

LAND USE POLICIES

GOAL

The communities of Summit-Waller, North Clover Creek Collins, and Summit View strive to emphasize and preserve the rural area within the community. The intensity of new land uses should be consistent with the existing urban or residential character, surrounding activities, development patterns, and environmental constraints.

OBJECTIVES, PRINCIPLES, AND STANDARDS

RURAL RESIDENTIAL

Intent: Preserve the natural, forested and pastoral character of rural lands outside the Urban Growth Area. Ensure that development which does occur in rural areas is planned in an environmentally conscientious manner as to be compatible with the desired character through the control of intensity and density of land uses and protection of open space. The preservation of agricultural lands is a priority. Careful planning shall assure urban levels of service do not occur in the rural area.

Objective 1. The Rural Separator designation is intended to protect and preserve the rural-residential character of the area; protect rural lands from continued urban-suburban sprawl; protect ground and surface water quality, and provide opportunities for recreational activities. The continuation of agricultural practices should be encouraged and shall be promoted when such practices are conducted in an environmentally responsible manner.

Principle 1. Protect and preserve the character of Rural Separator lands through appropriate controls of the range and intensity of land uses which are allowed to occur. **LU 61+**

Standards

1.1.1 Land uses shall be limited primarily to low density residential, agricultural, forestry, and recreational uses. Provisions should be made to allow for limited civic and public safety uses when appropriately designed so as to be compatible with their surroundings. **LU 61.3**

1.1.2 Limited provisions may be made for light commercial and industrial uses within the Rural Separator area when directly associated with existing agricultural, forestry, or natural resource related uses. Examples of such limited light commercial and industrial uses include agricultural product and supply sales, horticultural nurseries, veterinary services, and commercial stables.

1.1.3 Recreational uses should be limited primarily to parks, walking, equestrian, and biking trail systems, athletic fields, golf courses, and similar uses which maintain a significant majority of land in a vegetated state.

Principle 2. Continue to allow manufactured homes as accessory dwelling units.

Standards

1.2.1 Consider increasing the maximum square footage of an accessory dwelling unit in the rural area to 1,300 square feet.

Principle 3. Maintain the existing character of Rural Separator lands through appropriate control of housing densities and setbacks. **LU 61.3+**

Standards

1.3.1 A range of rural housing densities shall be allowed to occur on Rural Separator lands. The allowed density shall range from one dwelling unit per five acres to a maximum of two dwelling units per five acres. Maximum density shall be allowed only when the natural environment can accommodate this density and at least 50% of the gross acreage of the land proposed to be developed is dedicated in perpetuity as open space through deed restriction and other appropriate mechanisms. This open space area should be located in a tract separate from any newly created lots.

Principle 4. Promote the continuation of agricultural uses while encouraging the implementation of farm best management and selective harvesting practices. **LU 77.2, LU 77.10**

Standard

1.4.1 Establish regulations which will describe standards for agricultural buildings, structures, and animal enclosures to minimize land use conflicts and provide protection for the agricultural use from nuisance complaints. **LU 77 all**

Objective 2. Ensure that impacts of existing industrial operations to surrounding uses and the environment do not increase.

Principle 1. Do not permit expansion of nonconforming industrial operations except minor expansion that does not involve additional land area and which is accompanied by improvements which make the operation more compatible with surrounding uses.

Principle 2. Provide for implementation mechanisms to allow for continuance of legally existing contractor's yards and other similar legally existing operations associated with surface mining after mining operations have been discontinued. Such mechanisms should provide for site-specific review, citizen participation, and imposition of design and performance standards in order to protect surrounding land uses, the community, and the environment from adverse impacts. Such mechanisms would not be intended to be precedents for rezoning of adjacent properties to less restrictive zoning classifications.

Objective 3. Through requirements and incentives, gradually reduce impacts of industrial operations upon surrounding uses and the environment.

Principle 1. As industries cease to operate, including the extraction of gravel, promote new uses consistent with the goals, objectives, and policies of this plan, compatible with residential land uses and the community's rural character.

RURAL COMMERCIAL

Intent: Provide commercial development only in a manner that is consistent with the rural character of the plan area and compatible with residential land uses. **LU 60**

Objective 4. Strictly control commercial expansion or introduction of new commercial uses to ensure compatibility with residential land uses and prevent strip development.

- Principle 1.** Provide for future commercial development in centers only, rather than strips, in areas of existing commercial activity which are at or near the intersections of major arterials. **LU 63, 63.1.3**
- Principle 2.** Maintain separation between residential and commercial land uses by locating new commercial activities in areas that will not negatively impact residential uses. **LU 64 ALL**
- Objective 5.** The Rural Neighborhood Centers (RNC) located at 96th Street East and Canyon Road East, 84th Street East and Canyon Road East, 72nd Street East and Canyon Road East, and 72nd Street East and Waller Road are recognized as important neighborhood civic and commercial focal points in the rural area. Limited opportunities for continued commercial and civic land use shall be provided in these locations. RNCs shall strive to improve architectural characteristics that will shape and enhance the appearance of the center.
- Principle 1.** Recognize RNCs as Limited Areas of More Intense Rural Developments. The existing neighborhood centers shall be allowed to continue being utilized for these purposes. **LU 64 +**
- Standards**
- 5.1.1 Any future expansion of the land utilized as an RNC shall be on those parcels immediately adjacent to the existing centers. Under no circumstances shall the expansion cause an RNC to exceed 35 acres in size. **LU 65**
- 5.1.2 Any development in an RNC shall have access onto a major or secondary County arterial road. **LU65**
- Principle 2.** The intensity of commercial and civic uses shall be strictly limited in RNCs. **LU64+**
- Standards**
- 5.2.1 Appropriate commercial uses shall be limited to food stores and the sale of general merchandise in buildings that do not exceed 5,000 square feet of building footprint and those resource uses such as agricultural sales.
- 5.2.2 Appropriate civic uses shall be encouraged in RNCs. These uses shall be limited to daycare centers, community service centers, postal services, neighborhood parks, churches, police, and fire safety services.
- 5.2.3 New residential uses shall be prohibited in RNCs. Additions and remodels to existing dwelling units may be permitted.
- 5.2.4 Noise, dust, odorous gas, and lighting shall not be permitted to adversely affect the adjacent residential neighborhood.
- 5.2.5 New commercial and civic uses shall be buffered from adjacent lower intensity rural uses outside of the RNC designation.

5.2.6 All new or redeveloping civic and commercial uses in rural centers shall be subject to commercial design standards.

RESOURCE LANDS

Intent: Recognize agriculture as an important resource for the plan area.

Objective 6. Preserve the agricultural land base by recognizing land that is being used for or offers the greatest potential for agriculture production. **LU 80+**

Principle 1. Standard Evaluate Agricultural Resource Lands against Comprehensive Plan criteria. **LU 81+**

6.1.1 De-designate Agricultural Resource Lands within the plan area that can demonstrate that they do not meet the soil criteria identified in the Comprehensive Plan.

Objective 6A. Provide programs, policies and other regulations to achieve agricultural conservation and support agricultural activities in the community plan area. **LU 85+**

Principle 1. Develop a purchase of development rights program or transfer of development rights program for agricultural preservation. **LU 124**

Principle 2. Give high priority to agriculture in land acquisition programs sponsored by the County, such as Conservation Futures, Purchase of Development Rights, and the Conservation District Assessment.

Standard

6A.2.1 The Agricultural Resource Lands designated properties in the north section of the community planning area shall be given high priority because of the value of the agricultural soils in those areas.

URBAN RESIDENTIAL

Intent: Provide for a diverse range of housing choices in the community, appropriately located and well designed. **H 1+, LU 22+**

Objective 7. Create quality neighborhoods throughout the community. **LU 23, D 3**

Principle 1. Ensure site amenities and design features are incorporated into residential development to create aesthetically pleasing and livable neighborhoods. **D 3**

Objective 8. Provide for a range of quality housing types and densities within the community. **H 1+, LU 22+**

Principle 1. Establish residential zoning districts that provide for a range of housing types and densities and are based upon the characteristics of the natural and built environment. **H 1, LU 23.2, LU 22**

Standards

8.1.1 Implement distinct zoning districts for a variety of residential choices including: single-family, multi-family, senior housing, and mixed-use development.

8.1.2 Low residential densities should be located in the vicinity of environmentally constrained lands such as wetlands, floodways, lands with hydrologic soils, and aquifer recharge areas.

8.1.3 Higher density residential development should be located within and around the Community Center in order to promote the pedestrian activities and public transit. **LU 23.2.1**

8.1.4 High density residential should be located where infrastructure is available.

Principle 2. Provide incentive-based residential density regulations.

Standards

8.2.1 Each residential district shall incorporate a minimum, base, and maximum density. To develop property at a density higher than the base, additional criteria must be met, such as site amenities and design features. A menu of choices shall be provided to allow flexibility. **LU 22, LU 22.1**

8.2.2 Provide on site density credits for the Residential Resource zone.

Principle 3. Allow non-residential uses within residential areas.

Standards

8.3.1 Limited non-residential uses such as schools and daycares should be allowed within residential areas.

8.3.2 Non-residential activity should be scaled and sized appropriately to ensure compatibility within the neighborhood.

Objective 8A. Provide strict guidance for rezones to ensure community plan goals and objectives are properly implemented. For the purposes of this Objective, a planned development district (PDD) approval shall not be considered a rezone.

Principle 1. Ensure residential rezone applications are consistent with the intent, goals, objectives, and standards as set forth in the Mid-County Community Plan.

Standards

8A.1.1 Residential rezones may be allowed when the following criteria are met:

- A PDD shall accompany all rezone applications.
- If the request is to up-zone from Residential Resource to Single Family, it must be demonstrated that the environmental constraints qualifying the property for such classification no longer exist on the site.
- An analysis of market vacancy has demonstrated that there is a need for higher density within the Mid-County Community Plan area. The analysis must consider the availability of buildings for the same type of use and shall demonstrate why the rezone is necessary. The analysis shall not be an analysis of market potential.
- For any rezone request to allow higher densities, the site must be located on an arterial within 1,000 feet of a transit stop.
- Compatibility with surrounding uses shall be maintained.

- f. For any rezone request to allow higher densities, connection to sewers shall be required.
- g. The Examiner shall provide written findings that the proposed zone and PDD implement the goals, objectives, and standards of the designation better than the existing zone.

URBAN COMMERCIAL

Objective 9. Encourage commercial centers, corridors, and districts to contain a diverse mix of uses. The mix of uses will be influenced by the intensity, character, and circulation established for each center and district through the policies of this plan.

Principle 1. Recognize and support the Community Centers near SR-512 and Portland Avenue and SR-512 and Canyon Road as regional commercial and limited mixed use residential areas, whose growth must be nurtured in a motor vehicle-oriented market environment with a balance of pedestrian and transit facilities.

Objective 9A. The Neighborhood Centers (NC) located along Canyon Road East at the intersections of 128th Street East, 144th Street East and 160th Street East and the NCs along 112th Street East at the intersections of Waller Road, Bingham Avenue and Vickery Avenue are recognized as important neighborhood civic and commercial focal points. New developments in NCs shall strive to improve architectural characteristics that will shape and enhance the appearance of the 112th Street East and Canyon Road East corridors.

Principle 1. Recognize and support the Neighborhood Centers along Canyon Road East and 112th Street East.

Standards

9A.1.1 Any future expansion of the land utilized as an NC shall be on those parcels adjacent to the existing centers. Under no circumstances shall the expansion cause an NC to exceed 55 acres in size.

9A.1.2 Any development within an NC shall have access onto a major or secondary County arterial road.

9A.1.3 No new NCs shall be created after the adoption of the Mid-County Community Plan.

Objective 10. Ensure that commercial development does not result in negative impact upon surrounding land uses and the environment. **D 1**

Principle 1. Provide for the orderly transition to other uses of older residential or commercial areas that are no longer viable for their original use or scale or intensity of use.

