterns and to allow for residential uses to locate within a reasonable walking distance of commercial amenities such as shopping and services needed for everyday living. Limited civic activities such as day-cares and home-based businesses are allowed.
LU-GC Objective 1. Provide a coordinated land use pattern by directing growth and concentrated commercial activities into community planned, pedestrian oriented centers and allowing the rest of the Upper Nisqually Valley to maintain a rural character.

Principle 1. Designate a limited number of compact areas as Gateway Communities to accommodate the service and housing needs of residents, employees, and tourists.

Standards - Locational Criteria
1.1.1 A Gateway Community designation shall:

1.1.1.1 Have established commercial and other businesses catering to tourists and/or the local surrounding community; and

1.1.1.2 Have access onto a state route or major arterial but not be developed in a linear pattern.

1.1.2 Respect the natural environmental constraints when designating Rural Gateway Communities and direct growth away from sensitive areas.

1.1.3 The Rural Gateway Communities should provide sufficient vacant and redevelopable land to allow new opportunities for growth and the market to determine sizes and uses consistent with the rural policies of the Comprehensive Plan.

1.1.4 A Rural Gateway Community shall be a compact and well-defined node.

1.1.5 Individual Rural Gateway Communities should be designated and sized to discourage the proliferation of commercial activity along the highway.

1.1.6 Rural Gateway Communities shall not allow for continuous linear strip development.

1.1.7 Rural Gateway Communities shall be separated by a minimum of 3½ miles.

1.1.8 Community goals shall be held above an individual’s interest when designating Rural Gateway Communities.

1.1.9 Elbe, Ashford, and the Park Entrance shall be designated as Rural Gateway Communities.
1.1.10 New Rural Gateway Communities within the Upper Nisqually Valley should not be designated within the 20 year planning period.

1.1.11 Within the existing Rural Gateway Community designations, properties that are currently zoned with a Rural Residential Classification, may be rezoned to a Rural Center Classification when:
1.1.11.1 Environmental review is complete;
1.1.11.2 It is an update to the community plan;
1.1.11.3 The expansion area is contiguous with the existing center;
1.1.11.4 The need to provide more land to reasonably accommodate development has been demonstrated;
1.1.11.5 Infrastructure and services can be provided in the expansion area; and,
1.1.11.6 The size of the center will not negatively impact other areas in the community.
1.1.12 Rural Gateway Communities should not be expanded within the 20 year planning period to encourage infill development and redevelopment.
1.1.13 Rural Gateway Communities shall not have more than one Village Center to focus development at the core and create a central place.

Principle 2. Identify the types of uses allowed within a Rural Gateway Community.

Standards - Uses
1.2.1 The primary purpose of the Rural Gateway Community is to provide commercial services to accommodate the needs of residents, employees, and tourists in the Valley. LU 68+

1.2.2 Rural Gateway Communities should accommodate the most intensive commercial and residential activities in the Upper Nisqually Valley. LU 68.2

1.2.3 Land uses within a Rural Gateway Community shall be limited in the intensity, size, and scale of use in order to be compatible with the rural character. LU 68+, 64, 65

1.2.4 Allow commercial uses on the same parcel as residential uses within Rural Gateway Communities.

1.2.5 Uses allowed in commercial areas should encourage visitors to stop and get out of their personal vehicles.

1.2.6 Drive-through facilities should be discouraged.
1.2.7 Uses and activities which are land intensive and do not directly serve the community or tourists, such as agriculture or dairy farming, shall be prohibited in Rural Gateway Communities.

Principle 3. Develop zoning classifications which reflect the unique characteristics of the designated Rural Gateway Community.

Standards
1.3.1 The Rural Gateway Community designation shall be implemented through various zoning classifications.

1.3.2 The uses allowed in each zone should closely reflect the businesses and uses presently existing.

1.3.3 The Gateway Community designation shall be implemented through three types of zoning classifications: Village Center Zone (VC); Tourist Commercial Zone (TC); and Village Residential (VR).

1.3.3.4 The Upper Nisqually Advisory Commission shall with community input, determine the optimum preferred alternative for National and revise the community plan to reflect the preferred alternative at the first update of the plan.

Village Center
Locational Criteria:
1.3.3.1 The Village Center zone (VC) shall be located where the community has historically gathered, shopped, and resided.

1.3.3.2 The Village Center should be the focus of activity and create a central place.

1.3.3.3 Village Centers should be sized to encourage pedestrian usage.

Character:
1.3.3.4 Village Centers should be the focal point of commercial, civic, and human activities.

1.3.3.5 Development within a Village Center shall be compact and concentrated to encourage pedestrian use.

1.3.3.6 Village Center zones should be designed for pedestrian usage.
1.3.3.7 When a total site expansion or building expansion within a center reaches 50 percent sidewalks shall be provided along street frontages.

1.3.3.8 Residential housing should be allowed in the Village Center zone at densities higher than the surrounding rural designations.

1.3.3.9 Maximum residential lot sizes within the Village Center zone shall be established to ensure compact development.

1.3.3.10 Curb cuts shall be limited along SR 706, businesses should share access and parking. Access off side streets is preferable to direct access off SR 706.

Uses:
1.3.3.11 The Village Center zone should provide the most concentrated commercial uses, highest residential densities, and a variety of tourist attractions and services.

1.3.3.12 Public facilities such as a rest area, park, museum, or information center should be located in or immediately adjacent to Village Centers.

