

## LAND USE ELEMENT POLICIES

### GENERAL

**Intent:** To reduce property taxes on parcels that are being taxed commercial but where zoning does not allow for commercial uses. **Delete**

**Objective 1.** Reconcile property taxation with a property's current zoning, as well as the current use, which dictates the types and intensity/density of allowable uses. **Delete**

**Principle 1.** Change the tax classification of properties that are being taxed as commercial but do not have a zone that allows for commercial uses. **Delete**

### NATURAL RESOURCE USES

**Intent:** Promote natural resource uses within the plan area in a manner that is sensitive to surrounding uses and the natural environment. **LU-78.6**

#### General

**Objective 2.** Provide notification to residents of resource uses. **ENV-1.7**

**Principle 1.** Require plat and title notification for new developments surrounding resource uses (surface mining, agricultural, forestry). **LU-78.6, ENV-1.7**

#### **Standards**

2.1.1 Plat and title notification should alert potential buyers that property is located next to an existing or potential resource use. This could be accomplished using a Property Adjacent to Resource Use (PAR) boundary. **ENV-1.7**

2.1.2 Title notification should be recorded with Auditor each time the property is sold. **ENV-1.7**

**Principle 2.** Increase the distance for property notification for proposed new resource uses based on the proposed use/activity and associated level of impact (e.g., noise, smell, traffic, etc.). **Delete-process**

#### Mining

**Objective 3.** Restrict new mining activities within the plan area until the County provides adequate mapping and standards for Mineral Resource Overlay (MRO) areas. **Delete**

**Principle 1.** Identify potential sites for mining activities (surface and subsurface) with a MRO. **LU-90.1**

**Standards**

- 3.1.1 Map sites that contain gravelly soils that may be suitable for surface mining activity. **LU-90.1**
- 3.1.2 Map sites that may contain deposits of coal, ores, or other minerals that may require subsurface mining actions. **LU-90.1**
- 3.1.3 Evaluate sites that have mining claims or where mineral rights are owned by commercial enterprises for inclusion in the MRO. **LU-90.1**

**Principle 2.** Develop MRO standards. **LU-90.4**

**Principle 3.** Allow new mining activities only after the County completes the MRO mapping process on a Countywide basis and develops MRO standards. Prohibit mining activities in all designations until this process is completed. **Delete**

**Principle 4.** Control the expansion of existing surface mining activities beyond that which is already allowed through Washington State Department of Natural Resource (WDNR) issued permits. **LU-90.3**

Agriculture and Aquaculture

**Objective 4.** Promote agriculture activities throughout the rural portions of the plan area.

**Principle 1.** Create a new Rural Residential - Rural Farm (RF) designation to recognize agricultural properties that are not designated Agricultural Resource Land (ARL). **LU-62**

**Standards**

- 4.1.1 The Rural Farm should include all parcels that are currently enrolled in the Current Use Assessment Program - Productive Farm and Agricultural Land category and parcels where property owners request designation as Rural Farm. **LU-62.1.3+**
- 4.1.2 Parcels included in the Rural Farm should be a minimum of five acres in size.
- 4.1.3 Parcels that are located within a Rural Center or volcanic hazard area; within the Reserve 5, Agricultural Resource Land, or Designated Forest Land designation; or within a Mineral Resource Overlay should not be designated Rural Farm.

- 4.1.4 Establish a process for designation and redesignation of Rural Farm LU-62.1, 62.5
- 4.1.5 Residential density in the Rural Farm shall be one dwelling unit per 10 acres. LU Table 2-I
- 4.1.6 New parcels created within the Rural Farm should be a minimum of ten-acres in size.
- 4.1.7 The County Council should consider redesignating properties in areas outside the Graham Community Plan area boundaries to Rural Farm. LU-62.1
- 4.1.8 Extend agricultural related protections such as title and plat notification and right to farm provisions to parcels in the Rural Farm. LU-62.3
- 4.1.9 Encourage agricultural related uses and discourage uses incompatible with agricultural activities in the Rural Farm. LU-62.4

**Principle 2.** Locate agricultural supply and product sales uses in designations/zones that are appropriate for the level, type, and intensity of the proposed use.

**Standards**

- 4.2.1 Limit agricultural supply sales of large scale or heavy equipment products, such as combines and tractors to urban commercial and industrial areas.
- 4.2.2 Allow agricultural supply sales involving feed and grain stores in commercial areas and of limited size and scope in rural centers through a special review process.
  - 4.2.2.1 The intensity and design of structures should reflect a rural character. LU-60
  - 4.2.2.2 Outside storage and display of products should be controlled and when necessary fenced to provide adequate screening.
  - 4.2.2.3 Structures in RAC zones should be of a scale not exceeding the rural center character.
  - 4.2.2.4 Structures in RNC and R10 zones should be very small scale.
- 4.2.3 Allow agricultural sales involving agricultural products such as produce, dairy products, flowers, etc. and handcrafted items in commercial areas such as MUD, RAC, and RNC zones.

- 4.2.3.1 The intensity and design of structures should reflect a rural character. **LU-60**
- 4.2.3.2 Outside storage and display of products should be controlled and when necessary fenced to provide adequate screening.
- 4.2.4 Some smaller scale agricultural sales involving agricultural products such as produce, dairy products, flowers, etc., that are limited in size and products may be permitted in rural residential and agricultural areas.
  - 4.2.4.1 The intensity and design of structures that are used to sell produce and plants should be in an open air farmer's market format or incorporated into a barn-like structure that maintains a rural character.
  - 4.2.4.2 Structures for produce and plant sales should be small in size and outside storage and sales should be limited in scope and when necessary properly screened.
  - 4.2.4.3 Agricultural products should be grown or produced on site or produced locally but some small amount of other accessory retail sales may occur (e.g., value added products, products sold on consignment, handcrafted items, related wholesale sales).
- Principle 3.** Promote agricultural services within rural, agricultural, commercial, and industrial areas. **LU-77.2**
- Principle 4.** Locate commercial animal production, boarding, and slaughtering uses in rural and agricultural areas. **LU-77.2, LU-60.4.5**
- Principle 5.** Support the raising of crops in rural and agricultural areas. Crop processing facilities should be located in commercial, industrial, and agricultural areas. Limited processing activities may occur in rural areas. **LU-60.4.6+**
- Principle 6.** Apply a special review process to fish processing, hatcheries and aquaculture uses in sensitive areas.
- Principle 7.** Allow animal boarding for personal use. The number of animals should be based on the amount of land available to support the species.

Forestry

- Objective 5.** Recognize forestry uses as a historic land use within the plan area and a desirable use to promote the rural character.

**Principle 1.** Maintain the current Forest Land (FL) designation boundaries. **LU-88**

**Principle 2.** Conduct commercial harvesting of forest products in rural residential and natural resource land areas.

**Principle 3.** Retain the rural character by allowing Christmas tree farms in urban single-family, rural residential, and natural resource land areas.

**Standards**

5.3.1 Limit the size of Christmas tree farms to no greater than five acres in SF.

**Principle 4.** Locate forestry use types that involve the manufacturing of lumber and basic wood materials, etc., in CE zones and through special review in FL zones.

**Standards**

5.4.1 Recognize historically authorized forestry based industries such as Rainier Veneer and Viking Cabinets that were legally created and are now nonconforming uses and allow these uses to remain and continue operations in a nonconforming status.

**INDUSTRIAL**

**Intent:** Accommodate low intensity industrial uses within the plan area in locations where the mixture of uses can be internally compatible as well as adequately separated from surrounding non-industrial uses. Access to these uses should be available from a State Route Highway or, when appropriate, a railroad line or airport. Uses should be of a type and scale that is consistent with a rural character.

**Objective 6.** Provide for low intensity industrial uses within commercial and industrial designations.

**Principle 1.** Establish a Community Employment Center (CE) zone to provide for low intensity industrial uses. **LU-51**

**Standards**

6.1.1 Rezone the existing Employment Center (EC) located along Mountain Highway south of 224th St. E. to CE. **Delete**

6.1.2 The CE zone should provide for a level of low intensity industrial uses and activities that reflect the rural character and should also provide adequate separation, buffering, and screening from non-industrial uses.

6.1.3 The CE zone should allow some very limited commercial services that provide for employee and employer needs. **LU-54.6**

6.1.4 Residential uses shall be prohibited within CE.

**Principle 2.** Limit basic manufacturing uses to forest based industries, which are classified under the Resource Use – Forestry category, within the plan area. All other basic manufacturing uses within the plan area should be prohibited, as they exceed an intensity level that is desirable for the rural character.

**Principle 3.** Locate contractor yards in urban commercial and industrial designations and in the Rural 10 land use designation.

**Standards**

6.3.1 Design standards and guidelines and zoning standards should be adopted for contractor yards that address adequate screening and buffering requirements that enhance the aesthetic appeal of these types of uses.

**Principle 4.** Allow small-scale food processing and packaging facilities in urban commercial and industrial zones and in RAC zones subject to special review. Small-scale breweries (micro-brews and brew pubs) and wineries should be allowed as an accessory use for a restaurant.

**Principle 5.** Provide for industrial services and repair facilities in urban commercial and industrial designations.

**Standards**

6.5.1 Allow uses involving the repair of medium and large sized product with all repair conducted inside a building in CE. **Delete (in zoning tables/LUAC recommendation)**

6.5.2 Allow industrial services related to bio-tech or high tech research in CE and MUD. **Delete (in zoning tables/LUAC recommendation)**

6.5.3 Allow aircraft and maintenance services in MUD through special review with all storage, repair, and maintenance activities conducted inside a building as both MUD areas are located near airports (Thun Field and Spanaway Airfield). **Delete (in zoning tables/LUAC recommendation)**

**Principle 6.** Provide intermediate manufacturing and intermediate/final assembly in urban commercial and industrial designations. **Delete (in zoning tables/LUAC recommendation)**

- Principle 7.** Allow motion picture, television, and radio production studios in urban commercial and industrial designations and through special review in RAC zones. **Delete (in zoning tables/LUAC recommendation)**
- Principle 8.** Prohibit off-site hazard waste treatment and storage facilities in the plan area. **Delete (in zoning tables/LUAC recommendation)**
- Principle 9.** Allow printing, publishing, and related industries in urban commercial and industrial designations, and in the RAC zone, through special review. **Delete (in zoning tables/LUAC recommendation)**
- Principle 10.** Prohibit recycling processing in the plan area. **Delete (in zoning tables/LUAC recommendation)**
- Principle 11.** Allow salvage yards and vehicle storage in the CE zone. **Delete (in zoning tables/LUAC recommendation)**
- Principle 12.** Allow warehousing, distribution, and freight movement related to manufactured or processed products on a lot or combination of lots not exceeding two acres in size in urban commercial and industrial designations. **Delete (in zoning tables/LUAC recommendation)**
- Principle 13.** At the next plan update cycle, explore the need to establish additional lands for low intensity industrial uses that may be adjacent to railroad lines. **Delete (LUAC recommendation)**

## COMMERCIAL (RETAIL, OFFICE, AND BUSINESS)

**Intent:** Commercial uses should provide a range of necessary businesses to the surrounding community. Commercial uses should be concentrated in urban centers (CE and MUD) and rural centers (RAC and RNC) with recreational opportunities allowed in rural residential and forest areas.

**Objective 7.** Provide adequate space within the plan area for commercial uses and locate commercial uses primarily within urban centers or rural centers at a scale that is compatible with the surrounding uses.

**Principle 1.** Designate and configure commercial areas based on consideration of the percentage of vacant and redevelopable land, existing developed uses, constrained land, distance to other urban or commercial areas, compatibility with surrounding uses, and projected population growth. In addition, apply GMA criteria for limited areas of more intensive rural development (LAMIRD) in evaluating rural centers and adjust rural center boundaries as follows:

**Standards**

- 7.1.1 The Elk Plain Mixed Use District (east of SR-7 and 224th St. E.) shall remain as it currently exists.
- 7.1.2 The Meridian Mixed Use District (SR-161 north of 200th St. E.) shall be modified to redesignate the properties that are either currently developed with residential uses or are not adjacent to Meridian to Moderate High Density Residential (MHR).
- 7.1.3 The Graham Rural Activity Center located at 224th St. E. and SR-161 shall be modified to remove Frontier Park, properties owned by the school district, and the residential subdivision located in the northeast portion of the RAC. These parcels shall be redesignated to Rural 10. In addition, this RAC shall be modified to remove properties that are outside of the logical outer boundaries of the rural commercial area based on those commercial uses that were established in July 1990.
- 7.1.4 The Rural Neighborhood Center located at 208th St. E. and 54th Avenue E. shall be redesignated to Rural 10.
- 7.1.5 The Rural Neighborhood Center located at SR-7 and 260th St. E. shall be revised to remove the two vacant parcels north of 260th St. E. These two parcels shall be redesignated to Rural 10.
- 7.1.6 The Rural Neighborhood Center located at SR-7 and SR-702/352nd St. E. shall be redesignated to Rural 10.
- 7.1.7 Benston RAC (SR-161 and 304th St. E.) and the remaining Rural Neighborhood Centers at Johnson’s Corner (SR-7 and 304th St. E.) and Kapowsin (Orting-Kapowsin Hwy & Kapowsin Hwy E.) shall be retained in their current locations.

**Principle 2.** Concentrate administrative and professional offices in the urban and rural centers and allow for some small-scale offices in MHR zones. **Delete (in zoning tables/LUAC recommendation)**

**Principle 3.** Allow education services in commercial and industrial designations. **Delete (in zoning tables/LUAC recommendation)**

**Principle 4.** Cluster commercial amusement and recreation facilities in urban and rural centers. **Delete (in zoning tables/LUAC recommendation)**

**Principle 5.** Prohibit billboards within the plan area. **Delete (in zoning tables/LUAC recommendation)**

- Principle 6.** Locate building material and garden supply businesses in the urban and rural centers. **Delete (in zoning tables/LUAC recommendation)**
- Principle 7.** Allow bulk fuel dealers in urban commercial and industrial designations.
- Principle 8.** Locate business services in areas to serve other commercial and industrial businesses. **Delete (in zoning tables/LUAC recommendation)**
- Principle 9.** Allow commercial centers up to 80,000 square feet total floor area in MUD and RAC when all stores are contained in one structure. **Delete (in zoning tables/LUAC recommendation)**
- Principle 10.** Allow eating and drinking establishments in urban commercial and industrial designations except fast food restaurants with drive through facilities are not allowed in RNC zone. **Delete (in zoning tables/LUAC recommendation)**
- Principle 11.** Locate food stores in urban and rural centers. **Delete (in zoning tables/LUAC recommendation)**
- Principle 12.** Provide higher intensity lodging facilities in urban and rural centers and recreational camping opportunities in rural and forest land areas. **Delete (in zoning tables/LUAC recommendation)**
- Principle 13.** Prohibit mobile, manufactured, and modular home sales within the plan area. **Delete (in zoning tables/LUAC recommendation)**
- Principle 14.** Provide a range of motor vehicle sales, rental, repair, and services within the urban and rural centers. **Delete (in zoning tables/LUAC recommendation)**
- Principle 15.** Allow all personal services in commercial and industrial designations. **Delete (in zoning tables/LUAC recommendation)**
- Principle 16.** Consider potential impacts when locating new pet sales and service businesses in commercial and industrial designations and provide a special review process for uses that involve accessory outdoor facilities. **Delete (in zoning tables/LUAC recommendation)**
- Principle 17.** Locate rental and repair services in urban centers and Rural Activity Centers and provide a special review process for uses that involve outdoor storage. **Delete (in zoning tables/LUAC recommendation)**
- Principle 18.** Allow sales of general merchandise up to 80,000 square feet of total floor area in MUD; up to 30,000 total floor area in RAC; up to 5,000 square feet

total floor area in CE and RNC; and prohibit in all other designations.  
**Delete (in zoning tables/LUAC recommendation)**

**Principle 19.** Allow storage facilities in commercial and industrial designations. **Delete (in zoning tables/LUAC recommendation)**

**Principle 20.** Allow wholesale trade in urban commercial and industrial designations and rural activity centers. **Delete (in zoning tables/LUAC recommendation)**

## RESIDENTIAL

**Intent:** Residential areas should provide a range of uses from urban levels of density to lower rural residential densities. The scale of density should provide a step-down transition from the higher densities in the South Hill Community Plan area and reflect a rural feel. Lower rural residential density should be applied in volcanic hazard areas and environmentally sensitive areas.

### Residential Areas and Uses

**Objective 8.** Establish rural residential land use designations and accompanying land uses that preserve a low density rural land use pattern, evoke a rural character, protect environmentally sensitive features within the plan area, and provide an increased level of protection for volcanic hazard areas. Urban residential land use designations should provide a transition between higher residential urban densities found in the South Hill Community Plan area and the rural residential land uses found in the greater portion of the plan area.