Standards

10.1.1 Ensure that the types of commercial uses permitted are those that will not have unacceptable adverse impacts on surrounding land uses or the environment due to hours of operation, noise, traffic, light and glare, or other causes.

10.1.2 Ensure design of commercial development that is appropriate to its setting through development standards which include standards on buffering, retention and planting of trees, and signage. **D 1, D 7**

10.1.3 Establish strict location and design standards for signs and establish a phase-out schedule for nonconforming signs that do not meet current standards. **D 16, D 16.2**

Principle 2. The management of areas in transition shall balance the needs of existing residents and businesses with the need to accommodate new uses.

Objective 11. Promote built environments which are attractive, functional, and distinctive, and support a range of mixed uses promoting business, shopping, recreation, civic, entertainment, and mixed use residential opportunities. **D 7**

Principle 1. Identify and utilize public and private sector incentives and methods in the establishment of uses and developments in areas where redevelopment and revitalization will improve service, visual attractiveness, and quality of life.

Principle 2. Create a street network that reflects the demand and need for motor vehicles, transit, pedestrians, and bicyclists; provides a safe, convenient, attractive, and comfortable pedestrian and bicycling environment that eliminates potential conflicts and promotes safety for all modes of travel; and reinforces the different functions of streets by creating distinct identities for major rights-of-way. **T 1**

Principle 3. Expand and improve common areas, open space, required landscaping and other amenities in larger commercial developments and seek opportunities to develop new facilities that enhance the overall experience of employees, residents, business owners, and visitors. **D 7.3+**

Objective 12. Encourage the appropriate use of areas adjacent to heavily traveled arterials while minimizing land use and traffic conflicts.

Principle 1. Identify arterials that are appropriate for continued or future office and service commercial development, and mixed use development (retail, service, and office commercial and residential).

Principle 2. Encourage the grouping of individual commercial enterprises along commercial arterials to promote the sharing of parking areas, access driveways, and signs. Such grouping will be encouraged through land division regulations, sign regulations, and development standards. **D 7.5**

Principle 3. Encourage vacant and underutilized properties within the district to develop as unified developments which provide multiple goods or services to nearby residents and those in the broader community. **D 12.5**

Principle 4. Promote residential densities in portions of the plan area where they can serve as a transition between commercial areas and adjacent residential neighborhoods and to increase pedestrian activity within the neighborhood. **LU 23.2.2, D 7.7, D 7.9**

Principle 5. Require pedestrian linkages between individual business properties to encourage more pedestrian movement between those properties and reduce unnecessary vehicular movements. **D 8.3**

URBAN INDUSTRIAL

Intent: Ensure compatibility between industrial uses, surrounding commercial and residential land uses, and the environment. **D 1, D 9**

Objective 13. Seek to secure a broad industrial, business, and research base for the greater community by ensuring that adequate land, public facilities and services, and street capacities are available for future industrial growth.

Principle 1. Large, contiguously-owned properties suitable for industrial, research, or office uses should be encouraged to be developed as a unified whole. **LU 54.10**

Principle 2. Through public and private efforts there shall be an identification of small properties which have the potential to be assembled into parcels large enough for industrial development.

Principle 3. Only residential uses accessory to industrial uses shall be allowed in areas designated for industrial, research, and office uses. **LU 54.6, LU 54.7**

Principle 4. The grouping of uses which will mutually benefit each other or provide needed services will be promoted. **LU 53**

Standards

13.4.1 Planned developments of multiple buildings or uses which provide a mixture of low and moderate intensity industrial, research, office, and supporting commercial uses are encouraged. **LU 53.1**

13.4.2 Intrusions by commercial uses into areas established for industrial, research, and office uses shall be limited to uses that are supportive of and incidental to industrial, research, office, and businesses. **LU 54.6**

13.4.3 Uses which support industrial and warehouse activities should be located near those uses in areas designated Employment Center.

Principle 5. Encourage intensive manufacturing businesses to be clustered in industrial parks along major transportation links so as to minimize the impact on less intensive surrounding land uses. **LU 23.1.2**

Principle 6. Manufacturing operations may be located within other civic and commercial areas as long as such sites are compatible with the use intensity of the surrounding area.

- Principle 7.** Industrial developments shall be separated from residential areas through the use of aesthetically pleasing and effective methods, e.g., vegetative buffers, landscaped berms, fences, walls, setbacks, etc.
- Principle 8.** Locate and design manufacturing, warehousing, and other industrial facilities to minimize environmental impacts and public service costs related to utilities, roads, and other facilities and services. **LU 54.8**
- Principle 9.** All storage yards shall be entirely screened from the view of adjacent properties which contain dissimilar uses.
- Objective 14.** Promote the establishment of low and moderate intensity industrial, research, and office activities in Community Employment (CE) areas along the urban portions of 112th Street East and Canyon Road East where such uses are or can be made compatible with surrounding non-industrial uses through adequate separation, buffering, and sensitive placement of buildings, loading areas, materials storage, and parking.
- Principle 1.** Retailing of goods and services shall be limited to bulk commodities and large items requiring on-site warehousing (e.g., building materials, commercial equipment, and supplies).
- Principle 2.** All developments on the periphery of the industrial area shall be designed, screened, bermed, or other means implemented to mitigate undesirable impacts upon surrounding areas. **D 9**

COMMUNITY CHARACTER AND DESIGN ELEMENT POLICIES

GOAL

Ensure a high quality visual environment through design, guidelines, standards, and procedures for architectural, site, and landscape design in all public and private development.

OBJECTIVES, PRINCIPLES, AND STANDARDS

COMMUNITY ENTRIES AND STREETSCAPES

Intent: Provide design concepts and policies that will create attractive, easily identifiable community entrances and streetscapes within each area that comprises the plan area: Summit-Waller, Summit View, and North Clover Creek Collins communities.

- Objective 15.** Create identifiable boundaries, entries, gateways, and other visual queues so that residents, workers, and visitors know they are entering the communities which comprise the Mid-County plan area.
- Principle 1.** Provide distinctive designs at the edges, entrances, and other key locations within the community.
- Standards**
- 15.1.1 Use a variety of measures to create distinctive entrances, e.g., landscaping, tree planting, graphics, signage, lighting, monuments, pavement treatment, and public art.

- 15.1.2 Community entries consisting of tree plantings, signage, or public art shall be established to create a gateway effect and recognize individual communities. The entries should recognize reasonable gateway points into the community. Locations to consider include, but are not limited to:
- a. Canyon Road East at Pioneer Way (Summit-Waller);
 - b. Waller Road at Pioneer Way (Summit-Waller);
 - c. 112th Street East at Woodland Avenue (Summit-View);
 - d. 72nd Street East in the vicinity of Swan Creek (Summit-Waller);
 - e. Golden Given Rd. at Brookdale Road (North Clover Creek Collins);
 - f. 112th Street East and Golden Given Road (North Clover Creek); and
 - g. Canyon Road East and 128th St E (NCCC and Summit View).
- 15.1.3 Pierce County shall support and assist the communities in developing and maintaining entrances. Support and assistance may be in the form of grant writing, developing a landscaping plan, working with the business community and other methods to solicit interest in the development of the entrances.

Objective 16. Enhance neighborhood quality and promote a strong sense of community by utilizing design standards to promote streetscapes. **D 3, D 2+**

Principle 1. Develop a standard streetscape design for Canyon Road East and 112th Street East.

Principle 2. Promote the planting of street trees to enhance community character. **D 2.1.1**

Standards

- 16.2.1 Require the planting of street trees and other vegetation along all arterial roadways within the community.
- 16.2.2 Pierce County, in conjunction with business organizations, community groups, and property owners, shall develop street tree management programs. Such programs shall focus on maintenance and enforcement.
- 16.2.3 Develop detailed streetscape plans addressing streets, crosswalks, sidewalks, signage, landscaping, street furniture, utilities, public spaces, etc.

Principle 3. Promote the use of native vegetation as an integral part of streetscapes. **D 2.1.1**

Principle 4. Establish specific and consistent design standards for commercial areas along the 112th Street and Canyon Road corridors.

Standards

- 16.4.1 Vegetative screening for aesthetics, noise abatement, screening of light sources, and air quality shall be established between development and Highway 512.
- 16.4.2 The depth of screening buffers shall be determined by evaluating the quality and quantity of natural vegetation that is available on the site together with intensity of the proposed use. In no case shall the screen buffer be less than 40 feet wide.

16.4.3 Areas proposed for State Route 512 buffering that are devoid or deficient in vegetation shall be planted with appropriate quality and quantity of plantings to produce a complete visual corridor within 5 years of project approval.

16.4.4 Encourage the Washington State Department of Transportation, and Pierce County to manage and replant any forested areas within their control along State Route 512 so as to maintain a complete visual screen along this highway.

Principle 5. Require dense vegetative screening between new developments when abutting SR-512.

Principle 6. Establish a visual corridor along State Route 512 which reflects the rural characteristics of the Plan area.

RURAL CHARACTER

Objective 17. **Preservation of Rural Character.** The presence of farms, forests, natural areas, and undisturbed lands are valuable features in the plan’s rural areas. Native vegetation provides a variety of benefits including critical area buffering, protection of aquifer recharge areas, fish and wildlife habitat areas, and pleasing visual aesthetics. Agricultural uses and activities help sustain the rural character in the community outside of the Urban Growth Area. Preservation of these characteristics that have historically been associated with the rural environment of the plan area creates the rural character that the community considers essential. **LU 60**

Principle 1. Natural vegetation should be required as a component of all new rural developments. Existing native vegetation consisting of mature trees and understory shrubbery should be retained and incorporated into the site plan on a portion of each property that is planned for rural development. Sites that are devoid or deficient in natural vegetation shall be required to introduce supplemental plantings that are native to the Pacific Northwest.

Principle 2. Areas that are deemed unsuitable for development based on soil with poor drainage characteristics, wetlands, geologic, or other critical areas are priorities for open space and similar uses.

COMMERCIAL AND INDUSTRIAL CHARACTER

Objective 18. Develop commercial and industrial requirements dealing with site design, building design, landscape design, and sign design and placement.

Principle 1. Organize the site plan to provide an orderly and easily understood arrangement of building, landscaping, and circulation elements that support the functions of the site. **D 1.1**

Standards

18.1.1 Provide a well-planned network of streets and automobile connections linking new development to surrounding neighborhoods and the greater community. **T 1**

18.1.2 Maintain visual and functional continuity between the proposed development and adjacent and neighboring properties through setbacks, building massing, circulation, or landscaping. **D 1+**

- 18.1.3 Buffer incompatible uses through a variety of measures including but not limited to setbacks, screening, berming, vegetative buffering, and shielded lighting. **D 1+**
- 18.1.4 Encourage joint development of sites where there is potential for common building walls, shared driveways, landscaping, or other shared facilities. **D 7.5**
- 18.1.5 Minimize visual, noise, and odor impacts of service areas, such as loading docks, trash and recycling collection points, utility maintenance areas, etc., on surrounding uses and streets through site design, landscaping, and screening. **D 7.8**
- 18.1.6 Use fencing and landscaping to conceal outside storage and sales areas.
- 18.1.7 Integrate water quality treatment techniques such as biofiltration swales and ponds with overall site design, where appropriate.
- 18.1.8 Provide pedestrian walkways that connect all buildings and entries of buildings within a site and that connect the site to walkways on adjacent properties. **D 8.3**
- 18.1.9 Provide pedestrian walkways from the public sidewalk(s) to the main entry of retail and service use type developments. **D 8.3**
- 18.1.10 Minimize the space devoted to vehicular circulation by limiting access driveways, ensuring efficient internal circulation, and taking advantage of opportunities for shared driveways. **D 8.2**
- 18.1.11 Minimize the area devoted to parking by taking advantage of shared parking, or methods for reducing parking demand, or turnover, where possible. **D 8.5**
- 18.1.12 Replacement or expansion of existing utility systems shall be underground. **U 6.2**

Principle 2. Architectural and site design of non-residential, commercial developments should be required on developments that cannot be adequately screened from the traveled way.