1.3.3.13 The preferred location for a passenger rail station is in the Village Center.

1.3.3.14 Encourage the National Park and concessionaire to relocate employee housing to the Village Centers.

1.3.3.15 Development located within the Village Center zone should be served by a community septic system and an authorized water purveyor such as a water district.

1.3.3.16 Commercial, multi-family, subdivisions, and employee housing shall be required to provide pedestrian facilities such as crosswalks, boardwalks and sidewalks.

1.3.3.17 Maximum residential densities within the Village Center zone shall be 3 units per acre.

1.3.3.18 Employee housing shall be allowed in the Village Center zone.

1.3.3.19 Zone the Elbe Rural Gateway Community as a Village Center.

1.3.3.20 Zone a portion of the Ashford Rural Gateway Community as Village Center.
Tourist Commercial
Locational Criteria:
1.3.3.21 A Tourist Commercial zone shall be a small, clearly defined area that should not be allowed to expand within the 20 year planning period of this community plan.

Character:
1.3.3.22 The Tourist Commercial zone (TC) shall be oriented to serve the needs of tourists with a focus on restaurants, general merchandise sales, rental of recreational equipment, restrooms, and lodging.

Uses:
1.3.3.23 Civic, industrial, recreational, office, business, and other such uses that do not directly serve a tourist population shall not be allowed in the Tourist Commercial zone.

1.3.3.24 Residential densities in the Tourist Commercial zone shall be the same as the surrounding rural zone.

1.3.3.25 Zone the Park Entrance Rural Gateway Community as Tourist Commercial. Maximum residential density at the Park Entrance shall be 1 unit per 40 acres due to the Case II Volcanic Hazard Areas. No bonus densities shall be allowed.

1.3.3.26 Zone a portion of the Ashford Rural Gateway Community as Tourist Commercial. Maximum residential density within the Tourist Commercial zone shall be 1 unit per 10 acres consistent with the surrounding Rural 10 designation.

Village Residential
Locational Criteria:
1.3.3.27 Village Residential shall be located where there is a predominance of existing residential uses in close proximity to a Village Center.

Character:
1.3.3.28 Village Residential (VR) shall be a low density residential zone which provides open space within the Rural Gateway Community designation.

Uses:
1.3.3.29 The residential density in the Village Residential is one unit per 10 acres consistent with the surrounding Rural 10 designation.

1.3.3.30 Zone a portion of the Ashford Rural Gateway Community as Village Residential.
Residential and Resource Lands
Outside of the designated Rural Gateway Community, the Upper Nisqually Valley is not expected to experience much change. The Valley is intended to remain as a mix of residential uses and resource-based uses. Residential uses would remain in large tracts of land, home-based businesses and cottage industries would continue to be allowed. Resource based industries such as timber harvesting or agriculture would continue. The intent zoning the Valley, outside of Rural Gateway Communities, as Rural 10, Rural 20, Rural 40 or Forest Lands is to allow for the rural character and large tracts of open space to continue and be carried into the future.

LU-RL Objective 2. Maintain the rural character of the Upper Nisqually Valley.

Principle 1. Designate and zone areas outside of the Gateway Communities as Rural 10, Rural 20, or Rural 40 to encourage low density residential opportunities and maintain the rural character of the valley.

Standards
2.1.1 The Rural designations are intended to provide low density housing opportunities for residents of the Upper Nisqually Valley.

2.1.2 Land uses in the Rural designations should maintain the rural character. LU 61, D 10

2.1.3 High densities and intensive commercial uses shall not be allowed in the Rural designations.

2.1.4 Encourage rural business character by allowing home-based businesses and cottage industries.

2.1.5 Encourage tourism by allowing bed and breakfast operations throughout the Valley.

2.1.6 Master Planned Resorts shall not be allowed within the Rural designations within the first five years of the community plan in order to allow for new development and redevelopment to occur within the designated Rural Gateway Communities.

Rural 10 and Rural 20
2.1.7 Areas outside of any designated Rural Gateway Community and Case II Volcanic Hazard Areas shall be designated and zoned Rural 10 or Rural 20.
2.1.8 The base density of the Rural 10 lands should be 1 unit per 10 acres consistent with the Comprehensive Plan policies.

2.1.9 The base density of the Rural 20 lands should be 1 unit per 20 acres consistent with the Comprehensive Plan policies.

Rural 40
2.1.10 Areas outside of any designated Rural Gateway Community and within a Case II Volcanic Hazard Areas shall be designated and zoned Rural 40.

2.1.11 The base density should be 1 unit per 40 acres.

2.1.12 Bonus densities shall not be allowed within Case II Volcanic Hazard Areas.

Nonconforming Uses
The intent of the Nonconforming Use policies is to recognize that the Upper Nisqually Valley contains a number of legally existing nonconforming uses that are allowed to continue operations.

LU-NC Objective 3. Recognize the importance of nonconforming uses consistent with the Pierce County Comprehensive Plan.

Principle 1. Allow for continued operation and expansion of existing legal nonconforming uses.

Standards
3.1.1 Recognize Pierce County Development Regulations-Zoning allow for nonconforming rights that allow: a 10% expansion outright, up to 25% expansion with Administrative Review, and unlimited expansion with Hearing Examiner approval.

