

Key Peninsula Community Plan

A Component of the Pierce County
Comprehensive Plan

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Effective date changed from April 1, 2008 by Ordinance 2008-27

INTRODUCTION

THE KEY PENINSULA COMMUNITY

General Description of the Plan Area

The Key Peninsula is located in western Pierce County and surrounded by marine waters on three sides. The northern boundary of the Key Peninsula is adjacent to Kitsap County and the northwestern boundary is adjacent to Mason County. The Gig Harbor Peninsula is located to the east of the plan area across the Purdy Bridge. Herron Island is within the community plan boundary and is located off of the Peninsula's western shoreline in Case Inlet.

The plan area is approximately 60 square miles and is designated for rural and resource land uses under the Pierce County Comprehensive Plan. The community plan does not contain an urban area as defined by the Washington State Growth Management Act (GMA). There are many small, distinct communities located throughout the Key Peninsula with seven of these areas recognized as rural commercial centers. Most residents of the Key Peninsula identify themselves as coming from one of these small rural commercial locations.



The Key Peninsula is characterized by a variety of rural land uses on large lots. Residential home sites, agricultural lands, and forest lands dominate the land use pattern. Several recreational campgrounds including two state parks are located along the extensive marine shorelines that surround the Peninsula. State Route 302 (SR-302) crosses through the northern portion of the community. Several of the small commercial areas are located along this state highway. Additional commercial areas are located south of SR-302 at Key Center, Home, and Longbranch. The topography of the Peninsula is considered rolling with no prominent hill tops. The small bays and inlets are generally considered low bank waterfront and most are improved with residential homes. Other areas of the Peninsula that are more exposed to the weather and winter storms have high banks and marine bluffs. There are several small lakes, wetlands, and numerous streams. Many of the larger streams support salmon runs.

Demographics

Growth Rate and Population Forecast

The population of the Key Peninsula continues to increase. The total population of the Key Peninsula was 11,016 in 1990. The population had increased by 3,952 citizens to a total of 14,968 in the year 2000. This amounts to an annual average growth rate of 3.1%. According to the Puget Sound Regional Council census tract estimates, the population of the Key Peninsula grew to 16,721 in 2006.

Population forecasting is an inexact science. For example, the population allocation of 16,369 for the year 2022 as adopted by the Pierce County Council under Ordinance 2003-104s has already been surpassed. Many assumptions are used in forecast models in an attempt to predict what the population will be in the future. The population increase of 1,753 on the Key Peninsula between 2000 and 2006 is consistent with new residential construction activity. The following table describes residential building permits issued on the Key Peninsula between 2001 and 2005. If new residential permit trends continue at an average of 200 annually, the population of the Key Peninsula may approach 25,000 by the year 2025.

Residential Building Permits Trends					
	2001	2002	2003	2004	2005
Key Peninsula Community Plan Area	140	149	183	229	265

Demographics

Demographics for the plan area were compiled from information contained within the year 2000 census survey. Census tracts 725.03, 726.01, 726.02, and 726.03 were used to derive the demographic information. Census tract 726.03 contains Anderson Island as well as the southern Key Peninsula.

Most residents of the Key Peninsula own their homes. Only 15% of Peninsula residents are renters. One interesting housing fact about the Key Peninsula is that it has a much higher (15% of total housing) rate of seasonal occupancy than other parts of Pierce County. This rate is coming down however, as many of the historical vacation homes are turning into permanent residences.

The Key Peninsula's population is fairly educated with 28% of the citizens having a college degree. The median house hold income was \$49,194 in the year 2000 which was higher than the Pierce County average of \$45,200.

Early History of Key Peninsula

The Key Peninsula was part of the territory Native Americans traditionally used for camping, fishing, hunting, and gathering for many centuries before Europeans came. People of the Squaxin Island and Nisqually Tribes fished in the streams and the Puget Sound, dug shellfish, gathered resources including berry fruits, vegetables, and other local foods, and hunted in the peninsulas forests and valleys. They navigated the local waters using canoes. In addition, a number of trails were used to traverse the area and connect water bodies surrounding the Peninsula with islands and the mainland.

Salmon was the most important food resource. In addition to salmon, oysters, clams, camas roots, berries, nettles and roots provided supplemental food resources. Winter food was prepared through drying, smoking and other preservation methods. No permanent Native American village sites have been identified on the Key Peninsula. Various shell middens have been unearthed along the shorelines of the Key Peninsula and

numerous temporary fishing and habitation sites were located near the streams and bays and were well known among early settlers. These sites were utilized by Native Americans for camping, fishing, and digging shellfish.

In 1792, Lieutenant Peter Puget working for British Captain George Vancouver surveyed the body of water named after him later. An American naval expedition under Captain Charles Wilkes surveyed the south Puget Sound area in 1841. Wilkes' survey included the water bodies, bays, inlets, etc. around the Key Peninsula. Carr Inlet, Case Inlet, and Drayton Passage were named after members of the Wilkes' survey crew.

Some of the early regular interactions between the local Native Americans and Europeans took place at the Hudson's Bay Company's trading post established in the 1830s north of the Nisqually delta near the present-day city of DuPont. Some local Native Americans were hired to work for the Hudson's Bay Company. Some Hudson's Bay Company employees married the local Native American women and started families. Descendants from several of these unions still reside in the area. Even after the Indian War of 1855-56, some remaining Native Americans in the area traded baskets, fish, or dugout canoes for articles of clothing, tobacco and other provisions.

Europeans started to arrive in Key Peninsula in the 1830s. A few former mountain men who had been engaged in fur trapping and trade in Canada came and settled down in the area. They were able to survive in the wilderness through their simple way of life, ability to live off of the land and familiarity with the local Native American dialects and trading languages.

More settlers started to come into the Key Peninsula after the U.S. Congress adopted the Donation Land law in 1850 which encouraged people to emigrate west and establish Homesteads. Charles Taylor, a Scotsman who decided to jump from a British ship due to harsh conditions on board, is considered the first permanent settler on the Peninsula. He started his residency at Taylor Bay in 1852. He married a local Nisqually Indian woman. William D. Vaughn arrived in the Peninsula in the same year.

The Key Peninsula was originally called Longbranch Peninsula based on the maps of the Wilkes Expedition. In the 1930s, Key Peninsula was officially adopted as the name of the Peninsula. A contest was sponsored to select a new official name for the Peninsula in 1931 by the business community. The entry "Key Peninsula" (based on the shape of the Peninsula) was submitted by Ed M. Stone of Lakebay who won the prize.

Early Communities

Minter

Minter was settled by George Minter and family in 1882. He established his homestead near the stream bearing his name. A school and post office were established in the mid-1880's. The first postmaster was Mrs. Lucinda Minter. The community was renamed Elgin in 1892. Logging and homesteading of early days were gradually replaced by

farming and aquaculture. The fish hatchery on Minter Creek was established in the 1930s.

Home

Home was a unique community. The settlement in Home started in 1896 on 26 acres of land on Von Geldern Cove purchased by George Allen, O.A. Verity, and L. F. O'Dell. These three men came from a failed experimental industrial cooperative colony, Glennis, located near Clear Lake in Pierce County. Two years later, these men founded the Mutual Home Association to attract people to live in the Home colony. The Home plat of 217 acres was filed in 1909. Residents were allowed to explore a variety of lifestyles, political issues, and philosophies. Home attracted a variety of non-conformists, free thinkers, activists, and writers, including anarchists and socialists. A school, store, and community building were erected. Special events such as musicals, lectures, and dances were held regularly in the community building called Liberty Hall. Another community building called Harmony Hall was constructed and held dances and other social events. An orchestra and musical band were organized. A baseball team was organized in Home. Baseball games were held regularly on Sunday on the community ball field. A legal dispute arose among the members when some became unhappy about the amendments made to the articles of incorporation of the Mutual Home Association which enabled the association to privatize some lands within the Home colony. In September 1919, the court ordered the Mutual Home Association be dissolved. After dissolution, the residents were able to buy the plot of land they had been leasing and life in Home continued normally. In the 1920s a poultry business prospered in Key Peninsula. Home had a cooperative that exported eggs to urban markets including Seattle. Home was designated to the Pierce County Register of Historic Places in 1990 as a historic district. Dadisman House and Home School are listed in the National Register of Historic Places.



Herron

Herron's first settler was John Jensen. The place was named after Lewis Herron who made barrels for storage of food for the Wilkes Expedition. A post office was established in 1894 for the community with the name of Blanchard. The name Herron was brought back in 1913. The area produced a variety of fruits including prunes, apples, grapes, plums, cherries, pears, crab apples, and quinces. Herron became especially well known for prune production. Fruits were dried in a prune orchard dryer. Fruit production eventually declined due to competition from fruits grown in eastern Washington.

Glen Cove

Glen Cove started as a logging camp. Several families came and settled in the area then known as Balch's Cove in the late 1880s. A post office was established in 1891. The name of the community was changed from Balch to Glencove by the postal authorities in 1896. A brickyard was established by Nick Petersen and Harry Winchester on the cove in the 1880s. Stores, a school, and post office were located at the bay. Glencove Hotel, a three-story Victorian-style building, was built by Nicholas and Agnes Petersen and opened in 1897. The hotel is still standing and is available as a bed and breakfast facility and to rent for special events such as weddings, parties, etc. The Glencove Hotel is listed in the Pierce County and National Registers of Historic Places. In the vicinity, YMCA Camp Seymour was established in 1905 on land donated by Mr. Seymour. A wide variety of summer activities continue to be offered there.

Lakebay

Lake Bay's earliest settlers were William Creviston and his wife who settled in the area in 1871. Carl Lorenz established a saw mill in 1877. A school opened in 1878. Recognizing the need for steamboat transportation for people, freight, including logs and farm produce, and mail, Carl Lorenz and his sons launched a major steamboat business from Lake Bay in the 1880s. This early establishment of saw mill and steamboat businesses made Lorenz and Lake Bay well known throughout the early communities on Puget Sound. The Lorenz family operated the steamboat business with a number of steamboats in their fleet for more than four decades. A brick yard was operated in the 1880s. Henry Tiedman established the post office at Lake Bay in 1882. In 1894, postal authorities changed the name of the community into one word, Lakebay. A store and a hotel were also established. In the 1920s when poultry businesses prospered on the Key Peninsula, Lakebay had an agricultural cooperative that exported eggs to urban markets.



Longbranch

Longbranch was named and platted in 1890 as a summer resort by Edward Yeazell. The place was originally called Long Branch and was named after a resort community in New Jersey. The name was changed to one word in 1894. Due to its isolation and inaccessibility, Yeazell's resort venture was never realized. A post office was established in 1891 and Ernest E. Shellgren was its first postmaster. Logging was the main industry in the beginning. Small farms were established on cleared land and businesses developed in the area. Fertilizer plants and a blacksmith shop were among the local businesses. William Sipple and Henry and Franz Mahncke had large land holdings in the area and were prominent early citizens. William Sipple operated a ship building business and constructed a variety of boats as well as houses. He built a lighthouse on Filucy Bay in 1915 which became a familiar landmark. The lighthouse burned in 1971 and was never rebuilt.

Purdy

Purdy was established by Joseph Purdy in the 1880s. Tabor A. Sherman was the first postmaster. A town site was platted and a lumber mill was established on the waterfront. The timbers used in the construction of the wooden dock at the Bremerton Naval Shipyard were from the mill in Purdy. Lumber milling business declined when an economic depression hit in 1893. Starting in the 1900s the community engaged mostly in agriculture. The first Purdy bridge near Wauna was constructed in 1892, the second in 1919, and a third in 1938 connecting Gig Harbor Peninsula with Key Peninsula. The first bridge was a wooden draw bridge. The second turnstile bridge was moved from the Puyallup River. Draw or swing bridges allowed tug boats tugging boomed logs to mills enter the lagoons. These bridges also shortened the trips for transport of farm produce from Kitsap and Mason Counties to Tacoma. The third bridge was constructed of box girder type.

Wauna

Wauna, near Purdy, was platted in 1889. A post office was established in 1890. Soon, it became a commercial center owing to its long wharf and deep moorage bringing regular steamboat traffic. The waterfront store and lounge for steamboat customers served as a social gathering place. Logging and brush camps, ranching, and tree farms comprised the economic activities around the 1900s. The community later established a reputation as a summer resort. Due to a wide array of recreational opportunities including swimming, clam digging, boating, and fishing, many families from urban areas came to Wauna during the summer months. The Wauna Post Office and Store located on the sand spit was continually operated by the White and Goldman families for nearly nine decades. When the Wauna Post Office relocated to the Lake Kathryn location, the old Wauna Post Office and Store property was sold to Pierce County and became a park site. It was designated to Pierce County Register of Historic Places in 1990. Deteriorated conditions of the building continued to pose safety and aesthetics problems. The property was delisted from the historic register and demolished in 2006.

Vaughn

Vaughn's settlement began with the arrival of William Vaughn in 1852. He engaged in logging and established a homestead. Additional families arrived in the area and established homesteads by the 1880s. A post office was established in 1888 and its first postmaster was Mrs. Alice A. Hunt. Shingle and saw mills were established on the shoreline. Harvested logs were shipped out from the Vaughn Bay. An oyster business was established in Vaughn in the late 1890s by Mr. Rodman and Mr. Fox. First, Eastern oysters were cultivated. Later, Willapa and Japanese oysters were introduced to the area. A few families built the first schoolhouse in 1886. Community events were held in the school building. The Vaughn Bay Public Library Association was formed in 1891 which led to building the Library Hall in 1893 on the land donated by the Van Slyke family. A variety of community activities including dances were held in the Library Hall until it closed in 1958.

Key Center

Key Center's earliest settler was Andrew Olson who arrived in the area in the 1880s and homesteaded. A few additional families including the Palmer, Powell, and Pollack families settled in the area. In the 1930s, A. E. Visell Lumber Company, C. D. Hipp Grocery Store, and Gene Brown's Garage comprised a business center at the intersection of today's Key Peninsula Highway and Olson and Cramer Road KPN. In 1931, the business community on the Key Peninsula led by A. E. Visell sponsored a contest to select an official name for the Peninsula. Ed M. Stone of Lakebay won the \$25 prize with his entry, "Key Peninsula." Stone thought the shape of the Peninsula resembled a key. Soon, the business center became known as "Key Center" because it was located in the center of the Peninsula.

PLANNING HISTORY

County Planning

1962 Pierce County Comprehensive Plan and Zoning

The first Pierce County Comprehensive Land Use Plan was adopted on April 2, 1962. The Pierce County Zoning Code, which implemented the Comprehensive Plan, was adopted on October 8, 1962. The 1962 Pierce County Comprehensive Plan designated the Key Peninsula as "Rural Residential." These rules followed very basic planning principles. Zoning districts were established that dictated the appropriate location for commercial business and residential homes. However, the Plan did not offer much protection from incompatible uses and did not recognize the unique individuality of communities. In May 1966, a Comprehensive Plan Study was completed for the NE corner of the Peninsula east of 134th Avenue under Section 701 of the Federal Housing Act. This study served as a platform for planning efforts on the Peninsula in the early 1970s.

1975 Gig Harbor Peninsula Comprehensive Plan and Development Regulations

In June 1975, the Gig Harbor Peninsula Comprehensive Plan and Development Regulations were adopted by the Pierce County Board of Commissioners. The 1975 Gig Harbor Peninsula Comprehensive Plan included land in the Burley-Minter-Wauna area of the northeastern Key Peninsula, as well as the Gig Harbor Peninsula and Fox Island.

This was a very innovative plan and zoning program. It was based on the physical features of the Peninsula such as topography and aquifer recharge areas. Lands that contained environmental constraints such as steep slopes or wetlands were considered the most sensitive and received a designation of Natural Environment. Areas that were appropriate for residential land uses were designated the Residential Environment. Land that had very few physical impediments to development and was located near SR-302 and 94th Avenue, SR-302 and 118th Avenue, and Key Peninsula Highway and 134th Avenue received an Urban Environment designation. Generally, any land use was permitted in any zone classification provided the proposed development met minimum environmental standards and was compatible with adjacent uses. This zoning scheme was quite successful and remained in effect until January 1, 1995 when a new Pierce

County Comprehensive Plan was adopted pursuant to the 1990 Washington State Growth Act.

Burley Minter Drainage Basin Water Quality Plan

In January 1988, the Burley/Minter Drainage Basin Water Quality Plan was adopted. This plan established a sensitive watershed environment in the Burley Lagoon and Minter Creek areas. Due to contamination of shellfish beds in Burley Lagoon and Minter Bay, development restrictions including larger lot sizes, best management practices, and buffers on streams and waterways were established. In November 1978, these areas were also designated as environmentally sensitive areas pursuant to the State Environmental Policy Act (SEPA).

1994 Pierce County Comprehensive Plan

In April 1990, the Growth Management Act (GMA) was passed by the Washington State Legislature. It required Pierce County to update its existing Comprehensive Plan and Zoning Regulations, including community plans. The GMA required Pierce County to develop and adopt a comprehensive plan which would control residential, commercial, and industrial growth. Thirteen goals are listed in GMA to guide policy development in six required elements. The required elements include land use, housing, capital facilities, utilities, rural, and transportation. Pierce County also elected to include four additional elements: environment and critical areas, economic development, community plans, and essential public facilities. Each of the six GMA required elements must conform to specific standards set in the legislation. GMA required cities and counties to plan for growth based on population forecasts. Where growth is allowed, facilities and services must be planned and provided.

The Rural Element requirements in the originally adopted GMA contained very general standards. It stated that counties shall include a rural element including lands that are not designated for urban growth, agriculture, forest, or mineral resources. The Rural Element shall permit land uses that are compatible with the rural character and provide for a variety of rural densities. Rural areas must also be planned for and include preservation of open space, agricultural opportunities, recreational opportunities, and protection of natural resources.

In April 1991, interim Growth Management Policies were adopted as a transition between the 1962 Comprehensive Plan and the more complex plan developed under the Growth Management Act. In June 1992, the Pierce County Countywide Planning Policies were adopted. The policies provided the framework and process by which Pierce County and the cities and towns within the County would establish urban growth areas, provide infrastructure and services, and preserve agricultural and natural resource lands. In November 1994, Pierce County adopted a new Comprehensive Plan. The 1994 Pierce County Comprehensive Plan replaced the 1962 Pierce County Comprehensive Plan in its entirety. The plan established population projections, urban growth areas, and rural areas. The 1994 Comprehensive Plan identified Key Peninsula as a “rural” area.

Community Planning

Pierce County Comprehensive Plan policies located in the Community Plans Element address community autonomy, community character, new community plans, consistency with the Comprehensive Plan, consistency with the Development Regulations-Zoning, transition strategies, and joint planning agreements.

The Community Plans Element of the 1994 Pierce County Comprehensive Plan envisions a local voice in how the Comprehensive Plan and its Development Regulations will be carried out in communities. Community plans exemplify how the objectives and policies of the Comprehensive Plan play out when applied to detailed and specific conditions. They indicate specific land use designations, appropriate densities, and the design standards that should apply in community planning areas. Preserving and building community character while ensuring an efficient and predictable development approval process is a central theme. Community plans help citizens decide what they want to retain and what they want to change at the local level.

Although the Growth Management Act (GMA) does not require comprehensive plans to provide for community plans, Pierce County Ordinance 90-47S directs County officials to prepare a Community Plans Element of the Comprehensive Plan. The majority of the unincorporated County population resides in community plan areas. The Community Plans Element spells out how to coordinate consistency between community plans and the Comprehensive Plan. Community plans must be consistent with the Comprehensive Plan and the GMA. Flexibility exists only in the interpretation of how Comprehensive Plan policies apply in a given community or in areas where the Comprehensive Plan is silent on an issue or does not provide detailed guidance.

SCOPE OF THE COMMUNITY PLAN

Legislative Authority to Develop the Plan

In the Community Plans Element of the 1994 Pierce County Comprehensive Plan, the Key Peninsula was identified as a community in need of a community plan. The Pierce County Council passed Resolution R2003-42s on May 27, 2003 requesting the Department of Planning and Land Services begin the development of a community plan for the Key Peninsula.

Purpose and Use of the Community Plan

The Key Peninsula Community Plan will give residents, property owners, business people, and Pierce County government a detailed sense of how the community wants to develop in the future and what standards could be utilized to create and maintain the look and feel identified in the community plan. In some circumstances, the plan refines the Pierce County Comprehensive Plan to more closely reflect the needs, concerns, and desires of the Peninsula residents. The plan also identifies actions necessary to

implement the community plan, including adopting or revising land use regulations; identifying priorities for use of public funds to develop physical improvements such as roads and sidewalks, landscaping and streetlighting, park and recreation development; and economic programs.

Visions, Goals, Objectives, Principles, and Standards

Visions

Visioning is the process of defining the expectation of what the community could be in the future. Visioning is typically completed through a series of public meetings or workshops structured to allow the community to articulate hopes for the future. Statements, thoughts, and ideas brought forth in the visioning process become the basis for the visions, goals, objectives, and principles of the community plan.

Vision statements can be either: 1) broad - painting a picture of what the community should strive to be like, physically and socially; or 2) focused - to express how the concerns, values, and hopes of the community should be reflected in various topics.

Goals, objectives, and policies (principles and standards) are used to provide measurable statements to fulfill the vision statements and are an integral part of the visioning process.

Goals

Goals describe a desirable future for the community: identifying who, what, why, and how the broad values and hopes set forth in the vision statement will be accomplished. Goals provide the framework from which objectives, policies (principles and standards), and implementation actions and recommendations will be developed.

Objectives

Objectives are statements which specifically define goal actions.

Policies (Principles and Standards)

Principles set a particular course of action to accomplish objectives. Standards, quantitative or qualitative, are specific benchmarks or targets to be accomplished in the ongoing development of the community.

Implementation Actions and Recommendations

Implementation actions and recommendations are statements that provide changes to policy documents, regulations, capital facility plans, and statements directing agencies and community groups to revise or develop plans, regulations, and non-regulatory measures.

The vision and all of the goals, objectives, policies, and implementation actions and recommendations are developed through citizen comment and represent the will of the people translated into decision-oriented statements. When applying the policy statements, each should be afforded equal weight and consideration.

PUBLIC INVOLVEMENT

Key Peninsula Community Planning Board

The development of the Key Peninsula Community Plan could not have been accomplished without the Key Peninsula Community Planning Board (KP CPB). The KP CPB consisted of a fifteen-member group representing a variety of interests and geographic locations of the community. Representatives included: Pierce County Fire District #16, Key Peninsula Business Association, Key Peninsula Metro Parks, Key Peninsula Community Councils, a local real estate agent, a local farmer, and residents at large.



The KP CPB was charged with five main responsibilities: 1) serving as a sounding board for the community; 2) developing a vision statement and community-wide goals for the community plan area; 3) developing policies and implementing actions related to various topics; 4) guiding the development of policies and map changes that address community concerns while remaining consistent with the Comprehensive Plan; and 5) forwarding a draft updated Key Peninsula Community Plan to the Pierce County Planning Commission and Pierce County Council.

Timeline for Public Involvement

Summer 2004	Planning Staff conducted a series of public outreach meetings to solicit interest in the community planning effort and to recruit Community Planning Board members. Meetings were held with the Longbranch Improvement Club, Key Peninsula News, Key Peninsula Business Association, Key Peninsula Community Council, Peninsula School Board, Key Peninsula Community Services, and the Key Peninsula Livable Communities Fair.
Fall 2004	Key Peninsula Community Planning Board (KP CPB) developed community-wide vision and goals with public input, which were completed in November 2004.
Winter 2004	The KP CPB hosted an open house to present the community-wide vision and goals to local residents and to solicit interest in the upcoming policy work.
Winter/Spring 2004	The KP CPB held public meetings regarding the Natural Environment, completing the Natural Environment Element on April 27, 2005.

Spring/Summer 2005	The KP CPB held public meetings regarding Economic Development, completing the Economic Element on June 27, 2005.
Fall 2005	The KP CPB held public meetings regarding land use, completing the Land Use Element on December 13, 2005.
Spring 2006	The KP CPB held public meetings regarding transportation, completing the transportation section of the Facilities and Services Element on April 19, 2006.
Summer 2006	The KP CPB held public meetings regarding parks and recreation, completing the Park and Recreation section of the Facilities and Services Element on June 21, 2006.
Fall 2006	The KP CPB held public meetings regarding infrastructure and public services, completing the Facilities and Services Element on October 18, 2006.
Winter 2006	The KP CPB and design consultants BCRA held a “Design Charette” on December 9, 2006 to receive input and establish direction from local business owners and residents on questions regarding architectural and site design for the rural commercial areas.
Spring 2007	The KP CPB held public meetings regarding signs, building, and site design, completing the Community Character and Design Element on April 4, 2007.
Spring 2007	A second open house was held on April 10, 2007. The purpose of this open house was to provide a copy of the draft community plan policies and draft zoning map to the general public and to solicit comments for final Key Peninsula Community Planning Board consideration on April 18, 2007.
April 24, 2007	A Study Session was held with the Pierce County Planning Commission.
May 2007	The Pierce County Planning Commission held public hearings on the draft Key Peninsula Community Plan.