Standards

- 18.2.1 Discourage nondescript architecture that has few design features, cohesiveness, or is scaled to be appreciated at automobile speeds.
- 18.2.2 Reduce the apparent scale of large commercial structures located adjacent to residential neighborhoods and uses through building placement, design, and landscaping.
- 18.2.3 Enhance building entries with a combination of weather protection, landscaping, pedestrian amenities, or distinctive architectural features.
- 18.2.4 Locate or screen roof-mounted mechanical equipment to minimize visibility from public streets, building approaches, and adjacent properties.

18.2.5 Locate or screen utility meters, electrical conduit, and other utility equipment to minimize visibility from the street.

18.2.6 Utilize concrete, brick, or other decorative hard-surfaced pavements for interior pedestrian walkways, building entries, or parking lot pathways. **D 8.6**

Principle 3. Site and building design requirements within the Community Employment zone should focus primarily on ensuring appropriate transitions to non-industrial areas and public roadways.

Standards

18.3.1 Site and building design requirements within the Community Employment zone shall include landscaping, dense visual screening, setback, height, lighting control and architectural standards. **D 9.1, 9.2**

18.3.2 Industrial uses should provide substantial landscaped areas when adjacent to residentially zoned areas and public roadways.

18.3.3 A system of varied building setbacks and heights should be implemented for industrial uses based upon the intensity of the use, site characteristics, and adjacent land uses. **D 9.2**

Objective 19. Within rural areas ensure a high quality visual environment through design guidelines, regulatory standards, and volunteer efforts. Comprehensive site planning, retention of native vegetation, and open space dedications are goals for all rural developments.

Principle 1. Preservation of a rural architectural theme shall be utilized in new building construction or the external alteration of existing structures.

Standards

19.1.1 Retention and conservation of historic structures is encouraged. **D 10.1**

19.1.2 Reduce the apparent scale of new commercial and civic structures. **D 10.5**

Principle 2. Site characteristics that enhance these historical commercial centers should be encouraged.

Standards

19.2.1 Important natural features such as significant stands of trees and other critical areas shall be preserved and incorporated into the site design. **D 10.1**

Principle 3. Protect important elements which reflect the rural character in the plan area including scenic and historic resources. **D 10, 10.1**

Standards

19.3.1 The Washington State Historic Building Code shall be administered in considering alterations, additions, and change in use occupancy to designated structures on the National Register of Historic Places and the Pierce County Register of Historic Places. **CR 3.8**

URBAN RESIDENTIAL USES

Intent: Promote the development of well-designed urban residential areas.

- Objective 20.** Develop specific design guidelines for single family and multi-family residential development dealing with site planning and building placement. **Delete**
- Principle 1.** Provide incentives for innovative site designs and clustering of single-family residential uses and high density multi-family uses. **D 5, 5.4**
- Principle 2.** Enhance the visual quality of neighborhood streetscapes so that they become a valued element of the character of the community.
- Standards**
- 20.2.1 Encourage use of curvilinear streets and narrower street profiles within residential neighborhoods.
- 20.2.2 Provide opportunity for porches and decks within front yard setbacks. **D 3.2**
- Principle 3.** Site characteristics that enhance community character should be preserved through site planning. Examples include preservation of clusters of existing trees, retention of historic features, and conservation of similar assets. **D 1+**
- Standards**
- 20.3.1 Methods that can be used to protect desirable areas include lot clustering and incorporating the desirable features into recreation areas or open space tracts. **D 5.4**
- Principle 4.** Encourage underground stormwater retention systems by providing development incentives.
- Principle 5.** Develop standards that make provisions for common recreation areas within residential developments. **D 3.3**
- Principle 6.** Avoid locating parking areas for multi-family developments between the buildings and the street. Encourage the residential units to be oriented toward the street.
- Principle 7.** Require single family and multi-family units to incorporate variations in details such as trim, roofline and pitch, porch design, and color. **D 3.2.2**
- Principle 8.** Encourage modulation of multi-family buildings to make the building mass appear smaller. Discourage multi-family buildings consisting of large blank walls, particularly when visible from adjacent streets. **D 3.7, D 3.1.1**

LANDSCAPE DESIGN

Intent: Ensure landscape design reinforces site design and fulfills functional requirements such as screening and buffering. **D 1.2**

Objective 21. Ensure the built environment is compatible with the natural environment and the impacts of site development are minimized and integrated through landscaping. **D 9.3**

Principle 1. Use creative landscaping to calm traffic, attractively screen service areas, minimize the impact of parking lots, and revitalize the natural environment.

Standards

- 21.1.1 Require a landscaped area between the traveled way and the sidewalk that includes elements such as mature trees that provide a visual buffer. Landscaping shall not inhibit driver sight distance or visibility.
- 21.1.2 Newly planted landscaped strips shall contain trees that are at least 6' tall and 1.5" caliper size. Trees must be a minimum of 20' at maturity, except where conflicts occur with utility corridors.
- 21.1.3 Trees that serve to assist in noise reduction for commercial or industrial properties shall consist primarily of evergreen.
- 21.1.4 Landscape Canyon Road East and 112th Street East with trees and lush green areas along its edges. New plantings should be at least 6' in height and 1.5" caliper size and capable of a minimum height of 20' at maturity.
- 21.1.5 Encourage the use of bioswales in parking lot landscaped areas to break up the expanse of asphalt and assist in stormwater treatment and infiltration.
- 21.1.6 Parking lot landscaping shall be significant and near the traveled way to provide maximum screening.
- 21.1.7 Parking lot vegetation should consist of a variety of trees and vegetation. New trees should be at least 6' in height and 1.5" caliper size and capable of a minimum height of 20' at maturity, except where conflicts with utility corridors would occur.
- 21.1.8 Where commercial or industrial land uses abut residential uses, a landscaped buffer shall be provided to reduce noise and glare impacts. **D 9.3**
- 21.1.9 Vegetation that is native to the Pacific Northwest and that is drought tolerant is preferred for landscaping.
- 21.1.10 Increase the amount for the landscaping bond that is required prior to final plat approval to ensure developments are built-out with the required landscaping. The increase of the bond shall cover the potential overhead costs that Pierce County may experience in the employment of a third party to plant the required landscaping.

21.1.11 Encourage landscaping that consists of native vegetation that will soften the appearance of new uses from adjacent rural lands.

SIGN DESIGN

Intent:

Establish a system of sign controls that minimizes the number and size of signs within the community while ensuring an opportunity for effective advertising. **D 16**

Objective 22.

Implement sign regulations that provide adequate control of size, type, design, and location of signs and provide a clear process for review of sign permit applications. **D 16.1**

Principle 1.

Establish regulations that address the removal of signs over time made nonconforming with the adoption of regulations implementing this plan. **D 16.2**

Standards

22.1.1 No new Billboards shall be permitted.

22.1.2 Pursue nuisance abatement to eliminate problems that inhibit the goals of the districts and the community.

22.1.3 Ensure that temporary signs are promptly removed after the culmination of the event described or symbolized on the sign.

Principle 2.

Ensure that the design and placement of signs is consistent with the Mid-County Design Standards and Guidelines.

Standards

22.2.1 Ensure that signs complement, rather than dominate or intrude upon, the character and visual amenity of an area, the buildings on which they are displayed, and the general environment.

22.2.2 Ensure that signage is integrated with the overall architectural framework and structural elements of the building, reinforcing the shape and proportion of the façade through such techniques as detailing, use of colors and materials, and placement. **D 16.4**

22.2.3 Prohibit the use of flashing or rotating signs, video signs, roof signs, trailing signs, inflatable signs, and signs attached to private light standards.

22.2.4 Prohibit signs that result in glare onto adjacent properties.

22.2.5 Prohibit new pole signs on individual commercial properties.

22.2.6 Encourage monument and wall signs.

- 22.2.7 Require consolidation of signage within commercial development to reduce visual clutter along streets and the freeway.
- 22.2.8 Prohibit off-site advertising signs and billboards in the rural area, except signs related to agricultural crop sales and civic uses.
- 22.2.9 Prepare standards that limit total sign area to a proportion of the length of the building façade.
- 22.2.10 Permit signs throughout the rural area that increase public awareness of local farms and other habitat areas. These signs could explain the type of crops being raised or that a Best Management Plan is being utilized. These signs shall not exceed two square feet and shall consist of a single, distinct design and color for the plan area.

Principle 3. Minimize the use of off-premise signs.

Standards

- 22.3.1 Inventory existing billboards and do not allow new billboards without removal of existing.
- 22.3.2 Existing billboards should be eliminated over time through use of an amortization period.

Principle 4. Enable individuals, businesses, and community groups to promote temporary activities to the wider community through the adoption of clear regulations governing the use, size, and allowed duration of temporary signs.

Standards

- 22.4.1 Banners should be of a style, size, and color that complement the surrounding environment and standard on which they are affixed.
- 22.4.2 Banners must be primarily promoting the community events and farmer’s markets where they are displayed. Specific advertising of businesses or merchandise is prohibited.
- 22.4.3 Temporary signs that are attached to a permanent structure, such as on private light standards, shall be prohibited.
- 22.4.4 Prohibit temporary signs that are affixed to a utility pole unless expressly reviewed and approved by the utility provider.

LIGHTING DESIGN

Intent: To ensure lighting assists with safety and accentuates special features of buildings without imposing on neighboring residential properties or wasting energy. **D 15**

Objective 23. Provide consistent lighting regulations that control placement, style, type, and intensity. **D 15.1**

Principle 1. Promote a consistent visual image in the use of lighting. **D 15.1**

Standards

- 23.1.1 Consistently apply and enforce lighting regulations. **Delete**
- 23.1.2 Provide lighting that is integrated with the overall architectural concept in scale, detailing, use of color and materials, and placement.
- 23.1.3 Integrate the design and placement of exterior lighting with the architectural design and materials of on-site buildings, overall site character, and surrounding neighborhood.

**Principle 2.
Standards**

- 23.2.1 Ensure that lighting in communities contributes to vehicle and pedestrian safety. **D 15.2**
School bus stops should be lit and safe. The school district should plan the stops and developments should contribute to construction and safety.

Objective 24. Encourage energy efficient lighting solutions. **D 15.2**

Principle 1. Encourage parking area lights to be greater in number, lower in height, and lower in light level, as opposed to fewer in number, higher in height, and higher in light level.

Standards

- 24.1.1 Parking lot lighting shall not exceed Illuminating Engineering Society of North America (IESNA) recommended lumens.

Objective 25. Reduce the amount of lighting and glare onto adjacent sites and roads.

Principle 1. Provide for personal safety without the use of lighting that intrudes onto adjacent properties. **D 15, D 15.2, D 15.3.1**

Standards

- 25.1.1 Establish standards that curtail lighting and glare from intruding onto adjacent properties and into the night sky. Lighting standards shall provide a ceiling for all developments. Developments may deviate from the standard only when it can be demonstrated the extra lighting is necessary and impacts onto adjacent properties, roads, and the night sky will be minimized.
- 25.1.2 Artificial light from commercial businesses and signs shall not be directed into the night sky, toward the road, or toward neighboring properties.

NATURAL ENVIRONMENT POLICIES

GOAL

Preserve natural resources and amenities and ensure environmental quality throughout the Mid-County Community Plan area.