**Principle 1.** Apply a Rural Sensitive Resource (RSR) designation to open space corridors within rural residential designations to reduce impacts associated with development.

### **Standards**

8.1.1 Establish a RSR zone on rural residential properties located within the open space corridor that contain at least 50% of designated open space corridor area.

8.1.1.1 At a minimum, the RSR zone should extend 500 feet in all directions from any wetland, stream, or surface water utilized for open space corridor designation.

8.1.1.2 Delineate the RSR zone using parcel boundaries.

8.1.1.3 Small lots that are located within previously platted lands should be excluded from the RSR unless they are contained

within the main portion of the open space corridor (i.e. connectivity should be maintained).

- 8.1.1.4 Monitor and adjust, as needed over time, those lands given the RSR zoning designation. Lands may be added or removed from this zoning designation as information regarding the environmental carrying capacity of the land and the sensitivity of the environment changes over time.
- 8.1.2 Low density single-family housing densities shall be allowed to occur in RSR zones.
  - 8.1.2.1 The base residential density shall be limited to one dwelling unit per 10 acres.
  - 8.1.2.2 Density bonus provisions shall be provided within RSR at two dwelling units per 10 acres when 50% of the property is set aside as permanent open space.
  - 8.1.2.3 Ten-acre lot sizes are preferred.
- 8.1.3 Limit land uses within the Rural Sensitive Resource designation to low density residential uses and natural resource uses and consider uses that minimize impacts in the RSR zone.
  - 8.1.3.1 Land uses within the RSR designation shall be limited to single-family residential, agriculture, forestry, selected civic uses such as organizational camps and public nonmotorized recreational facilities. Commercial and industrial development shall not be allowed.
  - 8.1.3.2 Require a special review process to elicit greater public involvement in the issuance of permits for certain land uses within RSR. Prohibit uses that may have potential impacts to the surrounding environmental systems within RSR.
  - 8.1.3.3 Uses that create minimum impacts to the integrity of the open space corridor such as pervious trails are encouraged.
  - 8.1.3.4 Uses that do not involve significant buildings or impervious surfaces such as farming and forestry are encouraged.
- Principle 3.** Provide incentives to consolidate parcels to be consistent with rural densities.

**Standards**

- 8.3.1 Work with the Pierce County Assessor/Treasurer's Office to provide a tax reduction to parcels that have been combined to meet current density requirements. **Delete (LUAC recommendation)**
- 8.3.2 Explore the opportunity to waive or reduce Planning and Land Services Department fees for lot combination applications. **Delete (LUAC recommendation)**
- 8.3.3 Investigate streamlining the lot combination and lot boundary line adjustment application processes.
- 8.3.4 Develop a transfer of development rights (TDR) program as a mechanism to compensate property owners for giving up potential development to meet current density requirements. **LU-124**

**Principle 4.** Rezone Moderate Density Single Family (MSF) to Single Family (SF). **Delete (in zoning tables/LUAC recommendation)**

**Standards**

- 8.4.1 Design standards should be applied within the SF zone. **Delete (in zoning tables/LUAC recommendation)**
- 8.4.2 Residential density within the SF zone shall be four dwelling units per acre. **Delete (in zoning tables/LUAC recommendation) LU Table 2-G**
- 8.4.3 Provide generous lot sizes in the SF zone. **Delete (in zoning tables/LUAC recommendation)**
- 8.4.4 Provide adequate separation between single-family structures to allow emergency access. **Delete (in zoning tables/LUAC recommendation)**

**Principle 5.** Create a Moderate High Density Residential (MHR) zone to allow for higher density residential development within the urban growth area and to recognize existing higher density residential patterns.

**Standards**

- 8.5.1 Redesignate the areas within the Mixed Use District that are planned to be developed or are already developed as residential uses to MHR. **Delete (in zoning tables/LUAC recommendation)**
- 8.5.2 Allow a range of residential use types in the MHR. **LU-34.7, 34.7.1**

8.5.3 The base residential density within MHR shall be 10 dwelling units per acre with a maximum density of 15 dwelling units per acre and minimum density of four dwelling units per acre. **Delete (in zoning tables/LUAC recommendation)**

8.5.4 Building height within MHR shall be 45 feet with an exception of up to 60 feet in height when underground parking for the structure is provided. **Delete (in zoning tables/LUAC recommendation)**

8.5.5 There shall be no side yard setbacks in MHR when structures are attached but when structures are separated then a minimum 10-foot separation distance between structures is required to allow emergency access. **Delete (in zoning tables/LUAC recommendation)**

**Principle 6.** Allow mixed multi-family residential and commercial development in MUD. **LU-45 and 46 all**

**Standards**

8.6.1 Multi-family residential development in MUD shall have commercial on main level with residential above. **Delete (in zoning tables/LUAC recommendation)**

8.6.2 The base residential density within MUD shall be 10 dwelling units per acre with a maximum density of 15 dwelling units per acre and minimum density of four dwelling units per acre. **Delete (in zoning tables/LUAC recommendation)**

8.6.3 There shall be no side yard setbacks in MUD when structures are attached but when structures are separated then a minimum 10-foot separation distance between structures is required to allow emergency access. **Delete (in zoning tables/LUAC recommendation)**

**Principle 7.** Utilize the Rural 20 (R20) designation to provide for lower residential densities and intensities of uses within volcanic hazard areas.

**Standards**

8.7.1 Redesignate all R10 parcels with 50% or more of the land area located within a volcanic hazard area to R20 and redesignate all R20 parcels with 50% of land area located outside a volcanic hazard area to R10, RF, or RSR as defined through other policies. **Delete (in zoning tables/LUAC recommendation)**

8.7.2 Prohibit Master Planned Resorts within R20.

- 8.7.3 Allow low density residential development, such as single-wide mobile homes and single-family detached housing, at a density of one dwelling unit per 20 acres. **Delete (in zoning tables/LUAC recommendation)**
- 8.7.4 Prohibit civic uses that would result in large congregations of people or put special populations, such as nursing home residents or children, at risk. **Delete (in zoning tables/LUAC recommendation)**
- Principle 8.** Locate nursing home facilities in high density urban residential areas and in Rural Centers. **Delete (in zoning tables/LUAC recommendation)**
- Principle 9.** Locate senior housing in urban residential areas. **Delete (in zoning tables/LUAC recommendation)**
- Principle 10.** Allow two-family in the MHR zone. **Delete (in zoning tables/LUAC recommendation)**
- Principle 11.** Provide for single-family detached housing throughout the residential areas of the plan area and within resource lands. **Delete (in zoning tables/LUAC recommendation)**
- Principle 12.** Allow fraternity and sorority housing in conjunction with college and university facilities in urban residential areas. **Delete (in zoning tables/LUAC recommendation)**
- Principle 13.** Continue to allow single-wide mobile homes in rural residential and agricultural lands. **Delete (in zoning tables/LUAC recommendation)**
- Principle 14.** Provide minimum lot sizes, lot widths, setbacks and maximum height requirements in the rural residential zones. **Delete (in zoning tables/LUAC recommendation)**

### **Standards**

- 8.14.1 Provide an exception to the setback requirements based upon smaller lot sizes and to avoid critical areas. In these cases, allow administrative reductions. **Delete (in zoning tables/LUAC recommendation)**
- 8.14.2 Minimum lot sizes in rural residential areas may be reduced to avoid critical areas or accommodate critical area tracts, but shall be no less than one acre in size. **Delete (in zoning tables/LUAC recommendation)**

### Home Occupations and Cottage Industries

- Objective 9.** Allow certain types of home occupations and cottage industries within the plan area that are compatible with the underlying urban or rural land use designation. **LU-99**

**Principle 1.** Separate cottage industry requirements into urban and rural categories with different standards for each (i.e., less intensive requirements for rural areas that are more compatible with rural character). **LU-99.4**

**Principle 2.** Establish relocation requirements for cottage industry businesses that grow beyond the limits of the underlying residential designation. At such time the business should be relocated to an appropriate commercial or industrial zone (i.e., CE, MUD, RAC, RNC). **LU-99.7**

## **CIVIC USES**

**Intent:** Civic uses provide necessary religious, cultural, and governmental functions. These uses should be located to conveniently serve the citizens of the plan area while maintaining a scale that is appropriate with adjacent uses and the rural character.

**Objective 10.** Promote necessary civic uses within the plan area that are compatible with the designated and surrounding uses and natural environment.

**Principle 1.** Allow administrative government services in urban commercial and industrial designations and rural activity centers.

**Principle 2.** Provide for day-care centers in close proximity to residential areas at a scale that is appropriate for the surrounding area while protecting children from incompatible uses and volcanic hazard areas.

**Principle 3.** Locate community and cultural services in commercial centers and districts, organizational camps in Rural Sensitive Resource areas and small scale services in residential areas.

**Principle 4.** Provide for educational facilities in close proximity to residential areas at a scale that is appropriate for the surrounding area while protecting children from incompatible uses and volcanic hazard areas.

**Principle 5.** Allow health services in MUD and RAC. **Delete (in zoning tables/LUAC recommendation)**

**Principle 6.** Locate postal service facilities in commercial and industrial areas. **Delete (in zoning tables/LUAC recommendation)**

**Principle 7.** Promote parks and recreation uses throughout the plan area. **Delete (in zoning tables/LUAC recommendation)**

**Principle 8.** Provide religious assemblies in urban and rural residential designations at a scale that is compatible with the surrounding uses while protecting large

congregations of people from incompatible uses and volcanic hazard areas. **Delete (in zoning tables/LUAC recommendation)**

**Principle 9.** Locate public safety services, such as police and fire stations, throughout the plan area and animal control services in urban commercial and industrial designations. **Delete (in zoning tables/LUAC recommendation)**

**Principle 10.** Provide transportation facilities that promote transit services and railroad stations. **Delete (in zoning tables/LUAC recommendation)**

**Principle 11.** Allow organizational camps through a conditional use permit process in the Rural Sensitive Resource zone a sthey are compatible with the Rural Environment. **Delete (in zoning tables/LUAC recommendation)**

## UTILITY USES

**Intent:** Utility uses provide facilities to serve the residents of the plan area. While it is important to provide these necessary facilities, they should be located and sited in a manner that minimizes any potential impacts to surrounding uses.

**Objective 11.** Provide necessary utility uses within the plan area that are compatible with the designated and surrounding uses. **U-1, 1.4**

**Principle 1.** Allow electrical transmission lines throughout the plan area. **U-1, 10**

**Principle 2.** Evaluate electric generation facilities through the conditional use or public facility permit process. **Delete (in zoning tables/LUAC recommendation)**

**Principle 3.** Provide for a range of natural gas facilities in the plan area. **U-12**

**Principle 4.** Promote smaller-scale, organic waste processing facilities in rural residential and agricultural areas. **Delete (in zoning tables/LUAC recommendation)**

### Standards

11.4.1 Allow soil treatment facilities and composting facilities designed to handle more than 40 cubic yards through a conditional use permit in R10, R20, ARL, and RF and prohibit in all other designations. **Delete (in zoning tables/LUAC recommendation)**

11.4.2 Prohibit municipal solid waste composting facilities in all designations. **Delete (in zoning tables/LUAC recommendation)**

**Principle 5.** Allow transmission pipelines throughout the plan area. **Delete (in zoning tables/LUAC recommendation)**

- Principle 6.** Provide adequate sewage collection facilities in urban designations. **Delete (in zoning tables/LUAC recommendation)**
- Principle 7.** Accommodate for telecommunication towers and wireless facilities throughout the plan area while ensuring larger-scale facilities undergo special review. **Delete (in zoning tables/LUAC recommendation)**
- Principle 8.** Prohibit new waste disposal facilities in all designations. **Delete (in zoning tables/LUAC recommendation)**
- Principle 8A.** The Conditional Use Permit CP8-89, 304th and Meridian Street Landfill (LRI)/AE9-95/AE10-95, is hereby incorporated by reference in the Community Plan. **Delete (in zoning tables/LUAC recommendation)**
- Principle 9.** Locate recycling collection sites and drop-box stations throughout the community plan area as accessory to certain principle uses. **Delete (in zoning tables/LUAC recommendation)**

### **Standards**

- 11.9.1 Allow recycling collection sites in CE, MUD, RAC, and RNC; through a conditional use permit in SF and MHR; and prohibit in all other designations. **Delete (in zoning tables/LUAC recommendation)**
- 11.9.2 Allow drop-box transfer stations through a conditional use permit in CE, MUD, RAC, and RNC and prohibit in all other designations. **Delete (in zoning tables/LUAC recommendation)**
- 11.9.3 Prohibit all other types of waste transfer facilities in the plan area. **Delete (in zoning tables/LUAC recommendation)**
- Principle 10.** Provide water supply facilities throughout the plan area while ensuring larger-scale facilities undergo special review. **Delete (in zoning tables/LUAC recommendation)**
- Principle 11.** Locate small-scale utility and public maintenance facilities throughout the plan area and provide for special review for larger-scale facilities. **Delete (in zoning tables/LUAC recommendation)**

### **ZONING OVERLAYS**

- Intent:** Develop special overlay standards to protect the environmentally sensitive areas or other special interest areas from incompatible uses.

Airport Overlays

**Objective 12.** Utilize airport overlays within the plan area to protect the public’s health, safety, and welfare and to address incompatible uses with airport operations. **LU-95.2**

**Principle 1.** Apply Airport Overlay regulations to the portion of the plan area affected by the Thun Field Area of Influence map. **LU-95.2**

**Principle 2.** Establish an Airport Overlay – Small Airport designation in the vicinity of Shady Acres Airport. **LU-96**

**Standards**

12.2.1 Apply Airport Overlay – Small Airport regulations to the portion of the plan area identified as Airport Overlay – Small Airport in the vicinity of Shady Acres Airport. **LU-96**

Open Space Corridor Overlay

**Objective 13.** Adjust the open space map to reflect sensitive environmental features and promote open space protection measures within these open space corridors.

**Principle 1.** Apply environmentally sensitive design techniques within open space corridors and RSR zone.

**Standards**

13.1.1 Low impact development standards as outlined in the Pierce County Site Development and Stormwater Management Manual shall be applied within open space corridors and RSR zone to address best management practices such as site development (clearing, grading, and tree removal), maximum impervious surface coverage, and minimum vegetation retention.

**Principle 2.** Require open space in new residential development.

**Principle 3.** Limit allowable uses within open space areas to minimize impacts and enhance passive recreational experiences. The following uses should be allowed within designated open space areas and are listed in order of priority:

- a. Preservation of natural vegetation including fish and wildlife habitat.
- b. Critical areas protection including steep slopes and aquifer recharge areas.
- c. Buffers between incompatible land uses.
- d. Passive recreation (pervious and impervious trails).

- e. Active recreation.
- f. On-site utilities (drainfields, stormwater retention facilities).
- g. Pedestrian, equestrian, and bicycle trails.

- Principle 4.** Reduce the amount of density or intensity allowed within a proposed development for lack of permanently designated usable open space.
- Principle 5.** Pedestrian, equestrian and bicycle trails shall be permitted uses within designated open space tracts.
- Principle 6.** Utilize the Comprehensive Plan Open Space/Greenbelt map as the basis for establishing open space overlay corridors within the plan area.
- Principle 7.** Amend the County’s current, officially adopted Open Space/Greenbelt Map to better reflect on-the-ground physical conditions and community characteristics and values as follows: **Delete – map was updated**

**Standards**

- 13.7.1 Expand the open space corridors to include the following areas as noted on the revised Open Space Corridors Map: **Delete – map was updated**
- #1. Old growth trees, oaks and wetlands, wildlife habitat.
  - #2. Woods, headwaters of N. Fork Muck Creek.
  - #3. Woods, wetlands, priority habitat, headwaters of North Fork Muck Creek, key recharge area for groundwater.
  - #4. Remnant oak/prairie areas.
  - #5. Woods, wetlands that feed into South Creek and visual aesthetics on SR-7 (Mountain Highway).
  - #6. Priority habitat and wetlands.
  - #7. Wetlands next to South Creek.
  - #8. Wetlands South Creek.
  - #9. Category II mapped wetland.
  - #10. Woodland, elk, other wildlife.
  - #11. Wetland, elk.
  - #12. Category II mapped wetland next to existing open space, serves to connect open space corridor.
- 13.7.2 Revise the current, officially adopted Open Space/Greenbelt map with the Proposed Open Space Corridors map (see Proposed Open Space Corridors map). **Delete – map was updated**
- Principle 8.** Open space corridors should be used to connect wetlands and areas with hydric soils that serve to recharge streams and groundwater.