Survey

Background

In September 2004, Pierce County Planning and Land Services (PALS) distributed a community planning survey to households and businesses within the Key Peninsula Community Plan area. The survey was developed by PALS staff and based on a format used in various communities throughout Pierce County in previous land use planning efforts. The survey is intended to help PALS staff and community planning board members assess the community's views regarding a variety of topics including quality of life, land use, the economy, and public facilities and services. The survey did not solicit demographic information such as household size, income, or longevity.

The survey was distributed on September 1, 2004. It was mailed to all households and businesses on the Key Peninsula. A total of 7,625 surveys were mailed. Of these 7,261 surveys were mailed to private residences and 364 surveys were mailed to businesses. A response rate of 6.2% had been achieved as of September 23rd. This response rate compares favorably with the response rate for similar surveys conducted by PALS for other community plans.

The number of surveys returned (sample size) was large enough to accurately reflect the opinions of the surveyed population (Key Peninsula households and businesses) to within approximately +/- five percent at a 95% confidence level. This means that if 100 households were randomly selected in the survey area and asked the survey questions, 95% of the time those households would answer the survey questions to within approximately +/- five percent of the results provided in this report.

Survey Summary

The survey asked questions regarding quality of life; condition of the built and natural environment; economic development; land use planning and related controls; and levels of support for a variety of public facilities and services.

When asked about existing conditions within the community, respondents were most satisfied with emergency services such as police and fire, the quality of environmental features, and the adequacy of educational facilities. The respondents were least satisfied with the opportunities for local jobs, the condition of the transportation system, and the architectural design of civic and commercial buildings.

When asked to rate priorities for public facilities, improvements to existing roads ranked as the highest priority followed by increased access to publicly owned shorelines. Indoor recreational facilities were the lowest priority. In terms of public services, the availability of paramedic staff and presence of police were considered the greatest needs. Recreational programs at County parks were considered the lowest priority.

The survey results were used by the community planning board as an aid in the development of the Key Peninsula Community Plan.

SUMMARY OF THE KEY PENINSULA COMMUNITY PLAN

The Key Peninsula Community Plan contains policies and implementing actions for five major subject areas or elements: Land Use, Community Character and Design, Natural Environment, Economic, and the Facilities and Services.

The Land Use Element addresses issues such as what land uses should be allowed in the various designations and the appropriate intensity of land use in various areas in the community.

The Community Character and Design Element consider roadway buffering, signs, rural character but mainly focuses on rural commercial design. The policies contained within the Community Character and Design Element encourages streetscape design, architectural design and sign design

The Natural Environment includes consideration of the natural resources found on the Key Peninsula. Natural resources such as wildlife, clean water, forests, and open spaces are an integral and valued part of the community. The policies contained within the Natural Environment Element promote protection of critical areas, encourage preservation of natural vegetation, and address special topics such as the marine shorelines, wetlands, and fish and wildlife habitat.

The Economic Element looks at the economy of the Peninsula and considers several opportunities to provide the community with balance of employment and economic return with its impact to the rural character of the area. The most desirable growth would be for economic development through tourism relying on the Peninsula's extensive inventory of parks, beaches and agricultural activities. More services are desired for local residents and tourists including civic uses, retail sales, and professional business in rural commercial areas. The policies contained in the Key Peninsula Community Plan also promote home occupations and natural resource based business.

The Facilities and Services Element addresses the basic facilities needed to support planned development. Infrastructure includes capital facilities such as roads, trails, sewage disposal, parks, domestic water, stormwater control, electricity and natural gas. Services include solid waste disposal, fire protection, law enforcement, public schools, and library services. The policies within the Key Peninsula Community Plan identify the capital improvements that are necessary to support the community plan (septic, water, rest area, parks etc.) and discuss potential sources for funding the infrastructure and services.

The Plan Monitoring Section addresses how to measure the effectiveness and impacts of the plan over time.

Implementation

The plan also contains proposed actions, located at the end of each element, which serve to implement various plan policies. These actions are grouped into short-term, mid-term

and long-term endeavors. Short term actions should occur immediately or within one year of plan adoption. Mid-term actions should be completed within 1-5 years. Long term actions should be completed within 5-10 years of plan adoption. The party or parties responsible for leading the effort to complete the action item is listed in parenthesis following the action. Actions are assigned to a lead entity or entities as the primary responsible party to complete.

VISION STATEMENT

The Key Peninsula Community Plan will provide its citizens, business owners, and government officials with a strategy to guide growth and development. This 20-year plan should promote the best aspects of rural living. In keeping with the desires of the majority of its citizens and without depriving landowners the reasonable use of their land, the community plan should:

- *Promote a small town, socially connected community dominated by a rural landscape;*
- *Preserve the characteristics of the community including its unique marine attributes, history of each distinct community, and agricultural and forest lands;*
- *Safeguard the natural environment;*
- *Protect private property rights;*
- *Promote development that is planned, orderly, and connected with compact rural business centers serving the needs of the community;*
- *Encourage economic development and the creation of local jobs in a rural context;*
- *Require that infrastructure and services be provided or planned as development and growth occur; and*
- *Require that infrastructure and services be provided or planned to promote specific types of development and growth in designated areas.*

LAND USE ELEMENT

INTRODUCTION

The Land Use Element of the Key Peninsula Community Plan provides policies regarding the location of preferred land uses (residential, commercial, resource lands, etc.) and the density or intensity related to those uses (i.e., how many dwelling units are permitted, how big structures can be, etc.). This element serves to refine the policies contained in the Pierce County Comprehensive Plan. The community plan provides more specific guidance and criteria regarding land uses than is provided in the generalized Pierce County Comprehensive Plan. In cases where this plan does not provide specific guidance, the policies in the Pierce County Comprehensive Plan shall be used to determine land use objectives and standards. The policies contained in this element provide the foundation for changes to the County's Development Regulations including the zoning maps and codes.



DESCRIPTION OF CURRENT CONDITIONS

The Key Peninsula is characterized by a variety of rural land uses on large lots. Residential home sites, agricultural lands, and forest lands dominate the land use pattern. State Route 302 crosses through the northern portion of the community. Several small commercial areas are located along this state highway. Additional commercial areas are located south of SR-302 at Key Center, Home, and Longbranch. Several recreational campgrounds including two state parks are located along the extensive marine shorelines that surround the Peninsula. Many residents work locally in home businesses or in small retail stores in the commercial areas that cater to residents and tourists. However the majority of residents commute out of the plan area for jobs in the surrounding urban areas.

Existing Land Uses

The Pierce County Assessor-Treasurer's Office classifies how parcels are used for purposes of calculating assessed value for taxation. The Pierce County Planning and Land Services Department routinely uses this information to determine the distribution of land uses within specific areas. The Assessor's information is known to periodically contain errors, but is considered accurate for planning purposes. The Assessor's information reflects only how land is currently being used and does not reflect zoning.

The following table summarizes the current uses of land on the Key Peninsula based upon Assessor-Treasurer's information:

TABLE 1 EXISTING LAND USES		
<i>Land Uses</i>	<i>Acreage</i>	<i>% of Plan Area</i>
Single-Family	10,947.2	29%
Multi-Family	57.1	<1%
Group Home/Other	0.0	NA
Mobile Home	4,277.1	11%
TOTAL-RESIDENTIAL	15,281.4	40.2%
Commercial/Service	103.3	<1%
Industrial	10.8	<1%
Education	116.2	<1%
Public Facilities	6.6	<1%
Quasi-public facilities	36.9	<1%
Transportation/Communication/Utility	342.9	1.0%
TOTAL-NONRESIDENTIAL	616.8	1.6%
Open Space/Recreation	758.1	1.9%
Resource Lands	8,270.0	21.7%
Vacant Lands	12,974.8	34.1%
TOTAL -VACANT/RESOURCE/OPEN SPACE	22,003.0	57.9%
Other/Undefined	85.1	<1%
Roads/R.O.W	43.1	<1%
TOTAL – OTHER	128.2	0.3%
GRAND TOTAL	38,029.4	100%

Current Comprehensive Plan Designations and Zoning Classifications

The Pierce County Comprehensive Plan established four land use designations within the community plan area.

The following table summarizes the land use designations and zoning classifications prior to adoption of the community plan in terms of acreage and percent of plan area.

TABLE 2 EXISTING LAND USE DESIGNATIONS AND ACREAGE		
<i>Land Use Designation</i>	<i>Acreage</i>	<i>Percent of Plan Area</i>
Rural Ten (R10)	35,420	91.6%
Rural Activity Center (RAC)	153	0.4%
Rural Neighborhood Center (RNC)	101	0.3%
Agricultural Resource Lands (ARL)	2,930	7.7%
TOTAL	38,605	100%

Rural Ten (R-10)

The Rural Ten (R-10) designation provide for a range of low density residential uses. The intent is to accomplish a rural land use pattern that promotes rural uses, while not requiring urban level services. Cluster development is encouraged within rural residential designations and zones and density bonuses are provided within developments for the dedication of permanent open space. One accessory dwelling unit is also allowed on a residential lot where an existing single-family dwelling exists. The designation and zone number (e.g., 10) represents the base number of acres required for each primary

dwelling unit. The R-10 designation accounts for 35,420 acres of land, totaling approximately 92% of the plan area.

Agriculture Resource Land (ARL)

Agricultural Resource Lands (ARL) are distinct from rural lands and include agricultural lands that have been designated as having long-term commercial significance. The Comprehensive Plan identifies criteria and guidance for protection, management, and future development of lands designated Agricultural Resource Lands. The key criterion for defining Agricultural Resource Lands is the presence of the County's most productive agricultural soil types and their associated production yield. The ARL designation accounts for 2,874 acres of land, totaling approximately 8% of the plan area.

Rural Activity Center (RAC)

The Rural Activity Center (RAC) designation provide areas where residents can gather, work, shop, and entertain and tourists traveling to recreation areas can obtain needed services. A broad range of commercial, service, and residential uses is envisioned within a RAC. These areas should have immediate access onto state routes or major arterials and should be configured to provide an alternative to the strip development typically found along these types of road systems. There are two RACs within the plan area; one located at Lake Kathryn near the intersection of SR-302 and 94th Avenue and the other at Key Center near the intersection of Olson Drive and the Key Peninsula Highway. The RAC designation accounts for approximately 153 acres of land, totaling less than one percent of the plan area.

Rural Neighborhood Center (RNC)

The Rural Neighborhood Center (RNC) designation serves the everyday needs of local rural residents. The RNC provides limited convenience shopping and services, is limited in size, and retains a scale and intensity that is appropriate for maintaining the rural character. The five Rural Neighborhood Centers are located at SR-302 and 118th Avenue, SR-302 and Wright Bliss Road, Key Peninsula Highway and 134th Avenue, Home, and Longbranch. The RNC designation accounts for approximately 101 acres of land, totaling less than one percent of the plan area.

Dwelling Unit Capacity

Under pre-community plan zoning, it is estimated that a maximum total of 29,533 acres of vacant and underdeveloped land is currently available for residential use on the Key Peninsula. These lands have the capacity to accommodate approximately 7,621 dwelling units based upon the housing densities allowed in each zone. It is estimated that 20,386 persons would be accommodated within this housing (based on an average of 2.675 persons per household). In addition, each residential lot may accommodate an accessory dwelling unit. Accessory dwelling units are not included in residential capacity calculations.

Commercial Area Capacity

There are seven rural commercial centers within the plan area. The commercial centers will be retained as a result of the community plan. Rural Activity Centers are located at Lake Kathryn and Key Center. The five Rural Neighborhood Centers are located at SR-302 and 118th Avenue, SR-302 and Wright Bliss Road, Key Peninsula Highway and 134th Avenue, Home, and Longbranch.

The following table provides information on the size and basic land use activity in each rural commercial center based on the Pierce County Assessor-Treasurer’s records from May, 2005. This table shows the amount of commercial development, underdeveloped land and vacant land in each center.

TABLE 3 EXISTING COMMERCIAL CENTER LAND AREA STATISTICS			
Lake Kathryn Rural Activity Center			
Total acres	Commercial Development	Underdeveloped (single-family residence)	Vacant Land
59 acres	15 acres	0 acres	44 acres
Key Center Rural Activity Center			
Total acres	Commercial Development	Underdeveloped (single-family residence)	Vacant Land
94 acres	43 acres (3 acres of apts.)	19 acres	29 acres
SR 302 - 118th Avenue Rural Neighborhood Center			
Total acres	Commercial Development	Underdeveloped (single-family residence)	Vacant Land
28 acres	22 acres	0 acres	6 acres
SR 302 - Wright Bliss Road Rural Neighborhood Center			
Total acres	Commercial Development	Underdeveloped (single-family residence)	Vacant Land
16 acres	8 acres	5 acres	3 acres
SR 302 - 134th Avenue Rural Neighborhood Center			
Total acres	Commercial Development	Underdeveloped (single-family residence)	Vacant Land
36 acres	15 acres	5 acres	16 acres
Home Rural Neighborhood Center			
Total acres	Commercial Development	Underdeveloped (single-family residence)	Vacant Land
9 acres	8 acres	1/2 acre	1/2 acre
Longbranch Rural Neighborhood Center			
5 acres	1 acre	1 acre	3 acres
*Land area statistics are based on Pierce County Assessors Information - May 2005			
**Acreage figures have been rounded to the nearest whole number.			

DESCRIPTION OF DESIRED CONDITIONS

One of the most significant issues addressed within the community plan is land use. How land is utilized within a community directly affects the community’s character and

quality of life perceived by its residents. The land uses within the plan area should reflect a rural character while providing opportunities for local employment and tourism. Agriculture is very important to citizens within the community and the land area designated as rural farm or agricultural resource land has been increased to more accurately reflect current farming and agricultural activities taking place across the plan area. Similarly, lands designated for park and recreation have been identified to encourage tourism and serve the recreational needs of local residents. A Rural Sensitive Resource designation will be implemented in selected areas of the open space network or where complex high value environmental features are inventoried. Finally, areas historically used for forest practices have been identified and designated for continued timber management in an effort to promote and encourage that use in appropriate locations. The following section describes in greater detail the proposed land use designations and zoning classifications as recommended in this plan.

Proposed Land Use Designations and Zoning Classifications

The Key Peninsula Community Planning Board (CPB) analyzed a variety of information to recommend plan designations and zoning classifications on the Peninsula. First, limited areas of more intense rural development (LAMIRD) criteria were utilized to designate commercial areas (based on the Growth Management Act and Central Puget Sound Hearings Board decisions). Second, the Pierce County Comprehensive Plan policies for rural commercial areas and resource lands were evaluated. Third, existing land uses (based on the Pierce County Assessor tax records) were identified to designate rural farms, forest lands and park and recreation lands. Fourth, Pierce County's Open Space Network and inventoried critical areas were used to identify property for Rural Sensitive Resource lands. Finally, individual landowner requests for rezones were considered at a series of community planning board meetings.

The CPB also developed hierarchy for designating future land use zones. This hierarchy was considered when a specific parcel of land contained several land uses, when the existing land use was different than the Pierce County Assessor information, or when the existing land use was different than the future land use envisioned by the CPB. The hierarchy or priority for designating zoning classifications was: First, designate commercial areas pursuant to LAMIRD criteria; next designate Agriculture Resource Lands, Park and Recreation, and Rural Farm areas pursuant to Pierce County Comprehensive Plan policies and the existing land use pattern; next, designate Rural Sensitive Resource lands based on the Pierce County Open Space Network and critical area inventory; and finally, all remaining lands were designated Rural 10.

One new land use designation and zone (Park and Recreation) will be added to the Pierce County Comprehensive Plan as a result of the Key Peninsula Community Plan. In addition to the new Park and Recreation zone, two new zoning classifications (Rural Farm and Rural Sensitive Resource) will be applied on the Key Peninsula. The following text, tables, and maps illustrate the proposed changes in land use designations and zone classifications contained within the community plan and correlating acreage changes for each.

Proposed Comprehensive Plan Designations and Zoning Classifications

The following table summarizes the proposed land use designations and zoning classifications in terms of acreage and percent of plan area.

TABLE 4 PROPOSED LAND USE DESIGNATIONS AND ACREAGE		
<i>Land Use Designation</i>	<i>Acreage</i>	<i>Percent of Plan Area</i>
Rural Ten (R10)	24,794	64%
Rural Sensitive Resource (RSR)	8,398	22%
Rural Farm (RF)	2,325	6%
Agricultural Resource Lands (ARL)	512	1%
Park and Recreation (PR)	2,287	6%
Rural Activity Center (RAC)	159	<1%
Rural Neighborhood Center (RNC)	130	<1%
TOTAL	38,605	100%

Rural Ten Designation and Zone

The Rural 10 (R10) designation primarily accommodates low-density single-family residential, agricultural, forestry, and recreational uses. Some types of civic uses and recreational uses, such as parks and trails, are also permitted in this designation. Home occupations are encouraged as an accessory use to a single-family dwelling unit. The residential densities within the R10 are one dwelling unit per 10 acres with a bonus density of two dwelling units per 10 acres when 50% of the property is set aside as open space. Existing parcels that are less than 10 acres and are zoned R-10 can be built upon as long as other development criteria such as septic, water, critical areas, and other County requirements are met. Approximately 24,794 acres of the plan area have been designated R10. This represents 64% of the total plan area. The Rural 10 zoning classification implements this plan designation.

Rural Sensitive Resource Designation and Zone

The Rural Sensitive Resource (RSR) designation includes those properties designated as open space on the Pierce County Open Space Corridor map or associated with inventoried critical areas (specifically high value, complex environmental features such as wetlands and stream systems). This designation is intended to protect surface waters, aquifers, and fish and wildlife habitat from degradation. Incentives will be available for providing permanent protection of environmental features. For example, residential densities are one dwelling unit per 10 acres but a bonus density of two dwelling units per acres is permitted when 50% of the property is designated as permanent open space. New development within the RSR shall utilize low impact development techniques and the properties located within this designation are considered a high priority for community open space preservation and acquisition efforts. Approximately 8,398 acres of the plan area have been designated RSR. This represents 22% of the total plan area. The Rural Sensitive Resource zoning classification implements this plan designation.

Rural Farm Designation and Zone

The Rural Farm (RF) designation includes properties which are currently being used for or have historically been used for farming activities or have been previously zoned agriculture and that are not currently designated as Agricultural Resource Land (ARL). This new RF designation is intended to recognize properties that are suited for or are conducting agricultural activities within the community but may not meet the soils or parcel size criteria for designation as ARL. A variety of agricultural-related uses are allowed within this designation as well as the protections and incentives afforded to ARL. Densities within this designation are limited to one dwelling unit per 10 acres. Approximately 2,325 acres of the plan area have been designated RF. This represents 6% of the total plan area. The Rural Farm zoning classification implements this plan designation.

Agricultural Resource Land Designation and Zone

The Agricultural Resource Land (ARL) designation is intended to preserve parcels that contain prime agricultural soils for long-term agricultural activities. These properties are identified through a Countywide process. The criteria that are evaluated to implement this designation will stay the same as is currently established through the Pierce County Comprehensive Plan. This designation allows for a variety of agricultural uses. Approximately 512 acres of the plan area have been designated ARL. This represents one percent of the total plan area. The Agricultural Resource Lands zone implements this plan designation.



Park and Recreation Designation and Zone

The Park and Recreation (PR) designation has been established through the Key Peninsula Community planning process. This new designation was created in response to the community's desire to promote recreational activities and encouraging economic development through tourism. The designation is intended to simplify the permitting process for parks. The various types of existing park and recreation facilities as well as undeveloped public lands that should be reserved for future parks have received this Park and Recreation designation. It is assumed that existing uses such as commercial forest practice activities will continue on some of the properties designated for parks until such time as landowners choose to sell or transfer the land to a park and recreation provider. Approximately 2,287 acres of the plan area have been designated PR. This represents 6% of the total plan area. The Park and Recreation zone implements this plan designation.

Rural Activity Center

The Rural Activity Center (RAC) designation provide areas where residents can gather, work, shop, and entertain and tourists traveling to outlying recreation areas can obtain needed services. There are two RACs within the plan area; one located at Lake Kathryn near the intersection of SR-302 and 94th Avenue and the other at Key Center near the intersection of Olson Drive and the Key Peninsula Highway. An analysis of each commercial area on the Peninsula was conducted as part of the community planning process. The logical outer boundary of each commercial area was inventoried. This

inventory was based on the built environment as of July 1, 1990. Similarly, the type of uses existing in each commercial area on July 1, 1990 was identified. Based on this information, the boundaries of the commercial areas and types of uses permitted within the RACs have been refined. The RAC designation accounts for approximately 159 acres of land, totaling less than one percent of the community. The Rural Activity Center zone implements this plan designation.

Rural Neighborhood Center

The Rural Neighborhood Center (RNC) designation serves the everyday needs of local rural residents. The RNC provides limited convenience shopping and services, is limited in size, and retains a scale and intensity that is appropriate for maintaining the rural character. The five Rural Neighborhood Centers are located at SR-302 and 118th Avenue, SR-302 and Wright Bliss Road, Key Peninsula Highway and 134th Avenue, Home, and Longbranch. An analysis of each RNC area on the Peninsula was conducted as part of the community planning process. The logical outer boundary of each area was inventoried. This inventory was based on the built environment as of July 1, 1990. Similarly, the type of uses existing in each commercial area on July 1, 1990 was identified. Based on this information, the boundaries of the commercial areas and types of uses permitted within the RNCs have been refined. The RNC designation accounts for approximately 130 acres of land, totaling less than one percent of the community. The Rural Neighborhood Center zone implements this plan designation.

Community Plan Development Potential

The total breakdown of vacant and underdeveloped lands under current zoning and the community plan zoning is described in the following table:

Table 5 Inventory of Vacant and Underdeveloped Land Available Current Conditions vs. Community Plan March 2007				
Current Conditions	Current Zoning	Vacant (Gross Acres)	Underdeveloped (Gross Acres)	Development Capacity (Gross acres)
	R10	10,916	16,001	26,917
	ARL	699	1,917	2,616
	RAC	76	19	95
	RNC	32	13	45
Community Plan	Community Plan Zoning	Vacant (Gross Acres)	Underdeveloped (Gross Acres)	Development Potential (Gross Acres)
	R10	7,509	10,064	17,573
	RSR	2,458	4,608	7,066
	RF	246	1,890	2,136
	ARL	137	325	462
	PR	1,246	1,010	2,256
	RAC	80	26	106
	RNC	37	16	53

Under the zoning adopted through the community plan process, the Key Peninsula has the capacity for approximately 7,285 dwelling units. This is 336 fewer units than could have been constructed under pre-community plan zoning. It is estimated that 19,787 persons could be accommodated by this housing, approximately 900 fewer residents than under pre-community plan zoning. The associated housing density of new residential growth would equate to .25 dwelling units per acre (not including potential accessory dwelling units or senior housing). This maximum dwelling unit capacity is higher than one would expect for an area zoned for one dwelling unit on 10 acres. The higher capacity is based on the large number of parcels on the Key Peninsula that are smaller than 7.5 acres which can accommodate a new single-family dwelling unit as well as an assumption that parcels that are eligible for subdivision will be divided at some point in the future for new housing.

The size of rural commercial areas will increase under the community plan. The Rural Activity Center at Key Center will increase in size by over four acres to a total of approximately 97 acres. The Rural Activity Center at Lake Kathryn will not change. The Rural Neighborhood Center at SR-302 and 118th Avenue will increase in size by over two acres to a total of approximately 30 acres. The Rural Neighborhood Center at SR-302 and Wright Bliss Road will increase by over 14 acres to a total of approximately 30 acres. The Rural Neighborhood Center at Key Peninsula Highway and 134th Avenue will increase by one acre to a total of approximately 37 acres. The Rural Neighborhood Center at Home will increase by over nine acres to a total of approximately 18 acres.

Other Land Use Considerations

Aquaculture

The Key Peninsula has extensive marine shorelines containing high bluffs, bays and lagoons, sand spits, mud flats, sandy beaches, and many other features. These shoreline areas have historically offered locations for aquaculture, primarily the cultivation of oysters. Recently geoduck farmers have discovered that certain tidelands provide prime habitat for the cultivation of their product. This new aquaculture industry has the potential to create land use conflicts with upland home owners as the beaches used for geoduck farming are altered during the initial stage of the young geoducks lifecycle. Hundreds of tubes that are used to protect the geoduck protrude out of the sand and create a visual impact at low tide as well as inhibit the ability of people to walk on the beach through the farm. The community planning board chose to encourage aquaculture activities throughout the Key Peninsula provided that farmers utilize best management practices and mitigate impacts to the environment and upland property owners.

