

LAND USE

<https://www.piercecountywa.gov/DocumentCenter/View/133411/Land-Use-Draft-Element>

Planning Options

Alternative 1

No change to status quo.

Alternative 2

Encourage a variety of housing types at higher densities throughout the urban area, including the HCT area. Continue to support the highest density development in Centers and along Corridors according to the current designations.

When an EIS preferred alternative is selected, final language will include these points if alternative 2 is selected:

- The County will continue to prioritize more intense land use according to Centers and Corridors to support Pierce Transit's Frequent Transit Stops.
- Moderate Density Single-Family areas will allow up to 10 units per acre to create more capacity for growth in the HCT, as well as improve housing affordability throughout the urban area.

Alternative 3

Support the highest density development in Centers and Corridors, but expand that area to include more of the HCT area. Densities for areas beyond roughly ½ a mile from planned transit corridors will stay the same. Reduce capacity outside the HCT through Urban Growth Area (UGA) retractions and elimination of rural density bonuses.

When an EIS preferred alternative is selected, final language will include these points if alternative 3 is selected:

- The County would focus most of its growth within 1/2 mile of the current Centers and Corridors areas. Zoning would allow about 20 units per acre there.
- The expanded centers and corridors area would support a walkable, transit-oriented [what?].
- Moderate density single-family areas outside the expanded area would continue to allow about 4-6 units per acre.

Data and Issues to be Addressed

The strategy focuses on concentrating this growth near the county's High-Capacity Transit (HCT) areas, which will be served by Frequent Transit Stops in the future.

To plan for the projected growth Pierce County adopted the Centers and Corridors designation in 2021. The HCT areas will contain higher densities of residential and commercial development connected by public transportation capable of supporting a significant share of the community using it. These will become the county's high density, mixed use, multi-modal core centered around Transit-Oriented Development and a balanced supply of affordable housing and local jobs, with an emphasis on middle housing.

Live and work opportunities will be complimented by pedestrian-friendly transportation infrastructure that reduces reliance on personal vehicles and collective Vehicle Miles Traveled (VMT). This contributes to the County's climate objectives around greenhouse gases by decreasing distances between urban amenities and services, while increasing open space and protecting environmentally sensitive areas.

Proposed Concepts for the Plan

Provision of Public Facilities and Services

Pierce County is committed to using its limited public resources to concentrate on providing public services in Urban Areas. The County also can set different spending priorities within UGAs to maximize the impact of public spending and to attract certain kinds of growth to specific areas of the county, as found in the Transportation and Capital Facilities and Utilities Elements.

Approaches to Increase Physical Activity

The Pierce County Comprehensive Plan includes the following approaches to increase physical activity:

- *Compact Communities, and Transit-Oriented Corridors, and Prioritizing Transit-Oriented Development* – Policies for the development of compact communities or transit-oriented corridors that provide for pedestrian and bicycle connections to local services and transit., found in the (Land Use Element: Compact Urban Communities).
- *Complete Streets* – Policies for the development of streets that accommodate multiple users and enhance access and connectivity for pedestrians and bicyclist., found in the (Transportation Element: Active Transportation).
- *Employment Centers* – Policies that the location and design of employment centers should facilitate safe access and circulation by transit, pedestrians, bicyclists, and other alternative transportation modes., found in the (Land Use Element: Employment Center).