3.1.2 Inventory and document existing legal nonconforming uses to expedite expansions.

3.1.3 Expansions of nonconforming uses greater than 10% shall be required to meet design standards.

3.1.4 Strive to bring illegally constructed businesses and buildings to code.

Principle 2. Attempts should not be made to make all legally existing nonconforming businesses conforming.
Affordable Housing
The intent of the Affordable Housing policies are to ensure housing remains within the means of the local citizens and the local wage scale. As growth occurs, residents do not want to be priced out of their homes and properties. The policies also recognize the need for special housing for seasonal, temporary employees.

LU-AH Objective 4. Encourage housing which meets the needs of the community and maintains community identity.

Principle 1. Encourage housing that is affordable and attainable to all in the Upper Nisqually Valley.

Standards
4.1.1 Higher density housing is to be located within Village Centers in order to maintain the rural character throughout the Upper Nisqually Valley. [Upper Nisqually Valley Plan by Ord 99-67LU]

4.1.2 Allow for a density of 3 dwelling units per acre within Village Centers to provide opportunities for housing.

4.1.3 Encourage housing as an accessory to commercial uses where commercial is located at the street front with residential above.

4.1.4 Allow one accessory dwelling unit per single family residential unit throughout the valley. LU 61.2+

4.1.5 Develop procedures and regulations to allow employee housing within designated areas of the community:

4.1.5.1 The intent of employee housing is to allow a low cost alternative for temporary employees and is particularly suited for a community that has seasonal employment housing needs;

4.1.5.2 Employee housing shall not be implemented as multi-family housing, individual independent living quarters shall not be created but common cooking and bathing areas shall be shared;

4.1.5.3 Employee housing shall not be occupied by individuals who do not work in the Upper Nisqually Valley;
4.1.5.4 Employee housing shall not be allowed in Case II Volcanic Hazard Areas;

4.1.5.5 An applicant proposing to construct employee housing must demonstrate and document the need for the housing and have a mechanism to ensure the units are occupied by individuals who work in the Upper Nisqually Valley.

4.1.5.6 Employee housing shall be required to be constructed and held in ownership by the company employing the workers or a cooperative of employers.

4.1.5.7 Allow employee housing in the Village Centers and Tourist Commercial:
4.1.5.8 Employee housing must be accessed through the inside of the building, cooking facilities and living spaces must be commonly shared by all with no provisions for cooking in any individual sleeping unit.

4.1.5.9 Employee housing shall not exceed more than 20 individual sleeping units per building.

4.1.5.10 Employee housing shall meet design standards.

4.1.5.11 Employee housing is encouraged to have commercial square footage on the first floor.

4.1.5.12 Monitor enforcement provisions for employee housing to ensure it is not used as rental units for tourists or other non-company employees living in the community.

Plan Implementation and Amendments
The intent of the Plan Implementation and Amendments policies is to provide a framework for implementing the plan and allowing a process for amendments.

LU-IMP Objective 5. Develop procedures for implementing the visions, goals, objectives and policies of the community plan.

Principle 1. Provide predictability of land development to property owners, residents, and business owners through implementation of the policies of the community plan.

Standards
5.1.1 Recognize that the adoption of the Upper Nisqually Valley Community Plan is accompanied by implementing regulations including changes to the Development Regulations-Zoning, Design Standards, and a monitoring program.
5.1.2 Amendments to the Upper Nisqually Valley Community Plan or any of the implementing regulations shall involve public review by local residents and property owners.

5.1.3 Development should receive review and public input in accordance with the impact the development has on the environment, community and neighboring properties.

5.1.4 Land use designations and zoning shall not split parcels.

5.1.5 The community plan may be amended every two years in conjunction with the amendment process for the Pierce County Comprehensive Plan.
COMMUNITY CHARACTER AND CULTURAL POLICIES
OBJECTIVES, PRINCIPLES, AND STANDARDS

Design
CC-DES Objective 6. Preserve and enhance the unique characteristics of the valley through the influence of design

Principle 1. Implement design standards and design guidelines to preserve the character of the community D 10

Standards

Principle 2. Improve the overall appearance of the community, help provide a cohesive sense of community, and contribute to improving the economy through the use of design standards and design guidelines.

Principle 3. Design standards and design guidelines shall address:
   a. Signs (number, type, size, height, construction material, lighting);
   b. Lighting (type and design of parking and building lighting, intensity, direction);
   c. Street lighting (type and design, intensity, height);
   d. Subdivision design (cluster design, orient away from valley roadways, reduce impacts on rural and mountain vistas);
   e. Landscaping (require use of plants native or common to the valley and require preservation of a certain percentage of medium to large trees and the related understory in commercial centers, especially along roadway edges);
   f. Site design (relationship between the buildings, parking, and roadways with environmental features of the site);
   g. Street scape (sidewalks, street furniture); and,
   h. Architectural design (roof pitch, building type, façade materials, colors, building appendages, window types).

Principle 4. Require commercial development, employee housing, multi-family housing, mobile home parks, and signs to comply with design standards within centers.

Principle 5. Require compliance with design standards for signs outside of centers.

Principle 6. Design standards shall reflect the heritage and the existing historic character of the Upper Nisqually Valley by utilizing rural, rustic, alpine, and/or Pacific Northwest/Cascadian design elements. The emphasis should be on craftsmanship, materials detailing, proportion and mass of structural elements, and an organic quality.
Principle 7. Modern architectural styles (1950’s to present) such as large, box shaped buildings are discouraged within the plan area.

Principle 8. Store fronts should have covered entryways, walkways, roofs, or porch designs that protect pedestrians from the rain.

Principle 9. Provide a set of incentives for new and existing structures to conform to the community’s design guidelines.