Master Planned Resorts

Master Planned Resorts have been identified as a preferred use in the community. These resorts have the potential to provide needed employment for Peninsula residents. The CPB considered these facilities an opportunity to increase tourism throughout the community which in turn would create prospects for other businesses. Based on the

extensive marine shorelines and close proximity to major urban centers, Master Planned Resorts located on the Key Peninsula would have a tremendous opportunity for success.

New Fully Contained Communities and Major Industrial Developments

Several opportunities exist under the Growth Management Act (GMA) that could provide significant employment opportunities in rural areas. New Fully Contained Communities (NFCCs) and Major Industrial Developments (MIDs) outside of UGAs are two possibilities the CPB considered. Both possibilities have extensive standards under the GMA that would need to be satisfied prior to implementation. Land at the north end of the plan area has been identified as the most logical location for either development. This general location is based on the large undeveloped properties that could be available and the fact that the Washington State Department of Transportation is exploring a re-alignment of SR-302 near the Pierce County/Kitsap County border. Either type of development would be considered by the Key Peninsula Land Use Advisory Commission at a future date, once a new corridor is established for SR-302.

LAND USE ELEMENT

GOAL

The land use pattern on the Key Peninsula is intended to provide a rural ambiance highlighted by the natural attributes of the area, including the extensive marine shorelines, native forests and large areas of open space. New land uses will reflect this rural environment emphasizing residential home sites on large lots, resource uses including working farms, and forest practices. Commercial services for local residents and tourists will be provided in compact, well-designed commercial shopping areas.

OBJECTIVES, PRINCIPLES, AND STANDARDS

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.

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.

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.

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.

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).

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.
- 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.
- 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 lots per cluster. The open space area must be dedicated to agricultural use.
- 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).

Principle 1. Inventory land uses in areas historically utilized for commercial purposes to determine the logical outer boundaries of rural commercial centers.

Standards

8.1.1 Evaluate commercial uses established on or before July 1, 1990 to determine the existing area for rural commercial centers.

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 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.

Principle 4. Avoid irregular boundaries when designating rural commercial areas.

Principle 5. Contain rural commercial areas so public facilities and services can be provided efficiently to prevent a sprawling development pattern.

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.

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.

IMPLEMENTING ACTIONS FOR THE LAND USE ELEMENT

The following list of actions need to be completed in order to implement the policies contained within this plan. They are arranged according to the timeframe within which each should be completed: short, medium, or long term. Short-term actions should occur within one year of plan adoption. Mid-term actions should be completed within 1-5 years. Long-term actions should be completed within 5-10 years of plan adoption. The entity or entities responsible for leading the effort to complete the action item is listed in parenthesis following the action. Actions are assigned to the Land Use Advisory Commission (LUAC), Pierce County Planning and Land Services (PALS), Pierce County Economic Development (ED), Pierce County Parks and Recreations (Parks), Pierce County Public Works & Utilities (PWU), Tacoma-Pierce County Health Department (TPCHD), Pierce County Assessor, Pierce Conservation District (PCD), Key Peninsula Community Councils, and the Key Peninsula Business Association.

Short Term Actions (Upon plan adoption to 1 year)

Amend the Pierce County Comprehensive Plan to adjust land use designations according to plan policies and maps. (PALS)

Amend the Pierce County Comprehensive Plan to:

- Establish a Park and Recreation designation. (PALS)
- Revise land use designations and maps consistent with the adopted community plan. (PALS)

Amend the Pierce County Development Regulations – Zoning (Title 18A) to:

- Establish allowed uses in the various rural residential zone classifications consistent with community plan policies. (PALS)
- Establish allowed uses in ARL classification consistent with community plan policies. (PALS)
- Establish allowed uses in rural commercial zone classifications consistent with community plan policies and LAMIRD criteria. (PALS)
- Establish densities and dimensions for the various zone classifications. (PALS)
- Update development standards relating to the forested buffer adjacent to SR-302 and the Key Peninsula Highway. (PALS)
- Provide standards that support the development of Master Planned Resorts. (PALS)

Amend the Pierce County Zoning Atlas to adjust the zones for the community plan area including the zone classifications that are new to the Key Peninsula including Rural Sensitive Resource, Rural Farm, Park and Recreation. (PALS)

Amend the Pierce County Zoning Atlas to adjust the rural commercial zones consistency with community plan policies and LAMIRD criteria. (PALS)

Amend the Pierce County Development Regulation - Sign Code (Title 18B) to increase the size of signs for permitted home occupation and cottage industries. (PALS)

Amend the Pierce County zoning code and Stormwater Management and Site Development Manual to require low impact development techniques be implemented for development in the Rural Sensitive Resource zone. (PALS, PWU)

Amend the Pierce County Development Regulations – Critical Areas (Title 18E) to require fish and wildlife assessment for aquaculture activities in locations designated as “marine shoreline critical salmon habitat” areas. (PALS)

Establish a Key Peninsula Land Use Advisory Commission. (PALS)

Mid-Term Actions (1-5 years)

Streamline the permitting process for land use activities in parks. (PALS)

Develop an inventory of potential shoreline access points. (PALS, Parks, PWU, LUAC)

Amend home occupation and cottage industry regulations to distinguish between urban and rural development standards. (PALS, LUAC)

Amend the Pierce County Shoreline Management Use Regulations (Title 20) to require best management practices for aquaculture activities. (PALS, LUAC)

Update the Pierce County Shoreline Master program to allow a variety of aquaculture activities. (PALS, LUAC)

Update Development Regulations – Natural Resource Lands (Title 18I) to revise property notification standards for new construction and development adjacent to resource uses (PALS)

Long Term Actions (5-10 years)

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. (PALS, LUAC)

COMMUNITY CHARACTER AND DESIGN ELEMENT

INTRODUCTION

The Community Character and Design Element relates to the physical environment that composes the character of a community: the streets, parks, buildings, neighborhoods, and open space that determine the way our community looks and feels. It is a blending of land use planning, architecture, landscaping, and environmental protection. Community design looks at the way buildings, streets, public places, signs, natural features, and other development relate to one another and the people who use them. Through community design, improvements such as street construction, park development, commercial, residential, and civic development can be effectively coordinated to promote a unified community image. Design directly affects community and neighborhood livability, and overall quality of life. The community character policies are intended to reinforce the aesthetic characteristics that the community wants to retain and build upon. They are intended to enhance the image the community would like to portray to its own residents and visitors.

The residents of the Key Peninsula are interested in preserving the rural character of their community. The development which has occurred over the past 100 years has retained much of the wooded, pastoral, and natural characteristics of the Peninsula. The seven rural commercial areas tend to have a rustic physical appearance which is typical of many rural commercial areas found throughout the Pacific Northwest. These features create a unique environment for community identity and pride. Residents have determined that a high priority should be given to recognizing and preserving the existing character of the area. The Community Character and Design Element emphasize the community's vision of economic development through tourism by setting forth goals and objectives related to the preservation of the historic development pattern and rural characteristics of the area. Good design invites human presence, allowing for interaction of people and recognizes the functional and visual links between developments. Poorly designed development tends to hinder the development of desired land uses, stifles the pedestrian use of an area, and often leads to future blighted areas. The community plan design standards are primarily focused on the rural commercial areas.



DESCRIPTION OF CURRENT CONDITONS

The Key Peninsula is considered rural with large lot home sites, farms, and working forests. Historically, several small commercial areas developed near saltwater bays where piers were constructed (Home and Longbranch) and at major road intersections (Key Center and Lake Kathryn). The northeast portion of the Key Peninsula lying east of 134th Avenue was developed at what could be characterized as a suburban development

pattern. This development occurred prior to the Washington State Growth Management Act (GMA) through the Gig Harbor Peninsula Comprehensive Plan (1975). Elsewhere, there are still many farms (both hobby farms and commercial farms) on the Peninsula and outdoor recreational opportunities exist at private and public parks adjacent to the saltwater shoreline. It is still common to see people riding horses or enjoying other types of outdoor recreational activities such as biking and boating. Views of the southern Puget Sound, Mt. Rainier, and the Olympic Mountains are prominent from many locations within the plan area and are often quite spectacular.

Rural Residential Area

The character of the Key Peninsula was historically influenced by the agricultural and forestry industries with a connection to marine transportation. Since the 1950s, the rural residential area has seen a steady increase in single-family residential development. A significant percentage of new homes were constructed exclusively as vacation retreats; however, that trend is changing as more people have chosen to live on the Peninsula and commute to jobs elsewhere. Several large residential developments were completed prior to the adoption of the GMA and those lots are suburban in character. There are also historical farmhouses in the rural residential area that were built around the turn of the century. Since the early 1990s, the majority of new residential construction has occurred on larger lots or on parcels near the shoreline. These new residential homes along the shorelines are typically large executive homes.



There are still many large, undeveloped parcels located throughout the Key Peninsula. The agricultural and forested character of the area, together with the Peninsula's location southwest of Purdy, creates a perception for the citizens of the rural area that their community is isolated from the big city. This perception is a reality in terms of transportation as the majority of the Peninsula is surrounded by water. Several large state parks are located on the Peninsula and many tourists from outside of the community come to the area to vacation, generally in the summer months.

Rural Commercial Centers

There are various small communities located within the plan area. Some of these historical commercial areas such as at Vaughn and Herron have no commercial development remaining but are still considered rural centers by local residents. Most of these places were not designated for commercial zoning through the community plan and are not expected to develop with new businesses. Other slightly larger commercial areas have some existing commercial development and have met the criteria under GMA to be designated for rural commercial zoning. These smaller rural commercial centers include Longbranch, Home, and the intersections of the Key Peninsula Highway and 134th Avenue, Wright-Bliss Road and SR-302, and 118th Avenue and SR-302. These

commercial areas and have been designated as Rural Neighborhood Centers. The neighborhood commercial areas commonly contain several retail or civic structures such as a convenience store, gas station, contractor's yard, or church. The largest commercial areas on the Peninsula are located at Key Center and Lake Kathryn. These areas have been designated as Rural Activity Centers and will be the focus for the majority of new commercial development on the Key Peninsula.

Lake Kathryn Rural Activity Center

Lake Kathryn is one of the two rural activity centers on the Key Peninsula. It is located several miles west of the City of Gig Harbor's urban growth area. The center contains some of the larger retailers in the area and the only shopping center. The only franchise fast food restaurant in the community is located in the center as well. Other uses include a wrecking yard, post office, gas station, mini-storage, and tavern. Only 27% of the 58-acre commercial center is developed with commercial uses. Over 42 acres of the RAC is currently vacant. There is tremendous potential for further redevelopment within the interior of the center on the south side of the highway. The parking lot at the Lake Kathryn Village shopping center is landscaped and a sidewalk exists fronting several of the commercial uses. Much of the center is wooded and this natural vegetation could be incorporated into the landscaping plans for future development.

Key Center Rural Activity Center

Key Center is the largest commercial center on the Key Peninsula at 97 acres and is the location of many of the retail and service uses local residents require. Commercial uses include a grocery store, hardware store, doctor office, several taverns, and restaurants. Civic uses include a post office, public library, and the headquarters for the local fire district. The commercial area is centralized along Key Peninsula Highway with Olson/Cramer Road being the main intersection. Thirty-three percent of the commercial zoned area is improved with commercial or civic development. Thirty-eight percent of the commercially zoned land is vacant and available for new development. Further, much of Key Center is considered underdeveloped with 27% of the RAC area improved with single-family residences. Two apartment buildings utilize approximately two percent of the commercial area. Because of its central location, existing inventory of commercial and civic land uses and potential for new development, Key Center is expected to experience significant development in the future. Unfortunately, Key Center has no consistent design attributes between the various buildings. Further, there are very few pedestrian amenities that would encourage local residents or tourists to spend time shopping in the commercial district. Quality site planning and good building design would go a long way to promote economic development in Key Center.

Wright-Bliss Rural Neighborhood Center

Existing development of the Wright-Bliss RNC is minimal. Development is centered around the road intersection and includes a fire station, log home contractor, gas station, coffee shop, and pet/farm supplier. The center is 30 acres total in size with 43% of the RNC developed with commercial uses. The majority of the center is underdeveloped or vacant. Due to the location of the center on SR-302, there is potential for future

commercial activities to locate in the Wright-Bliss RNC. There are minimal pedestrian amenities or landscaping in the center.

118th Avenue Rural Neighborhood Center

The majority of commercially-zoned land at the 118th Avenue RNC consists of the Charboneau Excavating, Inc. properties. This 12-acre site amounts to nearly one half of the commercially zoned land in the center and is largely unimproved and has significant development potential. Other existing uses include the Ravensara Coffee Shop, a veterinary hospital, and several real estate offices. The center is a total of 30 acres. State Route (SR) 302 bisects the 118th Rural Neighborhood Center and provides excellent access for commuters and tourists. Minter Creek, a salmon stream, runs through the commercial center on the north side of the highway. There are minimal pedestrian amenities or landscaping in the center.

134th Avenue Rural Neighborhood Center

The 55-acre RNC at 134th Avenue sprawls along the Key Peninsula Highway from just south of the traffic signal at SR-302 south toward 139th Avenue. There are various retail uses established along the highway with 25% of the commercially zoned area improved with commercial or civic activities while 45% of the land is vacant. Fifteen percent of the area is considered underdeveloped and improved with single-family residences. The center has excellent access to the adjacent Key Peninsula Highway. Many of the tourists heading further south on the Peninsula will pass through the 134th Avenue RNC. There are minimal pedestrian amenities or landscaping in the center.

Home Rural Neighborhood Center

Located at the junction of Key Peninsula Highway and Herron Road at Van Geldern Cove, Home is one of the earliest communities established on the Key Peninsula and has retained several commercial activities. The commercially zoned area at Home is approximately 18 acres. Commercial and civic developments in Home include a grocery store, gas station, restaurant, and post office. Forty five percent of the total acreage of the center is improved with commercial or civic uses. Approximately 25% of the total acreage of the commercial area (amounting to just over four acres) is vacant while 27% of the area is considered underdeveloped with single-family residential uses. There are minimal pedestrian amenities or landscaping in the center.

Longbranch Rural Neighborhood Center

The Longbranch RNC is the smallest of the Key Peninsula commercial centers at 5.87 acres but is the only commercially zoned area on the Peninsula to have an operating marina. Based on the proximity of the marina, the Longbranch RNC has opportunities for new development associated with maritime activities and tourists. The RNC is also the most southerly located commercial area and serves a fairly large geographic area. Presently, the Longbranch RNC has one acre of established commercial development (the Longbranch Mercantile) which is under repair. The balance of the commercially zoned land at Longbranch is either underdeveloped (existing single-family residence) or consists of vacant land. There is good potential for this center to flourish and thrive once

redevelopment has occurred. The RNC could support a variety of commercial and retail uses.

Signs

Signs throughout the Key Peninsula lack any sense of consistent style or order. Many commercial buildings are plastered with random signage. The use and combination of sandwich boards, banners, blinking lighting, and temporary signage creates sign clutter that can be visually disturbing to traveling motorists and citizens who are shopping or using other services. Signs are also attached to trees, public utility poles, and fences outside of designated commercial areas. In some instances signs don't match the businesses they intend to advertise, are made of unattractive materials/colors, contain information that is misspelled, or are in a state of disrepair (rusty, broken, ripped, outdated, etc.).

Historic and Cultural Resources

Historically, settlements and commercial areas were located at places that provided easy access to the shoreline for transportation. Many of the communities throughout the plan area, such as Home, Herron, Glen Cove, Lakebay, Longbranch, Wauna, and Vaughn have considerable early history providing these functions.

Preservation and enhancement of special and unique features and places that relate to a community's heritage can bring economic benefits to the community through stimulating investment, increasing visitors, and promoting tourism in general. A variety of historic preservation activities throughout a community can support the efforts for resource conservation and also help improve quality of life. Examples include restoration of an old farm house, reuse of a historic schoolhouse or wharf, rehabilitation of an old store and retaining its commercial use through compatible commercial additions, and incorporation of historic resources and landmarks into new recreational resources and facilities, including trails, or scenic bike or auto routes.

There are a number of federal, state, and local laws and programs that apply to historic and cultural resource preservation. Locally, the Pierce County Cultural Resource Inventory provides an indication of those properties or structures that may hold historical or cultural significance. Table 6 and the Historic Resources Map identify historic and cultural resources within the plan area (see Historic Resources map). These resources include residences, schools, stores, hotels, post offices, farms with farm buildings, and cemeteries.

TABLE 6 HISTORICAL AND CULTURAL RESOURCES WITHIN THE PLAN AREA	
Pierce County Register of Historic Places	
Historic Place	Location
Wauna Post Office	7722 SR-302 NW, Purdy (Dedesignated and demolished due to safety and aesthetics issues.)
Glencove School	9604 Cramer Road KPN, Glencove
Glencove Hotel	9418 Glencove Road KPN, Glencove
Vaughn School	17006 S. Vaughn Road KPN, Vaughn
Home Historic District	Home
Home School	Sixth and "C" Street, Home
Longbranch School Gymnasium	4310 Key Peninsula Highway So., Longbranch
National Register of Historic Places	
Historic Place	Location
Glencove Hotel	9418 Glencove Road KPN, Key Peninsula
Longbranch School Gymnasium	4310 Key Peninsula Highway So., Key Peninsula
Purdy Bridge	Spans Henderson Bay, Purdy
Dadisman House	1814 "A" Street KPN, Home
Home School	Sixth and "C" Street, Home
Pierce County Cultural Resources Inventory	
*to determine actual historic significance and current condition of the following properties, further detailed research and analysis is required.	
Historic Place	Location
Residence	296A Blunt Road
Residence	Rt. 1, Box 294, McKay Road
Circle B Ranch	267 Western Home Road
Building and Residence	South side Von Gelden Cove west of highway
Residence	East side 94th Ave NW north of 150th St. NW
Residence and Barn	North side 128th St. NW near end
Residence	14915 Goodrich Dr. NW
Residence	14910 118th Ave. NW
Collins Store	SE corner #302 and 118th Ave NW
Brewer Farm	North side Cramer Road at Minter Creek
Minter Creek Hatchery	North side Cramer Road at Minter Creek
Vaughn Library Hall	SW corner Van Slyke and J.A. Hall Road
Residence	150 S. Vaughn Road
Vaughn Bay Cemetery	West side H.E. Irvin Road. north of Bay View Road
Key Peninsula Civic Center	East side Vaughn Road. S. Hwy. 302
Key Center Auto Parts	NW corner Vaughn-Glencove & Longbranch Road
Residence	SE corner Vaughn & Lackey
Residence	Near 119 J.A. Hall Road
Residence	South side J.A. Hall Road across from school
Residence	Near 141A Bay View Road
Residence	SE corner Bliss-Cochrane and W.P. Patrick Road.
Residence	Near 1264 Bay View, Possible demo PC Permit #224399

TABLE 6 HISTORICAL AND CULTURAL RESOURCES WITHIN THE PLAN AREA	
Pierce County Register of Historic Places	
Historic Place	Location
Centennial Feed	North side Vaughn-Glencove Road at Key Center
Residence	17616 Hall Road KN – currently church
German Cemetery	West end of Meridian Road
Lakebay Cemetery	XXX Cornwall Road KS
Residence	South side Stanford Road at Delano Bay
Residence	SW corner Meridian and Halvorson Road
Residence	South side Halvorson Road at bend
Residence	East end Halvorson Road
Residence	19 Shelgren –Lorenz Road
Residence	417 Key Peninsula Hwy N
Residence	South side West Meridian at Meridian Delano Road
Residence	Private road near east end of Halvorson Road
Residence	South side Mayo Cove
William Sipple Barn	East side Filucy Bay
Faraway Residence	Filucy Bay
Residence	5317 Key Peninsula Hwy S
Longbranch School (Longbranch Improvement Club)	West side Gig Harbor -Longbranch Road south of Lakebay - Devil’s Head Road
Residence	Mahnckes Point
Longbranch Cemetery	NE corner Gig Harbor-Longbranch Road & Rickert Olson Road
Longbranch Community Church	SE corner Gig Harbor-Longbranch Road & Rickert Olson Road
Farm	SE corner Gig Harbor-Longbranch Road & Lakebay Devil’s Head Road
Garage	305 Gig Harbor-Longbranch Road
Residence	West side Whiteman Road north of Bay Road
Longbranch Mercantile	West side White Williams Road (520 KP Hwy)
Residence	328 White Williams Road (6706 KP Hwy)
Glencove School - Residence	9604 Cramer Road KN

This inventory of historic and cultural resources is intended to be a preliminary list of sites with potential historical significance. Additional detailed site specific research is necessary in some cases to determine a property’s eligibility for listing in a historic register. Further, other sites may be added to this list in the future based on additional research.

DESCRIPTION OF DESIRED CONDITONS

The policies in the Community Character and Design Element intend to promote a quality visual environment consistent with the community’s rural heritage. Development

is intended to be consistent with the community plan theme of promoting economic growth by encouraging tourism. This will occur through superior site planning, excellent streetscape design, and architectural details that are traditional to the Pacific Northwest. The primary focus for implementation of design standards are within rural commercial areas. The policies typically rely on development incentives for successful completion.

Rural Residential Areas

Preservation of the farms, forests, natural areas, and undisturbed lands that have historically been associated with the rural area of the Peninsula creates the rural character that the community considers essential for promoting tourism. A visual corridor along SR-302 and the Key Peninsula Highway that reflects the forested characteristics of the Peninsula should be retained and enhanced. Agricultural uses and forest practice activities help sustain the rural character in the community. These resource land uses should be encouraged to continue. Buildings and sites of historical significance should be retained.

Rural Commercial Centers

In December 2006 the CPB held a community design charette to explore the possibility of requiring design standards in the community. The charette was facilitated by BCRA, an architectural design firm, and Pierce County planning staff. Members of the CPB, realtors, the Key Peninsula Business Association, and the general public participated in the charette. A variety of recommendations were described as a result of the design charette intending to promote economic development through tourism. Reconstruction of the streets through the rural commercial areas was a major theme taken from the charette. Projects intended to slow traffic, encourage pedestrian circulation, and better identify each rural commercial center were considered a priority. It was recommended that new buildings and significant remodels of existing buildings provide a rural or rustic building appearance following concepts of traditional Pacific Northwest architecture. Many of these concepts were accepted by the Key Peninsula CPB and have been incorporated into community plan policy. Development incentives will facilitate compliance with design standards. The results of the design charette can be reviewed via CD in Appendix C.

Lake Kathryn Rural Activity Center

Gateway identification should be incorporated along SR-302 that will let travelers know they have entered the commercial center. Use of monument signage and traffic calming that will provide positive identification to the area is encouraged. Several pedestrian crossings in appropriate locations, a trail along the bottom of the steep slope on SR-302, and a signalized intersection will create a safer pedestrian environment. Campus style development is encouraged. This should include a mix of retail, commercial, and office uses with shared parking between uses. Duplex and townhouse style senior housing is encouraged in the center. Multi-family residential development should be considered as a component of any mixed use retail project. Boulevards along SR-302 could narrow the traveled way and force traffic to slow down. Buildings should be located close to street frontage to create a strong neighborhood street presence, character, and identity. Pocket

parks or public commons throughout the center are encouraged. Pedestrian and bike access to a future Cushman Regional Trail is recommended. New buildings and the significant exterior remodel of existing buildings should provide a rural or rustic building appearance following concepts of traditional Pacific Northwest architecture.

Key Center Rural Activity Center

Gateway identification of the commercial center would be created by new retail development close to the intersections of the Key Peninsula Highway and Olson Road. A gateway monument sign would act as an entrance feature and create community identity. Existing retail use should be reinforced by new retail development located close to the Key Peninsula Highway frontage with new parking areas located behind new buildings. The new retail uses could be supported by an increase in density with future senior housing. This senior housing should be a mix of housing types. Multi-family residential development or office park development should be considered on the hill to the east of the retail core. Traffic calming and pedestrian friendly amenities are encouraged including a planted median on the Key Peninsula Highway, crosswalks, mid-block crossings (in appropriate locations), sidewalks, and roundabouts dispersed on side streets throughout the center. A public parking area for residents and tourists including RV parking, a public restroom facility, and tourist kiosk is recommended. New buildings and the significant exterior remodel of existing buildings should provide a rural or rustic building appearance following concepts of traditional Pacific Northwest architecture.