OBJECTIVES, PRINCIPLES, AND STANDARDS

GENERAL

Intent: Ensure development methods respect the integrity of the natural environment. Educate the community about the Natural Environment Element of the Mid-County Community Plan. ENV 1.6

Objective 26. Increase public education and outreach efforts on preserving the natural resources within the plan area. ENV 1.6, ENV 8.10

Principle 1. Pursue grant monies and other alternative funding sources for the purpose of educating the public about environmental issues. ENV 8.6

Standards

26.1.1 Create and distribute informational handouts that describe the function and value of natural systems and development regulations that pertain to environmentally constrained land. Delete

26.1.2 Enhance partnerships with the Pierce Conservation District and Washington State University Extension Office to provide additional public education and outreach throughout the plan area. ENV 1.5, ENV 1.6

26.1.3 Coordinate public education and outreach efforts with local community organizations. ENV 1.6

26.1.4 Pierce County should pursue funding sources to create informational handouts that describe the function and value of natural systems and development regulations that pertain to environmentally constrained land. Delete

26.1.5 Provide educational information through a variety of methods including direct mailing, public television, newspapers, and open houses. Delete

Principle 2. Educate the community about issues related to wetlands, native vegetation, water resources, and fish and wildlife species in the plan area. ENV 8.7, ENV 8.8, ENV 8.10

Principle 3. Provide property owners with materials regarding the function, value and regulations associated with wetlands, native vegetation, water resources, and fish and wildlife resources. ENV 8.7, ENV 8.8, ENV 8.10

Principle 4. Focus educational programs on the importance of native vegetation, the role of trees in maintaining air quality and absorbing stormwater runoff, and methods for removing and controlling invasive plants. **ENV 8.7, ENV 8.8, ENV 8.10**

Standards

26.4.1 Utilize the expertise of the Pierce County Public Works-Water Program Division to educate area residents regarding issues related to surface water flooding and low impact development techniques. **ENV 5.15**

Principle 5. Explore partnership opportunities with Washington State University Pierce County Extension Office (WSU-CEO), Pierce Conservation District (PCD), and other local organizations to conduct additional public education and outreach efforts that focus on reducing the impact to water quality associated with household activities or property management. **ENV 1.4**

Standards

26.5.1 Support the Pierce Conservation District in their efforts to help property owners develop farm management plans which include recommendations for redirecting livestock waste out of riparian areas. **LU 77.10.1**

26.5.2 Work with the Puyallup and Chambers-Clover Watershed Councils to address water quality issues in the plan area. **ENV 5.1**

26.5.3 Support and coordinate with entities conducting fish and wildlife education including the Department of Fish and Wildlife Backyard Wildlife Sanctuary Program and PCD's Stream Team. **ENV 8.8, 8.9, 8.11**

Principle 6. Increase public awareness of Pierce County's Code Enforcement Division. Disseminate contact information for Code Enforcement to promote opportunities for the general public to report violations of environmental regulations.

Objective 27. Improve enforcement of illegal clearing and grading activities in the community.

Principle 1. Develop a program similar to "Pierce County Responds" that addresses illegal clearing and grading activities in the County. **Delete**

Standards

27.1.1 Create a method of addressing violations on the weekends.

27.1.2 Review the policies and procedures for bringing sites back into conformity. **Delete**

27.1.3 Review policies and procedures for prosecution of violators. **Delete**

EARTH RESOURCES

Intent: Retain and restore native vegetation and soils in order to preserve significant tree cover in order to reduce flooding, prevent soil erosion, sedimentation and to absorb and infiltrate water. Maintain the quality of riparian zones and the natural hydrologic functions within the plan area. **ENV 2+, 8+**

- Objective 28.** Encourage the retention and restoration of native vegetation, trees, and wooded areas throughout the plan area. **ENV 2**
- Principle 1.** Retain or incorporate native vegetation into all new development in order to provide for buffering, preservation of tree cover, and prevention of soil erosion and sedimentation. **ENV 2.2**
- Standards**
- 28.1.1 Reduce the visual, noise, and lighting impacts of incompatible uses on neighboring properties through adequate size and density of vegetation within required buffers.
- Principle 2.** Comply with minimum development standards for the conservation and restoration of wooded areas and tree canopy cover within the plan area to preserve the functions of the natural environment.
- Standards**
- 28.2.1 Encourage the retention of existing trees whenever possible, but permit the use of replacement trees whenever site design, tree health, or tree or stand structure does not favor retention. **ENV 2+**
- 28.2.2 Require the development of sites that contain too few trees to meet the minimum tree conservation standards. Provide supplemental trees as necessary to achieve the standards.
- 28.2.2.1 Construction of a detached single-family residence on an existing lot shall be exempt from tree conservation standards.
- 28.2.3 Ensure trees selected for planting are compatible with the natural and built features of the site. Emphasize the use of native tree species, whenever feasible.
- 28.2.4 Development proposed on sites with “Group D” soils shall require an increase in the number of trees per acre as a ratio to total impervious surfaces.
- Principle 3.** Remove invasive plant species (e.g., Scots Broom, tansy ragwort, and reed canary grass, etc.) and when possible, restore with native plants.
- Standards**
- 28.3.1 Enforce current regulations for tansy removal.
- Principle 4.** Allow the clearing and removal of dangerous or diseased trees and other vegetation such as Himalayan and Evergreen Blackberry.
- WATER RESOURCES**
- Intent:** Provide strategies that ensure growth and development will not contribute to the degradation of the community’s ground and surface water systems or flooding events. **U 35+, 33.2**
- Objective 29.** Reduce flooding impacts within the plan area. **U 35+, 33.2**
- Principle 1.** Conduct a detailed inventory and map all flood hazard and flood-prone areas within the plan area. **U 36.3**
- Standards**

29.1.1 Supplement the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) and Flood Boundary Hazard Maps (FBHM) with recent flood study adjustments. **U 36.3**

Principle 2. Development shall be designed in a manner which preserves water courses, drainage systems, aquifer recharge areas, and the natural hydrologic cycle in as natural a state as possible. **ENV 5+**

Principle 3. Maintain the pre-development natural hydrologic conditions and functions of a site to the greatest extent possible. **ENV 1.3, U 35+**

Standards

29.3.1 Prevent an increase in the volume of surface water exiting a site in new developments or that may result from grading and filling activities. **U 31.6**

Principle 4. Improve storm drainage to minimize ponding, flooding, and other adverse impacts to properties, while ensuring a reduction of pollutants, and improvement with regard to problems of siltation, high peak flows, and low base flows in streams. **U 31+, 33+, 35+**

Standards

29.4.1 Provide for improved pollutant removal, improved runoff storage, reduced release rate, and reduced siltation from stormwater systems. **ENV 5.13+**

29.4.2 Ensure adequate maintenance of storm drainage systems. Dedicate enforcement staff and adequate resources to guarantee proper maintenance of these facilities. **U 33+**

29.4.3 Retain surface water bodies and wetlands in their natural state, rather than channelizing or otherwise altering them to handle stormwater runoff. **U 35+**

Objective 30. Reduce the reliance on traditional conveyance and pond technologies to manage stormwater quality and quantity.

Principle 1. Allow for low impact development techniques. **U 38**

Principle 2. Comply with development standards that allow low impact development techniques for controlling stormwater such as:

Standards

30.2.1 Maximize retention of native vegetation and tree cover to intercept, evaporate, and transpire precipitation.

30.2.2 Assess the site's soils, current and native vegetation cover, wetland areas, streams, ponds, and other critical areas. Establish buffers and delineate protected areas.

30.2.3 Preserve permeable, native soils and restore disturbed soils with compost and other amendments to infiltrate and store stormwater.

30.2.4 Retain and incorporate topographic site features that promote infiltration and storage of stormwater.

- 30.2.5 Direct the location of buildings and roads away from critical areas and soils that can effectively infiltrate stormwater.
- 30.2.6 Minimize building footprints, and road widths and lengths to reduce impervious surfaces.
- 30.2.7 Reduce effective impervious surfaces.
- 30.2.8 Utilize pervious surfaces (e.g., pervious pavement, pavers, and gravel systems) where possible to promote stormwater infiltration.
- 30.2.9 Utilize small, decentralized bio-retention areas with appropriate vegetation to infiltrate, store and transpire precipitation.
- 30.2.10 Manage stormwater as close to its origin as possible.

Principle 3. Provide a variety of incentives to encourage homeowners and developers to utilize low impact development techniques including: **U 38**

- a. Reducing property taxes;
- b. Streamlining development permits;
- c. Reducing development permit fees;
- d. Reducing Surface Water Management fees;
- e. Allowing administrative deviations from development standards.

Principle 4. Implementation of low impact development techniques is a community priority and encouraged; however, the standards are intended to remain voluntary.

Objective 31. Preserve and protect the function and value of drainage courses.

Principle 1. Protect creeks and their gorges through control of runoff and erosion.

Principle 2. Discourage intensive development along the riparian corridors in the community including Swan Creek.

Principle 3. Inventory all drainage ditches within the community and consider unique regulatory standards that recognize the diversity of functions provided by these facilities.

Objective 32. Preserve and protect the functions and values of wetlands. **ENV 11+**

Principle 1. Conduct a detailed inventory of wetland complexes located within the plan area. **ENV 11.1**

Standards

32.1.1 Coordinate wetland inventory activities with the County’s Buildable Lands project. **Delete**

32.1.2 Delineate and categorize wetlands within the plan area. **ENV 11.1**

32.1.3 Pursue grants and other alternative funding options to acquire monies that would be used to hire a consultant to conduct the inventory. **Delete**

Principle 2. Consider the development of a wetland banking program. Use funds for the purchase and restoration of important wetlands.

Standards

32.2.1 Use all funds collected as mitigation for projects located within the plan area to purchase and restore wetlands within the plan area.

Principle 3. Provide additional protection of mosaic wetland systems that are hydrologically connected.

Principle 4. Promote consistency between the Clover/Chambers and Clear/Clarks Creek Basin Plans and the Mid-County Community Plan. **U 34**

Standards

32.4.1 Coordinate the development of the community plan and the basin plans in an efficient manner. **U 34, 33.4, 33.5**

Objective 33. Reduce or eliminate sources of pollution to streams and groundwater supplies. **ENV 5.13+**

Principle 1. Assure adequate measures are taken to maintain or improve the quality of surface and groundwater. **ENV 5+**

Principle 2. Assure adequate measures are taken to prevent septic system failures. **ENV 5.9, U 17.2**

Principle 3. Avoid the deterioration of water quality in streams through protection of headwater areas.

Principle 4. Encourage property owners to voluntarily provide fencing to keep animals out of streams.

FISH AND WILDLIFE RESOURCES

Intent: Protect native fish and wildlife species through protecting habitat and by removing barriers that restrict movement of fish and wildlife species.

Objective 34. Retain sufficient natural buffers near creeks, wetlands, and other environmentally sensitive areas to preserve fish and wildlife habitat, and protect such areas from erosion and sedimentation. Make buffers continuous where possible to provide a corridor for movement of wildlife.

Principle 1. Minimize the amount of clearing and grading that is allowed within designated fish and wildlife habitat areas.

Principle 2. Coordinate ditch maintenance activities and streamside restoration with the drainage districts to promote best management practices.