Principle 10. While no single architectural style is required, reliance on or use of standardized “corporate or franchise” style is prohibited.

Principle 11. Recognize the growing demands of tourist and the tourist industry by encouraging the development of existing properties into more remarkable presentations.

Viewsheds
CC-VS Objective 7. Maintain a natural and scenic environment that appeals to residents and visitors.

Principle 1. Recognize that the surrounding views of hillsides, mountains, the Nisqually River, majestic trees, and wildlife are part of what makes this valley unique by protecting and enhancing views from SR-7 and SR-706.

Principle 2. Strive to achieve a corridor along State Highways 7 and 706, between Alder and the entrance to Mt. Rainier National Park which is visually attractive to tourists, recreational visitors, local businesses, and residents.

Principle 3. Roadways through the Upper Nisqually Valley should provide a pleasing diversity of residential, agricultural, commercial, light industrial, forest, and natural vistas.

Principle 4. Recognize the visual quality of the corridor produces pride in local residents and creates a desirable transition from urban areas to Mt. Rainier National Park.

Principle 5. Consider developing viewshed guidelines to:

7.5.1 Retain and/or enhance positive characteristics;
7.5.2 Improve, remove, or screen negative characteristics;
7.5.3 Take advantage of opportunities to create positive visual diversity where extensive areas of character exist;
7.5.4 Create vistas of attractive features where none exist; and
7.5.5 Guidelines should not be written with the intention of becoming regulation.
Principle 6. Viewshed guidelines should provide recognition of positive accomplishments by landowners and managers.

Principle 7. Coordinate with and inform the U.S. Forest Service, DNR, private timber companies, and business and property owners as to the importance of maintaining attractive views.

Principle 8. Pursue opportunities for creating new vistas or positive variations in visual character.

Principle 9. Explore options to preserve and protect key open spaces and forest lands for natural aesthetic value.

Principle 10. Work with public and private landowners to limit visual impacts on scenic resources.

Principle 11. Pursue abatement of illegally operating junkyards.


Principle 13. Pursue opportunities to screen junk yards from the roadway.

Principle 14. Recognize that the surrounding valley hillsides are part of working forests that can provide important views to Mount Rainier, the Cascades, and the Nisqually River.

Principle 15. Identify key forest resource lands which should be preserved for viewshed protection.

Historic Resources
CC-HR Objective 8. Ensure the history of the Upper Nisqually Valley is conveyed to residents and visitors. CR 1

Principle 1. Preserve sites of historical significance and strive to emphasize the importance of community history.

Standards
8.1.1 Promote the history of events, people, traditions, unique structures, and artifacts.

8.1.2 Promote the knowledge and presence of history in the community because it provides a sense of belonging and tradition for those who live in or visit the community.

8.1.3 Strive to educate visitors and local citizens about the history of the valley.
8.1.4 Weave historic themes into the economic development plans to encourage protection of historic character. CR 7

8.1.5 Integrate historic resources with natural resources when developing new recreational and visitor facilities. CR 3.4

8.1.6 Encourage the National Park to provide historical interpretations of the relationship between the Park and the local communities.

8.1.7 The UNAC should be afforded an opportunity to provide input into the review process when a nomination application to the Pierce County Register of Historic Places for a property located in the Upper Nisqually community is filed with the Pierce County Landmarks Commission.

8.1.8 Encourage local businesses to have historic plaques or pictures as part of the decor.

8.1.9 Develop a comprehensive inventory of cultural resources including historically significant features for the community. CR 2.1

8.1.10 When there is a conflict between the adopted design standards and preservation of the architectural integrity of a historical building that has been identified on the Pierce County Register of Historic Places, the historical architectural integrity shall prevail. The Secretary of the Interior’s Standards for Rehabilitation shall be used to review alterations to designated historic properties of the Pierce County Register of Historic Places unless separate review standards or guidelines for the designated historic properties located in the community are adopted. CR 3.8

8.1.11 Develop a historic tour of important places and structures in the valley.

8.1.12 Develop standardized identification signs for historic tour properties.

8.1.13 Encourage property owners of historic properties and structures to be involved with the development of a tour.

8.1.14 Recognize the valley contains many potential archaeological resources and ensure the provisions of RCW 27.53 are properly followed when development or site disturbance is proposed.

Community Relations
CC-CR Objective 9. Improve opportunities for social interaction, cooperation, and information sharing within the community.

Principle 1. Provide an atmosphere and infrastructure that promotes community interaction.

Standards
9.1.1 Provide central gathering places for the community through the implementation of Village Centers. (UNAC)

9.1.2 Improve community cooperation, coordination, and communication through newsletters and periodic community forums. (UNAC)

9.1.3 Support the development of a community park with a community center to meet recreational needs and provide a meeting place for local residents. (UNAC, business association)
9.1.4 Encourage local residents to participate in community events and volunteer activities. (UNAC, business association)

Principle 2. Establish an Upper Nisqually Advisory Commission to ensure that policies and actions of the community plan are implemented.

Standards

9.2.1 The Upper Nisqually Advisory Commission (UNAC) should be comprised of a diverse group of individuals with representation from each of the Rural Gateway Communities, the arts and heritage, business, the environment, residents, forestry, public lands, and a non-voting member from Lewis County. The UNAC shall also contain a design professional, such as a landscape architect, architect, or planner.

9.2.2 UNAC should implement the policies and action steps of the community plan by working with citizens, local interest groups, the local business community, representatives of public lands, Pierce County, and other groups that may be necessary to aid with implementation steps.