Wright-Bliss Rural Neighborhood Center

Building frontages should be located close to streets to create pedestrian-oriented retail uses while also calming traffic. This strong street presence is intended to create an identity to the center. Bulb-outs and street trees on SR-302 would narrow streets visually, creating additional traffic calming opportunities. Pedestrian accessibility should be increased. Pedestrians should be able to easily cross SR-302 with crosswalks. Pathways should be provided between buildings, the street and parking areas. Parking areas should be located behind new commercial buildings to reduce the need for pedestrians crossing potentially busy areas. Parking lots should be landscaping in an effort to break up the large parking areas. New buildings and the significant exterior remodel of existing buildings should provide a rural or rustic building appearance following concepts of traditional Pacific Northwest architecture.

118th Avenue Rural Neighborhood Center

Gateway identification markers should be placed along SR-302 at either end of the 118th Avenue RNC, allowing travelers early visual identification of the commercial center. Retail uses will be authorized close to SR-302 to create a pedestrian-oriented environment. Narrower streets with parallel parking and landscaping with street trees will create a visual barrier between public and private spaces and between pedestrians and vehicle traffic on SR-302. A roundabout at the intersection of 118th Avenue is recommended to calm traffic. The 118th Avenue and SR-302 intersection should be considered for realignment to allow for a safer right-angled intersection. Mixed-use buildings and retail with parking areas located behind would allow for safe movement of pedestrians between parking lots, buildings, and retail spaces. Pocket parks or public

common space should be interspersed between retail and mixed-use buildings. Senior housing could be located behind retail/commercial uses, allowing residents to live in close access to retail uses. New buildings and the significant exterior remodel of existing buildings should provide a rural or rustic building appearance following concepts of traditional Pacific Northwest architecture.

134th Avenue Rural Neighborhood Center

Gateway identification signage should be located at either end of Key Peninsula Highway at the entrance to the 134th Avenue commercial center. Existing uses will remain and new retail uses should be placed close to the Highway with parking areas located behind buildings. Traffic calming measures, such as a roundabout at the intersection of the Key Peninsula Highway and 134th Avenue, together with a strong retail street presence by placing new buildings near the street will slow traffic in the center. Pedestrian features including walkways between businesses and crosswalks on the Key Peninsula Highway will encourage shopping. Public common space should be provided as a component of office and commercial developments. Senior housing could increase the population density of the center. The addition of a loop road on the east side of Key Peninsula Highway should be considered. New buildings and the significant exterior remodel of existing buildings should provide a rural or rustic building appearance following concepts of traditional Pacific Northwest architecture.

Home Rural Neighborhood Center

Gateway identification signs are recommended at either end of the Home RNC along Key Peninsula Highway. These signs should be designed to create an identity or image for the Home commercial district. Community identity would be further reinforced by unified design features such as street trees, curbs, gutters and sidewalks. Parallel parking should be considered along the highway. These features will also contribute to calming the traffic by defining the street edge. Wide sidewalks with street lighting and parking along the water (Herron Road and A Street) would create a tourist focal point. Road intersections should be strongly defined with pedestrian crossings. Bulb-outs, redirected road intersections, and crosswalks would promote vehicular and pedestrian safety. New buildings and the significant exterior remodel of existing buildings should provide a rural or rustic building appearance following concepts of traditional Pacific Northwest architecture.

Longbranch Rural Neighborhood Center

Gateway signs are proposed at either end of the center to mark the entrance to the RNC at Longbranch. Transportation and traffic calming improvements are recommended including a pedestrian crossing between the retail area on the west side of the Key Peninsula Highway with the wharf and marina. Pavement changes at the crosswalks, curbs, gutters, sidewalks, planting strips all would contribute to a pedestrian friendly, safe and inviting environment. These improvements would also narrow and define the street and give travelers visual interest while promoting the commercial center for tourists. A maritime-themed shopping and activity center, located behind the existing buildings on Key Peninsula Highway, is recommended to provide additional services and tourist activities. Street trees, lighting, and pedestrian amenities will augment a boardwalk

feature recommended for the east side of Key Peninsula Highway and which could provide access to the beach. New buildings and the significant exterior remodel of existing buildings should provide a rural or rustic building appearance following concepts of traditional Pacific Northwest architecture.

Signs

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. Simple wooden signs with engraved, painted, vinyl, or stained lettering are more desirable than plastic, internally lit signs. Signs should be maintained in a high-quality condition. Most signs should be installed in rural commercial areas associated with permitted businesses; however, community information signs, home occupations, and tourism signs should be permitted throughout the community when uniform sign design standards are established.



COMMUNITY CHARACTER AND DESIGN ELEMENT

GOAL

The design character within rural commercial areas is represented by rural and rustic building concepts reflecting traditional Northwest architecture. Timber-framed buildings with extensive use of stone or brick highlight the desired exterior appearance of new civic and commercial buildings. Rural commercial centers should be designed to promote pedestrian circulation and slow vehicular traffic to enhance the quality of life for local residents and to attract tourists. Throughout the Peninsula, all development should be designed to emphasize the natural landscape including the extensive marine shorelines, native forests, and large areas of open space.

OBJECTIVES, PRINCIPLES, AND STANDARDS

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.

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.

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 than 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 Federal Highway Administration Manual on Uniform Traffic Control Devices (MUTCD).
- 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.

IMPLEMENTING ACTIONS FOR THE COMMUNITY CHARACTER AND DESIGN ELEMENT

The following list of actions need to be completed in order to implement the policies contained within this plan. They are arranged according to the timeframe within which each should be completed: short, medium, or long term. Short-term actions should occur within one year of plan adoption. Mid-term actions should be completed within 1-5 years. Long-term actions should be completed within 5-10 years of plan adoption. The entity or entities responsible for leading the effort to complete the action item is listed in parenthesis following the action. Actions are assigned to the Land Use Advisory Commission (LUAC), Pierce County Planning and Land Services (PALS), Pierce County Economic Development (ED), Pierce County Parks and Recreations (Parks), Pierce County Public Works & Utilities (PWU), Tacoma-Pierce County Health Department (TPCHD), Pierce County Assessor, Pierce Conservation District (PCD), Key Peninsula Community Councils, and the Key Peninsula Business Association.

Short Term Actions (Upon plan adoption to 1 year)

Amend Title 18A, Zoning cottage industry standards to:

- Require a forested buffer along SR-302 and Key Peninsula Highway outside of rural commercial areas. (PALS)
- Provide design standards to adequately screen certain home occupations and cottage industries from adjacent residential dwellings. (PALS)
- Provide flexible setback standards for new buildings within rural commercial centers to encourage construction close to the street with parking facilities located behind the buildings.

Amend Title 18J, Design Standards and Guidelines to:

- Establish design standards and guidelines and a site plan review and approval process for all development within rural commercial centers. (PALS)
- Provide incentives for property owners to follow low impact development techniques for new development. (PALS, PWU)
- Establish maximum impervious surface standards and minimum native vegetation retention requirements. (PALS)
- Utilize development incentives as a method for implementing design standards. (PALS)
- Implement tree retention and reforestation requirements within road side buffers.
- Discourage clear cuts adjacent to SR-302 and the Key Peninsula Highway. (PALS)
- Provide opportunities for traffic calming techniques to be constructed within rural commercial centers. (PALS, PWU)
- Implement design features that will encourage pedestrian circulation within rural commercial centers. (PALS)
- Integrate new development with existing developments through strategic placement of landscaping, connected parking and pedestrian pathways.

- Encourage centralized, interconnected parking areas to locate behind commercial or civic uses that front on the Key Peninsula Highway or SR-302.
- Utilize a variety of incentives and development standards to encourage new buildings and the significant exterior remodels of existing buildings to provide a rural or rustic building appearance following concepts of traditional Northwest architecture.

Amend Title 18B, Signs to:

- Establish sign design standards and a sign review and approval process. (PALS)
- Encourage monument signs and discourage freestanding pole signs. (PALS)
- Encourage multi-tenant commercial developments to consolidate freestanding signs on one sign support structure. (PALS)
- Establish sign design standards for home occupations. (PALS)
- Establish standards that would reduce the number of nonconforming signs throughout the Key Peninsula. (PALS)
- Authorize community entry signs at each rural commercial center. (PALS)

Provide sign design standards that would permit off-site community signs that identify civic uses, including boat ramps, shoreline access, bicycle routes, parks and similar activities. (PALS)

Amend the Shoreline Management regulations to allow a community entrance sign on the Purdy sand spit near Wauna. (PALS)

Allow the placement of one community kiosk in each rural commercial center. (PALS)

Encourage all development within the Home Historic District to follow the guidelines for construction contained in the Home, Washington Historic District Design Manual. (PALS)

Implement development incentives that encourage protection and preservation of historic landmarks and buildings. (PALS)

Mid-Term Actions (1-5 years)

Develop a comprehensive inventory of cultural resources including historical significant features on the Peninsula. (PALS)

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. (PALS, PWU, LUAC)

Support the development of streetscape improvements within rural commercial centers that will encourage economic development. (PALS, PWU)

Explore a variety of sources to fund streetscape improvements. (PALS, PWU)

Encourage the development of “Gateway” identification markers at entrances to rural commercial centers. (PALS, ED, LUAC, Key Peninsula Business Association)

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. (PALS, Pierce County Responds, LUAC, KP Community Council)

Pursue opportunities for public investment to provide pocket parks within rural commercial areas. (PALS, Parks, ED, KP Business Assoc., KP Community Councils)

Long Term Actions (5-10 years)

Implement traffic streetscape improvements including calming techniques within rural commercial centers. (PALS, PWU)

Inventory all signs visible from public rights-of-way on the Key Peninsula to establish a benchmark for sign enforcement purposes. (PALS, KP Business Assoc., KP Community Councils)

NATURAL ENVIRONMENT ELEMENT

DESCRIPTION OF CURRENT CONDITIONS

The following information has been compiled from the following sources: The Shoreline Master Program for Pierce County - March 1974; Key Peninsula Gig Harbor Islands Watershed Characterization and Action Plan - July 1999; Key Peninsula, Gig Harbor, and Islands Watershed Nearshore Salmon Habitat Assessment - July 2003; Pierce County Biodiversity Network Assessment - August 2004; Key Peninsula - Islands Basin Plan, Draft Basin Characteristics - September 2004; WRIA 15 Watershed Plan.

Water Resources

Shorelines

The Washington State Shoreline Management Act (SMA) provides for the management of water bodies identified as “shores of the state.” The marine waters of Puget Sound that surround the Key Peninsula and Herron Island, including Case Inlet, Drayton Passage, Pitt Passage, Carr Inlet, Henderson Bay, and the many other minor bays and inlets, are all regulated shorelines of the state.

Freshwater lakes exceeding 20 acres are also regulated under the SMA. These lakes include Bay Lake, Carney Lake, Lake Minterwood and Stansberry Lake. Areas under jurisdiction of the SMA include the specific water bodies, all lands within 200 feet of their ordinary high water mark, and their associated wetlands and floodplains.

There are no rivers or streams on the Peninsula that are managed under the SMA.



The Pierce County Shoreline Master Program (SMP), adopted by Pierce County under the SMA, includes five Shoreline Environments – Natural, Conservancy, Rural, Rural Residential, and Urban. All shorelines are given a Shoreline Environment designation that reflects environmental conditions. The Shoreline designation identifies the type and intensity of development allowed.

Much of the shoreline area on the Key Peninsula is medium to high bank with areas containing significant bluffs. The exceptions to this are the bays and inlets where low bank shoreline is prevalent. The majority of the saltwater shorelines surrounding the Key Peninsula are either designated as a Rural, Rural Residential, or Conservancy Shoreline Environment. Low to medium bank shoreline areas are typically designated as Rural or Rural Residential. Conservancy areas are generally associated with an environmental feature such as a marine bluff or estuary. The sand spits within the plan area have been designated as Natural Shoreline Environments.

Carney Lake is designated Rural and includes 20.5 acres in Pierce County and 18.7 acres in Kitsap County. The shoreline of Carney Lake is developed with low density residential uses and the lake is used for recreational purposes. Bay Lake is designated Conservancy and is the largest lake on the Key Peninsula covering 147 acres. The shoreline of Bay Lake is partially developed with low density residential uses but is primarily surrounded by forest land. Bay Lake is included in the Pierce County Biodiversity Network and the shoreline area contains a wide variety of bird and mammal species. Lake Minterwood and Stansberry Lake are shallow lakes designated Rural Residential. Their shorelines have been extensively developed with residential uses and are used for recreational purposes.

Surface Water

Streams

The Key Peninsula is drained by a number of small and moderate-sized streams. The watersheds of the streams vary in size from a few acres to approximately 19 square miles. Rocky, Burley, and Minter Creeks and their tributaries drain the largest watersheds. The larger streams are perennial. Most of the land close to the edges of the Peninsula drains to small, unnamed, ephemeral streams which discharge directly to Puget Sound.

Surface water hydrology is greatly influenced by land use. Prior to settlement most of the Peninsula was heavily wooded. Very little precipitation flowed directly to surface streams during storms. Most precipitation evaporated from the wetted surfaces of vegetation or percolated first into the thick layer of vegetable matter on the forest floor and then gradually moved laterally toward surface streams or downward into the underlying soil layers. As the Peninsula was settled, the mature trees were logged, and land was cleared for agriculture, homes, and roads. Dense forest that produced very little runoff was replaced by land uses with less ability to detain water. The volume of surface runoff increased, as did the peak flow rates in surface streams. In many cases, these increased flows have resulted in destabilization of stream banks and the degradation of fish and wildlife habitat.

In 1981, the state established an instream flow protection plan for Water Resource Inventory Area 15 (WRIA 15) under administrative rule WAC 173-515. The Key Peninsula planning area is wholly contained within WRIA 15. Instream flows are usually defined as the stream flows needed to protect and preserve instream resources and values, such as fish, wildlife and recreation. Instream flows are established through an administrative rule and essentially represent a water right for streams. Instream flows do not affect water rights in existence at the time they are set, but do affect future water rights and withdrawals established after the instream flow rule is established. Any time the stream flow falls below the minimum level set, all water rights junior in priority date to the instream flow could be ordered to shut off diversions until the stream flows return to the set level. In the Key Peninsula planning area, Minter and Rocky creeks have set instream flows.

Most streams that are listed in the Kitsap Peninsula instream flow rule are closed, or seasonally closed, to future diversions. A stream closure is a legal determination that no additional surface water is available to be withdrawn from the regulated stream, regardless of a stream flow rate. No new groundwater rights in hydraulic continuity with closed surface waters can be granted unless the impact to the stream is sufficiently mitigated. In the Key Peninsula planning area, Rocky and Lackey creeks have established partial stream closures and Minter and Dutcher creeks are closed year round.

Exempt wells, (wells using less than 5,000 gallons a day) are exempt from the water rights permitting process; however, if the cumulative effects of exempt wells are found to seriously affect stream flows then exempt wells can be limited to in-house use only under the Kitsap Peninsula instream flow rule.

Lakes

The Key Peninsula contains numerous lakes, ranging in size from 147 acres to less than one acre. According to the KGI Watershed Characterization and Action Plan, the majority of lakes are less than ten acres in size and most are shallow (less than 30 feet in depth). Nearly all of the lakes are used for sport fishing, boating, swimming, and other recreation. Some of the lakes are known to support cold water fish such as rainbow and cutthroat trout and some contain warm water species such as largemouth bass and bluegill.

Other than size and use information, relatively little water quality or biological information exists for most of the lakes. The few lakes that have been studied were studied primarily due to problems with water quality or excessive plant growth. Invasive aquatic plants such as Eurasian milfoil have been identified as significant problems in several lakes. Residential development is occurring around many of the lakes in the area and pressure for continued development within lake watersheds is likely to continue in the future. Unless carefully managed, development often results in additional surface runoff and nutrient loading. Excessive nutrient and sediment loading can lead to unacceptable algae blooms and emergent plant growth and can accelerate eutrophication.

Wetlands

The National Wetland Inventory (NWI) for the Key Peninsula indicates that wetlands are present throughout the community plan area. The NWI map identifies approximately 3,111 acres of wetland areas. The majority of wetlands identified by the NWI map (58%) are palustrine wetlands. Palustrine systems include all nontidal wetlands dominated by trees, shrubs, mosses or lichens, as well as wetlands that occur in tidal areas where salinity concentrations are very low. Palustrine systems may not exhibit open water areas and are often difficult to recognize by the general public. The next largest category of wetlands are estuarine wetlands (26%). Estuarine systems consist of tidal habitats and adjacent tidal wetlands in which saltwater is diluted by freshwater runoff from the land. Estuarine wetlands are usually semi-enclosed by land but have a connection to Puget Sound. The NWI map identifies that 16% of the wetlands are lacustrine systems, which include wetlands and deepwater habitats (such as lakes) that are greater than 20 acres in size, are situated in a topographic depression or a dammed stream channel, and lack trees,

shrubs, mosses, or lichens with greater than 30% coverage. It is likely that the Key Peninsula contains many more wetlands than are identified on the NWI maps. NWI maps do not provide information regarding the category or quality of wetlands.

Pierce County categorizes wetlands as a part of the implementation and enforcement of the Critical Area regulations. There are four categories of wetlands described. Category I wetlands are high quality wetlands, high quality rare wetlands, wetlands of exceptional local significance, or documented habitat for endangered species. These wetlands include high quality estuarine wetlands, sphagnum bogs and fens, and mature forested swamps. Category II wetlands do not contain features outlined in Category I. These wetlands include significant spring-fed systems, peat systems, forested swamps with three canopy layers, wetlands along salmon streams, and certain open water wetlands. Category III wetlands are regulated wetlands that do not contain features outlined in Category I, II, or IV. Category IV wetlands are hydrologically isolated wetlands less than or equal to one acre in size which do not meet the criteria of a Category I or II wetland, contain only one wetland class, and have only one dominant plant species (monotypic vegetation).

Surface Water Quality

There is limited historical data available on surface water quality on the Key Peninsula prior to the 1990s. Data collected since the 1990s indicates that there are water quality problems in some of the streams on the Peninsula that should be addressed. The results of various monitoring efforts indicate that levels of fecal coliform bacteria in streams and bays frequently exceed state water quality standards. Other water quality parameters of concern include dissolved oxygen and turbidity. Section 303(d) of the Federal Clean Water Act (CWA) requires Washington State to periodically prepare a list of all surface waters in the state for which beneficial uses of the water (such as for drinking, recreation, aquatic habitat, and industrial use) are impaired by pollutants. As of 2004, there are eight streams on the Key Peninsula that are listed on the 303(d) list as water quality limited. The listed streams are: Dutcher, Lackey, Rocky, Burley, Huge, Little Minter, Minter, and Purdy Creeks. Additional unnamed streams on the Peninsula may also be water quality limited but it is not possible to distinguish unnamed streams on the list.

Surface water quality is also monitored by the Washington State Department of Health - Office of Shellfish Programs in estuaries and bays where shellfish are harvested commercially or recreationally. The primary pollutant of concern that is monitored at these locations is fecal coliform bacteria. Concentrations of fecal coliform bacteria indicate the possible presence of pathogens and disease-causing organisms in the water due to contamination from agricultural runoff, livestock waste, improperly functioning or failed septic tanks, stormwater runoff, boat waste, or wildlife. The presence of pathogens and disease-causing organisms that are associated with fecal coliform bacteria in surface water pose a public health risk for harvested shellfish as well as for other forms of human contact with the water such as swimming. Several of the beaches on the Peninsula are closed or under shellfish harvesting restrictions due to pollution.

Groundwater and Water Supply

Groundwater

Most residents of the Key Peninsula rely on groundwater as their sole source of potable water. The water is obtained from a variety of private and community wells. The water is tapped from several local aquifers that are replenished by rainfall. Precipitation that percolates into the ground enters a shallow unconfined aquifer within the permeable Vashon Drift Formation. Some of the water in the shallow aquifer continues to move downward into the Salmon Springs Drift through openings in the impermeable Kitsap Foundation. Some water is discharged via springs and seeps to Puget Sound either directly or via surface streams. Most of the water used for domestic purposes on the Key Peninsula is obtained from wells that penetrate the intermediate aquifer in the Salmon Springs Drift to a depth of 150 to 250 feet below the land surface. The intermediate aquifer is partially confined below the relatively impermeable Kitsap Formation and is thus better protected from contamination than the shallow aquifer. Groundwater on the Peninsula is not obtained from aquifers connected to the Olympic or Cascade Mountains.

In 1998, the Washington State Legislature passed the Watershed Management Act (RCW 90.82) due to the recognition that watersheds throughout the state were facing diminishing water availability and quality and the loss of critical habitat for fish and wildlife. This legislation, referred to as “2514 watershed planning” provides for locally-based watershed planning with the goal of giving local interests a voice and a forum for collaboration and input into water resource management decisions. Watershed planning for WRIA 15 began in early 2000. Water resource information was collected, technical studies were reviewed, and recommended actions were suggested. The planning unit charged with completing the watershed plan could not come to consensus and efforts were suspended in 2005.

A primary purpose of watershed planning under the Watershed Management Act was to develop an understanding of water resource needs within a watershed (demand) as well as an estimate of the amount of water naturally occurring within a watershed (supply). This is not an easy task. For example, even the most refined water balance numbers, such as actual rainfall data as collected at rainfall monitoring locations are not absolute. Data often varies from season to season and from year to year. Changes in land use and land cover alter infiltration, evaporation, transpiration, and run-off rates. Finally, human consumption from sources such as Exempt Wells, is difficult to determine and can change over time.

In 2005, a revised water balance was produced through the WRIA 15 watershed planning process, based upon analyses conducted during the five-year process. This revised water balance estimates that of the 50.6 inches of average rainfall a year occurring on the Kitsap Peninsula, 42% is lost to evapotranspiration, 37% goes to Puget Sound in the form of surface runoff, 14% provides baseflow to streams, and 7% is recharged to deeper aquifers.

The 2005 revised water balance is of a generalized nature and concludes that refinements are needed on a sub-basin scale which should be based upon monitoring of conditions in order to capture the unique hydrologic characteristics occurring within each of the 23 sub-basins, as delineated during the watershed planning process. The water balance further identifies the sub-basins in the Kitsap Peninsula recommended for such a refinement due to existing (or allocated) water rights and groundwater withdrawal (or water use) estimates. The two sub-basins in the Key Peninsula Community Plan area (Key Center and Long Branch) are not included on this list of recommended high priority sub-basins.

Generally speaking, freshwater supply for domestic use and for fish and wildlife is a limited resource in the Key Peninsula Community Plan area. Fortunately, adequate supplies appear to be available through the 20-year planning period with reasonable conservation or efficiency measures and monitoring programs to ensure this continues to be the case.

Groundwater Quality

As water passes through the surface soils and percolates downward into the deeper aquifers it undergoes chemical changes as a result of natural processes and human influences. Shallow groundwater typically contains higher concentrations of nitrates than deeper groundwater because it is more influenced by human activities including the use of septic tanks for wastewater disposal, use of fertilizers, and domestic animal husbandry.

Groundwater quality on the Key Peninsula is generally very good; however, there is a potential for serious groundwater quality problems as a result of seawater intrusion. Seawater intrusion can occur when wells that draw upon groundwater aquifers are pumped at a rate that exceeds the local recharge capacity. The resulting reduction in hydraulic pressure in the freshwater aquifers causes seawater to migrate landward. In severe cases, the salinity of water drawn from wells may increase to the point at which it is unusable for domestic or irrigation purposes. Although there have not been any significant cases of seawater intrusion reported on the Key Peninsula, minor cases have been reported in the Longbranch, Taylor Bay, and Glen Cove areas. More significant cases have been reported in other coastal communities in the Puget Sound region.

Wellhead protection areas are found in various locations throughout the Peninsula. These areas are defined as property within the 10-year time-of-travel zone boundary of a Group A public water system well. Wellhead protection areas are regulated as aquifer recharge areas in the Critical Area regulations. It is the intent of the aquifer recharge standards to protect groundwater that is vulnerable to contamination by new land uses.

Water Supply

Under Washington State law, the waters of Washington collectively belong to the public and cannot be owned by any one individual or group. Instead, the Department of Ecology (DOE) may grant individuals or groups the right to use water. A water right is a legal authorization to use a certain amount of public water, in a certain area, for specific beneficial uses. While State law requires every user of surface waters (i.e., streams,

lakes, springs) to obtain a water right, certain groundwater uses are exempt from the requirement of obtaining a water right from DOE. Generally, the use of groundwater at an amount less than 5,000 gallons per day are “exempt” from the requirement of obtaining a water right and thus are referred to as exempt wells. Such exempt wells can provide domestic water to a single home in the form of an individual well or may provide public water service to approximately six residences.

