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*Only those portions of Chapter 2.114 that are proposed to be amended are shown.
Remainder of text, tables, and/or figures is unchanged.*

2.114.030 Definitions

O. **"Lakes"** means all freshwater impoundments ~~20 acres or greater in size~~ and their undeveloped shoreline areas.

T. **"Prairie Land"** means open areas predominated by native, drought-resistant grasses, forbs (flowering non-woody plants), and herbs. In Pierce County, prairies are an unusual vegetation regime found in areas of extremely well-drained soils.

(Note: Reletter remaining definitions accordingly)

1 **2.114.060 Current Use Assessment Open Space Land and the Public Benefit Rating**
2 **System.**

3 H. **Public Benefit Rating System Point System.** See Table 2.114-1 Public Benefit Rating
4 System in Appendix "A".

5 I. **Description of Resource Categories: Eligibility Criteria, Data Sources, and**
6 **Examples.**

7 1. **High Priority Resources.**

8 a. **Agricultural Lands.**

9 (1) Eligibility Criteria. Agricultural Lands are those lands meeting any of the
10 following criteria:

11 (a) Lands which are on prime or unique soils as identified in the data
12 sources; or

13 (b) Lands which are primarily devoted to the production of horticultural,
14 viticultural, floricultural, dairy, apiary, vegetable, or animal products or
15 of berries, grain, hay, straw, turf, seed, Christmas trees not subject to
16 the excise tax imposed by RCW 84.33.100 through 84.33.140, or
17 livestock, and which have significance for agricultural production.

18 (c) Lands that have traditionally been in or are still capable of production
19 of the above as demonstrated by sales receipts, income tax statements,
20 or other materials which the Department accepts as proof that farming
21 once occurred on the property and the property could be returned to
22 highly productive commercial agriculture, conservation plans, and farm
23 plan which includes a water protection plan that shall be reviewed and
24 approved by the conservation district prior to granting.

25 (2) Data Sources.

26 (a) United States Department of Agriculture (USDA), Soil Conservation
27 Service. February, 1979, Soil Survey of Pierce County Area,
28 Washington.

29 (b) USDA, Soil Conservation Service, June, 1981, Important Farmlands of
30 Pierce County, Washington.

31 (c) Lands that have been traditionally in or are still capable of production
32 of the above as demonstrated by: sales receipts, income tax statements
33 or other materials which the Department accepts as proof that farming
34 once occurred on the property and the property could be returned to
35 highly productive commercial agriculture; conservation plans; and farm
36 plans, which include a water protection plan, that shall be reviewed and
37 approved by the conservation district prior to granting.

38 (3) Examples. Lands utilized for crop production in the Puyallup River valley.

39 ab. **Critical Salmon Habitat.**

40 (1) Eligibility Criteria. Properties and associated lands identified in a adopted
41 Federal, State or local program intended to enhance or preserve critical
42 salmon habitat.

43 (2) Data Sources. Adopted Federal, State or local program documents intended
44 to enhance or preserve critical salmon habitat.

45 (3) Examples. River and basin maps for the White and Puyallup River systems
46 and South Prairie Creek system.
47



1 **bc. Fish and Wildlife Habitat Conservation Areas.**

2 (1) Eligibility Criteria.

- 3 (a) Areas which have a primary association with federally or state listed
4 endangered, threatened, or sensitive species of fish or wildlife
5 (specified in 50 CFR 17.11, 50 CFR 17.12, WAC 232-12-011, and
6 WAC 232-12-014) and which, if altered, may reduce the likelihood that
7 the species will maintain and reproduce over the long term.
8 Endangered, threatened, or sensitive species found in Pierce County as
9 of March 1997 are set forth in Title 18E PCC.
- 10 (b) Habitats and species of local importance, including the following:
- 11 i. Areas with which State-listed monitor or candidate species or
12 federally listed candidate species have a primary association, as
13 specified in Washington Department of Wildlife Policies 4802 and
14 4803, and which, if altered, may reduce the likelihood that the
15 species will maintain and reproduce over the long term. Candidate
16 and monitored species found in Pierce County as of March 1997
17 are set forth in Title 18E, PCC.
- 18 ii. Documented habitat areas or outstanding potential habitat areas for
19 endangered, threatened, sensitive, candidate, or monitor species.
20 These areas include specific habitat types which are infrequent in
21 occurrence in Pierce County and may provide specific habitats
22 with which endangered, threatened, sensitive, candidate, or
23 monitor species have a primary association, such as breeding
24 habitat, winter range, and movement corridors. These areas
25 include the following: oak woodlands, prairies, old growth forests,
26 rocky shoreline areas, caves, cliffs, snag-rich areas, White River
27 elk herd winter range.
- 28 (c) Commercial and recreational shellfish areas;
- 29 (d) Kelp and eelgrass beds; herring and smelt spawning areas;
- 30 (e) Naturally occurring ponds under 20 acres and their submerged aquatic
31 beds that provide fish or wildlife habitat; and
- 32 (f) State natural area preserves and natural resource conservation areas.
- 33 (g) Land located within the Pierce County Biodiversity Network as
34 identified in the Pierce County Biodiversity Network Assessment report
35 dated August 2004.