9.2.3 The UNAC responsibilities should include:

9.2.3.1 Implementation of the community plan and recommending policy changes to the Pierce County Council for final action;

9.2.3.2 Review of development proposals to ensure that community character and standards are maintained and the policies of the community plan are put forth. The UNAC will complete findings and recommendations to the Hearing Examiner or Department Director as appropriate; and,

9.2.3.3 Community education and coordination toward implementation of the community plan.

9.2.4 Pierce County should assist and provide staff support to the UNAC.
NATURAL ENVIRONMENT POLICIES

The policies in the Natural Environment Element are divided into five sections: Critical Areas and Natural Resources; Waste Disposal; Traffic; Air; and, Pesticides. Critical Areas and Natural Resource policies are geared toward minimizing the impacts of land use activities so that the environment is not detrimentally affected. Waste disposal addresses septic systems and the dumping of sewage that may impact water resources. Traffic addresses measures to reduce traffic congestion that adversely impacts the rural character, air quality, and water resources. Air policies address the quality of the air within the Upper Nisqually Valley and stress the importance of maintaining good air quality for the protection of vegetation, wildlife, and views. Finally, pesticides are a special topic with which the community has some history and the policies address the desire to use alternatives and education regarding the distribution of pesticides.

Within the policies the term “Critical Areas” is used. Critical Areas refers to all those items covered in Pierce County Code Title 18E, Critical Areas and includes Wetlands, Geologically Hazardous Areas, Aquifer Recharge Areas, Fish and Wildlife Habitat Areas, and Flood Hazard Areas.

Goal: We envision a valley where healthy habitats exist for humans and wildlife; where clean air and unpolluted water resources are enhanced through responsible management of our natural resources.

OBJECTIVES, PRINCIPLES, STANDARDS

Critical Areas and Natural Resources
The intent of the Critical Areas and Natural Resources policies is to recognize current County regulations sufficiently protect critical areas and to emphasize the importance and strive for conservation of unprotected resources such as vegetation.

NE-CA Objective 10. Minimize impacts to the natural environment caused by development and growth. ENV 1

Principle 1. Emphasize the importance of protecting critical areas as part of the natural beauty that is found in the Upper Nisqually Valley. ENV 1

Standards

10.1.1 Regulate development on or adjacent to critical areas through practical, impartial standards and procedures. ENV 1.3

10.1.2 Use the information contained in the Supplemental Environmental Impact Statement to identify and protect critical areas and facilitate the permitting process where possible. DELETE

10.1.3 Support efforts to refine or update critical areas information for the Upper Nisqually Valley. DELETE
Principle 2. Strive to ensure land use activities will not significantly impact the natural resources such as aquifers, wetlands, streams, fish and wildlife, forests, lakes, hillsides, slopes, and native plants. ENV 1, 1.3

Standards

10.2.1 Stress the importance of the natural environment and strive to maintain the longevity of natural resources through conservation and preservation. ENV 1

10.2.2 Recognize that the community prefers to preserve the environment in its natural state to the greatest extent possible. ENV 1

10.2.3 Development should integrate the natural features of the land and conserve as much natural vegetation as possible. ENV 1, 2

10.2.4 Development proposals which have significant adverse impacts to critical areas that cannot be mitigated to less than significant levels shall be denied.

10.2.5 Development alternatives which do not encroach upon critical areas and their associated buffers are preferred over development proposals that provide mitigation.

10.2.6 Manage forests and forest edges with the realization that they also provide habitat for wildlife.

10.2.7 Recognize that recent changes in forest practices help retain forest resources.

10.2.8 Educate landowners about forest management and sustainable forest practices. ENV 8.7, 2, 1.6

10.2.9 Direct growth and commercial activities into planned community centers to reduce sprawl and preserve the natural environment and rural character.

10.3.0 Protect the elk herds and habitat that are part of the important wildlife resources of the Upper Nisqually.

10.30.1 Landowners are encouraged to retain a contiguous area of open space when developing and subdividing properties in the Rural 10 or Rural 40 lands for the purposes of providing elk corridors from the forest lands to the Nisqually River.

NE-CA Objective 11. Protect and conserve the environment in its natural state. ENV 1

Principle 1. Improve the information currently available on the quality and state of the natural resources, critical areas, and environmentally sensitive lands in the valley.

Standards

11.1.1 Support the completion of baseline information and inventories about valley resources for the purposes of monitoring, scientific research, and enhancement.

11.1.2 Investigate a partnership to complete the water resources study and the fish and wildlife resources study by contacting possible cooperative agencies such as the Nisqually and Puyallup Tribes, Trout Unlimited,
USFS, DNR, National Park Service, private timber companies, local businesses, and other environmental interest groups.

Waste Disposal
The intent of the Waste Disposal policies is to recognize that unsafe waste disposal practices are a detriment to water resources and community health. The policies are intended to educate and encourage cooperation in order to terminate unsafe waste disposal practices.

NE-WD Objective 12. Ensure clean and safe water resources. ENV 5

Principle 1. Reduce the risk of unsafe waste disposal practices and septic tank failures.

Standards

12.1.1 Recognize that improperly functioning septic systems can have detrimental impacts to the natural environment and human health.

12.1.2 Educate residents and business owners on the:

12.1.2.1 Importance of septic maintenance;
12.1.2.2 Proper installation of a system;
12.1.2.3 Proper maintenance of a system;
12.1.2.4 Latest technology in septic design;
12.1.2.5 Health Department regulations and enforcement;
12.1.2.6 Impacts of failing systems; and
12.1.2.7 How and where to obtain loans/availability of financial assistance.