Domestic water on the Peninsula is provided by a combination of individual wells, small Group B water systems and larger Group A water systems. The majority of the Peninsula is undesignated in regards to public water service. Group B water systems provide between two and 15 connections. Approximately 235 Group B water systems operate on the Peninsula. Group A water systems are those public water systems serving more than 15 connections or those which serve 25 or more people per day for 60 or more days per year regardless of the number of connections. Currently, approximately 52 Group A water systems operate on the Peninsula with approximately one-third of the Group A water systems defined as “non-community,” thus serving such uses as camps, parks, churches, schools, and civic centers. Currently, individual wells are not well quantified.

In order to ensure safe and reliable water service and to meet new requirements, many of the smaller water systems in the community plan area have enlisted the operation or ownership services of Satellite System Management Agencies (SSMAs). SSMAs are approved by the Washington State Department of Health (DOH) to own or operate more than one unconnected water system. The primary SSMAs providing management or ownership services on the Key Peninsula are Washington Water Service and Peninsula Light Company. Washington Water Service has several regional planning areas on the Peninsula which they intend to provide water service as its owned, but unconnected, water systems become “intertied,” or connected, over time.

Throughout the greater Puget Sound region, water system purveyors are beginning to recognize the importance of regional water sources and are working together to intertie individual systems in order to share limited water resources. Due to the rural nature of the Key Peninsula such regional sources, even on a smaller scale, may be impossible. Outside of existing water systems, new small-scale community water systems may be infeasible due to low density development. Instead, the most likely source of domestic water for new large lot development will be in the form of individual wells. Additionally, the expansion of existing water systems, as envisioned by Washington Water Service, will occur in some areas of the Peninsula to serve new development.

Earth Resources

Geologic Formations

The Key Peninsula is geologically and topographically similar to other regions in the South Puget Sound region, reflecting the influences of volcanic activity, tectonic plate movement, and glacial activity. Four major geologic formations underlie the Peninsula. The uppermost layer is the Vashon Drift, which consists mostly of sand and gravel. The permeable Colvos Sand unit of the Vashon Drift occupies much of the area, although it is

often covered by a layer of less permeable Vashon Till. Below that is the Kitsap Formation, which consists primarily of low permeability clay and silt and typically has a depth of about 100 feet, although in some areas it is entirely absent. Another layer of permeable sand and gravel, the Salmon Springs Drift, lies under the Kitsap Foundation and extends below sea level. The Pre-Salmon Springs Deposits, consisting mostly of unconsolidated materials, extend to bedrock at a depth of about 1,000 feet below sea level. The upper portion of the Pre-Salmon Springs Deposits consists of clay and silt and lower portions consist of sand and gravel.

Topography

The Key Peninsula is a peninsula of land extending southward into Puget Sound from the much larger Kitsap Peninsula. Much of the land surface of the Key Peninsula lies between two and three hundred feet above sea level and is characterized by a terrain of rolling, rather flat-topped hills and ridges. Bluffs drop to the waters of Puget Sound at most locations on all three sides of the Peninsula. Slopes in the upland areas of the Peninsula typically range from 0 to 30 percent, with most areas having slopes of 6 to 15 percent. Slopes reach 45 to 70 percent along the bluffs at the edges of the Peninsula.

Soils

Surface soils on the Peninsula are moderately to highly productive suited to growing native vegetation, as well as certain crops such as strawberries, raspberries, and hay. Drainage and erosion characteristics of the soils vary according to composition and slope. The most common soil on the Peninsula, Harstine gravelly sandy loam, consists of approximately 5 to 36 inches of gravelly sandy loam underlain by a substratum of up to 60 inches of compact glacial till that is cemented in places. A water table is often perched above the glacial till during periods of heavy rainfall. In some residential neighborhoods, onsite sewage disposal systems such as septic tanks may fail or not function properly during heavy rainfall periods. Ponding is generally of short duration because water flows laterally above the glacial till and seeps at the bottom of slopes. Harstine soil is moderately productive under good management, but the available water capacity is low. The soil is capable of supporting large loads but slopes ranging up to 45% may limit suitability for development in some areas. Other common soils on the Peninsula include Indianola loamy sand and Kitsap silty loam. Indianola soils have rapid permeability and slow surface runoff and can support more residential density and on-site sewage treatment systems. Depending on the slope, the erosion hazard is generally low. Kitsap soils are moderately well drained but permeability can be very slow. Surface runoff is medium and erosion hazard is moderate. Kitsap soil is subject to hillside slippage. Under good management, Kitsap soil is highly productive. The available water capacity in Kitsap soils is high, and due to the high seasonal water table septic drainfields do not function properly during the wet season. The southern portion of the Key Peninsula contains Bow silt loam in addition to the Harstine soils. Bow soils are somewhat poorly drained with slow permeability in the substratum. Surface runoff is medium and erosion hazard is moderate. Soils in the Kitsap-Indianola complex and Xerochrepts associations with 45 to 70 percent slopes are common along the bluffs at the edges of the Peninsula. These soils are well-drained but runoff is very rapid due to the slope and the erosion hazard is very severe.

Fish and Wildlife Resources

Fish

There are diverse populations of saltwater, freshwater, and anadromous fish within the Key Peninsula plan area. This is attributable to its extensive shoreline and surface water.

Saltwater (marine) species that are found in the waters offshore of the Peninsula include cabezon, dogfish, flatfish, greenlings, lingcod, Pacific cod, pollack, rockfish, skate, surf perch, and whiting. Also found in the waters surrounding the plan area are baitfish, such as herring, sand lance, and surf smelt. Baitfish are an important food source for predatory fish, birds, and mammals. A herring spawning area is documented in Mayo Cove. Sand lance spawning areas are located on the east and west sides of the Peninsula and in Filucy Bay. Surf smelt spawning areas are located along the shoreline of Henderson Bay in Glencove, Filucy Bay, and Mayo Cove.



Land-locked freshwater native species, including cutthroat and rainbow trout are found in streams throughout the plan area. Several non-native species of bass, bluegill, and perch can be found in lakes on the Key Peninsula.

The primary anadromous species found in streams on the Peninsula are the Coho (silver) and chum (dog) salmon although five species of salmon, sea-run cutthroat and steelhead trout can be found in the waters that surround the plan area. Specifically, Rocky Creek supports Chinook, Coho, and chum salmon runs. Dutcher Creek supports a run of Coho salmon. Minter Creek support runs of Chinook, Coho, chum, and pink salmon. Lackey Creek is home to a chum salmon run. Steelhead trout have been documented in the Rocky, Minter, and Lackey Creek drainages. Native runs of sea-run cutthroat trout are present in most of the perennial streams on the Peninsula. The Washington State salmon hatchery at Minter Creek, salmon enhancement efforts of several volunteer organizations, as well as the efforts of many private property owners support the continued runs of anadromous fish within the plan area.

Shellfish

There are a number of commercial shellfish growing areas on the Peninsula including Burley Lagoon, Minter Bay, Filucy Bay, and Rocky Bay. The following commercial shellfish harvesting locations are monitored regularly for fecal coliform bacteria: Burley Lagoon, Drayton Passage, Dutcher Cove, Filucy Bay, Minter Bay, and Rocky Bay. The following recreational shellfish harvesting locations are also monitored for fecal coliform bacteria: Taylor Bay, Vaughn Bay, and Purdy Beach. Monitoring has occurred at some of these sites since the 1980s and repeated violations of water quality standards have been recorded at many of the sites, resulting in periodic or long-term shellfish bed downgrades or closures. Public beaches in Burley Lagoon, Glen Cove, Minter Bay, Von Geldern Cove, Mayo Cove, Taylor Bay, Vaughn Bay, and portions of Filucy Bay and the Purdy

Sand Spit are closed to shellfish harvesting due to pollution (DOH web site - April 27, 2005). Geoduck farming is becoming a popular but controversial aquaculture activity around the Peninsula.

Wildlife

There are a variety of wildlife habitats on the Key Peninsula. These include coniferous forests, prairie-type grasslands, wetlands, stream, lake and marine shorelines. This broad range of habitats is host to a wide variety of wildlife species native to the Pacific Northwest.

The forested and shrub areas support numerous large and small mammals, birds, reptiles, and amphibians. The most common smaller mammals found in these areas include chipmunks, foxes, hares, mice, opossums, porcupines, raccoons, shrews, skunks, and squirrels. A small number of larger animals including the coyote, Colombian black-tailed deer, and black bear occur where large contiguous forests remain. Common bird species found in forested and shrub areas are chickadees, crows, finches, goldfinches, hawks, jays, mountain quail, owls, robins, thrushes, warblers, and woodpeckers. Amphibians and reptiles commonly found in the plan area's forest and riparian environments are frogs, garter snakes, salamanders, and toads.

Wetland, riparian, coastal, and open water areas are populated primarily by a few mammals including beavers, river otters, seals, and sea lions, as well as a wide variety of bird species such as bald eagles, ducks, Canadian geese, golden-eyes, grebes, herons, kingfishers, mergansers, ospreys, and teals.

Residential development, logging, and agricultural practices on the Peninsula have substantially reduced wildlife habitat through the years. However, valuable habitat qualities still remain in the undeveloped, large tracts of native vegetation and around the remaining wetlands and streamside forests throughout plan area.

Endangered, Threatened, Sensitive and Candidate Wildlife Species

Congress passed the Endangered Species Act [ESA] in 1973 to protect species of plants and animals that are of "aesthetic, ecological, educational, historical, recreational, and scientific value." The ESA is also intended to protect the listed species' "critical habitat," which is the geographic area occupied by or essential to the protected species.

The status of fish and wildlife species in Washington State are determined by the Washington Department of Fish and Wildlife. Areas identified by the Washington Department of Fish and Wildlife as containing protected species of wildlife and plants are labeled as Priority Habitat Areas. Factors considered include abundance, occurrence patterns, vulnerability, threats, existing protection, and taxonomic distinctness. The status categories are as follows:

- **Endangered (E):** In danger of becoming extinct or extirpated from Washington.
- **Threatened (T):** Likely to become endangered in Washington.

- **Sensitive (S):** Vulnerable or declining and could become Endangered or Threatened in the state.
- **Candidate (C):** Under review for listing.
- **Monitored (M):** Taxa of potential concern.

Species of concern found within designated Priority Habitat Areas on the Key Peninsula include the bald eagle (T), Puget Sound Chinook salmon (T), great blue heron (M), harbor seal (M), and osprey (M). Mountain quail, which have been spotted in several areas on the Peninsula are classified “rare or uncommon.”

Open Space

The term open space can mean a variety of things to different people. Some people think of open space as wild, undisturbed areas (i.e., natural open space) that serve as habitat for fish and wildlife or rural, scenic areas. Others think of artificially landscaped areas which offer a sense of visual relief from the built environment and a place to conduct passive recreation activities (i.e., greenbelts, golf courses, and parks), as open space. When considered together, all of these areas provide people a place to connect with nature.

The Pierce County Countywide Planning Policies require all jurisdictions (Pierce County, cities, and towns) to plan for the provision of open space; consider open space parks, environmentally sensitive lands and greenbelts, natural buffers, scenic and natural amenities, unique geological features; designate appropriate open space; and encourage new housing to locate in a compatible fashion with open space designations or outside designated open space.

The County Council adopted open space priorities in 1998. These priorities were established for any County program that provides for the preservation of open space. Open space resources were categorized as high, medium, or low priority for preservation or acquisition. In 1999, the County Council adopted a Comprehensive Plan text amendment which established a revised open space/greenbelt map based upon the high priority open space categories (critical salmon habitat, fish and wildlife habitat, wetlands, tidal marshes, estuaries, rivers and streams, marine waters, and wooded areas). These areas will receive the highest priority for any Pierce County programs that acquire or otherwise preserve lands for open space. In 2004, the Comprehensive Plan Open Space Corridor map was modified to reflect revised Biodiversity Network (i.e., fish and wildlife habitat areas) data.

DESCRIPTION OF DESIRED CONDITIONS

The natural environment on the Key Peninsula provide local residents with the opportunity to live, work, and play in a healthy and scenic environment. The native vegetation, marine shorelines, and fresh water streams contribute to the livability of the area. Preserving the remaining native fish and wildlife species and vegetation that provides the habitat for these species is important to the residents of the Key Peninsula.

Accommodating planned growth while maintaining the functions and values of the natural environment is a priority. The following text describes the desired condition for each resource type in more detail.

Water Resources

Shorelines

The natural shoreline processes should be protected for present and future generations. Activities that increase the function and value of marine shorelines are encouraged while activities that would degrade the marine environment are discouraged or prohibited. New developments near the shoreline are encouraged to utilize Best Management Practices. Development standards along shorelines should include incentives to preserve native vegetation and wildlife habitat and protect water quality. Efforts to provide clean water for businesses that depend on shoreline locations are a community priority.



Surface Water

Surface water runoff should not negatively impact properties located downstream from development. Uncontrolled surface water can damage property, negatively impact the natural environment, and disturb salmon spawning areas and shellfish beds. To minimize impacts associated with uncontrolled surface water runoff, including soil erosion, flooding, and stream scouring, it is imperative that new development be properly designed. Pollutants and sediment are often carried to surface water bodies by stormwater runoff. Incentives should be provided to encourage residents and owners of livestock to engage in Best Management Practices. Agricultural practices should be conducted to eliminate fecal coliform bacteria contamination into riparian areas. On-site sewage system requirements and practices that could potentially allow contamination of surface waters should be eliminated. Wetland areas, streams, and lakes should be maintained into the future. Efforts to educate the public regarding the function, value, and importance of protecting surface waters should be pursued.

Groundwater and Water Supply

The Key Peninsula is dependent on groundwater for water supply. Groundwater on the Peninsula is supplied by rainfall resulting in potential water supply problems in the future. Groundwater supplies contained within the Key Peninsula aquifers should be protected and conserved. Aquifers can be damaged by non-point sources of pollution or by simply not capping abandoned wells. Water conservation measures should be implemented when possible. The Key Peninsula is susceptible to saltwater intrusion and several locations have shown evidence of some saltwater contamination. Measures should be taken to ensure seawater does not further contaminate local aquifers. Water availability, water needs, and water conservation measures should be evaluated in each land use decision process. Land use and development decisions should be made with an

emphasis on sustaining a long-term supply of high quality groundwater upon which the residents of the Key Peninsula depend.

Fish and Wildlife Resources

The existing native fish and wildlife species on the Key Peninsula and the natural habitats that support these species should be protected. Pierce County should provide educational information on the existing fish and wildlife species located within the plan area and on Best Management Practices (BMPs) for retaining these species. Degraded stream and nearshore habitat for anadromous fish should be improved throughout the plan area. Fragmentation of wildlife corridors should be avoided. New open space dedications should be linked with adjacent open space or critical areas to facilitate wildlife movement. Forest practice methods should promote a diversity of wildlife habitat. Programs that reduce pollution of shellfish beds should be implemented.

Open Space

Permanently preserving open space on the Key Peninsula is a priority. Public and private acquisition, preservation, and restoration efforts within the designated open space areas should be pursued through cooperative agreements, development incentives and public education and outreach efforts. Open space areas that provide quality fish and wildlife habitat or that contain designated critical areas should be preserved. Sites that provide important links between open space areas, offer significant views, or are registered as a historic place are priorities for open space acquisition. Development within designated open space areas should be established through specific density and intensity levels, appropriate uses, and low impact development techniques. Native vegetative buffer areas, vegetative screens, and greenbelts should be incorporated into the overall system of open space in order to soften impacts of development, provide opportunities for shoreline access, trails, create opportunities for pocket parks, and promote design that is consistent with community established standards. The Countywide Open Space/Greenbelt map should be amended to reflect the existing and desired system of open space within the community.

NATURAL ENVIRONMENT POLICIES

GOAL

The Key Peninsula's unique natural ecosystems and environmental features will be enjoyed by present and future generations. The area's clean air and water provide a healthy place for citizens to live. Environmental features such as lakes, streams, wetlands, aquifers, marine shorelines, and forested areas contribute to the quality of life and scenic beauty of the area and should be sustained. The area's natural resources and natural systems should be protected and where degraded, be restored where appropriate.

OBJECTIVES, PRINCIPLES, AND STANDARDS

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.

Standards

- 22.1.1 Develop informational materials regarding local environmental concerns such as seawater intrusion, pollution of shellfish beds, and water quality in streams.
- 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.
- 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.
- 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 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.

Objective 23. Improve County services that promote environmental awareness and stewardship in the community.

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 3. Utilize the information provided in Basin Plans, Watershed Plans, and Water Supply plans to update critical area maps.

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.

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.

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.

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.

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.
- Principle 2.** Encourage water conservation measures throughout the Key Peninsula.
- 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.
- 26.3.1 Encourage innovative design solutions, including low impact development techniques, to reduce impervious surfaces.
- 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.

Principle 1. Preserve the natural shoreline process.

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.

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.

Principle 1. Encourage management of wooded areas on sites that are developed for new residential uses.

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.

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.
- 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.
- 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.
- 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:

Standards

- 33.1.1 Sites located within the open space/greenbelt map.
- 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.
- 33.1.3 Sites that that contain designated critical areas.
- 33.1.4 Sites that provide important links between existing open space areas.
- 33.1.5 Sites that offer significant views of Puget Sound, Mt. Rainier, or the Olympic Mountains.
- 33.1.6 Sites that are on the Pierce County Inventory of Historic Places or sites that are registered as having historical significance.

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.

Principle 4. Implement purchase of development rights and transfer of development rights programs.

Standards

- 33.4.1 Develop funding mechanisms for a Purchase of Development Rights (PDR) program.
- 33.4.2 Priorities for purchasing development rights include properties designated as open space, agricultural resource lands, and property that contain regulated critical areas.
- 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.
- 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.

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.

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.

Standards

- 35.1.1 Consider lighting standards that minimize light pollution on the night sky and adjacent properties.
- 35.1.2 Emphasize downward directional lighting.
- 35.1.3 Promote site specific lighting treatments that respond to motion sensors and switches.

IMPLEMENTING ACTIONS FOR THE NATURAL ENVIRONMENT ELEMENT

The following list of actions need to be completed in order to implement the policies contained within this plan. They are arranged according to the timeframe within which each should be completed: short, medium, or long term. Short-term actions should occur within one year of plan adoption. Mid-term actions should be completed within 1-5 years. Long-term actions should be completed within 5-10 years of plan adoption. The entity or entities responsible for leading the effort to complete the action item is listed in parenthesis following the action. Actions are assigned to the Land Use Advisory Commission (LUAC), Pierce County Planning and Land Services (PALS), Pierce County Economic Development (ED), Pierce County Parks and Recreations (Parks), Pierce County Public Works & Utilities (PWU), Tacoma-Pierce County Health Department (TPCHD), Pierce County Assessor, Pierce Conservation District (PCD), Key Peninsula Community Councils, and the Key Peninsula Business Association.

Short Term Actions (Upon plan adoption to 1 year)

Amend the Pierce County Development Regulations – Zoning (Title 18A) to:

- Provide incentives that encourage environmentally sound development practices and the use of Best Management Practices. (PALS, PWU)
- Provide incentives for land owners to implement farm plans. (PALS, PCD)
- 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. (PALS)
- Restrict livestock access to lakes, streams and wetlands. (PALS)

Amend Title 18J, Design Standards and Guidelines to:

- Encourage innovative design solutions, including low impact development techniques, to reduce impervious surfaces and promote aquifer recharge. (PALS)
- Require any open space dedication for new development be located adjacent to other open space tracts, wooded areas or critical areas. (PALS)
- 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. (PALS)

Amend Title 18E, Critical Areas to:

- Designate areas that are at increased risk of groundwater contamination as aquifer recharge areas. (PALS)
- 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. (PALS)

Provide property owners with information regarding seawater intrusion and techniques for prevention. (PALS, TPCHD)

Enforce the requirement of 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. (PALS)

Continue to designate staff resources to specific geographical areas to facilitate staff expertise in individual communities. (PALS)

Continue to support the "permit ombudsman" position to facilitate the permitting process and resolve disputes between permit applicants and PALS. (PALS)

Encourage low impact development techniques along marine shorelines. (PALS, PWU)

Update the Countywide Openspace/Greenbelt Map to reflect local conditions. (PALS)

Mid-Term Actions (1-5 years)

Offer a variety of educational materials to private property owners regarding Best Management Practices for environmental stewardship on the Key Peninsula. (PALS, PWU, PCD, FARM, TPCHD)

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 Current Use Assessment program (PALS, Parks, Assessor, PCD)

Consider amending Current Use Assessment program to provide a tax incentive on properties that make improvements that reduce downstream pollution or conserve freshwater resources. (PALS, Parks, Assessor)

Evaluate the feasibility of providing local government services in the community such as a satellite development center office. (PALS)

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. (PALS)

Pursue grants and other alternative funding options to conduct critical area inventories on the Key Peninsula. (PALS, PWU)

Complete an update to the Pierce County Shoreline Master Program. Actions to be considered in the SMP update should include:

- Updates to the shoreline environment designations. (PALS)
- Identification of potential locations for additional public access including unopened County road ends. (PALS)
- Establishment of best management practices for aquaculture. (PALS)
- Incentives for beach nourishment or other soft armoring techniques. (PALS)

- Standards that would require construction of non-water dependant structures at a sufficient distance from the ordinary high water mark to ensure that bulkheads are not necessary for the lifetime of the structure. (PALS)
- Protection of sand spits by discouraging new bulkheads below feeder bluffs. (PALS)
- Discouraging new dock and pier construction except for public use facilities. (PALS)
- Prohibiting dredging activities. (PALS)
- Incentives that encourage the retention of native vegetation along marine shorelines. (PALS)
- Require habitat restoration plans for any shoreline development proposal on a site that has an existing shoreline violation. (PALS)
- Incentive-based process to encourage the removal of bulkheads and other hard armoring along marine waters. (PALS)

Provide informational materials that promote best management practices and environmental stewardship at public agencies including the Pierce County Building Department and the Tacoma Pierce County Health Department. (PALS, TPCHD)

Provide a list of bulkhead design options that encourage alternatives to traditional concrete, rock or timber bulkheads. (PALS, PWU, TPCHD)

Provide pier and dock design options that utilize grated surfaces which allow light to pass though the pier or dock instead of traditional construction methods. (PALS, TPCHD)

Identify point and non-point sources of pollution that affect shellfish beds. (PWU-Water Programs, TPCHD)

Promote the use of the Pierce County Conservation Futures program and the Current Use Assessment-Public Benefit Rating System on the Key Peninsula through workshops, newspaper advertisements and direct mailing to eligible property owners. (PALS, Parks, Assessor).

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. (PALS)

Implement Purchase of Development Rights and Transfer of Development Rights programs. (PALS, ED)

Long Term Actions (5-10 years)

Require that educational information regarding shoreline BMPs is distributed to new shoreline property owners when the property is transferred. (PALS, TPCHD, PWU, PCD)

Encourage properties with livestock confinement areas to initiate or update a site specific farm plan when the property changes ownership. (PALS, PCD)

ECONOMIC ELEMENT

DESCRIPTION OF CURRENT CONDITIONS

The economic character of the Key Peninsula is rural with a predominance of small retail businesses which provide goods and services mainly to the local population. They also cater to a significant secondary market, serving the large influx of people occupying vacation homes, visiting the many camps in the area, or enjoying the two State Parks. The area also hosts a variety of home-based businesses, many of which are agriculture-related, including a number of breeders of prize-winning livestock. Firms working in the construction industry also constitute a large share of the home-based businesses.

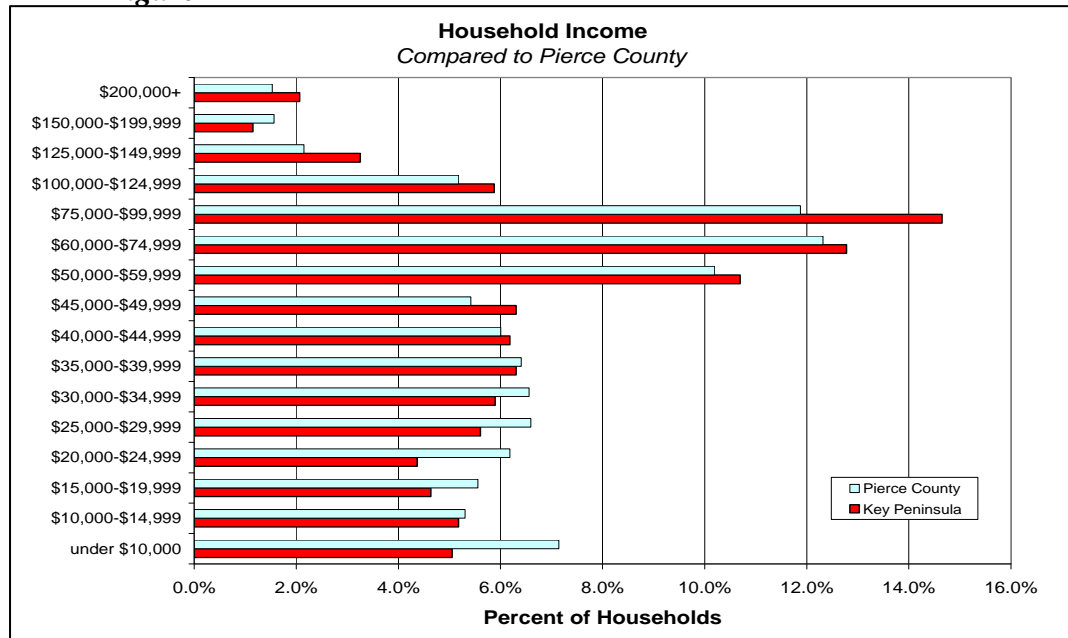


While there is strong business activity in the plan area, most residents still commute to jobs located in Gig Harbor, Tacoma, Kitsap or King County, or other locations outside the Peninsula. Because their travel to work takes them to areas with abundant opportunities to obtain goods and services, many of their purchases are made outside the Key Peninsula. That dynamic makes starting and maintaining a retail business difficult. The challenge for businesses is to find the products and services that are in demand and can be supported by the local market.