36 (2) Data Sources.

- 37 (a) Pierce County Critical Areas Atlas:
- 38 i. Fish and Wildlife Habitat Conservation Areas-Commercial and
39 Recreational Shellfish Areas Map;
- 40 ii. Fish and Wildlife Habitat Conservation Areas-Stream Typing
41 Maps;
- 42 iii. Fish and Wildlife Habitat Conservation Areas-Vascular Plants
43 Map; and
- 44 iv. Fish and Wildlife Habitat Conservation Areas-Priority Habitats
45 and Species Map.
- 46



- (b) Commercial and Recreational Shellfish Areas in Puget Sound, Washington Department of Health, was used as a source to identify fish and wildlife habitat conservation areas which are depicted in the Critical Areas Atlas-Fish and Wildlife Habitat Conservation Areas-Commercial and Recreational Shellfish Areas Map.
 - (c) Natural Heritage Data Base, Washington Department of Natural Resources, was used as a source to identify fish and wildlife habitat conservation areas which are depicted in the Critical Areas Atlas-Fish and Wildlife Habitat Conservation Areas-Vascular Plants and Fish and Wildlife Habitat Conservation Areas-Animals Maps.
 - (d) Puget Sound Environmental Atlas, Puget Sound Water Quality Authority.
 - (e) Coastal Zone Atlas of Washington, Volume VII, Pierce County, Washington Department of Ecology;
 - (f) Priority Habitats and Species Program and Priority Habitat Species Maps, Washington Department of Fish and Wildlife;
 - (g) Nongame Data Base, Washington Department of Fish and Wildlife;
 - (h) Washington Rivers Information System, Washington Department of Fish and Wildlife; and
 - (i) Water Resource Index Areas (WRIA), Washington Department of Fish and Wildlife.
 - (j) Pierce County Biodiversity Network Assessment, August 2004.
- (3) Examples. Nesting sites for bald eagles, prairies, old growth forests, oak woodlands, great blue heron rookeries, Upland Biodiversity Management Area.

ed. Marine Waters.

- (1) Eligibility Criteria. Undeveloped shoreline areas adjacent to marine waters of Puget Sound and associated tidelands (as defined by Pierce County Shoreline Master Program) associated with marine waters.
- (2) Data Source. Pierce County Shoreline Mater Program mapping.
- (3) Examples. Tacoma Narrows, Henderson Bay, Case and Carr Inlets.

e. Prairies.

- (1) Eligibility Criteria.
- (2) Data Source.
- (3) Examples.

df. Streams.

- (1) Eligibility Criteria.
 - (a) Undeveloped lands identified in (b) and (c) below which are located adjacent to streams and rivers classified by the Washington Department of Natural Resources (DNR) water typing classification system as detailed in WAC 222-16-030;
 - (b) Buffer areas associated with streams and rivers as required by Pierce County critical area regulations (Title 18E PCC); and
 - (c) Unimproved areas contiguous with required stream buffer areas extending up to 200 feet landward from the ordinary high water mark of the stream.



- (2) Data Sources.
 - (a) Pierce County Critical Areas Atlas Fish and Wildlife Habitat Conservation Areas-Stream Typing Maps; and
 - (b) Water Type Reference Maps, Washington Department of Natural Resources, were used as sources to identify fish and wildlife habitat conservation areas which are depicted in the Critical Areas Atlas-Fish and Wildlife Habitat Conservation Areas-Stream Typing Maps.
- (3) Examples. Clover Creek, the Puyallup River, Minter Creek.

eg. Wetlands, Estuaries, and Tidal Marshes.

- (1) Eligibility Criteria.
 - (a) Wetlands;
 - (b) Buffer areas for wetlands as required by Pierce County Critical Area regulations (Title 18E PCC);
 - (c) Unimproved areas contiguous with required wetland buffer areas extending up to 200 feet landward from the edge of the wetland; and
 - (d) Areas that qualify for buffer averaging under Pierce County Wetland Management Regulations (Title 18E PCC).
- (2) Data Sources.
 - (a) Pierce County Wetland Inventory Maps;
 - (b) National Wetland Inventory Maps; and
 - (c) Priority Habitats and Species Program and Priority Habitat Species Maps, Washington Department of Fish and Wildlife.
- (3) Examples. Swamps, marshes, bogs, estuaries, tidal marshes.

fh. Wooded Areas.