- Objective 35.** Protect and enhance fish and wildlife habitat areas. **ENV 8**
- Principle 1. Standards**
- 35.1.1 Conduct a survey of fish passage barriers within the plan area. **Delete**
- 35.1.2 Explore opportunities to coordinate a fish passage barrier survey with the Pierce Conservation District and incorporate survey results into the County’s Geographic Information System (GIS) database. **ENV 8+**
- 35.1.3 Prioritize fish barrier removal projects based on the anticipated benefits. **ENV 8+, 15.5**
- 35.1.4 Require the elimination of fish barriers when constructing or reconstructing all roads.
- Principle 2.** Prioritize stream restoration projects based on the streams likelihood of providing a sustainable fisheries’ resource. Restoration projects to consider include:
- County reclaimed gravel pit on 50th Street East and Waller Road adjacent to Swan Creek.
 - Current projects along Swan, Clover, and Clear creeks.
 - Place a higher priority for stream restoration projects and property acquisition efforts intended to benefit fisheries along those stream reaches nearest the Puyallup River.
- Principle 3.** Enhance movement along streams and creeks by decreasing the amount of fences that obstruct lineal passage in and along the riparian corridor.
- Principle 4.** Encourage buffers within designated open space corridors which could provide wildlife habitat.
- AIR RESOURCES**
- Intent:** Address local air quality issues by ensuring future actions do not deteriorate current air quality levels and impact the community’s quality of life. **ENV 3+**
- Objective 36.** Support the implementation of regulations and cooperate with the state and other local governments and agencies to ensure clean air. **ENV 3.1**
- Principle 1.** Continue to enforce air quality standards according to Puget Sound Clean Air Agency’s standards. **ENV 3.1**
- Principle 2.** Continue to enforce burn bans within the area. **ENV 3+**
- Principle 3.** Discourage or prohibit land uses that create air pollution. **ENV 3+**
- NOISE**
- Intent:** Address local noise issues by reducing or mitigating noise generating activities. **ENV 13**
- Objective 37.** Separate to the extent possible, noise-producing sources from noise-sensitive land uses. **ENV 13.2**

- Principle 1.** Investigate and, to the extent possible, implement measures to reduce traffic noise, such as traffic dispersion or reduction, or routing of vehicles away from residential areas. **T 29.2, env13+**
- Principle 2.** Utilize techniques such as berms, heavy native vegetation, or building insulation to reduce noise between existing land uses and new developments. **ENV 13.2**
- Principle 3.** Enforce vehicular noise abatement measures for off-road vehicles and control the use of developed public property by off-road vehicles to prevent negative impacts to surrounding properties. **ENV 13+**
- Principle 4.** Limit operational hours of noise producing businesses consistent with surrounding uses. **ENV 13+**

OPEN SPACE

Intent: Develop an open space network that provides the community with a system of open space corridors along streams and within areas heavily constrained by environmentally sensitive features.

Objective 38. Update and refine the Pierce County Open Space Map within the plan area. **Delete**

- Principle 1.** Provide connections between open space corridors in those areas that contain environmentally constrained land.
- Principle 2.** Provide connections between open space corridors in those areas that provide opportunities for wildlife movement.

Objective 39. Look for opportunities to permanently protect or acquire environmentally constrained land within open space corridors.

- Principle 1.** Support Pierce County Water Programs efforts to acquire frequently flooded areas within open space corridors.
- Principle 2.** Utilize open space areas to retain or restore fish and wildlife habitat when appropriate.

Objective 40. Consider the application of Low Impact Development (LID) techniques in open space areas that contain appropriate soil types that can accommodate these construction methods.

ECONOMIC DEVELOPMENT POLICIES

GOAL

Encourage economic development that is responsive to the needs of the community. Economic development should provide the community with a desirable balance of employment and economic return, provided that new economic development does not significantly contribute to light, noise, water, air, or land pollution.

OBJECTIVES, PRINCIPLES, AND STANDARDS

GENERAL

- Objective 41.** **Access to commercial properties.** Make access to goods and services convenient for residents. **T 1+, LU 36+**
- Principle 1.** Facilitate ease of movement through the plan area, while still providing easy access to local businesses for residents. **T 1**
- Standards**
- 41.1.1 Allow shared parking so that trips between businesses can be a pedestrian journey. **D 7.5, 8.5**
- 41.1.2 Allow access or “frontage” roads between commercial and industrial developments to provide connections between businesses off the arterials, and to create alternate access routes for residents into and out of local businesses. **T 11.1**
- 41.1.3 Improve the arterial network to ease volumes and contain commuter traffic on main roads and off side streets in and out of neighborhoods. **T 8**
- 41.1.4 Ensure that transportation routes used by mining operations are well lit and safe for residents to travel. **Repeat in transportation**
- Objective 42.** **Home Occupations and Cottage Industries.** Encourage home occupations and cottage industries within the community. **LU 99**
- Principle 1.** Recognize the importance of the home-based business sector. **LU 99.1**
- STANDARDS**
- 42.1.1 Encourage environmentally friendly home occupations and industries as a means of low impact employment and ensure they do not result in adverse impacts to the environment or surrounding neighbors. **LU 99.2**
- 42.1.2 Promote local professional services so business owners don’t need to travel out of the plan area to purchase services. **LU 99.3**
- 42.1.3 Educate residents on the opportunities, resources, and requirements for starting a home-based business. **EC 6+**
- Principle 2.** Explore ways to streamline the permit process, reform the regulatory environment, and develop programs to promote home-based businesses. **LU 99.4, LU94**
- Standards**
- 42.2.1 Explore options for flexibility, such as creating separate regulations for home occupations in different industry sectors (i.e., service vs. manufacturing). Make allowed size of the home occupation relative to lot size rather than residence size and increase maximum size where appropriate. **LU 99.4**

42.2.2 Conduct and maintain an inventory of space available for home occupations to move to when they are no longer appropriate for residential areas. **LU 99.7**

Objective 43. Small Business Development and Entrepreneurship. Encourage job creation through development of small businesses within the plan area to retain the local market for goods and services. **EC 1+**

Principle 1. Standards Utilize existing commercial areas within the plan area for small business development.

43.1.1 In urban areas, ensure the necessary urban services are available to support business development. **EC1.1.1**

43.1.2 Zone land between commercial centers to allow office, professional, and non-nuisance light industrial uses, thereby creating employment areas for job creation and to break-up the retail commercial development. **EC1**

43.1.3 Encourage the combining of small lots for commercial or industrial developments.

43.1.4 Create compact neighborhood centers at the intersections of 112th Street East and Waller Road, 112th Street East and Vickery Avenue, 112th Street East and Bingham Avenue, 128th Street East and Canyon Road, 144th Street East and Canyon Road, and 160th Street East and Canyon Road that allow for office uses.

43.1.5 Ensure new regulations do not create an unnecessary burden on existing businesses. **EC1.4**

Principle 2. Pierce County shall work with the local business community within selected commercial target areas to develop the framework for a business improvement program including but not limited to structuring local marketing efforts, physical improvements programs, parking and building improvements, special management organizations, or other programs necessary for effective revitalization of the area.

Principle 3. Work with the private sector to create a 112th Street East redevelopment strategy that can mobilize local and regional resources to build an enhanced tax base.

Objective 44. Agricultural Uses. Encourage agricultural industries throughout the plan area. **LU77.2**

Principle 1. Standards Recognize and cultivate the agricultural heritage of the plan area.

44.1.1 Allow the reclamation of agricultural uses without undue regulation on sites that may have been out of production for many years.

44.1.2 Expand the list of allowed agricultural uses in the plan area. **LU77.2+, 77.5+**

44.1.3 Allow certain accessory uses that relate to on-site agricultural activities. **LU77.2.1**

Objective 45. **Estate-type Development.** Recognize the importance of estate-type development in the Rural Separator as a part of the overall housing stock in Pierce County.

Principle 1. Study the impact of this type of development pattern in the Rural Separator on building and maintaining the necessary infrastructure such as roads and schools.

FACILITIES AND SERVICES POLICIES

GOAL

Ensure that the infrastructure, facilities, and services which are necessary to support development are adequate to serve new projects at the time the buildings are available for occupancy and use without decreasing service levels below locally established minimum standards.

OBJECTIVES, PRINCIPLES, AND STANDARDS

GENERAL

Intent: Public and private facilities and services are necessary to support and sustain a healthy level of growth and development while maintaining the quality of life in the community. The Facilities and Services Element articulates the need for facilities and services that will implement the visions and goals of the community plan. Facilities and services are collectively considered infrastructure and include both public and privately funded projects. The policy statements regarding infrastructure provide direction to investors and decision-makers about what investments are desired and needed by the community. The policies of the Facilities and Services Element call for adequate facilities and services that meet the needs of the community. In some cases, this element prioritizes projects and suggests potential funding sources to complete the projects.

Objective 46. Provide additional infrastructure, facilities, or services within the community plan area which support or enhance business activities and residential growth. **CF 3**

Principle 1. Direct growth within the community where adequate public facilities exist or can be efficiently provided. **CF 3.1**

Standards

46.1.1 Provide the necessary infrastructure, facilities, and services that support or enhance business activities. **CF 3.2**

46.1.2 Require that urban level facilities and services are provided prior to or concurrent with development. These services include but are not limited to transportation infrastructure, parks, potable water supply, adequate sewage disposal, and stormwater and surface water management systems. **CF6**

Principle 2. Maximize financial resources and opportunities to meet the expected level of service for public facilities and services. **CF 8**

Standards

46.2.1 Seek to reduce the per unit cost of public facilities and services by encouraging urban density development within urban growth areas. **CF3+, 8**

46.2.2 Pierce County should consider and allow a process for increased bonus densities when the right-of-way is donated, access is shared, or other public improvements, including road improvements and sewer extensions, are made. **T 7.4**

46.2.3 Encourage the implementation of site design features that create safe neighborhoods without the use of gated communities. **T 11.5**

Principle 3. Coordinate construction of utility and road improvements. **CF 7**

PARKS AND RECREATION

Intent: Improve park, recreational, and open space opportunities in the community by developing new regional park facilities and improving existing facilities. Support community efforts to establish a system of publicly owned and maintained community and neighborhood parks. Pursue cooperative agreements with public entities such as area school districts to improve public recreational opportunities. **PR 1+**

Regional Parks

Objective 47. Achieve and sustain an acceptable level of service for regional park facilities. Regional parks should provide both passive and active recreational amenities. **PR 2**

Principle 1. Monitor and maintain the level of service for regional park facilities in the community plan area.

Standards

47.1.1 Evaluate the level of service for regional parks annually.

47.1.2 Correct level of service deficiencies in regional park facilities through capital improvements such as constructing new facilities or expanding existing facilities. Avoid non-capital remedies, such as lowering the desired level of service.

47.1.3 The sale of publicly owned park and open space land is discouraged within the community plan area. In the event that such sale occurs, any proceeds shall be used to purchase an equivalent or greater amount of land within the plan area for park or open space purposes.

Principle 2. Provide opportunities for community involvement in siting and developing regional parks in the plan area. Interested citizens should have an opportunity to review all development and re-development of regional parks through a public site planning review process. **PR 9+**

Standards

47.2.1 The Pierce County Parks and Recreation Department should provide notice of meetings and plans to civic, community groups, and local governmental agencies interested in regional park locations and development. **PR9+**

47.2.2 Establish a final development site plan for each regional park that identifies passive and active recreation areas, buildings, intended uses, and open space. **PR 6.1**

47.2.3 Orangegate Park is a regional park located within the Mid-County plan area. Inventory existing conditions at Orangegate and develop a management plan. **PR 6.1**

Principle 3. Design and locate new regional parks within the community plan area to serve the needs of community residents as well as providing County-wide benefits. New regional parks should meet the following criteria:

Standards

47.3.1 Locate park sites in a manner to take advantage of the physical amenities of the plan area. Priorities include stream corridors, forested sites, historical areas, and scenic vistas.

47.3.2 Regional parks should generally be 40 acres or more in size; however, these parks may be developed on smaller parcels based upon land availability, facility type, community need, and site characteristics.

47.3.3 Consider charging user fees at sites that provide active recreational opportunities at an appropriate rate that will help support the maintenance and operation of these facilities.

Principle 4. The following sites are high priority locations for regional park land acquisition within the Mid-County Community Plan area. The sites are not listed in any order of preference or importance.

Standards

47.4.1 Regional trail along the Tacoma Pipeline Road. The site is currently owned by Tacoma City Water.

47.4.2 Regional trail along the Tacoma Railroad right-of-way. The site is currently owned by Tacoma Public Utilities.

47.4.3 Pederson Farm properties at the northwest corner of 72nd Street and Waller Road.

47.4.4 Surface mine reclamation sites as they become available. These sites should be acquired for open space purposes if topography precludes development of an area for active recreation.

47.4.5 Faith Dairy properties at the northwest corner of 72nd Street and Vickery Avenue if they become available.

47.4.6 Uplands on the east side of Swan Creek if they become available. If these properties are not available for acquisition, pursue viewshed easements or other methods for protection. These properties are intended to connect with the existing Swan Creek Park properties in the City of Tacoma.