Essential Public Facility – Solid Waste Facility Overlay

**Objective 14.** Recognize existing solid waste operations within the plan area through application of an Essential Public Facility – Solid Waste Facility Overlay (EPF-SWFO). **EPF-3.3**

**Principle 1.** Apply an Essential Public Facility - Solid Waste Facility Overlay (EPF-SWFO) to the solid waste disposal facility located at 304th Street East and east of SR-161 as authorized through Conditional Use Permit CP8-89/AE9-95/AE10-95. **EPF-3.3**

**Principle 2.** Recognize existing and authorized solid waste disposal uses within the EPF-SWFO. **EPF-3.3**

## COMMUNITY CHARACTER AND DESIGN POLICIES

### HISTORIC AND CULTURAL RESOURCES

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

**Objective 14.** Preserve and enhance existing historical and cultural resources, maintaining the rural identity of the plan area. **CR-1**

**Principle 1.** Protect the historic rural feel of the plan area. **CR-1**

#### Standards

- 14.1.1 Recognize the unique characteristics of individual communities within the plan area.
- 14.1.2 Retain existing distinctive and historic rustic structures such as farm buildings and log cabins.
- 14.1.3 Encourage a diverse mix of rural architecture that currently characterizes the plan area.
- 14.1.4 Discourage themed communities in the plan area.
- 14.1.5 Promote the history of the plan area through special events and maintaining unique structures.
- 14.1.6 Acknowledge the history of the community within proposed designs.
- 14.1.7 Devise ways to encourage reusing old structures. **CR-6, 6.1**
- 14.1.8 Protect sacred sites to preserve people's cultural roots and connections to the past. **CR-1**
- 14.1.9 Encourage school districts to consider school names that reflect the history of the surrounding area.

**Principle 2.** Designate sites, buildings, places, or nodes that the community values and considers unique to the community or are significant and worthy of preservation or protection through the community planning process. **CR-1, 2**

**Standards**

- 14.2.1 Develop an inventory of cultural and historic resources, in order to protect and integrate these resources within the development of the plan area. **CR-1, 2**
- 14.2.2 Foster collaboration between the community and property owners to nominate important eligible historic properties to the Pierce County Register of Historic Places or other applicable historic registers. **CR-8**
- 14.2.3 Apply the U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the Washington State Historic Building Code and locally established design review processes to proposals for alterations, additions, and other associated changes to properties listed on the National Register of Historic Places, the Washington State Heritage Register or the Pierce County Register of Historic Places. **CR-3.8**
- 14.2.4 Consider whether roads located within the plan area could be designated as historic routes or trails.
- 14.2.5 Investigate the feasibility of designating Kapowsin as a historic district.

**Principle 3.** Incorporate historic preservation issues and consideration in land use and environment policies. **CR-3.4**

**Principle 4.** Include consideration of historic preservation issues early in the permit process including building, land use, site plan, and shoreline and environmental reviews. **CR-3.1**

**Principle 5.** Encourage protection and preservation of recognized landmarks and buildings through a variety of incentives, including financial, aimed at rehabilitation or restoration that meets standards.

**Principle 6.** Work with individual property owners of important historic properties to encourage preservation and adaptive reuse of their properties in ways compatible with community planning goals through a variety of incentives, including financial, and efficient permit reviews. **CR-6**

**Principle 7.** Integrate the historic preservation activities with those activities that share mutually supportive goals such as recreation, tourism, economic development, environmental protection, natural resource protection, and affordable housing. **CR-3.4**

**Principle 8.** Encourage selection of sites that include historic resources of architectural, historical, or archeological value, for public projects involving housing,

parks and recreational use, education, or civic facilities as long as the projects do not negatively impact the protection of sacred sites of religious significance or traditional cultures.

**Principle 9.** Establish linkages to public institutions, private individuals, and non-profit, locally-based organizations to increase opportunities for cultural enrichment with a heritage component; utilize the local community to initiate and organize cultural and other programming and activities including festivals, street fairs, performances, conferences, classes, workshops, trips, tours, etc.

**Principle 10.** Reach out to related organizations that share mutually supporting public goals such as public schools, historical societies or museums, land conservancy groups, environmental conservation groups, granges, farmers, local chamber of commerce, rotaries, annual fair organizers, trails groups, seniors clubs, fraternity organizations, in order to create an effective coalition supporting protection, and preservation of our heritage and education about our heritage. **CR-3.4**

### **Standards**

14.10.1 Pursue the creation of a historical society for the communities of Graham, Kapowsin, Thrift, Elk Plain, Rocky Ridge, etc. located within the plan area.

**Principle 11.** Identify historic sites through the use of signage.

### **DESIGN**

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

### Design Standards and Review

**Objective 15.** Ensure that new development complies with community design standards through an established design review process. **delete**

**Principle 1.** Establish site design standards and guidelines and a site design plan review and approval process for proposed land divisions, and residential, commercial, civic, office/business, utility and industrial development. **delete**

## Standards

- 15.1.1 Site design plan review will be accomplished through an administrative design review (ADR) process. When the applicant proposes to deviate from the established standards the Graham Land Use Advisory Commission shall be tasked with the site plan review (SPR) and approval process. ~~delete~~
- 15.1.2 Site design plans shall be approved prior to issuance of building and site development permits. ~~delete~~
- 15.1.3 Require conceptual engineering plan submittal (site development for roads, stormwater facilities, etc.) prior to final site design plan approval. ~~delete~~
- 15.1.4 Site design plans for all proposed multi-family, commercial, civic, office/business, utility and industrial developments shall clearly illustrate all proposed buildings, landscaping, tree retention and replacement areas, critical areas and associated buffers, parking areas, lighting, utilities, stormwater facilities, access points and streetscapes, public spaces or common areas, pedestrian amenities, loading areas, trash and recycling collection areas, fencing, sidewalks and walkways, bikeways, and adjacent properties.
- 15.1.5 Site design plans for all proposed land divisions shall include items such as proposed lots, building areas, landscaping, tree retention and replacement areas, critical areas and associated buffers, parking areas, lighting, utilities, stormwater facilities, access points and streetscapes, public spaces or common areas, on-site recreational areas, native vegetation retention areas, buffers, fencing, sidewalks and walkways, bikeways, and adjacent properties.

**Principle 2.** Establish architectural standards and guidelines and an architectural design plan review and approval process for proposed urban single-family and two-family, multi-family, commercial, civic, office/business, utility and industrial developments. ~~delete~~

## Standards

- 15.2.1 Architectural design plan review will be accomplished through an administrative design review (ADR) process. When the applicant proposes to deviate from the established standards the Graham Land Use Advisory Commission shall be tasked with the site plan review (SPR) and approval process. ~~delete~~

- 15.2.2 Conceptual architectural renderings of proposed buildings or other structures are required as part of the design review process. ~~delete~~
- 15.2.3 Conceptual architectural renderings for proposed multi-family, commercial, civic and industrial developments shall clearly illustrate all architectural features such as building entries, HVAC or mechanical equipment location and scale, utility meters, lighting, etc. Conceptual architectural renderings for single-family and two-family residential shall include all architectural features such as porches, fences, lighting, etc. ~~delete~~
- 15.2.4 Construction of buildings shall conform to the approved conceptual architectural renderings. Proposed deviations will require an amendment to the ADR or SPR approval. ~~delete~~

**Principle 3.** Require that proposed lighting is reviewed during the design review process to ensure compatibility between adjacent uses and minimize glare impacts onto roadways and critical areas.

**Principle 4.** Create design standards for pedestrian amenities which enhance the quality of sidewalks and outdoor gathering spaces within the various rural commercial centers.

### Site Design

**Objective 16.** Encourage site design that responds to the existing character and conditions of the site and maintains the rural character.

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

### **Standards**

- 16.1.1 Maintain the rural character of the plan area's distinctive natural environment by preserving open space, greenbelts, lakes, streams, wetlands, and agricultural areas.
- 16.1.2 Preserve areas of native vegetation and existing stands of large trees by requiring they be integrated within proposed developments.
- 16.1.3 Provide incentives in order to preserve open space, native tree stands and vegetation.
- 16.1.4 Where feasible, retain existing native vegetation in commercial centers, in order to maintain the natural character.

- 16.1.5 Require that native vegetation be re-established to properties where clearing has occurred without a permit.
- 16.1.6 Minimize the amount of cutting and filling on a site to ensure that the natural topography of the land is retained. ENV-1
- 16.1.7 Align roads and developments to follow the natural contours of the site. T-28.9, 28.3
- 16.1.8 Protect environmentally sensitive habitats through the application of critical area regulations. ENV-1
- 16.1.9 Prohibit clearing, grading, and vegetation removal in residential developments, except for construction of roads and utilities, until building permits are issued. delete
- 16.1.10 Incorporate critical areas and associated buffers, significant trees or stands of trees, or other important natural features into the site design.
- 16.1.11 Encourage the utilization of low impact design measures.

**Principle 2.** Retain native trees and vegetation and install additional landscaping to help foster the rural character.

**Standards**

- 16.2.1 Plantings should augment the rural character by emphasizing and enhancing the native vegetation.
- 16.2.2 Reinforce the rural character of the plan area through the use of native plant species.
- 16.2.3 Increase the quantity of plantings within parking lots to meet screening, buffering and functional requirements.
- 16.2.4 Emphasize the use of native plant species in landscaping design.
- 16.2.5 Provide credit for the retention of significant trees and good native vegetation in place of new landscaping.
- 16.2.6 Provide native plantings around entry signs to communities in the plan area to enhance the appearance of the entry.
- 16.2.7 Comply with Countywide standards for maximum impervious surface, minimum native vegetation and tree retention.

16.2.8 Salvage and replant native plants that lie in the path of development.

16.2.9 Plant native shrubs and trees in a design that mimics the historic natural landscape and vegetative pattern.

**Principle 3.** Maintain natural hydrologic cycles and functions during the development process.

**Standards**

16.3.1 Design storm drainage facilities that mimic hydrologic/environmental functions while providing adequate treatment and collection.

16.3.2 Design stormwater management facilities to resemble natural features by incorporating gentle side slopes, curvilinear geometry and native vegetation.

16.3.3 Encourage the use of low impact development techniques which enhance the natural characteristics of the plan area and better manage storm drainage at the source, in order to preserve native forest vegetation and minimize impervious surfaces in development.

16.3.4 Maintain pre-development flow path lengths in natural drainage patterns, wherever possible.

16.3.5 Minimize the use of traditional conveyance and pond technologies to manage stormwater quality and quantity.

16.3.6 Minimize the potential impacts of runoff to existing waterways.

16.3.7 Ensure that appropriate erosion sedimentation controls are provided in concert with proposed development.

16.3.8 Integrate small, dispersed bioretention areas to capture, store and infiltrate stormwater on-site.

**Principle 4.** Site buildings and infrastructure to respond to natural elements (e.g., sun and wind), reduce visual impact, and maintain rural character.

## Standards

- 16.4.1 Orient space, streets, parking areas, buildings, and groups of buildings in such a manner so as to take full advantage of the sun for winter warmth and mitigation of summer heat. When possible, place buildings to the north of outdoor spaces and keep outdoor spaces to the south, with opportunities for dappled shade from trees or trellises.
- 16.4.2 Configure streets and plazas to reduce the effect of winds on the plaza.
- 16.4.3 Locate buildings at the toes of slopes and edges of meadows in a manner that allows for natural windbreaks and creates a feeling of shelter.
- 16.4.4 Cluster development in a manner to maximize visually significant, unfragmented open space.
- 16.4.5 Nestle structures below ridgelines, behind natural vegetative screens and within the folds of hills. Where natural vegetation and topography do not allow for “hiding” development, locate structures such that they are subordinate to the horizon and any significant viewsheds.
- 16.4.6 Avoid siting buildings on prominent ridges to protect the visual quality of skylines and ridgelines.

**Principle 5.** Prohibit placement of building lots in floodways and floodplains.

## Residential Design

**Objective 17.** Encourage residential design that responds to the existing character and conditions of the site and that evoke a rural character.

**Principle 1.** Encourage large lot residential development in a style that is consistent with the rural character of the plan area.

**Principle 2.** Encourage residential developments to include school bus kiosks.

**Principle 3.** Utilize interior circulation systems in new developments thus minimizing access points along streets. **T-11.4, 11.2**

**Principle 4.** Where territorial views exist, developments should minimize obstruction of views from nearby properties through appropriate landscape design, building placement, height and setbacks. **D-13.2**

**Principle 5.** Encourage small farms, ranches, and a homestead character.

- Principle 6.** Subdivision design should be clustered and sited in locations that will minimize impacts to significant scenic vistas. **D-13.2**
- Principle 7.** Develop specific design guidelines for single-family and multi-family residential development to address site planning and building placement. Single-family guidelines should provide for retaining the existing rural character of homes in the plan area.
- Principle 8.** Enhance the visual quality of neighborhood streetscapes through the use of tree planting and installation of native vegetation.
- Principle 9.** Encourage site designs which contribute to the aesthetic value of the area, by retaining resources such as clusters of trees and historic features. **D-13, 13.1, 10.1, CR-1, 2**
- Principle 10.** Develop architectural guidelines for single-family and multi-family residential development within urban designations. **delete**

**Standards**

- 17.10.1 Encourage dwelling units that utilize architectural features typical of a rural setting, including porches and verandas which contribute to the country feeling of the plan area.
- 17.10.2 Encourage a broad variety of architectural styles that reflect the diversity of residents, yet maintain compatibility within projects.
- 17.10.3 Provide incentives for innovative architectural design.
- 17.10.4 Avoid monotonous street fronts in residential developments.
- 17.10.4.1 The street front facades and colors of structures should be varied within the same block.

- Principle 11.** Provide and incorporate common open space areas between clusters of homes.

**Standards**

- 17.11.1 Open space area may encompass environmentally sensitive areas or rural farm/pasture land areas.
- 17.11.2 Connect open space areas with clusters of homes through a system of walking trails.

- Principle 12.** Avoid development in wildfire-prone areas. **ENV-8**

**Standards**

17.12.1 Site homes and arrange landscaping to maximize protection from wildfire.  
ENV-8.2.1

**Principle 13.** Consider placing the largest and most architecturally significant homes on corner lots designed with wrap-around porches.

**Principle 14.** Provide road and/or pedestrian and bike connections between subdivisions and when possible, share common open space in order to foster a sense of neighborhood.

**Principle 15.** Encourage innovative and imagination in the design of new housing developments.D-5

**Principle 16.** Maintain adequate side yard setbacks.

**Standards**

17.16.1 Side yard setbacks should be at least 10 feet on either side of the structure.

**Principle 17.** Provide perimeter buffers of native vegetation in new residential developments.

**Standards**

17.17.1 Perimeter buffers should be a minimum of 50 feet.

**Principle 18.** Design residential developments to allow service providers such as fire and rescue equipment and personnel, waste and recycling collection vehicles, and school and transit buses, adequate access to conduct operations.

**Standards**

17.18.1 When structures are located closer than five feet to the property line or within 10 feet of each other require fire resistive materials (with a minimum of a one-hour fire rating) on the exterior of homes (including walls, eaves and roofing) and sprinkler systems (minimum of NFPA 13D specifications).

17.18.2 No portion of the building setback, including decks, tip outs, bay windows and rooflines, should project into the building setback when homes have been allowed a variance or Planned Unit Development exception to build closer than the 10 foot side yard setback requirement.

- 17.18.3 Privacy fencing should contain an emergency gate access into the backyard space to allow access by fire and rescue personnel.

Home Occupations and Cottage Industries

- Objective 18.** Harmoniously integrate home occupations and cottage industries within the existing residential surroundings utilizing landscaping and screening to blend uses. **D-14, 14.1**
- Principle 1.** Review standards for small commercial, including home occupations, to determine if existing standards are adequate to protect the rural residential character. Revise insufficient standards as necessary. **D-14.2**
- Principle 2.** Screen material storage. **D-14.2**
- Principle 3.** Provide landscaping buffers between cottage industries and neighboring residential dwellings. **D-14+**
- Principle 4.** Provide incentives for new and existing structures to conform to the community's design guidelines as appropriate to the character of the plan area. **D-14.2.1**

Commercial, Civic and Industrial Design

- Objective 19.** Encourage high quality compact commercial, civic and industrial development consistent with the rural character of the plan area.
- Principle 1.** Create compact nodes of development that are appropriate to the scale and character of the surrounding rural areas.

**Standards**

- 19.1.1 Connect buildings in such a way to create compact commercial, civic and industrial development.
- 19.1.2 Avoid long strips zoned commercial that create a continuous row of commercial buildings. **LU-37.6, 37.6.2**
- 19.1.3 Encourage campus layout of commercial, civic and industrial developments.
- 19.1.4 Incorporate sidewalks, native trees and planters within proposed developments. **D-7.3+**
- 19.1.5 Incorporate historic or cultural resources into the site design.