- (1) Eligibility Criteria.
 - (a) Wooded areas over one acre in size meeting the definition in 2.114.030 AF. and which:
 - i. provide public access;
 - ii. serve as a buffer between urban and rural areas;
 - iii. provide a separation between communities;
 - iv. provide a buffer between developed areas and adjacent designated parks, designated wildlife preserves, designated nature reserves, critical areas (as defined by Title 18E PCC), or designated historic sites; or
 - v. provide a linkage or corridor between other designated open space areas.
- (2) Data Sources. Wooded Areas Map.
- (3) Examples. Large forested area adjacent to Spanaway Loop Road.

2. Medium Priority Resources.

a. ~~Agricultural Lands.~~

- ~~(1) Eligibility Criteria. Agricultural Lands are those lands meeting any of the following criteria:

 - ~~(a) Lands which are on prime or unique soils as identified in the data sources; or~~
 - ~~(b) Lands which are primarily devoted to the production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to~~~~



1 the excise tax imposed by RCW 84.33.100 through 84.33.140, or
2 livestock, and which have significance for agricultural production.

3 ~~(c) Lands that have traditionally been in or are still capable of production
4 of the above as demonstrated by sales receipts, income tax statements,
5 or other materials which the Department accepts as proof that farming
6 once occurred on the property and the property could be returned to
7 highly productive commercial agriculture, conservation plans, and farm
8 plan which includes a water protection plan that shall be reviewed and
9 approved by the conservation district prior to granting.~~

10 ~~(2) Data Sources.~~

11 ~~(a) United States Department of Agriculture (USDA), Soil Conservation
12 Service. February, 1979, Soil Survey of Pierce County Area,
13 Washington.~~

14 ~~(b) USDA, Soil Conservation Service, June, 1981, Important Farmlands of
15 Pierce County, Washington.~~

16 ~~(c) Lands that have been traditionally in or are still capable of production
17 of the above as demonstrated by: sales receipts, income tax statements
18 or other materials which the Department accepts as proof that farming
19 once occurred on the property and the property could be returned to
20 highly productive commercial agriculture; conservation plans; and farm
21 plans, which include a water protection plan, that shall be reviewed and
22 approved by the conservation district prior to granting.~~

23 ~~(3) Examples. Lands utilized for crop production in the Puyallup River valley.~~

24 **ba. Aquifer Recharge Areas.**

25 (1) Eligibility Criteria. Areas which contain both of the following:

26 (a) Areas within the Clover/Chambers Creek Aquifer basin boundary and
27 areas within the boundaries of the two highest D.R.A.S.T.I.C. zones
28 (rated 180 and above) in the Map of Groundwater Pollution Potential;
29 and

30 (b) Other high or medium priority resources as defined by this Section.

31 (2) Data Sources.

32 (a) Clover/Chambers Creek Basin Ground Water Management Program
33 and D.R.A.S.T.I.C. index as identified by the National Water Well
34 Association in the Map of Groundwater Pollution Potential; and

35 (b) Pierce County Critical Areas Atlas, Aquifer Recharge Area-
36 D.R.A.S.T.I.C. Zones and Clover/Chambers Creek Basin Maps.

37 (3) Examples. Oak woodland area overlying the aquifer in Parkland/ Spanaway
38 area.



Appendix "A"

**TABLE 2.114-1
PUBLIC BENEFIT RATING SYSTEM**

	Categories	Point System
Priority Resource	<u>High Priority</u> <ul style="list-style-type: none"> · Agricultural Lands · Critical Salmon Habitat · Fish and Wildlife Habitat Conservation Areas · Marine Waters · Prairies · Streams · Wetlands, Estuaries, and Tidal-Marshes · Wooded Areas 	5 points each
	<u>Medium Priority</u> <ul style="list-style-type: none"> · Agricultural Lands · Aquifer Recharge Areas · Flood Hazard Areas · Lakes · Private Open Space Passive Recreation · Privately Owned and Operated Recreational Facilities · Private Trails and Corridors 	3 points each
	<u>Low Priority</u> <ul style="list-style-type: none"> · Archaeological Sites · Historic Landmark Sites · Landslide Hazard Areas (Steep Slopes) · Private Parks and Private Golf Courses with Developed Facilities · Scenic View Points and Corridors · Seismic Hazard Areas · Volcanic Hazard Areas 	1 point each
Bonus	Public Access Granted	5 points
	Conservation/Historic Easement Granted in Perpetuity (forever)	10 points
	Site Within a Designated Urban Growth Area (UGA) or the Comprehensive Urban Growth Area (CUGA)	5 points
	Site is Adjacent to (abuts) or Creates Linkage With Another Open Space Parcel	5 points
Super Bonus	Properties with at least five priority resource points and which allow a degree of public access appropriate to the sensitivity of the resource(s) and which provide a qualifying conservation or historic easement in perpetuity.	25 points



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