12.1.3 Support public and private funding mechanisms for replacement or repair of failing septic systems.

12.1.4 Consider replacing individual systems with multi-user systems.

12.1.5 Work with the railroad companies to stop the dumping of sewage along tracks.

Transportation

The intent of the Transportation policies is to recognize that traffic congestion can be a detriment to the community during the peak tourist season and to strive to seek alternative modes of transporting visitors through the Valley to reduce congestion.

NE-TRAF Objective 13. Provide a variety of transportation alternatives to decrease seasonal traffic congestion, maintain the rural character, and conserve air and water resources.

Principle 1. While encouraging tourism, reduce the number of vehicle trips through the Upper Nisqually Valley.

Standards

13.1.1 Promote a variety of transportation options such as transit, bike trails, pedestrian facilities, and shuttle services.
13.1.2 Permit land use patterns which allow residents and visitors to access multiple businesses and services with one stop.

13.1.3 Permit facilities which support non-motorized transportation and high occupancy vehicles.

13.1.4 Pursue and support shuttle services to the National Park. T 16.3

13.1.5 Encourage the National Park to encourage employees to shuttle or carpool to work during the peak season.

Air Quality
The intent of the Air Quality policies is to recognize the importance of air quality to the health of the Upper Nisqually Valley and Mount Rainier.

NE-AIR Objective 14. Recognize the importance of air quality to the health and economy of the Upper Nisqually. ENV 3

Principle 1. Maintain air quality in the Upper Nisqually Valley and promote awareness of air quality issues. ENV 3+

Standards
14.1.1 Promote the importance of good air quality in order to maintain the health of citizens, the environment, the economy, and the visibility of Mount Rainier. ENV 3+, 4+

14.1.2 Educate local citizens and visitors about air resources. ENV 3+, 4+

14.1.3 Encourage local citizens not to operate wood burning stoves that were manufactured prior to 1988. ENV 3+, 4+

14.1.4 Recognize that the largest contributors to poor air quality from within the valley are wood burning stoves and outdoor burning. ENV 3+, 4+

Pesticides
The intent of the Pesticides policies is to recognize that pesticide use can be detrimental to the health of the community and resources and to educate businesses and landowners to best management practices for safe pesticide use.

NE-PES Objective 15. Protect the health of humans and the environment by minimizing the use of pesticides.

Principle 1. Reduce the use of pesticides and herbicides in the valley and recognize they may damage the health of humans and wildlife, impact water resources, and destroy native vegetation.

Standards
15.1.1 The use of pesticides within critical areas and their buffers shall not be allowed except under extreme circumstances.
15.1.2 Develop an education strategy on the application, storage, and impacts of and alternatives to pesticides for local residents, agencies, and businesses.

15.1.3 Initiate a dialogue with the Washington Department of Transportation, U.S. Forest Service, DNR, Pierce County, City of Tacoma, and private timber companies to discuss the reduction of pesticide use for the general management of their resources.

UPPER NISQUALLY VALLEY COMMUNITY PLAN

OBJECTIVES, PRINCIPLES, AND STANDARDS

Tourism, Mountaineering, and Forestry

Objective 16. Strengthen the economy by building upon the traditional strengths of the valley in tourism, mountaineering, and forestry.

Principle 1. Strengthen and extend the tourist season into spring, winter and fall by capitalizing on outdoor recreational, artistic, heritage, ecotourism and natural opportunities of the Valley.

Standards

16.1.1 Improve the local economy by marketing tourist opportunities in the valley.

16.1.2 Promote arts related business and activity.

16.1.3 Coordinate an organized network of local artists that can support and market the wares of the artistic community.

16.1.4 Market the recreation opportunities in the valley such as snowmobiling, mountain biking, cross-country skiing, hiking, and fishing.

16.1.5 Display the historic and cultural heritage of the community.

16.1.6 Encourage visitors to Mount Rainier to stop at local retail and service establishments in the valley by designing pedestrian oriented centers that entice people to stop.

16.1.7 Encourage ecotourism through tours of the National Forests, National Park, Nisqually River, and natural resource amenities in the valley.

16.1.8 Encourage a diversified tourist economy with small scale industries such as wineries, breweries, or manufacturing of outdoor mountaineering gear.
16.1.9 Work closely with the Tacoma-Pierce County Visitor & Convention Bureau and the Washington State Division of Tourism to coordinate, publish, and distribute information. (UNAC, business association)

16.1.10 Allow wineries and breweries in centers in the zoning code. (GCAB, UNAC)

16.1.11 Develop an annual festival in the Valley that could consist of a sport competition, or local Washington products, or theater plays. (UNAC)

16.1.12 Target each of the Rural Gateway Communities for development of commercial business to serve visitors.

**Arts**

16.1.13 Work with public and private agencies to market the wares of local artists. (UNAC)

16.1.14 Allow for a centralized retail sales location for local arts (possible business incubator) within Village Centers. (UNAC)

**Recreation**

16.1.15 Work with public land representatives to market the recreation opportunities particularly for winter activities such as snowmobiling, mountain biking, cross-country skiing. (UNAC, U.S. Forest Service, DNR)

16.1.16 Allow for sporting goods stores and sales/rental of outdoor gear within centers. (UNAC, PALS)

16.1.17 Encourage local businesses to coordinate and design package deals for lodging/recreation activities. (UNAC, business association)

16.1.18 Allow for U-Cut Christmas tree farms throughout the rural lands in the Upper Nisqually. (GCAB, UNAC, PALS)

**Principle 2.** Promote the Upper Nisqually Valley as a premier destination for mountaineering.

**Standards**

16.2.1 Recognize that Mount Rainier provides an ideal location for developing and promoting mountaineering guide schools.
16.2.2 Promote year-round mountaineering opportunities, including diversification of permitted outfitted guide services.