Income

Residents of the Key Peninsula had a median household income of about \$49,000. That income is 108% of the Pierce County median household income of \$45,204. Figure 1 shows income distributions of households in the Key Peninsula area compared to Pierce County as a whole. The incidence and characteristics of poverty on the Key Peninsula also differ from Pierce County as a whole. Table 7 shows the percentage of people with incomes below the poverty threshold on the Key Peninsula is about 8.3%, whereas the figure for Pierce County is 10.5%. The table also shows the Key Peninsula exhibits a lower incidence of poverty among children, but a higher incidence among seniors than Pierce County.

Figure 1



Source: U.S. Census

TABLE 7. POPULATION AT OR BELOW POVERTY LEVEL	
Population at or below poverty level	
Key Peninsula	8.3%
Pierce County	10.5%
Children (<18) as % of population in poverty	
Key Peninsula	33.3%
Pierce County	35.7%
Seniors (65+) as % of population in poverty	
Key Peninsula	10.3%
Pierce County	6.9%
% of children (<18) in poverty	
Key Peninsula	10.3%
Pierce County	13.6%
% of seniors (65+) in poverty	
Key Peninsula	8.3%
Pierce County	7.2%

Source: U.S. Census

Industry and Employment

As shown in Table 8, there are approximately 387 total firms operating on the Peninsula, which employ some 1,270 people. Those firms are widely disbursed throughout the Peninsula, with concentrations in Key Center, Home, and the Lake Kathryn/Horseshoe Lake areas. Public employers account for nearly 3% of the firms in the area, but account for 18% of the employment, mostly in public schools. The largest private industry sectors include: agriculture, logging and shellfish; business and professional services; construction, and; retail trade. Employment is fairly even between those sectors, with construction slightly higher than the others at nearly 16%.

TABLE 8. EMPLOYMENT				
Total Employer Firms*		387		
Total Employment		1,270		
	Firms		Employment	
	Count	%	Count	%
Public	11	2.8%	234	18.4%
Private	376	97.2%	1,036	81.6%
Agriculture/logging/shellfish	71	18.3%	161	12.7%
Business & professional services	63	16.3%	156	12.3%
Construction	67	17.3%	201	15.8%
Dining, lodging, recreation	29	7.5%	110	8.7%
Education/social service	40	10.3%	101	8.0%
Information	6	1.6%	8	0.6%
Manufacturing	11	2.8%	34	2.7%
Other services	35	9.0%	86	6.8%
Retail trade	40	10.3%	154	12.1%
Transportation	4	1.0%	7	0.6%
Wholesale trade	10	2.6%	18	1.4%

* "Employer Firms" are businesses with employees covered by Unemployment Insurance
Source: Puget Sound Regional Council

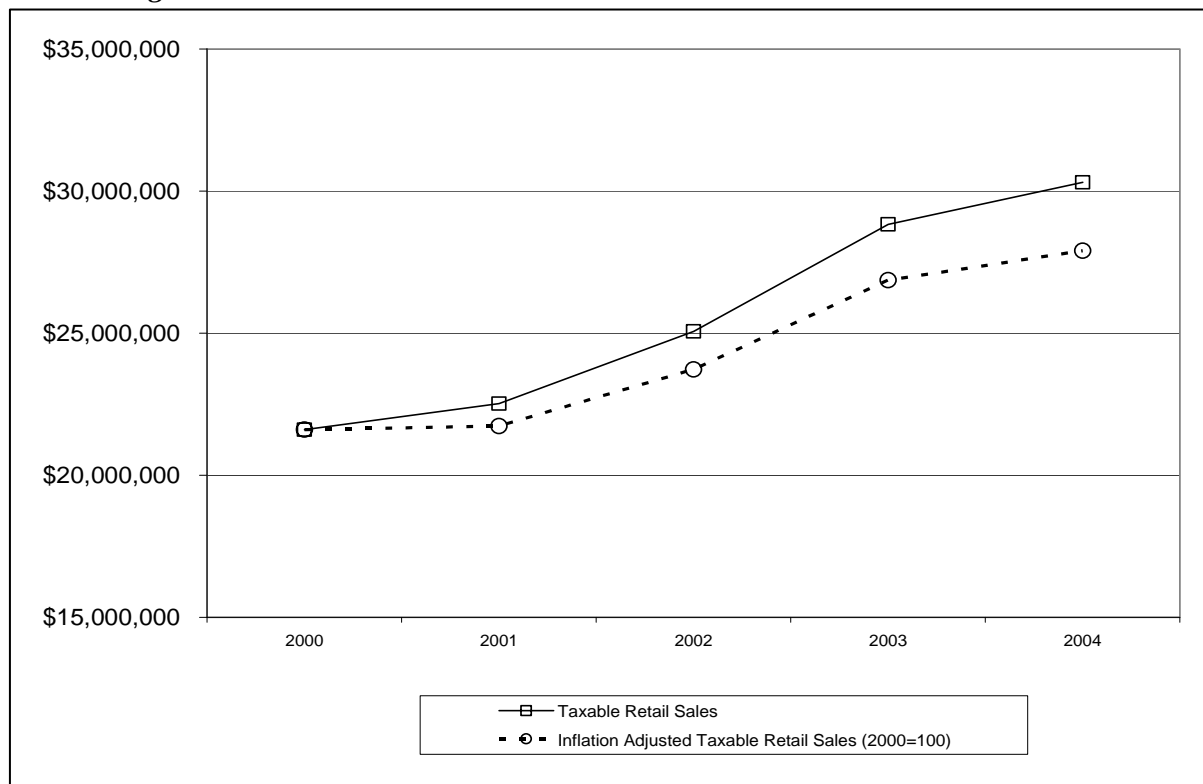
Retail Sales

As shown above, there are about 387 firms on the Key Peninsula which have employees covered by the Unemployment Insurance program. However, the Department of Revenue shows that in 2004 there were 491 firms reporting taxable retail sales. As shown in Table 9, that number increased steadily from 2000 through 2004, as did total taxable retail sales. Inflation adjusted taxable retail sales per firm increased by 9.7% in the period 2000 through 2004 (Figure 2).

TABLE 9. TAXABLE RETAIL SALES					
Year	Firms	Taxable Retail Sales	Inflation Adjusted Taxable Retail Sales (2000=100)	Inflation Adjusted Taxable Retail Sales Per Firm	Inflation Rate
2000	417	\$21,604,123	\$21,604,123	\$51,808	
2001	428	\$22,521,553	\$21,733,238	\$50,779	3.6%
2002	449	\$25,065,003	\$23,727,673	\$52,846	1.9%
2003	468	\$28,833,306	\$26,869,103	\$57,413	1.6%
2004	491	\$30,312,162	\$27,899,021	\$56,821	1.2%

Source: Washington State Department of Revenue; U.S. Bureau of Labor Statistics; Pierce County Economic Development Division

Figure 2



Source: Washington State Department of Revenue; U.S. Bureau of Labor Statistics; Pierce County Economic Development Division

Workforce

Workforce characteristics are similar to Pierce County as a whole, with some notable exceptions. As shown in Table 10, a slightly higher percentage of people age 16 and over are not in the workforce and a considerably smaller portion are in the military. Table 11 shows that a substantially larger percentage of the workforce is self employed. Regarding occupations,

residents of the Key Peninsula are employed similarly to residents of Pierce County as a whole, as shown in Table 12, with some under representation in Sales and Office occupations, and over representation in Construction, Extraction and Maintenance. Finally, Table 13 shows that about 72% of residents commute 30 minutes or more to work, and about 25% commute less than half an hour. About 3.3% work at home, which is comparable to the Pierce County rate of 3.6%.

TABLE 10. EMPLOYMENT STATUS			
Employment Status	Key Peninsula		Pierce County
	Count	%	%
Total Population age 16+	11,520	100.0%	
Not in the workforce	4,231	36.7%	33.6%
In the workforce	7,289	63.3%	66.4%
Employed	6,724	58.4%	59.1%
Unemployed	488	4.2%	4.1%
Military	77	0.7%	3.2%

TABLE 11. EMPLOYMENT CATEGORY			
Class of Worker	Key Peninsula		Pierce County
	Count	%	%
Private wage and salary workers	4,697	69.9%	75.7%
Government workers	1,093	16.3%	17.7%
Self-employed	918	13.7%	6.3%
Unpaid family workers	16	0.2%	0.3%

Source: U.S. Census

TABLE 12. OCCUPATIONS			
Occupations	Key Peninsula		Pierce County
	Count	%	%
Mgt, professional, and related occupations	1,968	29.3%	30.1%
Service occupations	1,052	15.6%	16.3%
Sales and office occupations	1,552	23.1%	26.8%
Farming, fishing, and forestry occupations	36	0.5%	0.5%
Construction, extraction, and maint occupation	1,086	16.2%	11.2%
Production, transportation, and material moving occupations	1,030	15.3%	15.1%

Source: U.S. Census

TABLE 13. TRAVEL TIME TO WORK		
Commuting	Count	%
Total workers age 16+	6,685	100.0%
Commuter times		
Under 5 min	119	1.8%
5-9 min	110	1.6%
10-14 min	279	4.2%
15-19 min	429	6.4%
20-24 min	452	6.8%
25-29 min	250	3.7%
30-34 min	1,024	15.3%
35-39 min	285	4.3%
40-44 min	501	7.5%
45-59 min	1,297	19.4%
60-89 min	1,107	16.6%
90 min +	609	9.1%
30 minutes or greater	4,823	72.1%
Worked at home	223	3.3%

DESCRIPTION OF DESIRED CONDITIONS

Residents of the Key Peninsula value the rural character and renewable resource heritage of their community. They would like to have more professional services available within the plan area, but not at the expense of their rural way of life. Providing more employment opportunities for local residents is a priority for this plan. However, while more job opportunities on the west side of the Narrows Bridge are desired, people also recognize the occupations of many residents will dictate they commute to more urbanized areas for work.

As in many rural areas, independence, self-reliance and entrepreneurship are highly valued on the Key Peninsula, and the area has a long tradition of entrepreneurs operating businesses at their homes. This plan should support that tradition. Home-based business can encompass a wide range of activities, from on-line merchandising to value-added agricultural products to creative arts and more. In order for home-based businesses to thrive, certain infrastructure and services are necessary. The plan should also recognize that as a home-based business becomes successful it may outgrow its place of birth and should at some point move to an area where it can better serve its clientele without impacting neighboring residences.



Renewable resources are an area of strength for the Key Peninsula. In particular, shellfish and aquaculture, forest products and agriculture present economic opportunities. Operations that add

value to renewable resources should be encouraged, as long as those operations are compatible with the rural character and maintain a clear distinction between commercial and residential areas.

Promoting tourism on the Key Peninsula is seen as a way to capitalize on the stunning natural attributes of the area. It is also seen as an opportunity to create new markets for the agricultural industry by promoting agricultural tourism. The Key Peninsula's significant stretches of shorelines and open space present an opportunity to develop a strong industry based on recreational tourism. Proximity to urban areas with large residential populations and a burgeoning convention trade makes the area particularly attractive for day trips and overnight stays. Land use, facilities and infrastructure development policies should support recreational tourism. A strong tourism industry is only possible if there are adequate recreational opportunities and transportation access to the Peninsula.

Maintaining the look and feel of the built environment is an important part of retaining the identity of the Key Peninsula and therefore a key component in expanding the tourism market. New commercial development should be architecturally consistent with the area's rural heritage while exhibiting enough variety to maintain the character of established commercial nodes. In order for regulation of design for commercial buildings to lead to an enhanced business climate, the standards must be financially feasible for small businesses.

ECONOMIC ELEMENT

GOAL

Providing employment opportunities for local residents is a community priority. Encourage home occupations and cottage industries that minimize impacts to neighbors. Promote jobs related to tourism including community based events such as a farmers' market. Utilize natural resource lands to provide local jobs. Rural activity centers should be the focal point for local job opportunities. Encourage local government to look for opportunities to streamline the permit processes to facilitate economic development.

OBJECTIVES, PRINCIPLES, AND STANDARDS

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.
- 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.

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.

Principle 2. Promote marketing opportunities for agriculture products such as a local farmers' market.

Principle 3. Support local entrepreneurs efforts to produce and market value-added resource products.

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.

Principle 1. Evaluate each Rural Activity Center and Rural Neighborhood Center as limited areas of more intense development (LAMIRDs).

Standards

40.1.1 Ensure that rural commercial areas are consistent with LAMIRD provisions as described in the Growth Management Act.

40.1.2 Evaluate the types of permitted commercial and industrial uses in rural commercial areas according to the LAMIRD criteria.

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.

40.3.1 Uses such as medical facilities and personal services for seniors should be encouraged in rural activity centers.

IMPLEMENTING ACTIONS FOR THE ECONOMIC ELEMENT

The following list of actions need to be completed in order to implement the policies contained within this plan. They are arranged according to the timeframe within which each should be completed: short, medium, or long term. Short-term actions should occur within one year of plan adoption. Mid-term actions should be completed within 1-5 years. Long-term actions should be completed within 5-10 years of plan adoption. The entity or entities responsible for leading the effort to complete the action item is listed in parenthesis following the action. Actions are assigned to the Land Use Advisory Commission (LUAC), Pierce County Planning and Land Services (PALS), Pierce County Economic Development (ED), Pierce County Parks and Recreations (Parks), Pierce County Public Works & Utilities (PWU), Tacoma-Pierce County Health Department (TPCHD), Pierce County Assessor, WSU Extension, Pierce Conservation District (PCD), Farm Assistance Revitalization & Marketing Program (FARM), Key Peninsula Community Councils, and the Key Peninsula Business Association.

Short Term Actions (Upon plan adoption to 1 year)

Amend the Pierce County Development Regulations – Zoning (Title 18A) to:

- Allow educational facilities in appropriate zones within the plan area. (PALS)
- Allow master planned resorts and other lodging facilities in appropriate locations within the plan area. (PALS)
- Provide a range of senior housing types, densities, and facilities for seniors such as medical and personal services in rural activity centers.(PALS)
- Provide greater flexibility in the type of uses permitted as accessory uses on designated resource lands. (PALS)
- Review the existing development regulations for home based business to ensure that the regulations are appropriate for operating a business in the rural area. (PALS)
- Authorize lodging facilities to locate throughout the community when applicable design standards are met. (PALS)

Amend Pierce County Development Regulations - Design Standards and Guidelines (Title 18J) to establish design standards for new commercial businesses in rural commercial centers that would enhance the economic development of these areas. (PALS)

Mid-Term Actions (1-5 years)

Pursue opportunities to improve and streamline the County permit process. (PALS, LUAC, ED)

Explore opportunities for establishing development standards for rural areas that would take into account the differences between urban development requirements and rural development needs. (PALS, ED, PWU)

Explore alternatives for funding infrastructure development in rural commercial centers including programs that spread the cost of infrastructure across all beneficiaries. (PALS, ED)

Work with the Key Peninsula Business Association to establish a “Main Street Association” in Key Center which could use tax incentives to facilitate development of sidewalks, streetscape improvements, infrastructure, and other amenities in the commercial area. (PALS, PWU, ED, Key Peninsula Business Assoc.)

Amend Title 18A, Zoning to incorporate operational standards that serve as a guide for when a home-based business should relocate into a designated commercial area. (PALS, Economic Development)

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. (PALS, Parks, Assessor)

Conduct an inventory of public access points to marine shorelines and watercourses within the plan area to determine best locations for aquatic recreation areas. (PALS, PWU, Parks)

Review standards contained in development and construction and infrastructure regulations to determine if the thresholds for home occupations, Cottage Industry I, and Cottage Industry II categories are appropriate for the rural area. (PALS, LUAC)

Long Term Actions (5-10 years)

Look for opportunities to establish an office on the Key Peninsula to provide County information and permitting services. (PALS, PWU, ED, PCD)

Ensure that an adequate amount of commercially-zoned land is available to support the transition of home-based businesses into rural commercial areas. Evaluate the amount of vacant and developable land in rural commercial centers every five years. (PALS, ED, LUAC)

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. (PALS, ED)

Support development of public restrooms in Key Center. Pursue public/private partnerships, grant funding, land donations and other opportunities that would facilitate this project. (PALS, Parks, ED, LUAC, Key Peninsula Business Assoc, Key Peninsula Community Council)

Work with local agencies and groups to develop a farmers’ market within the plan area. (PALS, ED, Key Peninsula Business Association, Farm Bureau, WSU Extension, Farm Assistance Revitalization & Marketing Program (FARM))

Work with local agencies, businesses and citizen groups to promote tourism related business and activities within the plan area. (PALS, Parks, ED, Key Peninsula Business Association)

Encourage operators of broad-band telecommunications infrastructure to provide high-speed internet access to all parts of the plan area. (ED)

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. (ED)

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. (PALS, LUAC)

FACILITIES AND SERVICES ELEMENT

INTRODUCTION

The Facilities and Services Element articulates needs for facilities and services to implement the visions and goals of the Key Peninsula Community Plan. Facilities and services are collectively considered infrastructure and may include public or privately funded projects. Policy statements regarding infrastructure provide direction to investors and decision-makers about investments desired and needed by the community. This element also prioritizes some of the projects and may suggest potential funding sources to acquire or construct facilities or provide services.

DESCRIPTION OF CURRENT CONDITIONS

Capital Facilities Planning in Pierce County

The Pierce County Comprehensive Plan contains a Capital Facilities Element, often referred to as the Capital Facilities Plan (CFP). The CFP is a six-year plan for identifying and financing Countywide capital improvements that support the County's current and future population and designated land uses. The CFP is based on projected needs for capital facilities for the next 20 years, given current trends and expenses and is updated annually. Application of level of service (LOS) standards is a method for identifying needed capital improvements. LOS standards state the acceptable quantity and quality of a facility or service; expressed as unit of population, housing, acreage, square footage, gallons, vehicles per hour, waiting time, or similar unit of measurement.

Park and Recreation

History of Parks and Recreation Planning in Pierce County

Prior to 1958, the Metropolitan Park District of Tacoma provided most of the park facilities and recreation programs throughout Pierce County. In 1958, the Board of Pierce County Commissioners created the Department of Parks and Recreation for Pierce County. At that time, several park sites outside the City of Tacoma were conveyed to Pierce County. The Pierce County Parks Department continued to grow in the 1980s and 1990s and established many recreational programs such as the All Abilities Camp, Sound to Narrows Race, mobile recreation, ski school, martial arts, aerobics, Tour de Pierce, Carless Commute, Cooperative Playshops, and sports leagues.

The Pierce County Comprehensive Plan contains general policies that serve as a guide for future development of park and recreation facilities in the County. These policies cover a range of issues including the County's responsibility in providing parks, technical assistance to local park associations, and include criteria for new park development. Section 19A.20.090 of the Comprehensive Plan states that the primary reliance is upon cities and towns and special purpose districts to provide local park facilities and services appropriate to serve local needs. The location criteria for park and recreation areas states

that new parks must be located on public roads. Open space passive recreation parks should be located on land offering significant environmental features.

The Pierce County Comprehensive Park, Recreation, and Open Space Plan (referred to as the Parks Plan) provides general direction and guidance for both facilities and programs. The Parks Plan does not contain project specific plans for the County's park properties.

In 1994, Pierce County adopted a Comprehensive Park, Recreation, and Open Space Plan for the Gig Harbor and Key Peninsulas. This plan is often referred to as the Draggoo Study. The primary goals of this plan were to:

- Provide a full range of park and recreation services for all age groups and interests.
- Provide and support an efficient management structure that preserves local control and provides a system approach to the provision of park and recreation services.
- Reduce the burden on schools in providing for community recreation needs.
- Preserve and protect important natural areas for parks, trails, open space and shoreline use.
- Develop and support a broad and reliable funding base to support plan implementation and long-term provision of park and recreation services.
- Ensure that recreation program needs are met.

The 1994 plan specifically addressed and made recommendations for levels of service for neighborhood parks, school parks, community parks, natural open spaces, regional parks, and special use areas such as boat launches, shoreline access points, trails and indoor recreation spaces. Pierce County did not implement this park and recreation plan, principally because the LOS standards recommended in the plan were greater than described in the Countywide Capital Facilities Plan.

Key Peninsula Metro Parks

The Key Peninsula Metropolitan Park District (KPMPD) was formed by a special election in May of 2004 with over 60% voting in favor to form the district. KPMPD is the successor to Key Peninsula Parks & Recreation District, which was created in a 1972 general election. The current funding source for the KPMPD is the ZooTrek sales tax, collected by Pierce County.

The park system includes the Key Peninsula Sports Complex and Fairgrounds and Home Park. KPMPD and Pierce County cooperatively manage the Rocky Creek Conservation Area. The Park District is also in the process of acquiring approximately 360 acres from the State of Washington Department of Natural Resources. A five-member Board of Commissioners govern the Key Peninsula Metropolitan Park District. Commissioners serve six-year staggered terms and are the legislative body responsible for adopting the District budget and developing goals, policies and regulations, which will guide the District's future.



Pierce County Parks works closely with the KPMPD. Pierce County anticipates that the KPMPD will be the primary Park and Recreation provider on the Key Peninsula in the future.

Domestic Water

The Department of Ecology issues water rights in Washington State. A water right is a legal authorization to use a certain amount of public water for specific beneficial purposes. State law requires every user of streams, lakes, springs, and other surface waters to obtain a water right permit unless they use 5,000 gallons or fewer each day. A water right will be issued only if it is determined that water withdrawal will not have a detrimental effect on other nearby wells. Water rights are based on anticipated average daily flows from the proposed use and are approved for a specified number of wells.

Overview of Domestic Water Supply and Water System Plans, Policies and Regulations

Numerous water related plans, programs or processes occur at the State, County, Water Resource Inventory Area (WRIA), and individual water system service area level. The Pierce County Comprehensive Plan, the Pierce County Coordinated Water System Plan - 2001, the Key Peninsula Gig Harbor Islands Watershed Characterization and Action Plan - July 1999, the Key Peninsula Islands Basin Plan - June 2006, and individual water purveyor water system plans address domestic water supplies in some manner.

Additionally, numerous regulations impact the provision of water service, including the Pierce County land use development regulations. A draft watershed plan was developed for Water Resource Inventory Area 15 - Kitsap Peninsula and Islands in June 2005 but was not completed. Consensus between the watershed committee members could not be reached. The Squaxin Island Tribe voted against the plan.

Water Systems Serving the Plan Area

Domestic water within the plan area is provided by a combination of individual on-site wells, small "Group B" water systems, and larger "Group A" water systems. Currently within the plan area, there are 58 "Group A" water systems that have either 15 or more connections or serve 25 or more people per day for 60 or more days per year regardless of the number of connections. Fifty-five separate water purveyors are responsible for operating these systems. Major purveyors on the Key Peninsula include Washington Water Service, Herron Maintenance Water System, and the Bruce Cole Water System. As required by state law, water service areas are exclusive service areas, which means only the designated purveyor is authorized to provide public water service to properties within their individual service area. Outside designated water service areas, wells exempt from the requirement to obtain a water right are expected to provide water service for new growth. These individual "exempt" wells or small "Group B" public water systems (utilizing an exempt well to provide 2-14 connections) are most likely to occur in the future. There is not a complete inventory of individual wells or Group B systems located on the Key Peninsula at this time.