19.1.6 Integrate new development with surrounding development through the use of landscaping, connected parking and pedestrian and bicycle pathways. **D-7+, 8+**

19.1.7 Ensure that new development is consistent with the surrounding scale and character of development, in relation to scale and bulk and architectural style. **D-1**

19.1.8 Concentrate community facilities around public squares or plazas at the intersection of community roadways or pathways. When possible, place major civic buildings around or near these public squares or plazas.

**Principle 2.** Provide buffers between the proposed development and less intensive uses, residential development and public streets through the use of design techniques such as setbacks, screening, landscaping, berming, shielded lighting, etc. **D-1.3**

**Standards**

19.2.1 Retain or create buffers of native vegetation between proposed developments and any adjacent public streets or existing residential developments. Buffers shall be a minimum of 35 feet wide.

**Principle 3.** Control visual, noise, and odor impacts of service areas such as loading docks, trash and recycling areas or outdoor storage areas through the use of appropriate location, setbacks, landscaping, fencing or other affective screening methods. **D-7.8**

**Standards**

19.3.1 Service areas and outdoor storage areas shall be located in the rear of buildings and screened from adjacent properties, public streets, or public spaces.

19.3.2 Trash/recycle areas and outdoor storage areas shall be screened with solid type fencing (e.g., board on board or stone/concrete) or dense vegetation at least six feet high.

19.3.3 Loading docks shall be screened from adjacent properties and public streets through the use of densely vegetated buffers.

**Principle 4.** Provide pedestrian walkways and bikeways that connect all buildings to adjacent buildings, sidewalks, parking areas, transit stops, and trails and that are separated to the greatest extent possible from motorized traffic. **D-8.3**

**Standards**

19.4.1 Utilize separated walkways through parking lots or other motorized vehicle travel ways.

**Principle 5.** Place all utilities such as electric, gas, cable, etc. underground. U-6.1

**Principle 6.** Provide lighting in all commercial, civic, and industrial developments that is compatible with surrounding development and enhances personal safety.

**Standards**

19.6.1 Direct all parking area or building lighting in such a manner as prevent glare towards public streets, public open spaces, wetlands, fish or wildlife habitat areas, or adjacent properties.

19.6.2 Lighting in parking areas and around buildings should provide an adequate amount of illumination to provide a feeling of safety.

19.6.3 Consider the use of softer colored or diffused lighting instead of bright fluorescents.

19.6.4 Require that proposed lighting is reviewed during the design review process to ensure compatibility between adjacent uses and minimize glare impacts onto roadways and critical areas.

**Principle 7.** Design commercial, civic and industrial buildings and structures to reflect the rural character and to be compatible with surrounding uses.

**Standards**

19.7.1 Diversify the scale and mass of proposed buildings through the use of architectural details such as covered entryways, overhangs and projections, building modulation, etc.

19.7.1.1 Break up large buildings with façade modulation.

19.7.1.2 Large box styles of buildings are highly discouraged.

19.7.1.3 Avoid building large, monolithic structures. Buildings should comprise a complex of smaller buildings or parts that manifest their own internal social realities.

- 19.7.1.4 Vary the roof pitches, with the largest roofs over the main portion of the building and lesser, shallower roofs at the outer edges of the structure.
- 19.7.2 Encourage the use of structures made of wood or other natural materials and finished with natural colors in the rural town or ranch house style appropriate to the rural character.
  - 19.7.2.1 Use natural materials in a manner that reflects an organic integrity and harmony with the natural surroundings.
  - 19.7.2.2 Stone and wood are appropriate as primary construction materials.
  - 19.7.2.3 Muted natural colors are important to help buildings in prominent locations blend in with the surrounding landscape.
  - 19.7.2.4 Avoid the use of a multiplicity of building materials and colors. Doing so produces a commonality and monotony of design.
- 19.7.3 Require development on sites with more than one structure to employ similar, compatible and complimentary architectural style, scale, form, color, use of materials and detailing.
- 19.7.4 Reduce the apparent scale of large commercial, civic or industrial structures located adjacent to residential development through the use of techniques such as building placement, design, landscaping, and modulation of roof heights and scale. The use of architectural design features and scale reflective of rural residential building characteristics is highly encouraged.
- 19.7.5 Employ designs that evoke a rural feeling including the use of natural materials, appropriate scaling and bulk limitations that will contribute to the rural character.
- 19.7.6 De-emphasize corporate logos or designs to better fit the rural character of the community.
- 19.7.7 Employ a variety of measures to provide visual interest such as bas relief or mural type artwork, water features, a mixture of building materials and coordinated colors, roof treatments, cornices, window treatments, landscaping, etc. Special details or features should be placed on large blank walls that are visible from pedestrian walkways and parking areas.

- 19.7.8 Locate or screen all mechanical or HVAC equipment, utility meters, electrical conduit, and any other exterior equipment to minimize visibility from public streets, building approaches, and adjacent properties.
- 19.7.9 Provide pedestrian-friendly facades on the ground floor of all buildings that orient towards public streets, public spaces, and parking areas. Utilize pedestrian-scale lighting, signage, covered areas and other amenities.
- 19.7.10 Ensure that lighting within the overall development is appropriate to the architectural style and consistently integrated.
- 19.7.11 Encourage the preservation and integration of historic structures into the overall architectural design.
- 19.7.12 Build arcades at the edge of buildings to provide shelter from sun and rain and to ease the transition between public and private space.

**Principle 8.** Provide parking facilities that are adequate to meet the needs of local businesses while minimizing conflicts between automobiles and pedestrians.

**Standards**

- 19.8.1 Encourage centralized, interconnected parking between adjacent commercial developments, utilizing shared parking or other methods to reduce the amount of parking required.**D-8.2**
- 19.8.2 Ensure that there are clear indicators for internal intersections to maintain safety, including yield signs, stop lines/bars and other methods to help direct traffic flow within parking areas.
- 19.8.3 Limit access points to commercial developments from major roads.**T-11+**
- 19.8.4 Minimize visual impacts of parking lots through the use of landscape islands and plant materials.
- 19.8.5 Provide sidewalks from large parking lots to the commercial buildings.**D-8.3**
- 19.8.6 Adequately identify pedestrian access areas between parking and structures to maintain safety through the use of raised or covered walkways, change in pathway materials or texture, landscaping, and lighting. Parking lots may also be divided into smaller segments, interspersed with connected walkways.**D-8.6, 8.5**

- 19.8.7 Design parking lots to accommodate larger vehicles common to the rural areas.
- 19.8.8 Utilize cut-off parking lot lighting to reduce glare.
- 19.8.9 Encourage the use of pervious paving surfaces such as porous pavement for roads, driveways and parking lots.
- 19.8.10 Utilize bioretention areas within parking lot design.
- 19.8.11 Ensure that parking lot design and circulation is appropriate to the rural scale of the surrounding area.
- 19.8.12 Provide parking areas for horses, with amenities such as hitching posts to tether horses and water troughs, within very rural Rural Neighborhood Centers (RNCs).

**Principle 9.** Improve the quality of development in the plan area by increasing pedestrian amenities.

**Standards**

- 19.9.1 Pedestrian amenities include items such as benches or other seating areas, fountains, plazas, trash receptacles, small-scale lighting, artwork, etc.
- 19.9.2 Pedestrian oriented amenities should be located in and around commercial areas and community facilities.
- 19.9.3 Provide covered entryways, walkways, roofs or porch designs on storefronts and civic buildings to protect pedestrians from the rain.

**Principle 10.** Require landscaping to be installed as a component of commercial, civic and industrial developments.

**Standards**

- 19.10.1 Establish standards for the quantity and quality of landscaping around structures and within the parking lot, emphasizing the use of native plants.
- 19.10.2 Ensure sufficient and appropriate landscaping is provided to create a rural feel within the center.
- 19.10.3 Provide incentives for retaining significant trees and mature vegetation in place of new landscaping.
- 19.10.4 Utilize native plants within the landscape design.

**Principle 11.** Design buildings on sites that have sloping topography to follow the natural terrain in a manner that minimizes earth disturbance and integrates the building into the site.

## **SIGNS**

**Intent:** Provide guidance on creating sign standards that will reduce the unnecessary visual clutter of signage within the community while promoting signage that is successful at conveying information and advertising businesses and also reflects a positive image and rural character.

**Objective 20.** Design and locate signage in a manner that reflects the rural and historic character of the plan area.

**Principle 1.** Regulate the type and placement of signage within the plan area.

### **Standards**

- 20.1.1 Encourage the use of wall signs.
- 20.1.2 Limit the number and size of signs affixed to buildings.
- 20.1.3 Limit the number and size and height of pole and monument signs.
- 20.1.4 Support Pierce County's ban on billboards.
- 20.1.5 Limit the quantity of temporary/vendor signs.
- 20.1.6 Avoid creating a continuous strip of commercial signs.
- 20.1.7 Create sign standards that are appropriate to the community's rural character.
- 20.1.8 Encourage the use of murals on the sides of commercial buildings that depict the rural or historic character of the plan area.
- 20.1.9 Limit the total amount of signage on each site (e.g., number of pole signs, monument signs, etc.)
- 20.1.10 Prohibit sign placement in public rights-of-way and on public utility poles.
- 20.1.11 Require consolidation of signage within commercial development to reduce visual clutter along streets and highways.
- 20.1.12 Eliminate the use of off-premise signs.

**Principle 2.** Design signs with details that reflect a rural character.

**Standards**

- 20.2.1 Encourage the use of natural rock and natural materials in monument signs, with an emphasis on craftsmanship, materials detailing, and an organic quality.
- 20.2.2 Encourage neutral colors that are appropriate to the existing context and character of the plan area.
- 20.2.3 Signs should have a rustic feel appropriate to the community's rural character.
- 20.2.4 Prohibit the use of flashing, blinking, spinning or rotating signs or objects; video signs; roof signs; railing signs; reader board signs; inflatable signs; and signs attached to private light standards.
- 20.2.5 Prohibit signs that result in glare onto adjacent public streets or properties.
- 20.2.6 Avoid large entryway and monument signs into residential subdivisions; instead design these signs to blend with the rural and natural landscape.

**Principle 3.** Maintain signs to be visually attractive and in good working order.

**Standards**

- 20.3.1 Signs should be kept in good repair.
- 20.3.2 Sign should be straight, clean, and without rust.
- 20.3.3 Faded signs should be replaced.

**Principle 4.** Construct signage that accurately and adequately conveys information.

**Standards**

- 20.4.1 Signs should have correct spelling.~~delete~~
- 20.4.2 Construct signage at the entry points of the various communities within the plan area, including Elk Plain, Thrift, Whiskey Hollar, Kapowsin, Bethel Stop, Kirby, Rocky Ridge and others, in order to provide a sense of entry into the given community.

20.4.3 Improve the amount and quality of informational signage and implement directional signage at appropriate locations.

20.4.4 Improve animal warning signs where appropriate.

20.4.5 Signs should contain current information.

20.4.6 Signs should match the business.

**Principle 5.** Enforce sign standards and encourage nonconforming signs to slowly come into compliance with new sign standards.

**Standards**

20.5.1 Encourage stricter enforcement of sign violations and abatement actions for dilapidated, abandoned, and illegal signs.

20.5.2 Ensure that temporary signs are promptly removed after the event or activity being advertised.

20.5.3 Promote the gradual reduction in the number of signs through the adoption of a sunset period for nonconforming signs.

20.5.4 Provide incentives to bring existing signs into conformance with new sign regulations.

**Principle 6.** Establish sign standards and guidelines and a sign review and approval process that provides adequate control of the size, type, number, design and location for any proposed signs within the plan area. **D-16**

**FISH/WILDLIFE HABITAT AND DEVELOPMENT**

**Intent:** Identify measures to reduce the impact of development on fish and wildlife habitat areas and to decrease the frequency of accidents between wildlife species and motorized traffic. **ENV-8+**

**Objective 21.** Design proposed development and infrastructure to minimize conflicts between fish and wildlife habitats and human use areas. **ENV-8+**

**Principle 1.** Define and designate wildlife areas as part of the development process.

**Principle 2.** Identify and retain key open space corridors to maintain connectivity and enhance wildlife movement. **ENV-8+**

**Standards**

- 21.2.1 Cluster development to provide open space that is configured in such a manner so as to protect wildlife habitat and promote wildlife movement for the broadest variety of species.
- 21.2.2 Roadways should be designed and constructed in a manner that allows for movement of wildlife.

**Principle 3.** Where wildlife poses a threat to major thoroughfares, consider implementing a motion detection system to increase human and animal safety.

**Principle 4.** Roads, bridges and culverts should be designed in such a manner so as not to block or impede fish passage or to limit a streams natural habitat or woody debris forming processes (e.g., gravel or debris).

**VIEWSHEDS AND AESTHETICS**

**Intent:** Protect the visual qualities and resources of the plan area as a vital component of that which comprises the area’s special character and identity.

**Objective 22.** Protect and enhance the character and visual aesthetics within the plan area. **Same as intent**

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

**Standards**

- 22.1.1 Protect views of Mt. Rainier.
- 22.1.2 Preserve and protect existing views of mountain ranges and other scenic vistas as an integral part of the plan area’s character.
- 22.1.3 Minimize tree-removal to accommodate view creation, instead encourage selective tree-limbing as necessary
- 22.1.4 Work with public and private landowners to limit the visual impact of development on territorial views.
- 22.1.5 Develop viewshed guidelines and/or skyline or ridgeline protection regulations in order to retain the special visual qualities of the plan area and screen or remove negative elements.**D-13.4**

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

**Standards**

- 22.2.1 Remove illegally operating junkyards.
- 22.2.2 Require that junkyards are screened from the roadway.
- 22.2.3 Clean-up all trash and debris along roadways, including junk vehicles.
- 22.2.4 Prioritize nuisance abatement at key entry points and corridors.

**Principle 3.** Ensure that wireless communication facilities are placed in appropriate locations where impacts on the plan area will be minimal. **U-13.6**

**Standards**

- 22.3.1 Limit unnecessary construction of wireless communication facilities (WCF). **U-13.3**
- 22.3.2 Encourage wireless communication companies to demonstrate that co-location on an existing site is not feasible before approving a new site. **U-13.5**
- 22.3.3 New wireless communication facilities should permit reasonable opportunities for co-location. **U-13.4**
- 22.3.4 Wireless communication facilities should be located in areas on sites where impacts to the rural character of the plan area will be mitigated through techniques such as screening. **U-13.7**
- 22.3.5 Develop design guidelines for personal wireless communication facilities. **U-14.1**
- 22.3.6 Develop viewshed guidelines to ensure the appropriate location of personal wireless communications facilities. **U-14.2**

**Principle 4.** Establish standards to ensure that fences maintain a rural character and protect the functions of the natural environment.

**Standards**

- 22.4.1 Construct fences of historical materials that are unobtrusive and use locally available materials when possible.

22.4.2 Avoid fence types that have no historical precedent or are made from foreign materials such as chain link, plastic or vinyl.

22.4.3 Construct fences that are wildlife friendly.

22.4.4 Limit privacy fencing to areas immediately adjacent to a home.

**Principle 5.** Harvest and conserve water through simple and ingenious methods and incorporate this water into special features as part of the site and/or building design.

**Principle 6.** Preserve and protect significant foreground views along “viewing platforms or passageways” such as public gathering spaces and major roadways.

**Principle 7.** Restrict or shield lighting so as to restrict horizontal and vertical light trespass, thereby preserving the dark rural night sky. **ENV-12+**

**Principle 8.** Place all utilities underground. **U-6.1**

**Principle 9.** Recognize State Highway SR-7, ‘The Mountain Highway’ as a Scenic and Recreational Highway and pursue a similar designation for State Highway SR-161.

### **Standards**

22.9.1 Regulate uses and signage within designated scenic and recreational highway to control negative visual impacts along these scenic corridors.

## **OPEN SPACE AND GREENBELTS**

### Design Standards for Open Space Areas and RSR Zones

**Objective 23.** Conserve and protect open space areas through the application of design standards.

**Principle 1.** Apply environmentally sensitive design standards and techniques within open space corridors and the RSR zoning designation and consider uses that reduce impacts in the RSR zone.