16.2.3 Work closely with the National Park to open guide service opportunities to more than one provider a year.

16.2.4 Promote interpretation and education of Rainier mountaineering.

16.2.5 Encourage manufacturing of associated mountaineering equipment.

Principle 3. Maximize timber dollars with sustainable forestry and diversify forestry employment from the cutting of raw timber to promoting other forest-related activities.

Standards

16.3.1 Support and promote opportunities to make the valley a place where forest research can occur.

16.3.2 Encourage Federal, State, and private timber companies to provide offices within the community so foresters and their management can be located in the valley.

16.3.3 Support the wholesale and retail sale of forest products.

16.3.4 Encourage the DNR, U.S. Forest Service, and private timber companies to contract with valley operators when harvesting timber in the valley.

16.3.5 Promote forest industry employment by encouraging active management of sustainable forest lands.

Objective 17. Change the seasonal nature of the economy and provide year-round jobs to local residents.

Principle 1. Encourage diversification of the local economy.

Standards

17.1.1 Avoidance of impacts through preservation of critical areas shall take priority over mitigation. ENV 1, 15.5 and table 7-A

17.1.2 Encourage environmentally friendly businesses that have little or no impact on the environment.

17.1.3 Environmentally friendly cottage industries and home occupations are strongly encouraged as a means of employment throughout the
valley.

17.1.4 Diversify the economy through eco-tourism opportunities unique to the Upper Nisqually Valley.

Coordination

Objective 18. Develop the relationship between the National Park Service, U.S. Forest Service, Department of Natural Resources, Department of Transportation, Department of Community, Trade, and Economic Development, Visitor Convention Bureau, private timber companies, and the community to promote the economic vitality and environmental preservation of the community.

Principle 1. Create a working partnership with public land representatives, private timber companies, and the community.

Standards

18.1.1 Foster a relationship between the National Park Service and the community that strengthens and encourages communication and cooperation.

18.1.2 Strengthen coordination of the local business community with the National Park Service, U.S. Forest Service, and Department of Natural Resources.

18.1.3 Develop partnerships with the National Park Service, U.S. Forest Service, Department of Natural Resources, and private timber companies to fund improvements within the communities or place seed money into the community and lend technical assistance.

18.1.4 Encourage business operators and residents of the Upper Nisqually Valley to take a more active role in participating in and influencing decisions made by the National Park Service, U.S. Forest Service, Department of Natural Resources, and timber companies.

18.1.5 Encourage the DNR to develop a fee-based recreation program for forest recreation activities such as tours, guided activities, trail uses, etc.

18.1.6 Encourage the Mount Rainier concessionaires to move some or all facilities into designated centers.
INFRASTRUCTURE AND SERVICES POLICIES
OBJECTIVES, PRINCIPLES, STANDARDS

Rural Gateway Communities Infrastructure

IS-RC Objective 19. Develop capital facilities and services which support the Village Centers in Ashford and Elbe.


Standards

19.1.1 Improve pedestrian facilities within the Village Centers zone through boardwalks, sidewalks and crosswalks.

19.1.2 The materials used in the construction of the pedestrian routes should be consistent with the rural character of the Upper Nisqually Valley.

19.1.3 The pedestrian circulation pattern should connect all the businesses within the Village Center.

19.1.4 Street lighting should be provided to improve safety.

Principle 2. Determine the need for community septic systems in Ashford.

Standards

19.2.1 Support a soil assessment study to determine if a single community septic system or several smaller community septic systems are needed to achieve desired village densities. The study should make recommendations as to the location, types of systems, and potential sources to construct systems.

19.2.2 Investigate private and public funding sources available to construct community septic system(s).

19.2.3 Pierce County shall provide guidance to the community in conducting the soil assessment and design and construction of any community systems.

19.2.4 Educate local property owners as to the financial and environmental benefits of a community septic system.

Principle 3. Ensure an adequate water supply system capable of supporting Village Centers. U 20

Standards
19.3.1 Coordinate with the Ashford Water District to update the Comprehensive Water System Plan and necessary improvements to the infrastructure. The update to the Water System Plan should include a prioritized list of recommended infrastructure improvements. \textit{U20+, 21+}

Principle 4. Determine the need for community stormwater system in Ashford and Elbe.

Standards

19.4.1 Support an assessment study to determine if a community stormwater system is needed to achieve desired commercial intensity. The study should make recommendations as to the location, types of systems, and potential sources to construct systems.

19.4.2 Investigate private and public funding sources available to construct community stormwater system(s).

19.4.3 Educate local property owners as to the financial and environmental benefits of a community stormwater system.

Principle 5. Infrastructure placement should be compatible with the visual environment.

Standards

19.5.1 The siting and design of infrastructure projects should blend with the natural and surrounding built environment.

19.5.2 Encourage electrical distribution systems and other utility lines to be placed underground. \textit{U 6.1}

19.5.3 Capital facilities should conform to adopted design standards and guidelines.

19.5.4 Any publicly funded facilities should conform to adopted design standards and guidelines.

19.5.5 Street lighting should be of historic character.

Rest Areas

The intent of the Rest Areas policies is to address the need for restroom and rest area facilities.