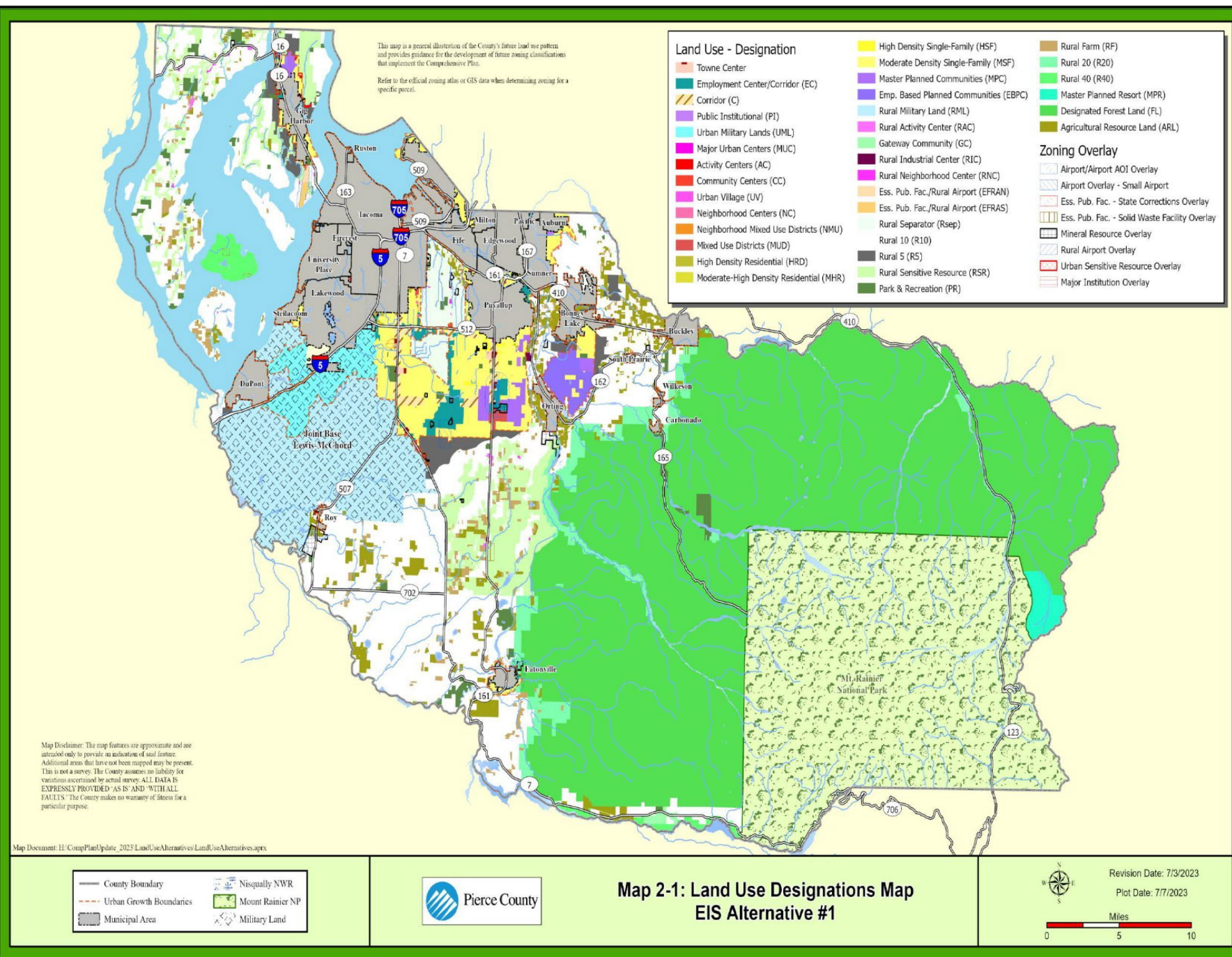
Land Use Map

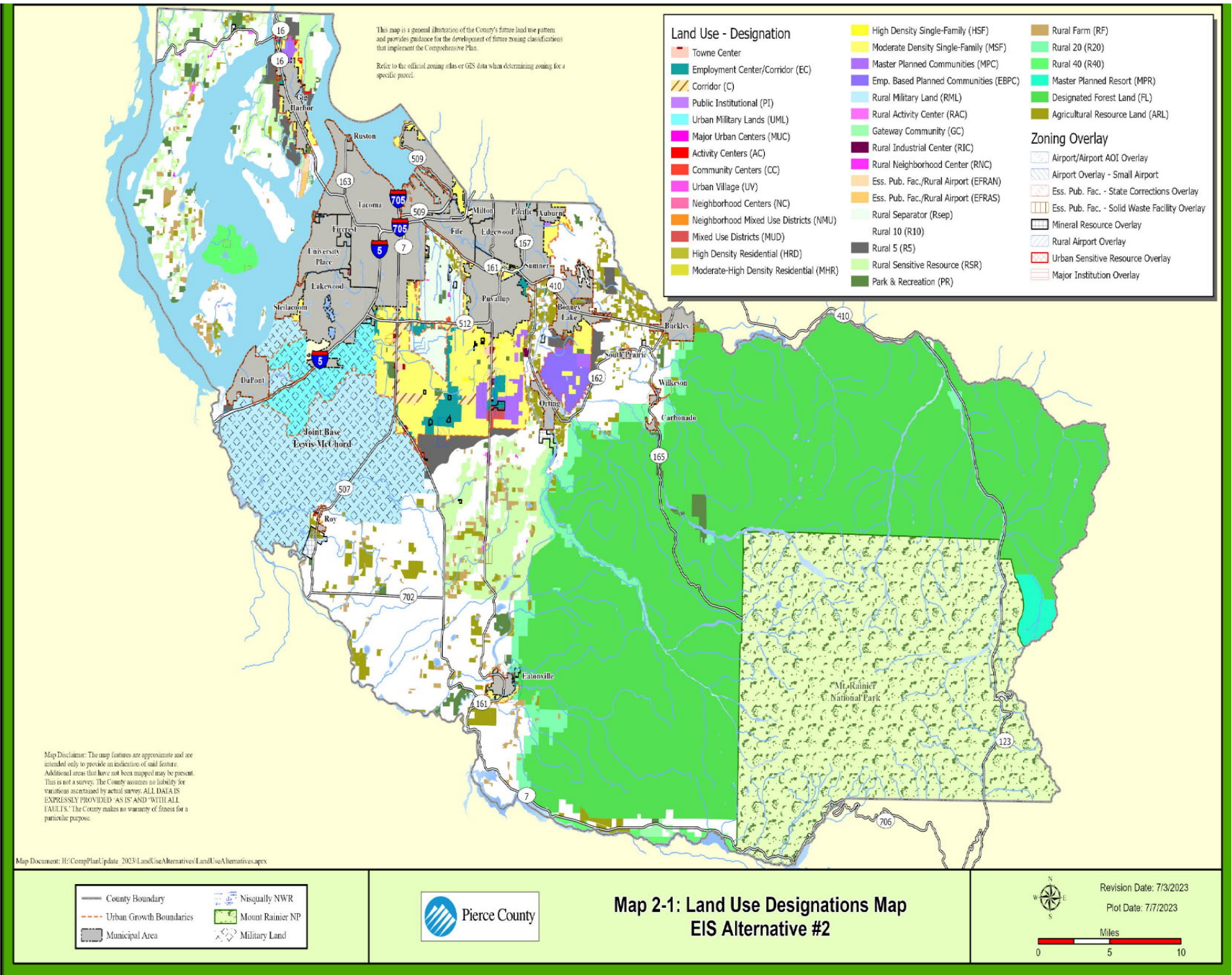
The future land use map, Land Use Designations Map 2-1, also shows city boundaries and urban growth areas and is the representation of the goals and policies of the Comprehensive Plan for the organization and coordination of land uses.