### **Standards**

23.1.1 Development within open space corridors and the RSR zoning designation shall utilize low impact development standards that address best management practices such as site development (clearing, grading, and

- tree removal), maximum impervious surface coverage, and minimum vegetation retention.
- 23.1.1.1 Any allowed non-residential uses, except school districts that utilize sustainable development methods, shall be required to use low impact development techniques.
- 23.1.1.2 At a minimum, low impact developments shall conform to the low impact development requirements outlined in the Pierce County Stormwater Management and Site Development Manual.
- 23.1.1.3 Low impact development tools that should be considered include minimizing soil disturbance and erosion, disconnecting constructed drainage courses, utilizing micro-detention facilities on each lot where feasible rather than one facility at the end of a conveyance system, and reducing/sharing parking facilities or using pervious pavement/pavers.
- 23.1.2 Vegetation and tree preservation shall be a priority on each site that is developed in the RSR designation.
- 23.1.3 Compatibility between the proposed use and designated open space tracts, as well as between adjacent uses, shall be maintained through a variety of techniques such as increased setbacks and screening utilizing native plant species.
- 23.1.4 All critical areas shall be set aside as a separate open space tract.
- 23.1.5 Clustering of lots, dwelling units, or building structures should be considered during the conceptual site development stage.
- 23.1.6 Vehicle parking facilities shall be integrated into open space sites in such a manner that critical areas are not impacted and stormwater impacts are mitigated.
- 23.1.7 Individual dwelling units and accessory dwelling units should be designed and placed in such a manner to avoid impacting the open space tract.
- 23.1.8 Lawn areas, driveways, and roads should be limited and located in a manner that will result in the least disruption to the open space tract.
- 23.1.9 Buildings and other structures such as fencing shall be located in a manner that demonstrates protection of the open space corridor will occur. Individual structures shall not be placed where damage to the integrity of the open space tract and overall open space system is likely.

23.1.10 Preservation of native vegetation (Douglas fir trees, Pacific madrone trees, Oregon White Oak trees, etc.) shall be a priority on each site that is developed in an open space corridor or within the RSR designation.

**Principle 2.** Require that any open space tracts (i.e., dedication area) to be clearly marked and identified as a protected area through the use of methods such as fencing (when appropriate) and signage.

**Principle 3.** Utilize open space sites as part of a nonmotorized trail system.

**Principle 4.** Structures in designated open space areas should be designed and situated such that they are harmonious with their surroundings, constructed with natural materials and well screened.

**Standards**

23.4.1 Utilize materials made of wood and stone for benches, steps, railings, and fences or recycled products that look like these natural materials.

**Principle 5.** Encourage developers to utilize green building techniques to soften the urban environment within the open space network.

**Standards**

23.5.1 Reduce impervious surfaces by providing a layer of plants on hard surfaces to create a new network of vegetation linking roofs, walls, courtyards, streets, and open spaces.

23.5.2 Design buildings to complement the open space network.

23.5.3 Utilize courtyards to provide greenspaces for work or relaxation, be cultivated as wildlife habitats, or organized as attractive green areas to offer pleasing views from the home or office window.

23.5.4 Design the outside space during the design of the building structure to integrate vegetation into the design of the building.

23.5.5 Promote the use of balconies and small terraces in multi-family developments.

23.5.6 Encourage the use of vegetated rooftops in greenbelt areas or in designated open space areas.

**Principle 6.** Integrate public stormwater detention/retention facilities into the open space network in a way that mimics the natural environment.

**Principle 7.** Designate open space areas through the site planning process to maximize connectivity, maintain environmental functions and allow for wildlife movement. OS-2

**Standards**

23.7.1 In order to create corridors, open space should be located on each site plan so that it provides connectivity and is contiguous to open space on adjacent properties. OS-2.5

23.7.2 The open space on each site plan shall be located in such a manner that the potential for wildlife movements is maintained through corridors. ENV-8.3

23.7.3 Those portions of a site which contain high priority resource categories should be designated as an open space tract as these areas are most likely to promote healthy fish and wildlife habitat areas and water quality. PR-21.2

23.7.4 Open space tracts should be located contiguous to other open space areas creating open space corridors whenever possible. OS-2.5

**Principle 8.** Compatibility between the proposed use and designated open space tracts, as well as between adjacent uses, shall be maintained through a variety of techniques such as increased setbacks and screening utilizing native plant species.

Greenbelts

**Objective 24.** Promote privately owned greenbelts and passive recreational areas as a supplement to the public open space system within the community.

**Principle 1.** Establish standards for the private dedication of greenbelts and passive recreational areas within new development.

**Standards**

24.1.1 The dedication of greenbelts and passive recreational areas should be proportional to the scale and impact of a development proposal.

24.1.2 Dedication requirements should be determined based upon a review of the Pierce County Parks and Recreation plan and other available documents including published state and national guidelines and standards.

- 24.1.3 Utilize greenbelts as buffers between uses and visual relief from the built environment.
- 24.1.4 Utilize greenbelts and passive recreational areas for pathways and integrate this system into the nonmotorized transportation network.
- 24.1.5 Greenbelt and passive recreational areas should integrate or bridge critical areas, such as wetlands and fish and wildlife habitat areas, or designated open space areas when possible.

## NATURAL ENVIRONMENT POLICIES

### GENERAL

- Objective 25.** Implement public education and outreach efforts that support the functions of the natural environment. **ENV-1.6**
- Principle 1.** Develop online access to environmental constraints on a parcel of land. **ENV-1.7**
- Principle 2.** Partner with and support expansion of existing education programs regarding activities that can cause environmental degradation along rivers, streams, lakes and wetlands. **ENV-5.15**
- Principle 3.** Provide brochures and other types of environmental education and resources at the Pierce County Development Center. **ENV-1.6**
- Principle 4.** Develop a partnership with realtors and escrow companies to develop educational brochures on how residents can be good environmental stewards of the land.

### AIR RESOURCES

#### Air Quality

- Objective 26.** Improve localized air quality problems. **ENV-3**
- Principle 1.** Control the release of particulate matter and negative air emissions resulting from certain land use activities.
- Standards**
- 26.1.1 Impose reasonable precautions to reduce dust emissions such as:
- 26.1.1.1 Surfacing unpaved roads or surfaces with concrete, asphalt or compacted gravel or requiring reduced vehicle speeds where surfacing is not feasible.
  - 26.1.1.2 On construction sites, employing water spray and preventing track-out of mud onto public roadways to reduce dust emissions.
  - 26.1.1.3 Covering or wetting truck loads or allowing adequate freeboard to prevent the escape of dust bearing materials.
- 26.1.2 Establish regulations regarding air quality related to logging yard and plywood mill operations (glues, laminates, steamers) and rendering plants. Explore voluntary strategies, where feasible.

26.1.3 Monitor freight rail emissions from railroad freight trains in the Graham area, and take appropriate action toward decreasing any harmful emission levels. Consider the following:

26.1.3.1 Require the use of cleaner diesel fuel and retrofits to reduce emissions.

26.1.3.2 Prohibit locomotives from idling all night.

26.1.4 Conduct an air quality study to determine if emissions from the Frederickson power plant have an adverse effect on air quality in the Graham area, and take effective action toward eliminating any such adverse effects.

26.1.5 Develop a good neighbor policy related to activities that cause negative impacts to neighbors. **ENV-3.4**

**Principle 2.** Establish monitoring requirements for the 304th Street landfill operating permit.

**Standards**

26.2.1 Encourage the Clean Air Agency and TPCHD to establish operating permit conditions to require the landfill to conduct monitoring before the landfill reaches 50 megagrams of National Nonmethane Organic Compounds (NMOC).

26.2.2 Require that monitoring data from the 304th Street landfill is submitted to the TPCHD for review to ensure that emissions fall within acceptable federal/state guidelines and condition of approvals.

**Principle 3.** Reduce air pollutants along main transportation corridors (e.g., 224th St. E. and Meridian/Elk Plain area). **ENV-3.5, T-28.2, 29**

**Standards**

26.3.1 Utilize trees and vegetation along roads for pollution abatement. **T-28.8, 28.10**

**Principle 4.** Eliminate burning activities that may negatively impact air quality. **ENV-3.2, 3.3**

**Standards**

- 26.4.1 Provide notification to property owners that the use of backyard burn barrels is an illegal activity and enforce illegal burning activities. ENV- 3.2, 3.3
- 26.4.2 Encourage property owners to change their use of fireplaces and wood stoves. ENV- 3.3
- 26.4.2.1 Post signs, when there is a burn ban in effect, notifying people not to use their fireplaces and wood stoves. Delete
- 26.4.2.2 Develop a program to encourage people that are using uncertified wood stoves to switch to either certified stoves or natural gas. ENV- 3.3
- 26.4.2.3 Encourage the expansion of natural gas to all areas of Graham so that this cleaner alternative is available to residents.
- 26.4.3 Impose conditions on new development activities to eliminate or limit burn and slash activities.

**Principle 5.** Work with federal and state agencies and dairy farm operators on methods to reduce negative smells to surrounding areas resulting from EPA mandated treatments.

**Standards**

- 26.5.1 Work with the EPA and DOE to develop new standards that still protect water quality while decreasing negative smells. Consider best management practices for manure composting and manure lagoons.
- 26.5.2 Provide information to farmers on farm best management practices (methods and timing) to reduce negative smells.

Light, Noise and Glare

**Objective 27.** Reduce negative impacts associated with light, glare and noise. ENV-12, 13

**Principle 1.** Utilize traffic noise abatement paving materials and vegetation during construction of roads to deaden sound to surrounding residential uses.

**Standards**

- 27.1.1 Revise the zoning code to require landscaping, at least a minimum of a L1 landscaping level, along major arterial roads.

**Principle 2.** Establish measures to decrease glare from light sources that obscure the visibility of stars at night. **ENV-12+**

## **EARTH RESOURCES**

### Soils

**Objective 28.** Maintain native soils and minimize impacts of soil disturbance on natural systems.

**Principle 1.** Encourage the use of low impact development techniques as a method for preserving native soils.

**Principle 2.** Minimize erosion and sedimentation during the land development process.

#### **Standards**

28.2.1 Require that exposed soils be covered.

28.2.2 Phase clearing and grading activities on large development sites to reduce the amount of exposed soils.

28.2.3 Re-vegetate disturbed soils as soon as development activities are completed.

28.2.4 Apply a minimum depth of mulch in landscaping areas not covered by vegetation.

**Principle 3.** Preserve native soils that support agricultural activities.

**Principle 4.** Retain and reuse existing native topsoil during the land development process.

**Principle 5.** Reduce the amount of impervious surface areas resulting from development activity within the plan area.

#### **Standards**

28.5.1 Encourage the use of low impact development to reduce the total and/or effective amount of impervious surface area associated with development.

28.5.2 Develop incentive programs for use of innovative design techniques that reduce impacts from impervious surface areas associated with specific development projects.

28.5.3 Utilize information from studies and plans prepared by County departments and other agencies as supporting documentation for developing land use designations throughout the plan area. ~~delete~~

**Principle 6.** Evaluate existing regulations to determine their effectiveness in reducing impacts from increased impervious surface area upon wetlands and watercourses. ~~delete~~

**Principle 7.** Control building activities in areas where soils are prone to landslide or liquefaction/dynamic settlement. **ENV-10.2.1**

Vegetation

**Objective 29.** Encourage preservation of native vegetated cover within the plan area. **ENV-2**

**Principle 1.** Establish greenbelts throughout the community plan area. **Repeat from CCD element**

**Principle 2.** Require new development to retain substantial amounts of existing native vegetation to preserve functions of the natural environment. **ENV-2+**

**Principle 3.** Ensure that revegetation efforts are successful.

**Standards**

29.3.1 Develop planting and maintenance standards for development activities.

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

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

29.3.2 Assemble and distribute educational materials and resources on best management practices for effective site revegetation. **ENV-2.3**

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

**Standards**

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

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

29.4.3 Develop incentives for project applicants to encourage restoration of historic plant communities.

**Principle 5.** Identify, preserve and restore Oregon white oak woodlands and significant oak stands and trees and prairies within the plan area.

**Standards**

29.5.1 Map all Oregon white oak woodlands, significant oak stands, significant oak trees, and prairies within the plan area and utilize in critical area review.

29.5.2 Preserve areas that are suitable for the growth of native oak trees.

29.5.3 Retain oaks and prairie plants where these plant species were the dominant historic, indigenous plant community type and maintain the natural setting with appropriate native understory.

29.5.4 Conduct public education regarding the cultural and biological importance of prairie and oak savanna landscapes. **ENV-2.3**

29.5.5 Require tree protection during site development and construction activities. **ENV-2**

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

**Standards**

29.6.1 Enforce current regulations for tansy removal. **delete-same intent as principle 6**

29.6.2 Educate homeowners on invasive plant species.

**Principle 7.** Develop a list of native vegetation types that are fire and pest resistant for planting around structures. Provide these lists to project applicants.

**WATER RESOURCES**

Surface Water Runoff and Flooding

**Objective 30.** Maintain the natural hydrologic conditions and functions, both within the plan area and in the adjacent watershed basins, which receive stormwater from the plan area and control flooding problems. **ENV-5+**

**Principle 1.** Upgrade stormwater facilities (e.g., culverts and ditches) within the plan area, which are undersized and causing flooding problems.

**Standards**

30.1.1 Pursue additional studies of ground and surface water hydrology at the boundaries of Muck Creek and Clover Creek Basins to identify solutions to flooding problems (areas of particular concern are at 224th St. E. and Meridian and 224th St. E. at Muck Creek).

30.1.2 Adequately size new culverts so that flooding problems don't result from undersizing.

**Principle 2.** Conduct surface water management projects in a manner that preserves the natural flow of surface water and discharge into its appropriate basin (i.e., avoid any 224th diversions of Muck Creek into another basin).

**Principle 3.** Utilize updated flood information and new flood hazard area mapping that is being developed through basin planning studies. **ENV-10.1+**

**Principle 4.** Design any diversions of water to or from stream channels in a manner that protects the integrity of the natural system.

**Principle 5.** Strictly control development in flood hazard areas and channel migration zones. **ENV-10.2**

Water Quality

**Objective 31.** Implement strategies to improve water quality within the plan area.

**Principle 1.** Reduce sources of nonpoint pollution in aquifer recharge areas and other sensitive water resources such as wetlands, rivers, streams, and lakes.

**Standards**

31.1.1 Limit the application of pesticides and fertilizers.

31.1.2 Provide public education on appropriate use of pesticides (type, amount, appropriate time, and location for application). **ENV-5.7**

31.1.3 Establish a cost free program to pick-up and dispose of banned pesticides/fertilizers.

31.1.4 Encourage appropriate maintenance of septic systems. **U-17.2**

**Principle 2.** Conduct agricultural uses in a manner that maintains and protects water resources. **ENV-5.8**

**Standards**

31.2.1 Provide fencing for domesticated animals to prevent contamination of water resources (e.g., animal excrement).

**Principle 3.** Provide adequate vegetative cover to maintain appropriate water temperatures and habitat along rivers, streams, lakes, etc.

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

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

**Standards**

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

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

31.5.3 Develop lake management plans for the lakes within the plan area (Kapowsin, Tanwax, Whitman, North and South Twin, Morgan, and Clear) that addresses water quality issues.

Groundwater and Water Supply

**Objective 32.** Protect and conserve groundwater supplies and subsurface flows within the plan area.

**Principle 1.** Maintain groundwater recharge into aquifers, wetlands and streams. **ENV-5**

**Standards**

32.1.1 Limit the amount of impervious surfaces within aquifer recharge areas.

32.1.2 Utilize LID techniques to facilitate water recharge into aquifers, streams and wetlands.

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

32.1.4 Prohibit man-made ponds next to rivers, creeks, and streams that may cause leaching problems to surface and subsurface flows which recharge these watercourses.

32.1.4.1 When creating ponds to address fire flow issues, use best available science to identify pond location and design to assure ease of maintenance while minimizing impacts to the natural environment.

**Principle 2.** Regulate uses and activities within aquifer recharge areas to prevent contamination of the water resources. **ENV-5+**

**Standards**

32.2.1 Limit type and amount of (intensity) development within aquifer recharge areas. **ENV-5+**

32.2.2 Prohibit landfills and other uses which have the potential to pollute the aquifer and wellhead protection areas.

32.2.3 Conduct studies to evaluate the effect of well drilling within shallow aquifers located near creeks in the plan area (i.e., to determine impacts to surface water hydrology and base flows).

**Principle 3.** Increase public awareness of aquifer recharge and wellhead protection areas.

**Standards**

32.3.1 Mail notices to residents within aquifer recharge and wellhead protection areas. Provide information on how to protect the water quality and water recharge within these areas.

32.3.2 Post signs around the perimeters of aquifer recharge and wellhead protection areas to identify this is a sensitive area.

**Principle 4.** Map aquifer recharge areas identified through watershed planning processes (e.g., Lower Nisqually Watershed Assessment). **ENV-5.2**

**Standards**

32.4.1 Add any new identified aquifer recharge areas to the critical area atlas - aquifer recharge and wellhead protection areas map. **ENV-5.2**

**Principle 5.** Evaluate local aquifers for inclusion as designated aquifer recharge areas.

**Principle 6.** Retain groundwater recharge within the basin in which the surface water falls. **ENV-5+, U-**

32.6.1 Establish measures to retain surface water/groundwater recharge within the Muck Creek system (i.e., stop the loss from Muck Creek to Clover Creek basin).