Issues Facing Water Purveyors

Generally speaking, providing a safe, sustainable supply of water to a growing population is getting more and more difficult for water purveyors across the state. Balancing the need for water for people with the needs of fish, wildlife, and the natural environment is a major challenge. Fresh water is a finite resource with a growing demand and how we live and use water have significant cumulative impacts on how much water is available and how clean the water is. Educating users of water in a typically wet western Washington environment is a challenge facing policy makers and water purveyors. Many property owners and water users lack a basic understanding of the interaction between groundwater and the saltwater in our shoreline locations, between aquifers and freshwater streams, and generally lack the knowledge of how much water can be withdrawn before problems occur. In an area like the Key Peninsula which is totally dependent on groundwater for supply, it is important to have a water budget to understand the quantity of water available for current users and growth. A detailed water budget has not been completed for the Key Peninsula at this time. Essentially, how to manage the water resources into the future is at issue.

Pierce County policy makers and local water purveyors promote water conservation methods as a means of ensuring sufficient water supplies for growth. Conserved water is water that does not have to be purchased or conveyed so it is cost effective. Water conservation can be frustrated by development regulations and homeowner covenants that require extensive irrigated landscaping and similar features. Water conservation can be enhanced by requiring plumbing fixtures that conserve water, instituting leak detection and correction programs, and by developing strict irrigation and landscaping standards. Care in requiring landscaping that does not demand extensive irrigation for its survival will help, as will emphasis in landscaping standards that require the use of native plant materials and in land clearing regulations that limit the extent of native vegetation removal.

At this time, it can be extremely difficult, if not impossible, to obtain a new water right from DOE due to staffing limitations, lack of needed information, and the closure status of streams, among other reasons. How to balance water resource needs into the future, thereby providing water for both instream and out of stream uses, is an important issue facing many areas of the state, including Pierce County and the Key Peninsula Community Plan area. The failure to complete the Kitsap Peninsula and Islands - Water Resource Inventory Area 15 watershed plan may have a negative impact on the ability for new water rights to be attained in the future.

Septic Systems and Wastewater Disposal

As part of a strategy to guide urban intensity development into designated urban growth areas, the Pierce County Comprehensive Plan directs that sanitary sewers be provided almost exclusively to urban areas. The entire Key Peninsula Community Plan area is designated as rural under the County Comprehensive Plan and as a result, sewer service is generally not available. One exception to this is the sewer system at Taylor Bay. This system was developed for a moderate-density subdivision before the Growth

Management Act was implemented by Pierce County. All other areas of the Key Peninsula utilize septic systems for wastewater disposal.

Solid Waste

Solid waste management in Pierce County is governed by the Tacoma-Pierce County Solid Waste Management Plan, which under state law is an integrated system plan addressing all issues related to solid waste collection, disposal, and processing. The following solid waste management services are provided to residences and businesses in the Key Peninsula Community Plan area:

- Refuse collection service is provided to residential and commercial customers by American Disposal, franchised under the authority of the Washington Utilities and Transportation Commission. Waste Connection of California is the parent company of American Disposal.
- American Disposal provides curbside pick up of recyclables, including mixed waste paper, cardboard, newspaper, glass, and cans to single-family and multi-family residential customers. Commercial recycling programs are offered by American Disposal upon request.
- Key Center Drop Box Transfer Station near Key Center accepts household trash, recyclables and yard waste. Commercial or industrial waste is not accepted at this time.
- The Purdy Transfer Station located near Purdy on the Gig Harbor Peninsula at 14515 – 54th Avenue NW also provides recycling facilities as well as disposal services for appliances and other non-hazardous solid waste for plan area residents. A new household hazardous waste facility is anticipated to be constructed at this location in 2007.
- American Disposal provides yard waste containers and pick-up for plan area residents once per week and residents can also utilize the Purdy Composting Facility at the Purdy Transfer Station for disposing of large amounts of debris.
- Under an agreement with the City of Tacoma, Pierce County residents may dispose of their household hazardous waste at the Tacoma Landfill Hazardous Waste Collection Facility located at 3510 S. Mullen in Tacoma. The facility is open seven days per week and a list of materials accepted and not accepted at the site is available.

The existing solid waste facilities within the community plan area are described in Table 14.

TABLE 14. EXISTING SOLID WASTE FACILITIES		
Name	Capacity	Location
Key Center Drop Box Transfer Station (self haul only)	2 -50 cubic yard drop box container	5900 Block of Key Peninsula Hwy Lakebay, WA

Solid waste that is not disposed of correctly can result in a variety of negative environmental consequences. Household hazardous waste can damage aquifers and the water quality of streams when gasoline, oils, and antifreeze are disposed of improperly. The short ravines commonly found in the Key Peninsula area can be a popular target for people looking to illegally dump garbage, yard waste, appliances, tires, hulks, and even commercial waste. Yard waste and grass clippings are the most common items dumped by adjacent landowners.

Illegal Dumping and Junk Vehicles

Pierce County Responds is the County's program to provide a comprehensive response to the problem of illegal dumping of waste and nuisance vehicles. The Solid Waste Division maintains a hotline to receive and investigate illegal dumping and nuisance vehicle complaints. Within the authority of this program, the County offers a cooperative abatement system to assist with cleanup of waste and vehicle removal, recommends cases for prosecution, effects site cleanups, and promotes citizen involvement in litter cleanup activities. The program brings together the staff and resources from the departments of Public Works and Utilities, Planning and Land Services, Community Services, Sheriff, Prosecuting Attorney and the Tacoma-Pierce County Health Department. Information about the program can be found at: www.piercecountyresponds.org.

Fire Protection

Fire District No. 16 serves the entire Key Peninsula. It was voted into existence in 1952 by the citizens of the Key Peninsula. In the early 1960s the Firefighters Association formed the ambulance service. The district has six stations located throughout the Peninsula. Table 15 describes each station, location and equipment.



TABLE 15. FIRE DISTRICT NO. 16 STATIONS AND EQUIPMENT		
Station Number	Location	Equipment
Station One - Wauna	10320 SR-302	<ul style="list-style-type: none"> • 2004 E-One engine with 1250 GPM pump and 1000 gallon tank • 2002 Wheeled Coach ambulance • 1987 Omco 1500 gallon tender
Station Two - Key Center	8911 Key Peninsula Highway, KPN	<ul style="list-style-type: none"> • 2004 E-One engine with 1250 GPM pump and 1000 gallon tank • 2000 Wheeled Coach ambulance • 1980 3-D 1500 gallon tender • 1997 Ford F-350 Rescue • 2 - Kawasaki Personal Water Craft - Water Rescue Team • 1993 Wheeled Coach ambulance Re-Hab unit
Station Three - Home	1921 Key Peninsula Highway	<ul style="list-style-type: none"> • 2004 E-One engine with 1250 GPM pump and 1000 gallon tank • 2005 Wheeled Coach ambulance • 1980 3D 1500 gallon tender • 1999 Ford F-450 Brush truck
Station Four - Longbranch	4215 Key Peninsula Highway	<ul style="list-style-type: none"> • 1986 CanAm engine, 1000 GPM pump and 750 gallon tank
Station Five - Vaughn	12310 Wright-Bliss Road	<ul style="list-style-type: none"> • 2004 E-One engine with 1250 GPM pump and 1000 gallon tank • 1987 Omco 1500 gallon tender • 1992 GMC 3500 Brush truck • 1984 CanAm reserve engine, 1000 GPM pump and 750 gallon tank
Station Six - Herron Island	901 Yew Blvd	<ul style="list-style-type: none"> • 1986 CanAm pumper with 750 gallons of water and a 1000 GPM pump • 1997 Ford E-350 Ambulance

The district runs several special operations teams including water rescue, wildland firefighting, high angle rope rescue and also operates a fire boat. The district responded to 1,768 calls in 2005 with calls increasing by approximately 15% in 2006 averaging just over five calls per day. Approximately 80% of all calls relate to medical aid or rescue.

Electric Systems

Electric power is supplied to the plan area by Peninsula Light Company. Peninsula Light was established in 1925 as a non-profit member-owned utility. Peninsula Light currently serves approximately 30,000 members in a 107-square mile area of Pierce County west of the Tacoma-Narrows Bridge. The service area includes Key Peninsula, Gig Harbor Peninsula, Fox Island, Tanglewood Island, Raft Island, and Herron Island.

Approximately 13,500 of these electrical connections are within the Key Peninsula Community Plan area.

Transportation

Roadways

The roadway network in Key Peninsula is primarily made up of two-lane roads that follow the natural contours of the existing topography. Similar in ways to the Gig Harbor Peninsula, the roadways are not aligned in a grid pattern that is commonly found in more urbanized areas. The intersections are characterized by approaches that come in at tightly skewed angles. Many of the roadways are narrow and without shoulders. The adjacent topography, trees, and other environmental features complicate the widening of these roadways.

Access into and out of the Key Peninsula is primarily from State Route 302 (SR-302), which is a two-lane highway that runs in an east-west direction in the northern portion of Key Peninsula between Mason County and Purdy. Traffic levels, including heavy truck traffic, have been increasing on SR-302 through the Key Peninsula area over the years. Traffic backups are commonplace at the SR-302/Purdy Drive NW intersection during the weekday morning commute period and often extend over the Purdy Spit Bridge and into Wauna. Traffic congestion is also heavy at this intersection as well as on the SR-16 off-ramp to SR-302 for motorists heading to Key Peninsula during the evening commute hours. It should be noted that the Washington State Department of Transportation (WSDOT) is scheduled to begin work in 2007 on an environmental study and preliminary design work for the improvement and potential northerly realignment of the SR-302 corridor through the Key Peninsula.



Key Peninsula Highway is the main north-south thoroughfare that runs almost the entire length of the Peninsula from Longbranch to Elgin. Since Key Peninsula Highway provides direct access to SR-302 and some of the commercial centers in the community plan area, it handles the largest volume of traffic among the County roadways. However, traffic volumes have been gradually growing on the other north-south arterials (Wright-Bliss Road KPN, 118th Avenue NW, and 94th Avenue NW) due to the increase in commuters traveling to and from Kitsap County.

Nonmotorized Travel

In unincorporated Pierce County, nonmotorized transportation generally refers to facilities that are constructed within the roadway right-of-way and are designed primarily for the use of pedestrians and bicyclists and can also accommodate equestrians. Examples of nonmotorized improvements include sidewalks, shoulders, wide curb lanes, paths, and trails.

Nonmotorized transportation facilities are very limited in the Key Peninsula. With the exception of the paved shoulders along SR-302 and portions of Key Peninsula Highway and Wright-Bliss Road KPN, most of the roadways in Key Peninsula do not have pedestrian or bicycle facilities to accommodate nonmotorized travel. Because of its rural nature, the Key Peninsula does not receive priority in funding for nonmotorized improvements. The area's lack of nonmotorized facilities along with its minimal transit service results in the community being dependent upon motor vehicles to meet daily travel needs.

Ferry Service

Regular passenger ferry service to different areas of Key Peninsula was discontinued in the 1940s. There is a privately owned ferry service that runs to Herron Island, located in Case Inlet west of Key Peninsula. The mainland dock for this private ferry is located at Herron Bay at the end of North Herron Road KPN. In operation since 1958, this private passenger and vehicle ferry service runs seven days per week. However, it is restricted to full-time island residents and to visitors with authorized guest passes.

Transit Service

Pierce Transit provides local transit service to the Key Peninsula area. The rural nature of the Key Peninsula creates unique operating problems for Pierce Transit. Its low population density, discontinuous roadway system, and lack of pedestrian facilities have reduced Pierce Transit's ability to provide effective public transit service to this area. Pierce Transit operated local fixed route service on a fixed schedule with stops restricted to major roadways until 2000. Because that service did not extend into local residential neighborhoods, which are often removed from major streets, patronage was low. Fixed route service was eliminated as part of a larger transit reduction in 2000. In its place, Pierce Transit began Bus PLUS service on the Key Peninsula in September of 2003. Bus PLUS is designed to serve neighborhoods that do not have the population densities needed to support fixed route service. This service utilizes smaller buses that are designed to hold a maximum of 15 passengers and can operate on neighborhood streets that are unsuitable for full-sized buses.

Bus PLUS service (Route 113) is currently provided in the Key Peninsula area north of the Home area and includes scheduled bus stops at the Lake of the Woods development, Lake Kathryn Village, Key Center, and along SR-302 and the Key Peninsula Highway. Bus PLUS serves these scheduled stops every two hours during the weekdays. Pierce Transit provides unscheduled service along many other streets including Wright-Bliss Road KPN, Lackey Road KPN, Creviston Drive NW, and Cramer Road KPN. Passengers must contact Pierce Transit in order to make arrangements to be picked up at locations that are not on major streets. In 2005, Pierce Transit averaged 47 riders per day, which is an increase from the previous year (39 riders per day).

Pierce Transit currently leases a Park-and-Ride lot at the Peninsula Market in Key Center that can accommodate up to 20 vehicles. The next closest Park-and-Ride lot is in Purdy. There is a vanpool that originates from Longbranch while other Key Peninsula residents utilize the express and local bus services that operate out of the Purdy Park-and-Ride lot.

DESCRIPTION OF DESIRED CONDITIONS

Park and Recreation

Specific Park Acquisition Sites

The community has identified the following sites as potential park and recreation facilities. All park and recreation providers, including Pierce County and the Key Peninsula Metro Park District, and other private organizations should strive to acquire property for parks, trails, and open space before the properties become cost-prohibitive for park and recreation use. The potential acquisition sites that are identified are not listed in order of priority.

TABLE 16. PARK ACQUISITION RECOMMENDATIONS (not in order of priority)			
Site	Acres	Location - Ownership	Recommended Use
Dalton Property	80	East side of Filucy Bay – <i>Dalton Family</i>	Passive Recreation, shoreline access
Tacoma - Lake Cushman Transmission Line (Trail extension)	Lineal trail	Burly Lagoon to Mason County line- <i>Tacoma City Light</i>	Develop trail to tie in with the Cushman trail on the Gig Harbor Peninsula
Horseshoe Lake “360 acre”	360	Adjacent to Kitsap Co. N. of Tac. Cushman Powerline - <i>WDNR</i>	Regional Park
Key Center “480 acre”	480	N. of Key Center – <i>WDNR</i>	Regional Park
3 parcels south of Evergreen Elementary School	106	West of KP Hwy S and Creviston Rd S. - <i>Foreclosure Investments BGCM LLC</i>	Regional Park
16621 92nd Street - vacant pasture west of Key Center	3.55	West of O’Callahans – <i>Claudia Loy</i>	Key Center rest stop, RV parking, information center
Vaughn	2.64	NE corner of Olson Drive and Wright Bliss Road - <i>Booth</i>	Community Park, parking lot
Lower Rocky/Muck Creek Properties	146.11	Near intersection of Rocky Creek Rd and SR-302 – <i>Squire 11</i>	Regional Park – natural conservation and wildlife area
Devils Head properties	74.29	Southern tip of Key Peninsula – <i>Inspiration Inn LLC</i>	Regional Park – shoreline access
Filucy Bay Lighthouse property	1.42	Longbranch point – <i>Roland</i>	Regional Marine Park- access to site from Filucy Bay only
40 acre site NW of DNR 360	40	NW of DNR 360 – <i>Christensen and Cramer</i>	Regional Park
Parcels and tidelands adjacent to the Home boat launch	0.52	Shoreline along “A” Street near the Boat Launch – <i>Home Colony LLC, Dadisman</i>	Regional Park

TABLE 16. PARK ACQUISITION RECOMMENDATIONS (not in order of priority)			
Site	Acres	Location - Ownership	Recommended Use
Doc Chapman forest parcels	79.98	South of 32nd Street KPN - Kyle and Adelaide Chapman	Regional Park – natural conservation and wildlife area
Taylor Bay estuary properties	39.03	Parcels on Taylor Bay adjacent to 76th Street KS - Sylvia B. Schlag	Regional Park – natural conservation and wildlife area
Tidelands adjacent to the Home Bridge.	0.62	Along “A” Street adjacent to the Home Bridge - Boston	Regional Park

The availability of parking facilities near public boat launch locations was cited as a major problem throughout the community. The following properties have been identified as possible locations for acquisition near existing boat launches.

TABLE 17. PARK ACQUISITION RECOMMENDATIONS (not in order of priority) Boat Launch Parking			
Wauna Boat Launch			
Parcel Number	Parcel Status	Ownership	Parcel Size
786000330	Vacant	WA DOT	.38 acre
786000210	Vacant	Pierce County	.27 acre
7860000202	Vacant	Pierce County	.20 acre
7860000231	Vacant	Hotchkiss	1.08 acre
7860000201	Vacant	Hotchkiss	.98 acre
Vaughn Boat Launch			
Parcel Number	Parcel Status	Ownership	Parcel Size
0021022022	Vacant	Post	2.88 acre
0021022043	Vacant	Moller living trust	7.71 acre
Home Boat Launch			
Parcel Number	Parcel Status	Ownership	Parcel Size
458500160	Vacant	Quigley	.38 acre
458500220	Vacant	Alskog family trust	.51 acre
458500232	Vacant	Alskog family trust	.41 acre
458500214	Unknown residential	Evans	.43 acre
Longbranch Boat Launch			
Parcel Number	Parcel Status	Ownership	Parcel Size
0020251003	Vacant	Etzel	.24 acre
5350200010	Vacant	Etzel	.39 acre
5350200020	Other residential	Stephen	.40 acre
5350200030	Vacant	Davis	.41 acre
0020253010	Vacant	Roland	10.0 acres

The following table describes potential uses that have been identified as desirable at existing parks or future parks in the community plan area.

TABLE 18. DESIRED RECREATIONAL USES AND AMENITIES AT PARKS
Active Recreation Uses
Skate boarding facilities
Multi-purpose event field
Ball Fields including softball, baseball and soccer
Exercise Circuit
Outdoor Amphitheater
Aquatic Center
Outdoor Pool/Kids Spray Pool
Kids Park with family area
Dog Park
Recreational Vehicle Park/Camping Area
BMX Track
Tennis Courts
Basketball Courts
Lawn Bowling
Frisbee Golf
Archery Range
Climbing Wall
Equestrian Facilities including Horse Arena, barn
Park Administrative Center
Passive Recreational Uses
Trails for walking, mountain biking and Equestrians
Natural Areas
Open Space
Bird Watching
Cultural Garden
Botanical Garden
Water Feature
Open Water and Shoreline Access

Finding funding sources for acquisition and maintenance of new park facilities is a challenge. However, when properties suitable for parks or trails become available, they should be purchased and put in trust for future development. Existing County-owned land (including road ends at the shoreline) should be reviewed to determine if any portion of these parcels is suitable for parks. Public and private partnerships for development of parks should be encouraged and, where feasible, incorporated into community development projects.

Domestic Water

Groundwater must be managed so that withdrawal rates will not exceed recharge rates in order to preserve the quality and supply of the Peninsula’s groundwater resource. Water

conservation measures are encouraged and should be implemented whenever possible. Pierce County Planning, Public Works and Utilities, and the TPCHD should work together to limit new wells and development activities that require water withdrawals in those areas on the Key Peninsula that have been identified as being at risk for saltwater intrusion. Critical aquifer recharge areas throughout the Key Peninsula should be identified and further protected as necessary. Pierce County should implement adaptive management strategies based upon the information received from groundwater monitoring programs.

Septic Systems and Wastewater Disposal

The entire Key Peninsula is designated as a rural area under the County's Comprehensive Plan. New sanitary sewer facilities are not permitted in the rural area except under specific circumstances involving failing septic systems. In these cases community septic systems may be appropriate. Septic systems should be installed using the latest technology and placed in the most appropriate locations to operate correctly. Special care should be taken when installing septic systems and drainfields near environmentally sensitive areas such as freshwater streams, wetlands, and marine shorelines. Septic systems should be regularly maintained to properly function and if failing systems are discovered, they should be repaired or replaced immediately.

Solid Waste

The Key Peninsula 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. Pierce County should encourage recycling and promote programs that reduce the volume of solid waste. Private industry is encouraged to provide sufficient disposal capacity for waste collection and processing capacity for recyclables produced in the plan area. Affordable recycling options for civic uses and small business should be explored. All residents of the Key Peninsula should have access to refuse disposal, hazardous waste disposal, and recycling collection services

Fire Protection

Cost effective fire protection services should be maintained in the community. Pierce County and the County's Fire Prevention Bureau (FPB) should continue to support the efforts of Fire District #16 in responding to the increasing population and demand for services on the Peninsula. The FPB should participate in discussions between the fire district and the water purveyors regarding the maintenance and testing of fire hydrants. Planning and Land Services should work with the fire district to ease the permitting process for construction of fire district facilities. Pierce County should continue to recognize the differences between rural developments and urban projects in fire safety regulations. Enforcement of fire and life safety codes should continue to be part of the review process for all building permits issued by Pierce County.

Electric Systems

Reliable electrical service should be provided in the community plan area to 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. Peninsula Light Company should 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 electrical facilities. Regional electrical facilities should be permitted in the plan area. Pierce County should support expansion of electric utility facilities to meet future load requirements and support new clean energy technologies and conservation measures to aid in meeting future growth needs.

Transportation

Roadways

The policies included in the Key Peninsula Community Plan emphasize the community's desire to develop a transportation system that accommodates growth and emphasizes safety but still preserves the rural environment of the Key Peninsula. In general, capacity and traffic flow improvements are needed in the northern portion of the Key Peninsula while widening in the southern portion is not deemed necessary due to its smaller population base. A new east-west corridor in the form of a new or improved SR-302 corridor is considered crucial to the residential and economic growth of this area. In addition, a north-south alternative to Key Peninsula Highway in the southern portion of the Key Peninsula is needed for emergency access.



The rural character of the Key Peninsula and the County's funding limitations were also considered in identifying the roadway improvements applicable to the Key Peninsula. The improvement of existing roadways is preferred to the construction of new roadways in order to preserve existing land uses and to protect the natural environment. Intersection improvements are considered a top priority since they reduce congestion, improve safety, and are also cost effective. To further improve traffic flow, policies have been included in the community plan to limit or consolidate the number of new driveways along arterials. Although safety and operational improvements are not typically included in the long-range community plans since those types of improvements are addressed on a case-by-case basis as they arise, the community planning board felt that it was important to include policies that address traffic speeding and pedestrian safety concerns.

A listing of the motorized transportation project recommendations for the Key Peninsula Community Plan area is included in Appendix B. The improvement or realignment of SR-302 is considered a very high priority. Although recommendations for state highway projects are not required in the community plan, the CPB felt that it was important to

convey to the County and WSDOT that future improvements to SR-302 is of the utmost importance to the community. Other community priorities include making traffic flow and safety improvements at several intersections on the Key Peninsula Highway and constructing the missing section of 186th Avenue KPN north of Herron Road KPN in order to improve access and emergency response to and from the southern portion of Key Peninsula.

Nonmotorized Travel

There is strong support among both residents and business owners to create a system of nonmotorized facilities to enhance pedestrian, bicycle, and equestrian travel throughout the Key Peninsula area. Improvements are needed in the commercial centers like Key Center and Home to make them more pedestrian friendly. To enhance safety and to preserve the rural character of the area, there is a preference for walkways that are separated from the roadway. Paved shoulders are recommended on roadways leading to destinations such as schools, parks, playfields, boat launches, transit stops, community facilities, and tourist sites. Bicycle travel should be accommodated throughout the entire length of Key Peninsula, including to Longbranch. Furthermore, any nonmotorized facilities should interconnect with the recreational trails in Key Peninsula as well as other trails in the surrounding areas (e.g., Cushman Trail).

A listing of the nonmotorized transportation project recommendations for the Key Peninsula Community Plan area is included in Appendix B. Community priorities include providing wider and continuous paved shoulders to Key Peninsula Highway, constructing pedestrian improvements in the commercial centers like Key Center and Home, and providing multi-use trails along SR-302 and 144th Street KPN/NW (Powerline Road).

Ferry Service

There are no plans at this time to initiate public or private ferry service to the Key Peninsula.

Transit Service

Although local residents realize that the Key Peninsula may not have the population base to support fixed bus route service, there is a desire for increased and more reliable transit service for local residents traveling within and outside of the Key Peninsula area. While service increases and transit improvements for the Key Peninsula are not currently listed as a priority in Pierce Transit's Six-Year Transit Development Plan, the transit agency is anticipating that the need for more "hybrid" services, such as Bus PLUS and vanpools, will expand for this area in the future.

Local residents have shown support for increasing the frequency and service area for the Bus PLUS service in Key Peninsula. Some commuters would like to see the Bus PLUS run on an hourly basis on weekdays and also operate on weekends. There has also been public support for extending the Bus PLUS zone from the current terminus in Home south to Longbranch. More frequent Bus PLUS service during commute hours to the Purdy Park-and-Ride lot is recommended in order to provide more timely connections

with the express bus service to Tacoma and Seattle. The expansion of local and express bus routes is also highly desired.