IS-RA Objective 20. Provide capital facilities and services which mitigate impacts caused by tourists.

Principle 1. Develop public rest areas and restrooms in the valley.

Standards

20.1.1 Public restrooms should be available within centers.
20.1.2 A rest area which serves motorists and non-motorists shall be located in or immediately adjacent to one of the Village Centers.

20.1.3 The rest area should have a site design which encourages individuals to visit and shop in the center.

20.1.4 The rest area shall meet the design standards of the village center.

20.1.5 The rest area should display historical information about the Upper Nisqually Valley.

20.1.6 In siting a rest area, consideration should be given to minimizing potential traffic hazards and congestion.

20.1.7 The preferred site for a rest area is Elbe.

20.1.8 Rest area buildings should represent the historic character through a train station design.

Other Facilities and Services
The intent of the Other Facilities and Services policies is to identify infrastructure needs of the Upper Nisqually Valley to serve residents and tourists.

IS-OTH Objective 21. Develop capital facilities and services which support the policies of the Economic Environment Element.

Principle 1. Encourage transportation services that facilitate tourism.

Standards

21.1.1 Transportation services that move large numbers of people and reduce reliance on the automobile are encouraged as they reduce traffic and encourage pedestrian use.

21.1.2 Encourage development of a shuttle system with stops in Alder, Elbe, Ashford and the Park Entrance.

21.1.3 Design the shuttle system to accommodate the needs of visitors and employees.

21.1.4 Encourage development of the Train to the Mountain if financially feasible.

21.1.5 The Village Center in Ashford is the preferred site for passenger rail.

21.1.6 Develop public parking facilities within Rural Gateway Communities.

21.1.7 Seek to establish a transit connection or bus route between the communities of Ashford and Graham.
Principle 2. Provide facilities and services for the community and visitors.

Standards

21.2.1 Develop a barrier-free trail system for walkers, hikers, and cyclists that provides access to the Nisqually River, public lands, and the National Park along the trail system.

21.2.2 Place historical or environmental interpretive signs along the trail.

21.2.3 Encourage property owners of historic properties and structures to be involved with the development of a tour. REPEAT from CCD element

21.2.4 Develop a museum/information center in one of the Village Centers for display of information relating to the history and natural resources of the Upper Nisqually Valley.

21.2.5 Encourage the National Park, U.S. Forest Service, and private timber companies to provide information for the museum/information center.

21.2.6 Develop a park for use by local residents and supported by Pierce County Parks and Recreation.

21.2.7 Include indoor and outdoor facilities in the park along with passive and active recreation opportunities such as baseball fields, basketball courts, play equipment, a climbing rock, a community center, restrooms, natural areas, and picnic area.

21.2.8 The preferred location for the park is in the Ashford vicinity. DELETE - DONE

21.2.9 Encourage residents and businesses to donate labor and materials for the construction of community facilities.

21.2.10 The design of the park should be oriented away from SR-706.

21.2.11 Buildings in the park should meet design standards for Village Centers.

21.2.12 Encourage the development of public parking lots in Elbe and Ashford.

21.2.13 Developments that have a significant impact upon the schools, traffic, and housing availability shall be required to provide mitigation of impacts to less than significant levels.

Quality of Life
The intent of the Quality of Life policies is to identify those facilities and services that are needed in the Upper Nisqually Valley to maintain or improve the quality of life and mitigate the impacts of new development.
IS-QL Objective 22. Develop capital facilities and services which maintain or improve the community’s quality of life and mitigate the impacts of development.

Principle 1. Construct facilities and provide services which improve the health, safety, and welfare of community residents.

Standards

22.1.1 Identify the Upper Nisqually Valley as a high priority for developing an emergency evacuation plan.

22.1.2 Improve the emergency services in the valley through increased funding, improved equipment, and more staffing. CF 11

22.1.3 New commercial, multi-family, subdivisions, and employee housing developments may be required to upgrade existing roads to meet an increased road standard.

22.1.4 New development shall provide on-site pedestrian facilities in Village Centers.

22.1.5 If a road improvement is required for a new development, installation of sidewalks shall be required along the improvement.

22.1.6 Pursue development of a bike shoulder along SR 706.

Funding
The intent of the Funding policies is to identify a myriad of possible funding sources to be investigated to complete infrastructure projects.

IS-FND Objective 23. Obtain adequate funding to construct the identified capital facilities and support community services. CF 8+

Principle 1. Identify and pursue a myriad of funding opportunities. CF 8+

Standards

23.1.1 Persuade government funding agencies to recognize/adopt the community plan as a planning document for their individual agency. CF 8+

23.1.2 Recognize that Pierce County Fire District #23 is heavily impacted by visitors to the valley and seek funding participation from the National Park, U.S. Forest Service, Tacoma Power. CF 8+

23.1.3 Ensure that continuous funding for police, fire, and emergency medical services is prioritized by actively pursuing opportunities to increase the commercial base. CF 8+
23.1.4 Enter into a partnership with the National Park, U.S. Forest Service, DNR, Tacoma Power, private individuals and companies to provide matching funds for infrastructure projects.

23.1.5 Work with the National Park to seek alternative funding sources for shuttle or transit services for Park visitors.

23.1.6 Seek funding from grants, low-interest loans, and other sources before considering the formation of special taxing districts.