**Principle 7.** Recommend the use of cisterns, gray water systems, water reuse systems, and drip irrigation systems as a method to conserve groundwater supplies.

**Standards**

32.7.1 Water purveyors should offer incentives for water conservation measures.

Shorelines

**Objective 33.** Promote the protection and enjoyment of shorelines within the plan area.

**Principle 1.** Conduct an analysis of the lakes, rivers, and streams within the plan area to determine the appropriate shoreline environment. **Delete-SMP**

**Standards**

33.1.1 Assure that the Shoreline Master Program accurately identifies all streams and creeks within the plan area, which meet minimum flow requirements for shorelines of the state. Add any streams or creeks that meet this flow. **Delete-SMP**

33.1.2 Conduct an analysis of Tanwax Lake to determine its build-out status. Compare this to Kapowsin Lake to determine if the shoreline environments should be adjusted. **Delete-SMP**

**Principle 2.** Eliminate the density bonus associated with shoreline development along rivers, streams and lakes within the plan area.

**Principle 3.** Require public access on lakes as a condition of approval of any land development activity, except for construction of single-family dwelling units.

**Principle 4.** Remove old, dilapidated structures (such as cabins) along lake shorelines that have failing or non-existent sanitary sewer systems.

**Principle 5.** Establish a public access point (preferably a park) on Lake Kapowsin that provides for boating, fishing, and picnic facilities.

**Principle 6.** Allow the vacation of unopened public rights-of-way at shoreline locations only when another public access on the same water body has been provided as a replacement.

Wetlands

**Objective 34.** Preserve and restore the remaining wetlands contained within the plan area. **ENV-11**

**Principle 1.** Promote restoration activities in wetlands that have been degraded.

**Standards**

34.1.1 Disconnect ditches that drain wetlands.

**FISH AND WILDLIFE RESOURCES**

**Objective 35.** Protect and restore fish and wildlife resources within the plan area. **ENV-8+**

**Principle 1.** Update existing County regulations to provide additional protection to fish and wildlife. **ENV-8+**

**Standards**

35.1.1 Update the County's Critical Area Regulations and maps with the following information: **ENV-8+/delete**

35.1.1.1 Map the Oregon white oak woodlands, stands, and significant trees within the plan area. **ENV-8+/delete**

35.1.1.2 Map the remaining prairies within the plan area. **ENV-8+/delete**

35.1.1.3 Coordinate with WDFW and the Tribes to verify the presence of steelhead in Muck Creek and update the maps with this information. **ENV-8+/delete**

35.1.1.4 Coordinate with WDFW and the Tribes to verify that Chinook salmon are still present in Tanwax Creek (issue--lack of base flow) and whether steelhead trout are present in this system. Update the maps with this information. **ENV-8+/delete**

35.1.1.5 Coordinate with WDFW to verify the bald eagle nest information and update maps with this information. **ENV-8+/delete**

- 35.1.1.6 Coordinate with WDFW to conduct a survey to determine if the Western gray squirrel is present within the plan area and update the maps with this information. **ENV-8+/delete**
- 35.1.1.7 Coordinate with WDFW and the Tribes to determine if there are any elk habitats, such as migration routes or winter herd ranges, within the plan area and update the maps with any new information. **ENV-8+/delete**
- 35.1.1.8 Map any neotropical migratory bird habitats and heron rookeries within the plan area.

35.1.2 Establish "bird friendly" design standards for cellular towers.

**Principle 2.** Maintain fish and riparian habitat within the plan area. **ENV-8+**

**Standards**

35.2.1 Prohibit or strictly regulate the dredging or alternation of streams.

35.2.2 Conduct an analysis to determine the cause of low or no base flows in the watercourses within the plan area.

35.2.3 Improve riparian habitat through actions such as development of stream meanders and undercut banks, installation of large woody debris, planting of appropriate native vegetation and removal of invasive species such as reed canary grass, removal of fish passage blockages, and limiting or prohibiting livestock access into and adjacent to stream channels.

**Principle 3.** Develop a public education program regarding how to address invasive fish and wildlife species. **ENV-8.9**

**Principle 4.** Work with the WDFW to establish a monitoring station (surveying, banding, etc.) within Morse Preserve and the biodiversity management area and connector and other important habitat areas. **ENV-8.10+**

**Standards**

35.4.1 Utilize the University of Washington's Nature Mapping program or WDFW as a repository for fish and wildlife species monitoring data. **ENV-8.1+**

**Principle 5.** Structural flood control measures should not obstruct fish passage. **U-35.2**

**Principle 6.** Pursue development of an accelerated environmental permit process with U.S. Army Corps of Engineers for habitat restoration projects. **delete**

## OPEN SPACE

### Conservation, Restoration and Maintenance of Open Space

**Objective 36.** Introduce a variety of strategies to encourage public and private organizations and private property owners to conserve, maintain, and restore open space areas.

**Principle 1.** Conduct public education and outreach efforts on the conservation and restoration of open space areas. **ENV-1.6**

#### **Standards**

36.1.1 Support the Pierce Conservation District (Stream Team and Farm Management), Pierce County WSU Cooperative Extension Office, and other agencies in their efforts to educate property owners within the open space network on best management practices, native vegetation planting, and habitat restoration. **ENV-1.6, 2.3, 8.10**

36.1.2 Explore opportunities to utilize the WDFW and local tribes for conducting wildlife habitat studies and developing management plans within the open space network. **PR-21.4**

36.1.3 Promote the University of Washington's Nature Mapping program and WDFW Backyard Wildlife Sanctuary program within open space areas. **ENV-1.6, 2.3**

36.1.4 Disseminate information about stewardship of open space areas through the County's utility billing process. **ENV-1.6, 2.3/delete**

36.1.5 Develop and make available a brochure on the techniques and strategies available for maintaining open space. **ENV-1.6, 2.3/delete**

**Principle 2.** Require new developments to establish homeowners' maintenance agreements for designated open space areas and native vegetation retention areas.

#### **Standards**

36.2.1 Require developers/builders to prepare and distribute brochures to prospective and subsequent homeowners regarding maintenance of critical areas and open space areas.

36.2.2 Pierce County should maintain a website with information about native vegetation retention, removal, and replanting and any required open space signs should include a link to this information. **delete**

36.2.3 Require notification, prior to the issuance of a building permit, land division approval, or other land development approval, to be recorded on the title of all property that contains an open space area. This title notification shall describe the location and appropriate uses permitted within the open space area. The notice on the title of the property is intended to provide future property owners information regarding any land use restrictions associated with the open space area.

**Principle 3.** Develop best construction methods for activities within or nearby designated open space areas and to protect native vegetation retention areas.

**Principle 4.** When appropriate, publicly owned or acquired open space properties should be transferred to a local land trust for long-term management and stewardship. OS-2.1

**Standards**

36.4.1 Pierce County should review its land holdings to determine if any parcels located within the adopted open space/greenbelt network might be suitable for transfer to a local land trust. OS-2.3

**Principle 5.** Protect and maintain publicly-owned or acquired open space sites in perpetuity. OS-2

**Standards**

36.5.1 Place a conservation easement on existing and acquired publicly-owned open space sites prior to transfer to a land trust.

36.5.2 Place conservation easements or covenants that restrict future uses to passive and low impact active open space recreation activities on existing and acquired publicly owned open space sites. Conservation easements should be worded to maintain open space use and function of a parcel in perpetuity.

36.5.3 The sale of publicly-owned open space areas within the plan area is discouraged. In the event that sales occur, any proceeds from the sales shall be used to purchase an equivalent or greater amount of land for passive open space recreation use or land which provides an equivalent or greater ecological function and value within the plan area.

**Principle 6.** Stewardship and management plans should be prepared for any publicly-owned or publicly-purchased open space parcel. PR-21.8+, 6.1+

**Standards**

- 36.6.1 Stewardship and management plans may be prepared for a geographic area that is larger than an individual parcel. **PR-21.8+, 6.1+**
- 36.6.2 At a minimum, stewardship and management plans should address long-term maintenance, public access, restoration, and permitted uses within the open space site. **PR-21.8+, 6.1+**

**Principle 7.** Require homeowners' maintenance agreements for natural open space areas and natural buffer areas.

Open Space Acquisition and Retention

**Objective 37.** Encourage acquisition and retention of open space within the plan area through the use of a variety of strategies.

**Principle 1.** Prioritize open space acquisition efforts within the plan area. Special preference should be given to those parcels that:

**Standards**

- 37.1.1 Contain high priority resources, i.e., critical salmon habitat, fish and wildlife habitat areas, streams, wetlands, and wooded areas or contain other sensitive resources such as vulnerable deep aquifer areas, flood hazard areas, and landslide and erosion hazard areas. **PR-21+**
- 37.1.2 Provide important links between existing open space, park and recreation, and school sites.
- 37.1.3 Exceed five acres in size.
- 37.1.4 Sites less than five acres in size that provide connectivity to other open space, park, or trail areas.
- 37.1.5 Offer significant views of Mount Rainier or the Cascade Mountain Range.
- 37.1.6 Are located within an open space area as identified on the County's officially adopted Open Space Corridor map. **PR-21+**

**Principle 2.** Coordinate with local land trusts and public agencies to promote acquisition of high priority parcels within the community plan area. **PR-21.4**

**Principle 3.** County-owned properties, which serve as good fish and wildlife habitat, should be protected from conversion to other uses and integrated into the open space system. **PR-21+**

**Standards**

37.3.1 Conduct an inventory of all public properties within the plan area, which may be utilized as open space and incorporated into a greenbelt park trail system.

**Principle 4.** Consider instituting taxation under RCW 82.46.070. ~~delete~~

**Standards**

37.4.1 The County Council should initiate a public vote on a measure that would levy a real estate excise tax on real estate transactions for the purpose of acquiring and maintaining open space conservation areas. ~~delete~~

37.4.2 The Pierce County Park and Recreation Department should administer these funds in accordance with adopted County Comprehensive Plan and community plan policies. ~~delete~~

**Principle 5.** Utilize the County's Conservation Futures Program to purchase open space within the plan area. ~~OS-1+~~

**Principle 6.** Consider amending the Park, Recreation and Open Space Plan to recommend that impact fees that are collected within the plan area be used to purchase and maintain open space land within the plan area.

**Principle 7.** Institute a land use zone or zones which provide additional protection within designated open space areas (this zone could establish minimum open space/natural vegetation requirements, mandate low impact development techniques, require connectivity of open space to maintain wildlife corridors, etc.).

**Principle 8.** Encourage preservation of large tracts of open space corridors through site design mechanisms, such as mandatory clustering requirements, and set aside in separate tracts.

**Standards**

37.8.1 Amend the Pierce County Code, as necessary, to address clustering and open space dedications during the land division process. ~~delete~~

**Principle 9.** Promote the Current Use Assessment (CUA) Program Public Benefit Rating System (PBRS) within the plan area.

**Standards**

- 37.9.1 Concentrate outreach efforts to those properties located within open space areas depicted in the County's officially adopted open space/greenbelt map.
- 37.9.2 Encourage participation within the program by conducting workshops within the plan area.
- 37.9.3 Foster partnerships between land trusts, the Tahoma Audubon, the Nisqually River Council, Tribes, and the Pierce County WSU Cooperative Extension Office to promote participation in the CUA program, PBRs.  
LU-97+

**Principle 10.** Develop a purchase of development rights and transfer of development rights program. LU-124+

**Standards**

- 37.10.1 Develop a process that will facilitate the purchase and transfer of development rights.
- 37.10.2 Property designated on the adopted open space/greenbelt map shall receive the maximum credit (incentive) as a sending site.
- 37.10.3 Appropriate receiving sites shall not be located within open space tracts, wetlands, geologically hazardous areas, frequently flooded areas, vulnerable deep aquifers, or critical fish and wildlife habitat areas.

**Principle 11.** Require developers to use low impact development techniques when developing property located within the designated open space areas as depicted on the Open Space/Greenbelt map.

## ECONOMIC ELEMENT POLICIES

### NATURAL RESOURCE INDUSTRIES

**Intent:** Preserve and promote natural resource industries within the plan area with a special emphasis on agricultural and forestry uses.

**Objective 38.** Encourage agricultural and forestry industries within the community.

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

**Principle 2.** Promote transfer of development rights to allow landowners to realize the investment potential of their land while still preserving agricultural lands. LU-124+

**Principle 3.** Ensure agricultural uses are allowed broadly within the plan area.

**Principle 4.** Develop marketing opportunities for agricultural products, such as farmer's markets within and outside the community, cooperative marketing and purchasing, education on the business of agriculture, promotion of subscription farms, etc.

**Principle 5.** Require title and plat notification of lands adjoining natural resource uses acknowledging the presence of these uses.

**Principle 6.** Educate residents on uses and limitations of Pierce County's Current Use Assessment (tax incentive) program.

### HOME OCCUPATIONS AND COTTAGE INDUSTRIES

**Intent:** Recognize the importance of home based businesses while ensuring that these businesses are compatible with a residential and rural character. LU-99+

**Objective 39.** Ensure businesses and commercial development located outside of designated commercial areas adheres to established home-based business (home occupation and cottage industry) development standards. LU-99+

**Principle 1.** Review definitions of home-based/cottage industries to assure they are appropriate outside the commercial areas, without precluding innovation and new product/service development. LU-99+

**Principle 2.** Develop operational standards that will serve as a guide to when a home-based business should migrate to a commercial area. LU-99+

**Principle 3.** Review current development standards for home-based/cottage industries and reconcile contradictions (such as parking requirements that make a property assume a commercial character as opposed to a residential character). LU-99+

**Principle 4.** Enforce current regulations and standards. delete

## TOURISM

**Intent:** Encourage tourism and tourism support facilities within the plan area that relate to the surrounding natural resources.

**Objective 40.** Develop and promote tourism consistent with rural community goals, infrastructure, and growth patterns of the community.

**Principle 1.** Conduct an inventory of public access points to the many lakes and waterways within Graham to determine the best places for environmentally suitable aquatic recreation.

**Principle 2.** Develop themed signage and clearly mark public access points to lakes and waterways.

**Principle 3.** Develop tourism opportunities in conjunction with the Train to the Mountain.

### Standards

40.3.1 Approach Tacoma Rail about developing a terminal for the Train to the Mountain, and determine the feasibility of creating a commercial district, farmer's market, or park around the station.

40.3.2 Provide a shuttle system to transport visitors from the train station to Northwest Trek and Pioneer Farm.

**Principle 4.** Support the "Rail and Trail" effort underway to build a trail the length of the Tacoma Rail route from Tacoma to Mt. Rainier.

**Principle 5.** Develop "destination" facilities such as a rowing center on Lake Kapowsin or park facilities at Lincoln Tree Farm with interpretive presentations of the working forest.

**Principle 6.** Promote the arts through art shows, exhibits, galleries, etc.

**Principle 7.** Promote family activities such as camping, petting farms, paint ball, etc.

**Principle 8.** Increase the number of lodging and dining facilities.

- Principle 9.** Provide information to the touring public on recreational opportunities in Graham.
- Principle 10.** Partner with the Chamber of Commerce and local business associations to help promote Graham businesses to the touring public.
- Principle 11.** Evaluate and address zoning and development regulations that preclude establishing lodging, dining and other tourist-related services.
- Principle 12.** Establish commercial areas in clusters to enhance the visitor experience.

## COMMUNITY IMAGE

**Intent:** Enhance community image to attract businesses and maintain the quality of life within the plan area.

**Objective 41.** Integrate design of business and commercial uses in a manner that helps maintain the rural character of Graham.

- Principle 1.** Enforcement of current regulations and standards should be enhanced in a fair and consistent manner. ~~delete~~
- Principle 2.** Support activities that foster a sense of community.
- Principle 3.** Orient buildings in commercial developments such that they create a self-contained community feel.
- Principle 4.** Establish citizen patrols and neighborhood watches with the support of the Pierce County Sheriff's Department.
- Principle 5.** Communicate the shared vision of Graham throughout the community.

## COMMERCIAL CENTERS

**Intent:** Provide for adequate services within commercial centers to support business development.

**Objective 42.** Allow for adequate commercial development primarily located within designated commercial areas to provide a balance between the residential and commercial tax base.

- Principle 1.** Conduct a study to determine the amount of revenue needed to support needed services and desired capital improvements versus the anticipated revenue generated by various development patterns. ~~delete-done~~

**Principle 2.** Assure concurrency between population growth and infrastructure development. **LU-91**

## FACILITIES AND SERVICES POLICIES

### DOMESTIC WATER

**Intent:** To provide adequate water supplies to meet the needs of existing residents as well as proposed new development.

**Objective 43.** Ensure adequate domestic water to serve development and agricultural uses within the plan area.

**Principle 1.** Promote measures to keep water purveyors from going dry in the summer. **U-24.2**

#### Standards

43.1.1 Enhance water conservation by requiring plumbing fixtures that conserve water, instituting leak detection and correction programs, and by developing strict irrigation and landscaping standards.