47.4.7 Vacant properties between Orangate Park and 96th Street East that are currently enrolled in the Current Use Assessment Program.

47.4.8 Provide information to the owners of these properties regarding the community interest in potential park acquisition.

Principle 5. Consider a variety of passive and active recreational opportunities for Orangate Park.

Standards

47.5.1 Inventory existing conditions prior to park development. Pursue development activities in a phased manner.

- 47.5.2 Design development to mitigate impacts to adjacent private property owners. Day use facilities are encouraged. Lighting associated with evening recreational activities is discouraged.
- 47.5.3 Passive recreational opportunities are a community priority. Appropriate passive recreation may include:
 - a. Nonmotorized trails for pedestrians, bicycles, and horses
 - b. Picnic areas
 - c. Separate on-leash and off-leash areas for dogs
 - d. Open space
- 47.5.4 Pursue development of an active recreational component to provide a funding source for park maintenance and operations. Appropriate active recreation may include:
 - a. Multipurpose recreation building
 - b. Multipurpose ball fields
 - c. Nine-hole golf course
- 47.5.5 Active recreational uses may be more appropriate on the northeast 40 acres. Passive recreational uses are more appropriate on the southwest 120 acres.
- 47.5.6 Consider development of a trailhead parking lot with restroom facilities to serve Orangegate Park and the proposed Tacoma Pipeline Regional Trail.

Community, Neighborhood and Subdivision Parks

Objective 48. Pierce County shall support the creation of a Park Service Area or District to help fund and develop community and neighborhood scale parks throughout the plan area. Provide subdivision Parks in all new urban residential subdivisions.

Principle 1. Identify local organizations interested in the improvement of park and recreational opportunities within the community and provide the initial technical and financial assistance necessary to form a Park Service Area or District. **PR 7.1**

Principle 2. Establish LOS standards for community and neighborhood park and recreation facilities.

Standards

- 48.2.1 Pierce County should require all new residential subdivisions and multi-family residential developments to pay an impact fee, dedicate land, or pay a fee in-lieu-of land dedication for the development of community and neighborhood parks based on the established LOS.
- 48.2.2 Delay the implementation of the impact fee and fee in-lieu-of dedication program until such time as a Park Service Area or District is formed. In the interim, Pierce County should only require land dedication. Focus such land dedication on the provision of subdivision parks within new residential developments.
- 48.2.3 Develop regulations controlling the location, use, and improvement of land dedicated for community and neighborhood park purposes. Such regulations shall, at a minimum,

prescribe minimum park dedication amounts, access, amenities, location and maintenance.

Principle 3. Design and locate new community and neighborhood parks within the plan area to serve the needs of all segments of the community. These parks should meet the following criteria:

Standards

- 48.3.1 Locate new park sites in a manner to take advantage of the physical amenities within the plan area. Priorities include stream corridors, forested sites, historical areas and scenic vistas.
- 48.3.2 New parks may provide passive or active recreational areas.
- 48.3.3 Community parks are typically 15 to 25 acres in size. Access to a community park should be from an arterial street if traffic volumes are anticipated to be high. Restroom facilities should be provided at a community park.
- 48.3.4 Neighborhood parks are typically 5 to 10 acres in size. Smaller parks are appropriate when location is considered and larger sites are not available. Neighborhood parks should be separated from one another in a relatively even manner throughout the plan area. Typically a 1- to 2-mile separation is desirable. Access to a neighborhood park should be from a local residential street.
- 48.3.5 Develop neighborhood parks adjacent to school sites whenever possible in order to promote facility sharing. Facilities on the neighborhood park site should supplement uses that the school does not provide such as trails, open space, picnic areas, playground equipment, and multi-purpose paved courts. **PR 8+**

Principle 4. The following sites are high priority locations for community and neighborhood park land acquisition within the Mid-County Community Plan area. The sites are not listed in any order of preference or importance.

Standards

- 48.4.1 Pederson Farm properties at the northwest corner of 72nd Street and Waller Road.
- 48.4.2 Faith Dairy properties at the northwest corner of 72nd Street and Vickery Avenue if they become available.
- 48.4.3 Provide information to the owners of these properties regarding the community interest in potential park acquisition.

Principle 5. Provide subdivision parks in all new residential developments in the urban area (Summit View area).

Standards

- 48.5.1 Provide subdivision parks in all new residential subdivisions and multi-family residential developments except when a fee in lieu of the park land dedication has been provided to a

local Park District that will mitigate for the impacts associated with the new residential development.

- 48.5.2 The recreational area in a required subdivision park shall consist of a minimum of 5,000 square feet and shall be in a separately dedicated park tract.
- 48.5.3 Improve each mini-park with a variety of amenities such as a playground, sports court, tot lot, picnic facility, gazebo, on-site water line, and associated landscaping.
- 48.5.4 Connect open space tracts, screening buffers, and stormwater facilities with any subdivision park when possible to create the opportunity for a system of walking trails.

Trails

Objective 49.

Develop a community-wide system of trails that will serve park, recreation, and open space needs. Link a system of trails between neighborhoods and parks, school sites, and other public property. Utilize public lands and existing rights-of-way for trail purposes whenever feasible. **PR 10+**

Principle 1.

Design and develop a community-wide trail system.

Standards

- 49.1.1 Design a trail system to connect with regional trail systems that exist or are planned in the surrounding communities of South Hill, Frederickson, Midland, and the Cities of Puyallup and Tacoma. Priorities for new trail development include the Tacoma Pipeline Road regional trail, Tacoma Rail regional trail, 112th Street and Canyon Road nonmotorized bicycle and pedestrian improvements.
- 49.1.2 Consider trail development in the Summit View area that can provide benefits to the nonmotorized transportation system by connecting urban density neighborhoods with the Canyon Road commercial district.
- 49.1.3 Multi-use trails should incorporate existing utility corridors including water, gas, power, rail, and road rights-of-way.
- 49.1.4 Explore strategies to remove various types of natural and built barriers to facilitate trail corridors throughout the community.
- 49.1.5 Design trails to accommodate the intensity and capacity of the anticipated use. Distinguish between formal built trails and informal trails. Barrier-free trail segments are encouraged in all formal trails. Low impact development techniques should be used for trail construction when possible. **PR 11+, 12**
- 49.1.6 Place interpretive signs along trails to encourage community, historical, and environmental awareness. Place distance markers along the trail for walkers and runners. **PR 15+**

- 49.1.7 Provide trailhead areas at principal access points of community-wide trails. They should include adequate parking with signage, barrier-free facilities, and a trail map. A primary trailhead should have a restroom and trash receptacles. **PR 15+**
- 49.1.8 Design trails to interconnect or form loops whenever possible. Trails should not dead-end unless unique circumstances exist such as a trail that provides access to a specific destination.
- 49.1.9 Encourage pedestrian, bicycle, and horse trails. Prohibit off-road motorized vehicle use of community wide trails. **PR 11**

Principle 2. Provide development incentives such as bonus densities and increased impervious coverage for projects that incorporate trails into the project design or provide a connection to a regional trail system.

Standards

- 49.2.1 Consider designating trails in each subdivision and site plan approval.
- 49.2.2 Consider granting maximum development incentives and bonuses including credit to the County park impact fee ordinance to developments that contribute significant links in a community-wide system of public trails.

Principle 3. Acquire property that will support a community-wide system of trails now and in the future. Whenever possible, unopened rights-of-way and other public lands should be dedicated for trail purposes. Acquiring easements across private lands should be considered when necessary.

Standards

- 49.3.1 Plan and construct trails along existing right-of-way corridors in order to minimize community disturbance. For example, railroad, utility line, and road rights-of-way should be followed when feasible.
- 49.3.2 Utilize critical area buffers, open space areas, greenbelts in private developments, and passive and active parks for informal trail purposes.
- 49.3.3 Encourage private property owners to donate public trail access. Compensate land owners for providing easements for public trails across private property.
- 49.3.4 Acquire property at Pederson Farms for a trailhead. This trailhead would provide access to Swan Creek informal trails and the proposed regional trail along Pipeline Road.

Partnerships
Objective 50.

Pierce County shall coordinate and cooperate with the area school districts and other local government and civic organizations in providing park and recreational facilities throughout the community. **PR 8+**

Principle 1. Pursue opportunities to develop park and recreational facilities in conjunction with public school facilities. PR 8+, 17+, 18+

Standards

50.1.1 Work with area school districts to develop parks adjacent to existing and planned school sites.

50.1.2 Support the development of an aquatic center in the Franklin Pierce High School neighborhood.

Principle 2. Pursue opportunities to develop park and recreational facilities in conjunction with public and private utility providers.

Standards

50.2.1 Partner with Tacoma City Water to develop a regional trail facility within the 100-foot-wide Pipeline Road right-of-way.

50.2.2 Partner with Tacoma Public Utilities to develop a regional trail facility within the Tacoma Rail right-of-way.

50.2.3 Work with Pierce County Public Works - Water Programs Division to explore opportunities to utilize regional stormwater facilities for passive recreation.

Principle 3. Coordinate park and recreation planning and seek funding opportunities jointly with the Cities of Puyallup and Tacoma.

Standards

50.3.1 Pursue a partnership with the City of Tacoma to facilitate the proposed regional trail between Orangate and the Swan Creek Park properties.

50.3.2 Partner with the City of Tacoma (Metro Parks) to develop a regional park plan for Swan Creek Park.

Principle 4. Explore alternatives for providing and maintaining publicly owned parks and trails such as enlisting service organizations, soliciting corporate donations, and donations of goods and services from local businesses.

50.4.1 The Pierce County Parks Department should facilitate an “adopt a park” program for Orangate Park to encourage community support and involvement at this undeveloped park.

50.4.2 Support an “adopt a trail” program for trail maintenance purposes.

Open Space

Objective 51.

Refine the Pierce County Open Space/Greenbelt map to reflect community priorities for passive recreation and identify strategies for acquiring or preserving these areas.

DELETE

- Principle 1.** Encourage the acquisition and preservation of open space tracts for passive recreation including walking trails and wildlife viewing. **PR 21+**
- Standards**
- 51.1.1 Utilize the County’s conservation futures program to purchase open space areas. **LU109.4**
- 51.1.2 Utilize park impact fees that are collected within the community plan area to purchase open space land within the community plan area.
- 51.1.3 Promote the Current Use Assessment - Public Benefit Rating System (CUA-PBRS) within the plan area. **LU 97+**
- 51.1.4 Establish a purchase of development rights program and a transfer of development rights program to support open space preservation within the community. **LU 124+**
- 51.1.5 Acquire surface mine reclamation sites as they become available. These sites should be acquired for open space purposes if topography precludes development of an area for active recreation.
- Principle 2.** Update the Pierce County Open Space/Greenbelt map to better reflect the community’s character and priorities. **DELETE**
- Standards**
- 51.2.1 Expand the open space corridors to include: **Delete-done**
- Property included in the CUA-PBRS program.
 - Properties on the east site of the Swan Creek ravine.
 - Properties containing wetlands and floodplain from the headwaters of Swan Creek to the North Fork Clover Creek system. This corridor is generally located between 26th Ave East and 28th Ave East.
 - Properties containing the wetlands and floodplain associated with the north fork of Clover Creek located south of 128th Street East and west of Waller Road East.
 - Orangate Park properties.
- Objective 52.** Encourage the long-term stewardship of open space areas while allowing passive recreational use in appropriate locations. **PR 21+**
- Principle 1.** Protect publicly owned and publicly purchased open space areas in the community. **PR 21+**
- Standards**
- 52.1.1 Place conservation easements or covenants on existing and acquired publicly owned open space sites that restrict future uses to passive recreation activities. **PR 21+, LU-109+**
- 52.1.2 Prepare management plans for any publicly owned or publicly purchased open space area. **PR 21.8.1**
- Principle 2.** Transfer publicly owned or acquired open space properties to local land trusts or a local park district or park service area as appropriate. **PR 21.7**
-

Principle 3. Allow improvements that promote passive recreation in limited areas of designated open space. **PR21+**

Standards

52.3.1 Incorporate amenities into passive parks and open space areas that provide added enjoyment for visitors, such as interpretive signage, trails, trash disposal, and picnic tables. **PR 1+, 21+**

PUBLIC SCHOOLS

Intent: To acknowledge that Pierce County has limited ability to address school district related issues, the intent of the public school policies is to encourage coordination between Pierce County and Franklin Pierce, Puyallup, and Bethel School Districts. **CF 21**

Objective 53. Coordinate land use planning and school district capital facilities planning. **CF 21**

Principle 1. Coordinate with the School Districts to develop strategies that provide sufficient capacity at schools located within Mid-County to ensure students are not forced to attend a school outside their neighborhood community. **CF 21+**

Standards

53.1.1 Encourage the School Districts to actively pursue an increase in impact fees to assist in providing additional student capacity. **CF 21.2**

Principle 2. The location of schools should be considered in the planning and construction of future sidewalks and pedestrian paths

Standards

53.2.1 Coordinate with the School Districts to identify and prioritize designated school walking routes in need of safety improvements.