As the demand for express bus and vanpool services continues to grow, Pierce Transit anticipates that existing Park-and-Ride lots in Purdy and at the Peninsula Market in Key Center will become overcrowded. Community members have also suggested that another Park-and-Ride lot is needed in the Key Peninsula area with Lake Kathryn Village being mentioned as a candidate location. To accommodate the expected increase in transit demand associated with the opening of the new Tacoma Narrows Bridge as a toll facility in 2007, it should be noted that Pierce Transit is planning to construct the new Peninsula Park-and-Ride facility in Gig Harbor on the west side of SR-16 across from the existing Kimball Drive Park-and-Ride lot.

FACILITIES AND SERVICES ELEMENT

GOAL

Require that facilities and services are provided prior to or concurrent with development. These services include but are not limited to parks, recreation and open spaces, potable water supply, adequate sewage disposal, and stormwater and surface water management systems, fire protection and transportation systems.

OBJECTIVES, PRINCIPLES, AND STANDARDS

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.

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.

Standards

42.1.1 Provide community involvement opportunities in siting and developing regional park facilities.

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.

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.

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.

- Principle 1.** A community-wide system of public trails should be created to complement the nonmotorized transportation system.

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.
- 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.
- 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.

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.
- 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.

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.
- 44.1.3 Pierce County shall encourage and support the efforts of private non-profit organizations to acquire, retain, and preserve open space.
- 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.

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).

Standards

44.4.1 Develop a process that will facilitate PDRs.

44.4.2 Develop a process that will facilitate TDRs.

Principle 5. Encourage participation in the Pierce County Current Use Assessment (CUA) program.

Standards

44.5.1 Conduct workshops within the plan area to educate property owners on the CUA program.

44.5.2 Advertise CUA workshops in local newspapers.

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.

Principle 6. Transfer publicly owned open space to local land trusts or the Key Peninsula Metro Parks District as appropriate.

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.

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.

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.
- 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.
- 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.
- 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.
- 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.

Principle 1. Pierce County shall facilitate protection and conservation of groundwater supplies throughout the Key Peninsula.

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.
- 46.1.4 Require water systems to satisfy current regulations prior to or concurrent with expanding service lines to additional customers.
- 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.
- 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.

- 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.
- 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.
- 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.

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.

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.

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.

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.

Standards

- 46.7.1 Commitment for potable water shall be available prior to approval of any preliminary plat.

- 46.7.2 Evaluate options for revising water service boundaries in cases where the designated water service provider cannot provide timely or reasonable service.

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.

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.

Standards

- 47.2.1 Discourage the installation of septic systems within flood-prone areas.

- 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.
- 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.
- 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.
- 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.
- 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.

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.
- 48.1.2 Encourage private industry to provide sufficient disposal capacity for waste collection and processing capacity for recyclables produced in Pierce County.
- 48.1.3 Encourage new technologies for disposal or recycling of solid waste produced in the community plan area.
- 48.1.4 Provide for adequate waste disposal capacity on the Key Peninsula considering emergency needs as well as planned regular disposal needs.
- 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.

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 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.
 - 48.2.2.2 Encourage recycling at agriculture operations and home occupation locations.

- 48.2.2.3 Promote home composting of yardwaste and foodwaste.
- 48.2.2.4 Encourage the development of a program that promotes the recycling of glass products.
- 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.
 - 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.
 - 48.2.3.2 Encourage a sense of personal responsibility among residents of the community in accomplishing waste reduction and recycling goals.
 - 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.
 - 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.
- 48.2.4 Continue to pursue a 60% recycling rate in the community by 2010.
- 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.
 - 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.
 - 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.

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.

- 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.
- 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.
- 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.

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.

Principle 1. Pierce County Fire Prevention Bureau (FPB) should continue to provide support services to the fire district.

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.

- 49.1.2 FPB should continue to review building and development permits for consistency with fire safety regulations applicable to the rural community.
- 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).
- 49.1.4 FPB should continue to provide enforcement of fire codes in the community.
- 49.1.5 FPB should continue to conduct fire investigations within the community as necessary.
- 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.

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.

Principle 1. Regional electrical facilities should be permitted in the plan area.

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.

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.

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.
- 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.
- 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.
- 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.
- 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.

- 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.

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.
- 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.

Standards

- 51.6.1 Explore joint funding of transportation projects with WSDOT and other agencies, including joint applications for federal and state grants.
- 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.
- 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.

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.

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.

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.

- 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.
- 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.

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.
- 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.
- Principle 2.** Consider strategies that promote safe and convenient pedestrian, bicycle, and equestrian travel.
- 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.
- 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.
- 52.3.2 Encourage developers to provide off-site nonmotorized improvements leading to schools, parks, community centers, employment centers, and other nonmotorized routes.
- 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.

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.

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.

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.

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 commercial 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.
- 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.
- 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.

Environmental Considerations

Objective 54. Design and locate transportation facilities to minimize environmental impacts.

Principle 1. Design and construct roadway facilities in a manner that minimizes changes to existing topography and minimizes impacts to critical areas.

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.
- 54.1.2 Plan and locate roads to utilize the natural contours of the land as an alternative to the traditional grid roadway pattern.
- 54.1.3 Avoid or minimize impacts to streams, wetlands, wildlife habitat, and other critical areas in the design and construction of roads.
- 54.1.4 Perform any widening on roadways or at intersections on the opposite side of any nearby creeks and wetlands.

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.

IMPLEMENTING ACTIONS FOR THE FACILITIES AND SERVICES ELEMENT

The following list of actions need to be completed in order to implement the policies contained within this plan. They are arranged according to the timeframe within which each should be completed: short, medium, or long term. Short-term actions should occur within one year of plan adoption. Mid-term actions should be completed within 1-5 years. Long-term actions should be completed within 5-10 years of plan adoption. The entity or entities responsible for leading the effort to complete the action item is listed in parenthesis following the action. Actions are assigned to the Land Use Advisory Commission (LUAC), Pierce County Planning and Land Services (PALS), Pierce County Economic Development (ED), Pierce County Parks and Recreations (Parks), Pierce County Public Works & Utilities (PWU), Tacoma-Pierce County Health Department (TPCHD), Pierce County Assessor, Pierce Conservation District (PCD), Key Peninsula Community Councils, and the Key Peninsula Business Association.

Short Term Actions (Upon plan adoption to 1 year)

Support Peninsula Light Company's policy of undergrounding utility lines and installing smart meter reader systems. (PALS, PWU)

Coordinate the review and approval of septic permits with the Planning and Land Services Department in order to determine if critical areas exist on the subject property. (PALS, PWU)

Amend Title 18A – Development Regulations – Zoning to 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. (PALS)

Domestic Water

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. (PWU)

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. (PALS)

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. (PALS, PWU, TPCHD)

Law Enforcement and Fire Protection

Establish a process for local fire district review and comment on development proposals. (PALS, FPB, Fire District 16)

Parks and Recreation

Achieve and sustain an acceptable LOS for regional park facilities on the Key Peninsula. Evaluate the LOS annually. (Parks)

Amend Title 18J, Development Regulations – Design Standards and Guidelines to incorporate park and recreation design and location criteria. (PALS, Parks)

Solid Waste

Provide for adequate waste disposal capacity on the Key Peninsula considering emergency needs as well as planned regular disposal needs. (PWU)

Ensure that all residents of the Key Peninsula have access to refuse disposal and recycling collection services. (PWU)

Transportation

Consider amending the annual updates to the Six-Year Transportation Improvement Program (TIP) and the Capital Facilities Plan (CFP) to include the highest priority motorized and nonmotorized transportation projects in the Key Peninsula Community Plan. (PWU, PALS)

Participate in the preparation of upcoming studies by the Washington State Department of Transportation (WSDOT) to establish a new SR-302 corridor or to make improvements to the existing SR-302 corridor. Request that WSDOT consider the provision of a regional trail as part of future improvements to the SR-302 corridor. (PWU, Parks)

Coordinate with WSDOT to request safety and operational improvements to the existing SR-302 corridor, including the SR-302/Purdy Drive NW intersection and the SR-16 ramps leading to SR-302. (PWU)

Develop and implement the Countywide traffic impact fee program as a means of financing roadway capacity improvements and mitigating the cumulative traffic impacts associated with future development. (PWU)

Amend development regulations to encourage the joint use of access roads and driveways by new development along SR-302, Key Peninsula Highway, and other arterials. (PALS, PWU)

Amend development regulations and roadway design standards to encourage the provision of nonmotorized facilities in new developments and in all new roadway construction. (PALS, PWU)

Coordinate with the Peninsula School District and the Key Peninsula Metropolitan Park District to identify and prioritize pedestrian and bicycle improvements for upcoming grant funding applications. (PWU, Parks)

Develop regulations to permit the installation of community-oriented signage along the roadways on the Key Peninsula. (PALS, PWU)

Mid-Term Actions (1-5 years)

Pierce County should study the feasibility of locating satellite government offices west of the Tacoma Narrows. (PALS, PWU, ED)

Introduce a variety of strategies that encourage public and private organizations to acquire, retain, and preserve open space. (PALS, Parks, LUAC, Key Peninsula Community Councils)

Develop and promote the Purchase of Development Rights and Transfer of Development Rights programs. (PALS, ED, Parks)

Domestic Water

Initiate water conservation measures. (PWU – Sewer and Water Utility Division and local water purveyors)

Support efforts to establish a water budget for the Key Peninsula as well as efforts to identify aquifer recharge areas throughout the Peninsula. (PWU, TPCHD, PALS)

Amend the Letter of Water Availability form to require additional information about water rights and existing and available water capacity to serve new development. (TPCHD, PALS)

Review existing and updated water system plans to ensure that they are compatible with the Key Peninsula Community Land Use Plan. (PALS)

Parks and Recreation

Actively pursue public access to marine and public fresh waters to provide shoreline access to non-waterfront neighborhoods. (PALS, PWU, Parks)

Work with Key Peninsula Metro Parks and the Washington State Department of Natural Resources to transfer surplus DNR lands to Metro Parks. (PALS, Parks)

Work with Key Peninsula Metro Parks to finalize the 360 acre park Master Development Site Plan and implement the plan through approval by the County Hearing Examiner. (Parks, PALS)

Pursue partnership opportunities for the acquisition of regional, neighborhood, and community park sites. (Parks)

Provide technical assistance to the Key Peninsula Metro Parks in the preparation of grants for park property acquisition, operation, and maintenance. (Parks)

Plan for a community-wide system of public trails to complement the nonmotorized transportation system. (Parks)

Establish a park impact fee, land dedication, or fee-in-lieu-of dedication program for community and neighborhood level parks within the plan area. (PALS, Parks)

Amend the Pierce County Development Regulations to require the dedication of regional trails or a fee-in-lieu-of land dedication during the site development process and to require the installation of nonmotorized transportation trails that connect new developments to schools, parks, or adjacent developments. (PALS, Parks)

Transportation

Consider amending the Pierce County Transportation Plan (Element) to include the motorized and nonmotorized transportation projects and priorities in the Key Peninsula Community Plan. (PWU)

Coordinate with WSDOT to ensure that improvements to SR-302 in the Key Peninsula area are included in the updates to the Highway System Plan (HSP) and other WSDOT planning and programming documents. (PALS, PWU)

Implement a program to investigate the feasibility of traffic calming measures and other strategies to address vehicle speeding and pedestrian safety concerns on the Key Peninsula. This program should include the participation of WSDOT, Peninsula School District, and local civic groups. (PWU, Sheriff)

Coordinate with WSDOT, the Key Peninsula Metro Park District, and other local groups to identify and implement an interconnected system of nonmotorized improvements throughout the Key Peninsula area. (Parks, PALS, PWU)

Work with the City of Tacoma, the Key Peninsula Metro Park District, and other affected property owners to study the feasibility of developing a regional multi-use trail along 144th Street KPN/NW (Powerline Road) and the Tacoma-Lake Cushman power transmission lines. (Parks, PALS, PWU)

Coordinate with Pierce Transit to increase the frequency and number of bus stops for the Bus PLUS service in Key Peninsula. Emphasis should be given to providing more frequent connections to the express bus service at the Purdy Park-and-Ride lot. (PALS, PWU)

Work with Pierce Transit to increase the number of Park-and-Ride lots in the Key Peninsula area. Consideration should be given to Lake Kathryn Village as a potential site for a Park-and-Ride lot. (PALS, PWU)

Solid Waste

Provide opportunities for recycling at transfer locations for the public and commercial haulers. Expand the number and capacity of drop-off recycling facilities. (PWU)

Encourage private businesses to participate in buy-back recycling programs. (PWU)

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. (PWU)

Encourage the Pierce County Solid Waste Division, the Tacoma-Pierce County Health Department, and the Pierce Conservation District to develop systems for the recovery and composting of animal manure. (PWU)

Encourage problem waste disposal facilities at the Key Center drop box transfer station and other appropriate public locations which currently lack these facilities. (PWU)

Long Term Actions (5-10 years)Domestic Water

Coordinate land use planning and watershed planning efforts in Pierce County. Utilize the watershed plan information in future updates to the community plan. (PALS, PWU, TPCHD)

Parks and Recreation

Acquire additional parcels of land for future park and trail development. (Parks)

Develop a system of recreational trails for local residents and tourists. (Parks)

Transportation

Coordinate with Pierce Transit to expand the service area for the Bus PLUS service in Key Peninsula. Consideration should be given to extending Bus PLUS service to Longbranch. (PALS, PWU)

PLAN MONITORING

The 1990 State Growth Management Act (GMA) requires jurisdictions to report on progress made in implementing the Act, and to subject their comprehensive plans to continuing evaluation and review. As a component of the County's Comprehensive Plan, the Key Peninsula Community Plan is subject to this requirement. Generally, community plans are updated every five years and monitored yearly. The monitoring process includes evaluating the development standards, regulations, actions, and other programs called for in the plan for the purpose of determining their effectiveness in fulfilling the vision of each of the five elements of the plan.

Monitoring actions steps includes the development and implementation of regulations and design standards, coordinating the provision of facilities and services, developing educational programs and handouts, acquiring parks, preserving open space, and other actions. Information obtained from the monitoring program can be used to offer recommendations to decision makers as to what changes to the community plan may be needed in order to attain specified goals and meet the visions in the plan.

ACRONYMS

BMP	Best Management Practices
CFP	Capital Facilities Plan
CUA	Pierce County Current Use Assessment program
DNR	Washington Department of Natural Resources
DOE	Washington State Department of Ecology
DOH	Washington State Department of Health
ED	Pierce County Economic Development
EDB	Pierce County Economic Development Board
ESA	Endangered Species Act
FARM	Farming Assistance, Revitalization, and Marketing program
FPB	Fire Prevention Bureau
GMA	The Growth Management Act
KPCPB	Key Peninsula Community Planning Board
KPMPD	Key Peninsula Metropolitan Park District
LAMIRD	Limited areas of more intensive rural development
LOS	Level of service
LUAC	Land Use Advisory Commission
MIDs	Major Industrial Developments
MUTCD	Manual of Uniform Traffic Control Devices
NFCCs	New Fully Contained Communities
NWI	National Wetland Inventory
PALS	Pierce County Planning and Land Services
PAR	Property Adjacent to Resource Use
Parks	Pierce County Parks and Recreations
PBRs	Public Benefit Rating System
PCD	Pierce Conservation District
PDR	Purchase of Development Rights
PWU	Pierce County Public Works & Utilities
RCW	Revised Code of Washington
SMA	The Washington State Shoreline Management Act
SMP	Pierce County Shoreline Master Program
SSMAs	Satellite System Management Agencies
TDR	Transfer of Development Rights
TPCHD	Tacoma-Pierce County Health Department
WAC	Washington Administrative Code
WRIAs	Water Resource Inventory Areas
WSDOT	Washington State Department of Transportation

DRAFT KEY PENINSULA COMMUNITY PLAN

Community Planning Board (CPB) - Transportation Project Recommendations

ID#*	ROADWAY**	LIMITS	DESCRIPTION***	ESTIMATED COST****
PREMIER PRIORITY PROJECTS (4):				
KP1	134TH AVENUE KPN/KEY PENINSULA HIGHWAY KPN	Intersection	Realign intersection and add turn lanes	\$640,000
KP2	186TH AVENUE - JACKSON LAKE ROAD KPN	Herron Road KPN to Key Peninsula Hwy. KPN	Construct missing roadway segment on 186th Avenue KPN, widen existing lanes, and add roadside path	\$6,650,000
KP3	KEY PENINSULA HIGHWAY KPN	Olson Drive - Cramer Road KPN to SR-302 (Elgin-Clifton Road KPN)	Widen existing paved shoulders; add pedestrian facilities in commercial center	\$6,360,000
KP4	OLSON DRIVE - CRAMER ROAD/KEY PENINSULA HIGHWAY KPN	Intersection	Realign intersection and add turn lanes	\$1,155,000
HIGH PRIORITY PROJECTS (7):				
KP5	CRAMER ROAD - 134TH AVENUE KPN	Key Peninsula Hwy. KPN to SR-302	Add paved shoulders	\$4,390,000
KP6	JACKSON LAKE RD/KEY PENINSULA HWY/LACKEY RD. KPN	Intersection	Reconfigure into 3-way intersection and add turn lanes	\$1,340,000
KP7	KEY PENINSULA HIGHWAY KPS	76th Street KPS to Erickson Road KPS	Add paved shoulders or roadside path; add pedestrian facilities in commercial center	\$3,240,000
KP8	KEY PENINSULA HIGHWAY KPN	Herron Road - A Street KPN to 89th Street KPN	Widen existing paved shoulders or add roadside path; add pedestrian facilities in commercial center	\$9,750,000
KP9	KEY PENINSULA HIGHWAY KPN	89th St. KPN to Olson Dr. - Cramer Rd. KPN	Add center turn lane and pedestrian facilities in commercial center	\$930,000
KP10	OLSON DRIVE KPN	S. Vaughn Road - Wright-Bliss Road KPN to Key Peninsula Hwy. KPN	Improve alignment and add paved shoulders or roadside path	\$3,400,000
KP11	WHITEMAN ROAD KPS/KEY PENINSULA HIGHWAY KPS	Intersection	Realign intersection	\$460,000

DRAFT KEY PENINSULA COMMUNITY PLAN

Community Planning Board (CPB) - Transportation Project Recommendations

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MEDIUM PRIORITY PROJECTS (14):				
KP12	92ND STREET KPN	S. Vaughn Road KPN to Olson Drive KPN	Add paved shoulders	\$1,570,000
KP13	94TH AVENUE NW (Developer)	0.25 miles south of SR-302 to SR-302	Construct new roadway with paved shoulders	\$500,000
KP14	94TH AVENUE NW	SR-302 to Kitsap County Line	Widen existing lanes and add paved shoulders	\$3,460,000
KP15	118TH AVENUE NW	Creviston Drive NW to SR-302	Add paved shoulders or roadside path	\$1,293,000
KP16	CORNWALL ROAD KPS - DELANO ROAD KPS	Herron Road KPN to 158th Avenue KPS	Add paved shoulders or roadside path	\$4,690,000
KP17	CREVISTON DRIVE NW	134th Avenue KPN to SR-302	Improve alignment and add paved shoulders	\$7,500,000
KP18	HALL ROAD KPN	West terminus to S. Vaughn Road - Wright-Bliss Road KPN	Add paved shoulders or roadside path	\$1,230,000
KP19	HERRON ROAD KPN/KEY PENINSULA HIGHWAY KPN	Intersection	Add turn lanes	\$330,000
KP20	KEY PENINSULA HIGHWAY KPS	Erickson Road KPS to Herron Road - A Street KPN	Widen existing paved shoulders or add roadside path	\$7,770,000
KP21	LACKEY ROAD KPN	Jackson Lake Road KPN to S. Vaughn Road KPN	Add paved shoulders or roadside path	\$1,980,000
KP22	ROUSE ROAD KPS/KEY PENINSULA HIGHWAY KPS	Intersection	Realign intersection	\$450,000
KP23	S. VAUGHN ROAD KPN	Lackey Road KPN to Hall Road - Olson Drive KPN	Add paved shoulders	\$612,000
KP24	WRIGHT-BLISS ROAD KPN	Hall Road - Olson Drive KPN to SR-302 (Elgin-Clifton Road KPN)	Widen existing paved shoulders or add roadside path	\$3,234,000
KP25	WRIGHT-BLISS ROAD KPN	SR-302 (Elgin-Clifton Road KPN) to Kitsap County Line	Improve alignment and add paved shoulders or roadside path	\$5,720,000

DRAFT KEY PENINSULA COMMUNITY PLAN

Community Planning Board (CPB) - Transportation Project Recommendations

ID#*	ROADWAY**	LIMITS	DESCRIPTION***	ESTIMATED COST****
LOW PRIORITY PROJECTS (8):				
KP26	76TH STREET - WHITEMAN ROAD KPS	Key Peninsula Hwy. KPS s/72nd St. KPS to Key Peninsula Hwy. KPS n/174th Ave. KPS	Add paved shoulders	\$16,670,000
KP27	118TH AVENUE NW	SR-302 to Kitsap County Line	Widen existing lanes and add paved shoulders	\$3,870,000
KP28	128TH STREET - 94TH AVENUE - DANFORTH STREET NW	Wind-N-Tide Drive NW to SR-302	Add paved shoulders or roadside path	\$3,314,000
KP29	144TH STREET KPN/NW (POWERLINE ROAD)	Wright-Bliss Road KPN to SR-302	Construct new roadway with roadside trail	\$25,190,000
KP30	ERICKSON ROAD KPS	Whiteman Road KPS to Key Peninsula Hwy. KPS	Add roadside path	\$1,350,000
KP31	GOODRICH DRIVE NW	SR-302 to Kitsap County Line	Widen existing lanes and add paved shoulders	\$4,950,000
KP32	ROUSE ROAD KPS	Whiteman Road KPS to Key Peninsula Hwy. KPS	Add paved shoulders	\$3,970,000
KP33	VAN SLYKE ROAD - BAYVIEW ROAD - BLISS COCHRANE ROAD KPN	Hall Road KPN to SR-302	Add paved shoulders or roadside path	\$4,200,000

DRAFT KEY PENINSULA COMMUNITY PLAN

Community Planning Board (CPB) - Transportation Project Recommendations

ID#*	ROADWAY**	LIMITS	DESCRIPTION***	ESTIMATED COST****
STATE HIGHWAY PRIORITY PROJECTS (3):				
KP34	SR-302 (WSDOT)	Mason County Line to Key Peninsula Hwy. KPN	Improve existing alignment, intersections, and paved shoulders <u>and/or</u> construct new northern route with a regional multi-use trail; add pedestrian facilities in commercial center	TBD
KP35	SR-302 (WSDOT)	Key Peninsula Hwy. KPN to 94th Avenue NW	Improve existing alignment, intersections, and paved shoulders <u>and/or</u> construct new northern route with a regional multi-use trail; add pedestrian facilities in commercial center	TBD
KP36	SR-302 (WSDOT)	94th Avenue NW to Purdy Drive NW (SR-302 Spur)	Improve existing alignment, intersections, and paved shoulders <u>and/or</u> construct new northern route with a regional multi-use trail; add pedestrian facilities in commercial center	TBD

NOTE: ALL PROJECTS ARE SUBJECT TO MORE DETAILED REVIEW AND ANALYSIS PRIOR TO IMPLEMENTATION.

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- c. The addition of paved shoulders assumes the construction of 6-foot-wide striped shoulders on both sides of the roadway (if feasible).
- d. The addition of a roadside path assumes the construction of a 6-foot-wide paved walkway on one side of the roadway only (if feasible).
- e. The addition of a roadside trail assumes the construction of a 10-foot-wide paved trail on one side of the roadway only (if feasible).

PREMIER PRIORITY PROJECTS: 4
HIGH PRIORITY PROJECTS: 7
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TOTAL PROJECTS: 36

**** - Cost estimates are "rough order of magnitude" estimates for planning purposes only. These estimates are based on Year 2006 dollars and rounded to the nearest \$10,000.

In cases where more than one nonmotorized option is recommended for a particular roadway, the higher cost estimate was used.

(Developer) - This project is dependent upon a future development proposal and would likely be implemented by a developer.

(WSDOT) - The Washington State Department of Transportation (WSDOT) would be the lead agency for this project.

TBD - To Be Determined

KEY PENINSULA COMMUNITY PLAN

Transportation Project Recommendations

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Transportation Project Recommendations

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KEY PENINSULA COMMUNITY PLAN

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KEY PENINSULA COMMUNITY PLAN

Transportation Project Recommendations

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KEY PENINSULA COMMUNITY PLAN

Transportation Project Recommendations

ID#*	ROADWAY**	LIMITS	DESCRIPTION***	ESTIMATED COST****
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TBD - To Be Determined