43.1.2 Require landscaping that does not demand extensive irrigation for its survival, place an emphasis on the use of indigenous plant materials, and limit the extent of native vegetation removal.

**Principle 2.** Encourage Pierce County to proceed with becoming a wholesale water supplier to existing Class A water purveyors in the plan area. **delete**

**Principle 3.** Promote interties between water purveyors to ensure adequate water supplies to existing customers. **U-21**

#### Standards

43.3.1 Additional water, accomplished through inner-ties, should be used to satisfy current needs before expanding to cover new development. **delete**

**Principle 4.** Locate new development only where adequate water supply and water pressure is available. **LU-91, CF-3.1, U 26.1**

**Principle 5.** Require the Letter of Water Availability to identify which specific water right is being used and how much of the existing and available water capacity is being used from that right for the proposed project (i.e., cumulative impacts on the system). **U-25**

#### Standards

43.5.1 If the proposed project exceeds the available water capacity then a moratorium should be enacted. **U-25**

43.5.2 Information should be documented in the water purveyor's files, which is subject to an audit by the governing state or local agency (Washington State Department of Health and/or Tacoma-Pierce County Health Department). U-25

**Principle 6.** Encourage existing Class A water systems to work with Class B water systems or individuals that may have water rights that are currently underutilized to acquire these systems as a means of expanding available capacity.

**Principle 7.** Protect groundwater supplies near the 304th Street landfill.

**Standards**

43.7.1 The TPCHD shall conduct a study to evaluate the current upward gradient pressure of the aquifer system underlying the 304th Street landfill and to determine how much additional water withdrawal may occur from the aquifer before the cumulative impacts reach a point where they pose a risk of contamination to the groundwater supplies.

43.7.2 The TPCHD shall certify new wells within one mile of the 304th Street landfill to determine cumulative impacts to the underlying aquifer system.

43.7.3 The TPCHD shall restrict additional water withdrawals, except test wells, within one mile of the 304th Street landfill at such time when the underlying aquifer water table height is lowered to the point where negative impacts to the landfill lining and groundwater supplies may occur.

**LAW ENFORCEMENT AND FIRE PROTECTION**

**Intent:** To provide adequate law enforcement and fire protection services and response times within the plan area.

**Objective 44.** Ensure adequate law enforcement and fire protection services to meet the needs of the population within the plan area. CF-17

Law Enforcement

**Principle 1.** Increase law enforcement coverage and response time in the plan area. CF-17

## Standards

44.1.1 Sheriff Deputy's service increases should be a component of new development [i.e., create a Level of Service (LOS) standard per new home]. **CF-17**

44.1.2 LOS response time should meet national standards. **CF-18**

44.1.3 The number of deputies should be increased per amount of plan area population to meet national standards. **CF-18**

**Principle 2.** Reduce law enforcement response times and increase police presence by locating a new police precinct in the plan area.

44.2.1 Consider co-locating a precinct with fire stations and the Graham Library property.

44.2.2 Consider the 304th St. E. and Meridian Rural Activity Center as a potential location for a new precinct.

## Fire Protection

**Principle 3.** Encourage Fire Districts to pursue impact fees to help defray the costs associated with serving new development.

## PUBLIC SCHOOLS

**Intent:** To provide adequate school facilities to meet the needs of the existing and future population within the plan area.

**Objective 45.** Provide adequate school impact fees to School Districts to help defray the costs associated with serving new development.

**Principle 1.** Encourage the Pierce County Council to significantly raise their school impact fee amounts to more adequately cover the costs associated with new development.

**Principle 2.** Update the County's current school impact fee calculation to increase the maximum allowable amount based on consideration of the impacts from new development approved within the school district boundaries (e.g., plats, short plats, building permits, etc.).

## PARKS AND RECREATION

**Intent:** To provide regional, community and neighborhood parks and recreational facilities to meet the needs of the existing and future population to serve the County and plan area.

### Regional Parks

**Objective 46.** Achieve and sustain an acceptable level of service for regional park facilities.

**Principle 1.** New regional parks within the Graham Community Plan area should be designed and located to serve the needs of community residents as well as providing County-wide benefits. New regional parks should meet the following criteria.

#### **Standards**

46.1.1 Park sites should be located in a manner to take advantage of the physical amenities in the plan area with attention to access points to waterbodies and watercourses. Priorities include lakes, creeks wetlands, forested areas, steep slopes, and historical and scenic areas.

46.1.2 Parks should provide for both passive and active recreational areas that fit well with the site amenities. **PR-1**

46.1.3 Regional parks should generally be 40 acres or more in size; however, these parks may be developed on smaller parcels based upon land availability, facility type, community need, site characteristics and other factors. All sites that provide public access to waterbodies and watercourses in the Graham Community Plan area are Regional sites.

46.1.4 The County should cooperate with other government entities, including the Washington Department of Natural Resources and the Washington Department of Fish & Wildlife to develop and maintain joint park facilities. **PR-8+**

**Principle 2.** The following are high priority sites for regional park land acquisition within the Graham Community Plan area. The sites are not listed in any order of preference or importance.

#### **Standards**

46.2.1 Lake Kapowsin

46.2.2 Whitman Lake boat ramp

46.2.3 Lake Tanwax boat ramp

46.2.4 Other properties as identified on the Proposed Parks and Trails map for Graham.

**Principle 3.** Provide opportunities for community involvement in siting and developing those regional parks that service the plan area. All development and re-development of regional parks should be reviewed at the earliest possible opportunity by interested citizens through a public site planning review process. **PR-9+**

**Standards**

46.3.1 The Council District 1 and 3 representatives on the Pierce County Parks Citizens Advisory Board should be provided with all necessary information to help inform civic, community groups, and local governmental agencies about the plans and operations of the County regarding regional park location and development.

46.3.2 The Pierce County Parks and Recreation Department should maintain a current list of civic, community groups, and local governmental agencies that are interested in regional park locations and development. **PR-8+**

46.3.3 The Pierce County Parks and Recreation Department should provide notice of meetings and plans to civic, community groups, and local governmental agencies that are interested in regional park locations and development. **PR-9.6**

46.3.4 The Pierce County Parks and Recreation Department should actively encourage joint civic, community groups, and local governmental agency development of regional park sites that include a local park component.

46.3.5 A final development site plan shall be established for each regional park that identifies passive and/or active recreation areas, neighborhood and local community use areas, buildings, intended uses, and open space. **PR-6+**

46.3.6 Development of facilities at a regional park should not occur prior to completion of the necessary site plan.

46.3.7 Where appropriate, develop park facilities that generate funds and incorporate revenue collection into the design.

46.3.8 When considering charging user fees at sites that provide recreational opportunities establish an appropriate rate that will help support the maintenance and operation of these facilities.

Neighborhood and Community Parks

**Objective 47.** Pierce County shall support the creation of a Park Service Area, Park District, or Metropolitan Park District to help fund and develop community and neighborhood scale parks throughout the plan area.

**Principle 1.** Identify local organizations interested in the improvement of park and recreational opportunities within the community and provide the initial technical and financial assistance necessary to form a Park Service Area or District.

**Standards**

47.1.1 The Pierce County Parks and Recreation Services Department should conduct a series of education workshops regarding the formation, financing, and management of park service areas and districts.

47.1.2 The Pierce County Parks and Recreation Services Department should assist the community to identify sponsor(s) willing to lead in efforts to form the park service area or district.

47.1.3 Upon generating sufficient public interest in the formation of a park service area or district, Pierce County shall bring the issue to a vote of the citizens at the following general election.

47.1.4 Pierce County Parks and Recreation Services Department shall provide park and recreation providers technical expertise in site planning and facility needs assessments.

47.1.5 Pierce County Parks and Recreation Services Department shall provide assistance in the preparation of grants for property acquisition, operation, and maintenance.

**Principle 2.** Pierce County should require an impact fee, land dedication, or fee-in-lieu-of dedication for community and neighborhood scale parks based upon the standards set forth in Table 1 Community Park Facilities Standards and Table 2 Neighborhood Park Facilities Standards.

**Standards**

47.2.1 Pierce County should require all new residential subdivisions and multi-family residential developments to pay an impact fee, dedicate land, or pay a fee-in-lieu of land dedication for the development of community and neighborhood parks. The structure of each of these options shall be correlated to the standards set forth in Tables 31 and 32.

47.2.2 When a Park Service Area or Park District is created it shall consider the collection of Park Impact Fees as a means of providing funds for community and neighborhood parks.

47.2.3 Pierce County shall develop regulations controlling the location, use, and improvement of land dedicated for community and neighborhood park purposes. Such regulations shall, at a minimum, prescribe minimum park dedication areas, access, amenities, location, and maintenance.

**Principle 3.** Land that is suitable for future neighborhood and community park and recreation facilities should be purchased or acquired by the park and recreation provider in the most effective method available. Park and recreation providers should implement new and innovative methods of financing land acquisition, facility development, and long-term maintenance and operating costs for all park and recreation facilities. Provide opportunities for community control of local parks.

**Standards**

47.3.1 All suitable County-owned properties that are being considered for divestment should first be evaluated as potential park sites.

**Principle 4.** Establish standards for community and neighborhood level park and recreation facilities.

**Standards**

47.4.1 Utilize the following standards for community level parks within the plan area:

<b>TABLE 27- COMMUNITY PARK FACILITIES STANDARDS</b>	
<b>Facility</b>	<b>Unit</b>
Community Park Land	3.5 acres per 1,000 population
Fields for softball and youth baseball for soccer, football, or pickup games	0.23 fields per 1,000 population
Multi-use outdoor paved courts (tennis, basketball)	0.4 courts per 1,000 population
Tennis court	0.3 courts per 1,000 population
Children's play area	0.35 play area per 1,000 population
Picnic area	0.5 area per 1,000 population
Trails or pathways (minor)	0.2 miles per 1,000 population
Restrooms	0.2 facilities per 1,000 population
Parking	0.23 spaces per 1,000 population

47.4.1 Utilize the following standards for neighborhood level parks within the plan area:

TABLE 28 - NEIGHBORHOOD PARK FACILITIES STANDARDS	
Facility	Unit
Neighborhood Park – Land	3.0 acres per 1,000 population
Multi-use paved games court (1/2 court)	0.3 courts per 1,000 population
Children's play area	0.2 play area per 1,000 population

**Principle 5.** New community and neighborhood parks within the plan area should be designed and located to serve the needs of all segments of the community.

**Standards**

- 47.5.1 New park sites should be located in a manner to take advantage of the physical amenities within the plan area. Priorities include, wetlands, forested areas, steep slopes, historical areas and scenic areas and other natural features.
- 47.5.2 New parks should provide passive and/or active recreational areas. **PR-1**
- 47.5.3 The size of a community park is typically 15 to 25 acres. Access to a community park should be from an arterial street if traffic volumes are anticipated to be high and parking shall be dependent upon the facilities provided. Restroom facilities should be provided at a community park.
- 47.5.4 Ideally, a neighborhood park should be 5 to 10 acres in size. However, these parks may be considerably smaller when located within a private development. Neighborhood parks should be separated from one another in a relatively even manner throughout the plan area. Typically a 1- to 2-mile separation is desirable. Neighborhood parks should be reasonably central to the neighborhood they are intended to serve. Access to a neighborhood park should be via a local residential street. Walking and bicycle access routes should avoid physical barriers such as major arterial roads or stream crossings whenever possible. Parking or restroom facilities are typically not provided at a neighborhood park.
- 47.5.5 Neighborhood parks should be developed adjacent to school sites whenever possible in order to promote facility sharing. Facilities on the neighborhood park site should supplement uses that the school does not provide such as trails, open space, picnic areas, playground equipment, and multi-purpose hard-surfaced courts.

Partnerships

**Objective 48.**

Facilitate coordination and cooperation between Pierce County and public and private schools, and other organizations in providing and improving park and recreational facilities. PR-8+

**Principle 1.**

Pierce County Parks and Recreation Services Department should establish a partnership with public and private schools to facilitate joint County-school recreational opportunities within the community. This partnership could include program coordination, cost sharing for construction, improvement and maintenance of joint-use facilities, and other efforts to improve recreational opportunities within the community. PR-8+

**Principle 2.**

Pierce County Parks and Recreation Services Department and Pierce County Public Works and Utilities – Transportation Programming Division should coordinate transportation planning with the Frontier Master Plan process.

Park Site Acquisition

**Objective 49.**

Acquire selected parcels of land for future development of park and recreational facilities. (See Proposed Parks and Trails map)

**Principle 1.**

Focus on park site acquisitions that serve to expand existing facilities.

**Standards**

49.1.1

Expand the Graham Community passive and active recreation opportunities at Frontier Park to include walking trails and road-crossing striping.

**Principle 2.**

Purchase additional land throughout the plan area for future development of park facilities. High priority areas for future park acquisition include:

- a. Lincoln Tree Farm east of Mountain Hwy., north of 288th St. E.
- b. Other designated locations along Muck and South Creeks.
- c. Puyallup river and other water bodies.
- d. Pierce County Elk Plain Road Shop property with dedicated trail to Bethel high School.
- e. A 25 acre undeveloped parcel located at 46th Ave. E. and 232nd St. E.
- f. Cougar Mountain Park (could have prairie, passive/active recreation) on 26th St. E., east of 54th Ave. E. Also, K-12 school on 26th St. E. west of 54th Ave. E.
- g. Possible community passive nature trail adjacent to the Morse preserve at 260th St. E. and 70th Ave. E. Also, expand the area included in the Morse preserve.

- h. Bonneville power line, in the trail system, extending across the plan area, from Mountain Hwy, and 288th St. E. to Orville Rd. south of Orting.
- i. Scenic overlook on Meridian at the top of Graham Hill.
- j. Possible expansion of Frontier Park on south side for trails.
- k. Puyallup River trail park.
- l. A joint Pierce County/State park at the north end of Lake Kapowsin.

**Principle 3.** Balance expenditures on undeveloped park property acquisition with maintenance of existing facilities. **PR-7+**

**Standards**

49.3.1 Pursue park site acquisition when good opportunities come available so as to bank the land for later park and recreation development. **PR-1.2.2**

Trails

**Objective 50.** Provide a community-wide system of trails for nonmotorized transportation, nature viewing, and passive recreation. **PR-10**

**Principle 1.** Identify trail routes throughout the plan area that link schools, neighborhoods and points of interest. **PR-10**

**Standards**

50.1.1 Trails where appropriate, should link destinations and provide for all user groups, and serve a regional scale.

50.1.2 The trail system should utilize, integrate and /or bridge critical areas. **PR-12**

50.1.3 The trail system should provide recreational as well as nonmotorized movement (i.e., walking and bicycle passage, equestrian trails). **PR-10**

50.1.4 The trail system should extend through the plan area and connect with the County's regional trail system in the Orting Valley. (See Proposed Park and Trails map).

50.1.5 The trail system should reflect the trail corridors included in the Forever Green Council's recommendations regarding regional and countywide trail connections spanning from the Cascade Mountains to Puget Sound.

**Principle 2.** Trails should be located and designed in such a manner as to enhance user safety, provide access between locations and unique environmental features, and be aesthetically pleasing. **PR-10+**

**Standards**

- 50.2.1 Separate pedestrian sidewalks/trails from roads by a planting strip.
- 50.2.2 Blend trail system into critical and open space areas. **PR-10**
- 50.2.3 Trailheads should be accessible from residential neighborhoods and, where possible, be integrated into publicly owned park and open space properties. Trailheads should be provided at the principal access points of major trails and should include adequate parking with signage and a trail map. A primary trailhead should have restroom and solid waste facilities. **PR-15+**
- 50.2.4 Trails should be designed to interconnect or form loops whenever possible. Trails should not dead end unless unique circumstances exist such as a trail that provides access to a specific destination. When a proposed development is adjacent to vacant property, trails should be designed to accommodate future expansion at such time the adjacent property is developed.
- 50.2.5 Trails in environmentally sensitive areas should be designed and constructed in a manner that mitigates environmental impacts. **PR-12**
- 50.2.6 Signs that identify any associated natural areas or wildlife habitat areas and encourage environmental awareness should be placed along trails in appropriate locations. **PR-15+**

- Principle 3.** Purchase additional land throughout the plan area for future development of trail facilities. High priority areas for future trail acquisition and development include:
- a. Around Lake Kapowsin.
  - b. Trails within Frontier Park.
  - c. Trails within other Parks.

- Principle 4.** Require the dedication of Regional trails during the site development process.

**Standards**

- 50.4.1 Designated trails should be considered for each subdivision and site plan approval.
- 50.4.2 When a site is located along a proposed trail route, then a linear section of land shall be dedicated and developed as a condition of approval. Such portion of land shall be credited towards any required park land dedication.