SANITARY SEWER

Intent: Sewer and wastewater treatment facilities enable higher intensity development to occur within urban areas. Construction of these facilities can also disrupt traffic patterns and utility services. The intent of the sewer and wastewater treatment policies is to provide guidelines on coordinating infrastructure improvements and encourage better methods and techniques during the design and construction phases.

Objective 54. Utilize best construction methods and practices and innovative techniques in the design and construction of sewer utilities. **U 16**

Principle 1. Schedule construction activities to avoid sensitive time periods in the lifecycle of fish and wildlife, such as spawning, nesting, and migration.

Principle 2. Coordinate construction of sewerage improvements with other utilities. **CF 7**

Principle 3. Utilize Best Management Practices for surface water management and erosion control during construction of sewer utilities. **U 16.1**

Principle 4. Minimize impacts to traffic and transportation networks during the construction of sewer utilities. **U 16.2**

Standards

54.4.1 Whenever possible, construction will be scheduled to minimize disruption of access to area residences and businesses.

Principle 5. Restore disturbed land areas after construction of sewer utilities and facilities located within the plan area. **U 16.4**

Standards

54.5.1 Restoration of roadways damaged directly by construction will be performed in accordance with the Guidelines for Restoration for Pavement Cuts within Pierce County rights-of-way or similar guidelines adopted by other jurisdictions. **Delete**

STORMWATER SEWER SERVICE

Intent: The intent of the following policies is to reduce the effects of flooding episodes, improve the function of existing stormwater facilities, and to more effectively integrate stormwater facilities into the natural landscape. This section describes development techniques and strategies that reduce negative impacts on surface water located within and adjacent to the plan area. These techniques are designed to address issues such as water flow, temperature, quality, and aquifer recharge.

Objective 55. Minimize development related impacts to existing hydrologic conditions and functions and strive to correct current deficiencies resulting from past development practices. **U 31**

Principle 1. Identify the areas within and adjacent to the community that are highly sensitive to changes in hydrologic conditions and functions. Within these highly sensitive areas, establish standards that provide for near zero change in hydraulic and hydrologic function on a property (i.e., no net increase in the peak flow or volume of runoff or erosion leaving a site) post development.

Standards

55.1.2 Provide monitoring and evaluation on projects which utilize LID standards to determine the effectiveness of meeting the established performance goals. **U 38.1**

Principle 2. Ensure development standards adequately prevent new development from increasing flooding and minimize the possibility of damage from flooding events. **U 31, 33**

Standards

55.2.1 Utilize new inventories of flood hazard/prone properties in the decision making process to determine appropriate zoning density and intensity levels within the plan area. **ENV10+, U 31**

Principle 3. Provide better enforcement and maintenance of storm drainage systems. **U 31, 33**

Objective 56. Support the Clear/Clarks Creek Basin and Clover Creek Basin planning efforts.

Principle 1. Utilize the results of the basin planning efforts to help identify needed modifications to land use designation and development regulations to protect water quality, riparian habitat and alleviate flooding problems within the community. **U 33.5**

Standards

- 56.1.1 Coordinate the basin planning process with the community planning process to address surface water runoff and flooding issues. **U 34**
- 56.1.2 Request that the basin planning process model changes to hydrologic conditions resulting from development under current land use designations and under the changes to land use designations proposed by the community plan. Consider the basin modeling results when making decisions regarding the allowable range and intensity of land uses within the community.
- 56.1.3 Coordinate the identification of appropriate areas for potential rezoning with the watershed basin planning processes.
- 56.1.4 Evaluate the current Pierce County Surface Water Management fee credit program in light of any changes in performance standards resulting from the community plan or basin plan efforts. **U 34**

Objective 57. Integrate public regional stormwater detention and retention facilities into the natural environment. **U 35**

Principle 1. Recognize that regional facilities can provide aesthetic, recreation, and fish and wildlife habitat in a community park-like or open space setting. **U 41.1**

Standards

- 57.1.1 Aesthetics should be considered in the design of regional stormwater systems, whenever possible. Care should be taken to design these facilities so that they have a more natural, aesthetically pleasing appearance. **U 41.2**
- 57.1.2 Regional stormwater facilities should consider aesthetics by planting the facilities with more trees and native, non-invasive vegetation that is suitable for areas designed to retain water. **U 41+**
- 57.1.3 Locate new facilities where they would serve to extend identified fish and wildlife habitat areas and open spaces, parks, and greenbelts. **U 42**
- 57.1.4. Establish pond depth and slope requirements that serve to reduce potential safety hazards and that serve to increase the habitat (e.g., with islands in the ponds and with variable microtopography on the pond bottom). **U 46**

POTABLE WATER

Intent: The provision of adequate domestic water supply is a crucial component of supporting population growth. The intent of the following policies is to ensure an adequate water supply is available to support projected population growth and water conservation measures are enacted.

- Objective 58.** Ensure that an adequate amount of domestic water supply is available to support the level of population growth and land development projected within the plan area. **U 20**
- Principle 1.** Encourage land uses and programs that promote water conservation and aquifer recharge **U 28**
- Standards**
- 58.1.1 Support regulations that manage activities in aquifer recharge areas and wellhead protection areas. **U 24+**
- Principle 2.** The permitting process should take into account the availability of potable water. **U 25**
- Principle 3.** Commitment for potable water shall be available prior to approval of preliminary plat. **U 25**
- Principle 4.** Revise water service boundaries in cases where the designated water service provider cannot provide timely or reasonable service.

TRANSPORTATION

Intent: Improve the efficiency and safety of the local transportation system while promoting nonmotorized travel, protecting the natural environment, and maintaining the rural character of the community.

Roadway Improvements

- Objective 59.** Pursue options for increasing the capacity of north-south arterials within the Mid-County Community Plan area.
- Principle 1.** Give top priority to the funding and implementation of capacity and traffic flow improvements on Canyon Road E.
- Standards**
- 59.1.1 Widen Canyon Road E. to provide additional through lanes and other improvements to accommodate existing and future traffic volumes.
- 59.1.2 Improve traffic flow at the intersections along Canyon Road E with the addition of turn lanes. All options for intersection treatments, including grade separations (overpasses or underpasses) and interchange improvements, should be considered at the most congested intersections on Canyon Road E such as Pioneer Way E and 72nd Street E.
- 59.1.3 Support the northerly extension and realignment of Canyon Road E from Pioneer Way E to 70th Avenue E.
- 59.1.4 Limit the number of traffic signals on Canyon Road E north of SR-512.
- 59.1.5 Coordinate the timing and phasing of traffic signal operations on Canyon Road E and other major arterials.

59.1.6 Facilitate truck traffic with the provision of climbing lanes on Canyon Road E from Pioneer Way E to 72nd Street E.

Principle 2. Give the next highest priority to the funding and implementation of roadway capacity projects that provide access to Canyon Road E.

Standards

59.2.1 Give priority to capacity improvements at the following locations:
a. Pioneer Way E from Tacoma City Limits to Woodland Ave. E;
b. 72nd Street E from the Tacoma City Limits to Pioneer Way E;
c. Pioneer Way E/Waller Road E intersection;
d. 128th Street E/Woodland Avenue E intersection;
e. Portland Avenue E from 112th Street E to SR-512;
f. Brookdale Road E from 38th Avenue E to Canyon Road E; and
g. 160th Street E from Canyon Road E to Woodland Avenue E.

59.2.2 Work with the Cities of Tacoma and Puyallup in the planning, funding, and implementation of transportation improvements with multi-jurisdictional benefits. **T-30**

Principle 3. Support implementation of capacity improvements on the State highway system. These projects are expected to provide congestion relief by diverting “pass through” traffic away from the Mid-County area. Priority should be given to the improvement of the SR-512/Canyon Road E interchange and the SR-512/Portland Avenue E interchange.

Principle 4. Collaborate with developers to identify and preserve right-of-way within proposed transportation corridors.

Objective 60. Ensure that new development implements or contributes funding towards roadway capacity improvements. **T 31**

Principle 1. Enforce regulations to make developers comply with State Environmental Policy Act (SEPA) requirements to address and mitigate transportation impacts, including cumulative impacts. **DELETE**

Principle 2. Investigate the implementation of a Countywide traffic impact fee program as a means of financing roadway capacity improvements and mitigating the cumulative traffic impacts associated with future development. **CF 8.8**

Nonmotorized Travel

Objective 61. Create a system of nonmotorized facilities to enhance pedestrian, bicycle, and equestrian movement throughout the plan area and to provide safe and convenient access between properties and facilities. **T 12**

Principle 1. Provide a continuous and interconnected network of nonmotorized facilities that link neighborhoods to schools, churches, recreational areas, commercial centers, and other neighborhoods. **T 12.1**

Standards

- 61.1.1 Work with the community to identify and pursue nonmotorized links between existing neighborhoods, schools, libraries, shopping areas, recreational uses. T 14 ALL
- 61.1.2 Update the nonmotorized policies and programs in the Comprehensive Plan to include linkages that connect existing neighborhoods with nonmotorized facilities. T 14
- 61.1.3 Support, prioritize, and fund nonmotorized plans and projects that increase mobility. T 12+
- 61.1.4 Accommodate pedestrian and bicycle travel by providing continuous paved shoulders, sidewalks, and/or wide curb lanes along at least one east-west and one north-south roadways through the community.

Principle 2. Improve mobility between residential and commercial developments. Facilitate pedestrian and bicycle access to the commercial centers. T 12+, 14+

STANDARDS

- 61.2.1 Provide sidewalks or pathways to residential areas and commercial developments. T 14
- 61.2.2 Provide pedestrian access to commercial centers either in the form of sidewalks for large centers or trails and paths in smaller centers. Priority should be given to the commercial centers near SR-512 and Canyon Road East.

Principle 3. Consider strategies that make pedestrian circulation systems safe, convenient, and efficient. T 12

Standards

- 61.3.1 Provide paved shoulders, sidewalks, or wide curb lanes on arterials and on some local streets to improve safety for pedestrians, bicyclists, and equestrians.
- 61.3.2 Provide paved shoulders, sidewalks, or wide curb lanes on roads leading to all schools to allow children to walk or bike to school. Priority should be given to the Franklin Pierce High School zone.
- 61.3.3 Separate pedestrian facilities from roads with planting strips, where adequate right-of-way exists, in high use areas such as schools, commercial, and recreation areas.
- 61.3.4 Convert roadside ditches into shoulders through the use of covered culverts or grating, if feasible, at schools, parks, and recreational fields. The length of the shoulder improvement should be no more than one-half mile.
- 61.3.5 Provide shoulders or paths on roadways with ditches to improve pedestrian safety. If the shoulder or path can not be provided alongside the ditch, then it should be located on the opposite side of the roadway where ditches are not located.