50.4.3 When a site is not located along a proposed trail route, then a fee-in-lieu-of land dedication shall be required to contribute towards the regional trail system.

**Principle 5.** Coordinate development of a system of trails with the Pierce County Transportation Plan. **PR-18**

**Principle 6.** Extend existing trail/sidewalk areas before starting on undeveloped areas (i.e., complete in segments).

**Principle 7.** Consider dedicating unopened rights-of-way and other public lands for trail purposes.

**Principle 8.** Require the installation of nonmotorized transportation trails that connect new developments to schools, parks, or adjacent developments.

#### Existing Parks and Recreation Programs

**Objective 51.** Maintain the existing park and recreation facilities and programs located within the plan area.

**Principle 1.** Conduct maintenance and renovations that serve to enhance existing regional park and recreation facilities and programs.

#### **Standards**

51.1.1 Pierce County should continue the ownership and management of Frontier Park and should complete the Frontier Park Master Site Plan process.

#### **PIERCE COUNTY LIBRARY SYSTEM**

**Intent:** To increase safety and security for the Graham Library.

**Objective 52.** Improve safety and security around the Graham Library.

**Principle 1.** Consider reducing the speed limit on 224th St. E. from 82nd Ave. to Meridian to 35 mph.

#### **Standards**

52.1.1 Pierce County should initiate an engineering study to determine the feasibility of reducing the speed limit to 35 miles per hour or implementing other means to slow traffic.

**Principle 2.** Co-locate a police substation at the library property to help reduce vandalism.

## STORMWATER FACILITIES

**Intent:** To develop stormwater facilities that are functional, environmentally sound, and aesthetically pleasing.

**Objective 53.** Provide stormwater facilities within the plan area to mitigate existing stormwater problems and design these facilities to blend with and enhance natural systems.

**Principle 1.** Design stormwater facilities that mimic natural systems or that provide recreational opportunities. **U-43**

### Standards

53.1.1 Detention stormwater facilities should look and function like wetlands and be planted with native vegetation. **U-43**

53.1.2 Detention stormwater facilities should be designed to provide aquifer recharge. **U-43**

53.1.3 Detention facilities may be designed as large grassy areas that can serve as multipurpose playfields. **U-43**

**Principle 2.** Encourage the County Council to adopt the watershed basin plans. **U-33.4, 33.5, 34**

## TRANSPORTATION CORRIDORS AND STREETSCAPES

**Intent:** To create transportation corridors and streetscapes that are visually attractive and functional for both vehicular and nonmotorized transportation.

**Objective 54.** Create an interconnected multi-modal transportation system that provides amenities to its users and convenient access to nearby urban areas while retaining a rural character.

**Principle 1.** Promote increased transit service and tourism related transportation within the plan area.

### Standards

54.1.1 Expand transit opportunities by including stops at identified community centers and providing seating. **T-16+**

54.1.2 Transit service should be a priority for community centers.

- 54.1.3 Encourage the placement of additional bus stops. T-16+
- 54.1.4 Highly used transit stops should include seating and a shelter. T-16+, 17
- 54.1.5 Increase number of bus pull outs in order to facilitate a smooth flow of traffic. T-16.6
- 54.1.6 Consider a rail stop south of 224th St. E. as close as possible to the Graham Commercial Center.

**Principle 2.** Design roads and throughways to promote efficient movement of vehicles within the plan area, while retaining the rural character.

**Standards**

- 54.2.1 Roads should provide convenient access throughout the community, particularly to commercial centers. T-1, 6
- 54.2.2 Limit the number of traffic lights in order to maintain good traffic flow, particularly on Meridian Avenue.
- 54.2.3 Add turn lanes where appropriate. T-1, 3, 5
- 54.2.4 Encourage the creation of thoroughfares in appropriate places for more direct routing and greater connectivity. T-8
- 54.2.5 Provide interconnectivity between subdivisions and commercial projects to the greatest extent possible.
  - 54.2.5.1 Developers of subdivisions shall provide roadway connections to all County roadways that abut their property, except where it is necessary to limit the number of access points along main roads or where shared accesses better facilitate traffic flow.
  - 54.2.5.2 If access is provided to only one County roadway, then at least one stub road shall be built within the development to the property line of an abutting parcel to provide for potential future connection(s), unless environmental constraints preclude any such connection.
  - 54.2.5.3 Priority shall be given to connecting to existing stub roads, existing platted right-of-ways, and/or future improvement projects as defined in County plans and programs.

- 54.2.6 Minimize vehicle conflicts through limiting the number of access driveways, encouraging efficient internal site circulation and using shared commercial driveways where possible. T-11+
- 54.2.7 The County shall, where feasible, provide facilities for pedestrians when reconstructing or building new roadways. In urban areas, the improvement will consist of a sidewalk on at least one side of the roadway. In rural areas, a 6-foot width of crushed gravel on shoulder of both sides of roadway will be provided.
- 54.2.7.1 Where adequate right-of-way exists in rural areas, a pedestrian pathway that is separated from the road by the drainage way or other buffer will be considered.
- 54.2.8 Retain the existing scenic country roads in a rural character.
- 54.2.9 Require that adequate infrastructure is in place to ensure that connectivity between project phases and adjacent sites is accomplished during the land development process.
- 54.2.10 Provide access to large community centers from back streets to limit the number of people on the main roads and relieve congestion at single ingress/egress points. T-11+
- 54.2.11 Create frontage roads and/or parking access roads around community centers. T-11+
- 54.2.12 Orient streets in such a manner so as to take advantage of scenic views and vistas.
- 54.2.13 Provide for efficient traffic flow and accommodate emergency vehicle operations by providing adequate parking in new subdivisions and school sites. New subdivisions are required to provide either on-street parking or shared off-street parking in urban areas and apply design standards for accommodating adequate off-street parking. A total of three parking spaces shall be provided in the urban area for each new single-family home. On-street parking shall be prohibited in rural areas. In order to accomplish this, the following design techniques and standards should be applied:
- 54.2.13.1 Within urban residential developments, a minimum of one on-street parking space or off-street shared parking space per dwelling unit, dispersed in convenient locations throughout the development, shall be provided for guest parking. The parking stalls should be located within 150 feet of the residences being served and may be clustered to serve multiple dwelling units.

- 54.2.13.2 Off-street parking for urban residential development shall be modified to provide for at least two vehicles per dwelling unit. Garage areas shall not be included in the required off-street parking area (i.e., the garage area shall be in addition to the two required off-street parking spaces).
- 54.2.13.3 Driveways shall be at least 24 feet in length as measured from the face of the garage to the back of the sidewalk to prevent larger and longer vehicles from protruding into the traveled way.
- 54.2.13.4 Side yard setbacks (from the structure to the property line) shall be at least 5 feet on one side and at least 10 feet on the other side to allow vehicles to access the rear yard. This distance may only be reduced when alleys that allow access to rear yards are provided.
- 54.2.13.5 Parking standards for school sites should be reviewed and, if necessary, modified to provide adequate on-site parking for school event situations. Overflow parking areas should be constructed of pervious materials such as engineered grass, grasscrete, pervious pavers, or pervious concrete .
- 54.2.13.6 Require minimum lot sizes and lot widths to better accommodate on-street and off-street parking. Lot width reductions may only be allowed in situations where adequate off-street shared parking is provided.
- 54.2.13.7 For developments with a private road system, the homeowner's covenants shall require the employment of a security service or towing service to monitor the project on at least a twice daily basis and tow vehicles that are parked in the traveled way.
- 54.2.13.8 On-street parking and off-street shared parking areas shall be constructed of pervious materials in conformance with the standards outlined in the Pierce County Stormwater Manual, Chapter 10 Low Impact Development.
- 54.2.13.9 On-street parking spaces and off-street parking spaces shall be at least 22 feet in length. On-street parking space width shall be as outlined in the Pierce County Road Standards. Off-street shared parking spaces shall be at least eight feet in width.

- 54.2.14 Establish a process that requires the Pierce County Fire Marshal’s Office to contact the local fire district to provide input on site plans for safety purposes. **delete**
- 54.2.15 Synchronize traffic signals where possible to provide for uninterrupted traffic flow.
- 54.2.16 Construction of pedestrian facilities shall be required of developers of residential, commercial, and industrial projects on all County roadways that abut their property.
- 54.2.16.1 Sidewalks shall be constructed in urban areas.
- 54.2.16.2 In rural areas, the improvement shall consist of a 6-foot width of crushed gravel on the roadway shoulder. Where right-of-way exists, a gravel pathway shall be constructed that is separated from the road by the drainage way or other buffer.
- 54.2.17 Pursue innovative drainage design techniques to address flooding issues, such as those experienced along 224th St. E.
- 54.2.18 Provide emergency warning signage at the intersection of 200th St. E. and Orting-Kapowsin Highway that directs traffic away from the Puyallup Valley in the case of a natural disaster event.

**Principle 3.** Create a system of trails and multimodal facilities to enhance pedestrian, bicycle, and equestrian movement throughout the plan area. **T-12**

**Standards**

- 54.3.1 Facilities should be developed to provide for safe and varied modes of travel connecting the community. **T-12**
- 54.3.2 Increase pedestrian pathways, particularly around commercial developments. **T-12, 14**
- 54.3.3 Community centers should have pedestrian access either in the form of sidewalks, for large centers, or trails and paths in smaller centers. **T-14**
- 54.3.4 Create safe pedestrian internal connections between businesses, including stairs and ramps where appropriate. **T-12+, D-8**
- 54.3.5 Create and implement a system of multimodal paths for the plan area, connecting to regional trail systems. **T-12+**
- 54.3.6 Add bike lanes where appropriate. **T-12+**

54.3.7 Include horse paths and riding trails in the design of regional and local trail systems throughout the community. **PR-11, 13**

**Principle 4.** Implement transportation improvements in the plan area in accordance with the project recommendations included in the Graham Community Plan.

**Standards**

54.4.1 Use the plan’s project list and maps to guide programming and implementation of transportation projects.

54.4.2 Further refine the transportation concepts with the Graham Rural Activity Center and finance these transportation improvements with a combination of public and developer funds.

54.4.2.1 Pierce County shall work with the Washington State Department of Transportation to define consolidated east-west access roadways to serve new commercial sites within the Graham Rural Activity Center.

**SOLID WASTE**

**Intent:** To facilitate solid waste facilities in a manner that protects groundwater and surface water resources and ensure that public health issues, especially clean drinking water supplies, and environmental concerns are properly met.

**Objective 55.** Protect the natural environment and public health and safety related to Municipal Solid Waste (MSW) Landfill facilities.

**Principle 1.** Establish standards for the siting of new or expansion of existing Municipal Solid Waste (MSW) Landfill facilities to protect the public health, safety and welfare and to address environmental impacts.

**Standards**

55.1.1 The siting of any proposed MSW landfill or any proposed expansion of an existing MSW landfill shall follow applicable County, State, and Federal statutes and regulations with regard to criteria for appropriate site selection.

55.1.2 The siting of any proposed MSW landfill or any proposed expansion of an existing MSW landfill in the plan area shall not be within five miles of any defined Shorelines of the State or direct tributaries to a Shoreline of the State, including but limited to Lake Kapowsin, Tanwax Lake, Whitman Lake, Morgan Lake, Ohop Creek, Kapowsin Creek, Puyallup River, Muck

Creek and South Creek, or within one mile of any other river, stream, creek or tributary within or adjacent to the plan area.

- 55.1.3 No new MSW landfill shall be located over a sole source aquifer in the plan area given the strong potential to pollute future needed water supplies. In addition, no MSW landfill shall be permitted in certain locations with regard to pollution of water (surface and ground water) in areas of the plan area that have a high preponderance of “outwash” materials (gravel, sand, or rock).
- 55.1.3.1 No siting shall be approved and permitted for a site which has been fully examined independently and documented to contain a significant preponderance of one or more of the following U.S. Geological Survey defined soils: alluvium, peat, Electron mudflow, Osceola mudflow, Marshel formation, and/or Vashon Drift recessional outwash, advance gravel, or Steilacoom gravel.
- 55.1.3.2 The County shall require independent review of site studies of the characteristics of any proposed site so as reduce any potential compromising of the parameters, methods and conclusions of the geologic studies which predict the rate at which contaminants move through underlying strata.
- 55.1.3.3 The depth of the water table and levels of aquifers shall be considered primary health concerns by County officials and the Hearing Examiner in any review of a proposed MSW landfill application or an application to expand an existing MSW landfill.
- 55.1.3.4 The County and TPCHD shall require a rigorous monitoring regime as landfills can create deliberate fractures underground water tables as well as significantly increase fluid pressure.
- 55.1.4 The siting of any proposed MSW landfill or any proposed expansion of an existing MSW landfill in the plan area shall not permit the filling of any wetlands unless it is clearly rebutted that no other practicable alternative exists. Any compensatory wetlands to mitigate for impacts associated with the construction of a MSW landfill shall be located in the same Watershed Resource Inventory Area (WRIA).
- 55.1.5 The perimeter buffer around any new proposed MSW landfill or any proposed expansion of an existing MSW landfill shall be no less than 1,000 feet in width and shall be planted with a dense cover of native vegetation, preferably composed of native conifer trees, to adequately screen the landfill facility from adjacent neighbors and roadways.

- 55.1.6 No new proposed MSW landfill or any proposed expansion of an existing MSW landfill shall be located in a floodplain unless an EIS using the best available science unequivocally indicates that the facility will not restrict the flow of the 100-year flood, reduce the temporary water storage capacity of the floodplain, or result in a washout of solid waste so as to pose a hazard to human health or the environment.
- 55.1.7 Any plan for a proposed MSW landfill or any proposed expansion of an existing MSW landfill shall describe in detail the corrective action programs to be initiated if groundwater contained within the aquifer or surface water is contaminated. Thus an application's site monitoring and remediation plan should be resolved in the site selection process and not later in an anticipated construction and operation permit application.
- 55.1.8 Any formal application to expand laterally the size of any public or private MSW landfill currently existing in the plan area shall be subject to a number of considerations:
- 55.1.8.1 Such older landfills must meet newer County, State and Federal regulations and are not eligible for regulatory waivers of newer waste management standards.
  - 55.1.8.2 A mandatory Environmental Impact Statement (EIS) must adequately address alternatives to the proposed expansion including, at a minimum, other alternative in-county locations as well as long-hauling (with data found to be acceptable by reputable third parties such as the Environmental Protection Agency and the U.S. Army Corps of Engineers).
  - 55.1.8.3 The mandatory EIS must fully document, based on public/private records and the best available science, the historical impact of the current facility on contamination to any sole source aquifer located under the facility. A full and faithful record shall be compiled by the Tacoma-Pierce County Health Department (TPCHD) to reflect incidents of failure to contain waste, litter, leachate and toxic air emissions from the landfill, and shall be considered in the review process.
  - 55.1.8.4 Any EIS review of a proposal shall be subject to review by the U.S. Environmental Protection Agency (40 CFR 232), the U.S. Army Corps of Engineers (33 CFR Part 323), and the U.S. Fish and Wildlife Service when wetlands, aquifers, and streams may be negatively impacted. Such review shall pertain even if no federal financial assistance is involved.

55.1.8.5 No expansion shall be permitted to any MSW landfill currently sited over a sole source aquifer, in a critical aquifer recharge area, or in a wellhead protection area in the plan area and grandfathered by virtue of establishment prior to the April 27, 1999 effective date for RCW 70.95.060.

**Principle 2.** Conduct adequate monitoring and testing of Municipal Solid Waste (MSW) Landfill facilities in order to assure that the facility is not posing any negative impacts to public health, safety and welfare nor resulting in any unmitigated environmental impacts.

**Standards**

55.2.1 The TPCHD shall produce an annual written report on the research and field testing of contaminants found in the ground water at any current or future approved MSW landfill site within the plan area. TPCHD shall provide a copy of such report to water purveyors and landowners within a ten-mile radius of such sites.

55.2.2 The TPCHD shall require MSW permit holders to provide monitoring and testing information in an acceptable electronic format.

55.2.3 The TPCHD shall be the responsible agency for assuring that proper and appropriate monitoring and testing is conducted on MSW landfills. The TPCHD may oversee the hiring of neutral, 3rd party consultant's to conduct the necessary monitoring and testing or may complete such monitoring or testing with adequately trained TPCHD staff.

**Principle 3.** Ensure that all plans and reports regarding monitoring and testing of MSW landfills in the plan area are readily available to citizens.

**Standards**

55.3.1 The TPCHD shall post monitoring and testing information regarding MSW landfills on a public web page and all local newspapers of general distribution. This information shall include but not be limited to hydrogeologic and ground water monitoring reports, leak detection and collection system monitoring reports, leachate monitoring reports, and surface water monitoring reports.