Principle 4. Consider nonmotorized facilities in all development approvals and roadway construction.

Standards

- 61.4.1 Require new subdivisions, new multi-family complexes, and new manufactured home parks that are adjacent to a nonmotorized route within the Pierce County Transportation Element to provide direct access to the route.
- 61.4.2 Require developers of residential, commercial, and industrial projects to construct facilities for pedestrians on existing County arterials that abut their property, whenever feasible. In urban areas, a sidewalk, path, or paved shoulder shall be provided on the sides of the arterial where the development is located. In rural areas, a paved or gravel shoulder shall be provided on the sides of the arterial where the development is located. Where adequate right-of-way exists in rural areas, a pedestrian pathway that is separated from the arterial should be considered.
- 61.4.3 Require pedestrian linkages between adjacent business properties to encourage more pedestrian movement between those properties and reduce unnecessary vehicular movements.
- 61.4.4 Provide facilities for pedestrians when reconstructing or building new arterials, whenever feasible. In urban areas, sidewalks shall be provided on both sides of the arterial. In rural areas, a paved or gravel shoulder shall be provided on both sides of the arterial. Where adequate right-of-way exists in rural areas, a pedestrian pathway that is separated from the arterial should be considered.
- 61.4.5 Include paved shoulders or wide curb lanes to accommodate bicyclists when reconstructing or building new arterials, whenever feasible.

Principle 5. Provide safe and continuous pedestrian access throughout the Canyon Road E corridor.

Standards

- 61.5.1 Provide pedestrian access onto new development sites from Canyon Road E. Where a use fronts more than one street, pedestrian access should be provided from both streets, if possible and desirable.
- 61.5.2 Provide an internal sidewalk or pathway system connecting individual businesses, office, and residential buildings with the adjacent sidewalk system, parking lots, open spaces, and adjacent properties, where desirable.

Principle 6. Create and implement a system of nonmotorized connections within and outside of the Mid-County Community Plan area. Allow nonmotorized connections, including trails, through areas where roads cannot occur. If feasible, utilize Tacoma Pipeline Road and the major power and gas lines that intersect and can be linked as a nonmotorized transportation corridor that connects the surrounding communities, cities, and towns. **T 14 ALL**

STANDARDS

- 61.6.1 Plan and implement a pedestrian and bicycle system to connect with the pedestrian and bicycle systems that exist or are planned in the surrounding communities of Midland,

Frederickson, South Hill and the Cities of Tacoma and Puyallup. Priority improvements should include the 112th Street E and Canyon Road E pedestrian and bicycle improvements.

- 61.6.2 Plan and implement a trail system that connects to regional trail systems. **T 12.2**
- 61.6.3 Explore the need and options for the provision of multi-use trails and trailheads along Tacoma Pipeline Road. Orangegate Park should be considered as a prime candidate location for a trailhead. **Duplicate 49.1.1, 47.5.6**
- 61.6.4 Explore the need and options for the provision of multi-use trails along the railroad lines. **PR 10+**
- 61.6.5 Include horse paths and riding trails in the design of regional and local trail systems throughout the community. **PR 13**
- 61.6.6 Accommodate equestrian travel in the design of shoulders, where appropriate. Consider the use of gravel paths for horse riders adjacent to the shoulder or any roadside ditches.

Principle 7. Coordinate with the area school districts, utility providers, and other local government and civic organizations in providing pedestrian, bicycle, and equestrian facilities throughout the community. **PR 8+**

STANDARDS

- 61.7.1 Work cooperatively with the school districts to develop a program to identify and fund the construction of needed sidewalks, paths, or shoulders to provide access to existing and proposed schools. **T 14.2, Duplicate 26.1.1**
- 61.7.2 Work with the City of Tacoma to develop a regional trail facility within the Tacoma Pipeline Road right-of-way. **Duplicate 50.2.1**
- 61.7.3 Work with Tacoma Public Utilities to develop a regional trail facility within the Tacoma Rail right-of-way. **Duplicate 50.2.2**
- 61.7.4 Work with the Cities of Tacoma and Puyallup to provide continuous pedestrian, bicycle, and trail connections between jurisdictions. **Duplicate 50.3**

Principle 8. Acquire property that will support a community-wide system of trails and sidewalks now and in the future. Whenever possible, unopened rights-of-way and other public lands should be dedicated or donated for pedestrian purposes. Acquiring easements across public lands should be considered when necessary. **T 7+, 12+, PR 10+**

Community Character

Objective 62. Preserve the history and heritage of the community by retaining the rural character of the local roadways.

- Principle 1.** Retain the existing roads through the residential areas in their rural state. **Duplicate 62**
- Standards**
- 62.1.1 Discourage adding through lanes on local roads and collectors in the Rural Separator area. Widening should be limited to upgrading the roadway to meet design standards and to provide shoulders or turn lanes. **T 5.2.1**
 - 62.1.2 Give preference to paved or gravel shoulders instead of sidewalks on roadways in the rural areas. Sidewalks are not consistent with the rural character of the community and should be discouraged in the rural areas.
 - 62.1.3 Limit sidewalks to the major arterials and to areas where schools and businesses are located.
 - 62.1.4 Avoid the removal of trees along the roadways in the rural areas. If feasible, relocate or replace any trees removed as part of any roadway projects. **T 28.9+**
 - 62.1.5 Encourage the use of design standards that reduce the impact of traffic noise in rural areas. Discourage the use of sound walls in the rural areas. **T 29.2**

- Principle 2.** Utilize the minimum amount of lighting necessary for safety and function on transportation corridors. **D 15.3**
- Standards**
- 62.2.1 Limit street lighting to main thoroughfares, intersection areas, and areas with safety concerns. **D 15.3**
 - 62.2.2 Limit street lighting to commercial corridors and to areas near public service facilities. **D 15**
 - 62.2.3 Install street light fixtures along arterials that do not cast light in multiple directions. Avoid street light spillover onto adjacent properties. **D 15+ ALL, ENV 12+**
 - 62.2.4 Ensure that transportation routes used by mining operations are well lit and safe for motorists to travel.

- Principle 3.** Investigate ways to divert or re-route “pass through” traffic away from the rural residential areas. **T 8**
- Standards**
- 62.3.1 Improve the arterial network to contain commuter traffic on main roads and off side streets and out of neighborhoods. **T 8**

Environmental Considerations

- Objective 63.** Design and locate transportation facilities to minimize environmental impacts. **T 28+**

- Principle 1.** Avoid impacts to wetlands and wildlife areas. **T 28+**

Standards

- 63.1.1 Implement transportation improvements in accordance with the County’s new regulations to protect water quality and to avoid wetlands, creeks, and other critical areas. **T 28+**
- 63.1.2 Perform any widening on roadways or at intersections on the opposite side of any nearby creeks and wetlands. **T 28+**
- Principle 2.** Assure that roads, highways, and transportation facilities are designed and constructed in partnership with nature, preserving as much as possible of the natural environment and existing vegetation of the area. Plan and locate arterial roads to preserve neighborhoods and resource areas by avoiding bisection of these areas. **T 28+**
- Principle 3.** Reduce visual and noise impact of roads and automobiles. **T 29.2, 28+**
- Standards**
- 63.3.1 Engineer roadways to minimize impacts upon the adjacent land uses. Those impacts to be considered include noise, visual, light, safety, and security impacts. **T 28+, 29+**
- Principle 4.** Implement measures to reduce traffic noise, such as traffic dispersion or reduction or the routing of vehicles away from residential areas. **T 29.2**
- Principle 5.** Utilize trees and native vegetation to improve roadway aesthetics and air quality and to reduce the impact of traffic noise upon adjacent land uses. Provide buffers adjacent to arterials.
- Standards**
- 63.5.1 Include roadside native vegetation and trees in the buffer areas adjacent to arterials, whenever feasible. Any new native vegetation or trees should be located outside of the arterial right-of-way and should be maintained by the adjacent private landowner. Ensure that any plantings do not affect driver visibility or line of sight.
- 63.5.2 Include vegetated or landscaped buffers or setback areas between any new sidewalks or pathways and the roadway, where feasible. If possible, any buffers or setback areas should consist of natural vegetation instead of supplemental landscaping.
- Access Control**
- Objective 64.** Enhance access to commercial properties. Make access to goods and services convenient for residents. **T 1, LU 11+**
- Principle 1.** Facilitate ease of movement through the plan area, while still providing easy access to local businesses for residents. **T 1**
- Standards**
- 64.1.1 Provide access to large community centers from back streets to limit the number of people on the main roads and relieve congestion at single ingress/egress points. **T 11+**
- 64.1.2 Allow access or “frontage” roads between commercial and industrial developments to provide connections between businesses off the arterials and to create alternate access routes for residents into and out of local businesses. **T 11+**

64.1.3 Allow shared parking so that trips between businesses can be a more pedestrian journey.
D 7.5, 8.2, 8.5

Principle 2. Enhance connectivity between developments along the Canyon Road East corridor and 112th Street East corridor, where desirable.

Standards

64.2.1 Provide the opportunity for connections linking new development on Canyon Road East and 112th Street East to surrounding areas and the greater community.

64.2.2 Provide automobile connections to adjacent properties along Canyon Road East corridor and 112th Street East corridor through the use of cross street easements, common entryways, shared internal driveways and parking lots, and similar techniques.

64.2.3 Encourage consolidation of access in developing commercial areas through shared use driveways, frontage roads, and local access streets which intersect with arterials at moderate to long spacing. T 11+

Principle 3. Encourage the consolidation of access to Canyon Road East, 112th Street East and other major and secondary arterials in order to reduce interference with traffic flow on the arterials and to reduce conflicts between nonmotorized modes of travel and motor vehicles.

Standards

64.3.1 Encourage and assist landowners to work together to prepare comprehensive access plans that emphasize efficient internal circulation and discourage multiple access points to major roadways from developing areas along major and secondary arterials. T 11+

64.3.2 Encourage access to developments through a system of collector arterials and local access streets. T 11+

64.3.3 Encourage consolidation of access in developing commercial and high density residential areas through shared use driveways, frontage roads, and local access streets which intersect with arterials at moderate to long spacing. T 11+

64.3.4 Limit the number of new driveways and intersections along River Road (SR-167 North), Canyon Road East, 112th Street East and other major arterials. The spacing between driveways and intersections should be maximized.

64.3.5 Encourage the use of side streets, whenever feasible, to provide vehicular access to new development on corner lots on Canyon Road East and 112th Street East. Driveways on Canyon Road East for corner lots should be limited to right turn ingress and egress only.

Transit Service
Objective 65.

Pursue opportunities for increasing transit service within the Mid-County Community Plan area. T-16

- Principle 1.** Work with Pierce Transit to increase the availability and effectiveness of transit in connecting Neighborhood Centers, Employment Centers, residential areas, and the region at large. **T- 16.1**
- Principle 2.** Promote increased transit service within the plan area. Provide a range of cost effective services that link residential neighborhoods with major travel destinations.
- Standards**
- 65.2.1 Provide Bus Plus and SHUTTLE bus service and better access in the Summit-Waller area. Priority should be given to extend service to the Mid-County Community Center.
- 65.2.2 Provide bus stops at multi-family or high density residential areas and at public service facilities such as the Mid-County Community Center.
- 65.2.3 Establish local bus service operating along Canyon Road East with convenient bus stop locations at the commercial and retail centers.
- 65.2.4 Work with Pierce Transit to provide improved marketing and promotion of the full range of transit services available to Mid-County residents including local fixed route services, regional express routes, connections to commuter rail, Bus Plus service, paratransit services for persons with disabilities, and vanpool and ridesharing matching services.
- 65.2.5 Explore opportunities with Pierce Transit to provide additional paratransit service within the community. **T 16**
- 65.2.6 Ensure that potential bus stops are considered when the County is reconstructing or building arterials. The provision of adequate right-of-way to accommodate the placement of accessible bus stops should also be considered. **T 16.8, 16.6**