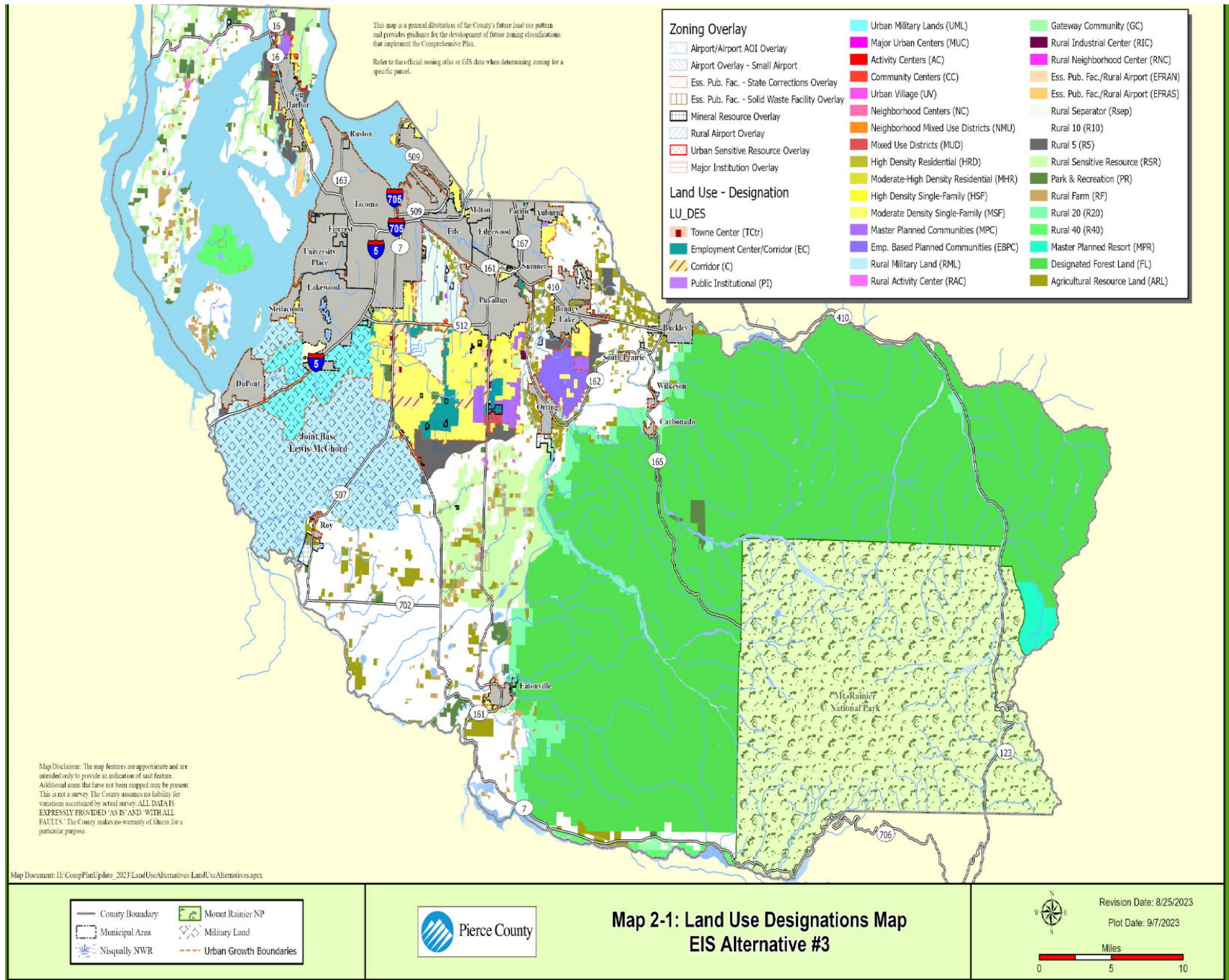
See maps on following pages.

Urban Area

The urban area is defined by the County's Urban Growth Area (UGA) boundary. Each city and town within the county must fall within an Urban Growth Area. Additionally, urban lands in unincorporated portions of the county should be within an urban growth boundary. Consistent with the Growth Management Act (GMA), the Vision 2050 growth and development strategy directs future development to occur primarily within the UGA. The UGA surrounds incorporated cities and towns and includes the majority of Pierce County's population and economic base. Further, Vision 2050 guides growth in certain regional geographies consistent with the GMA. (*cont'd page 6*)







Urban Area, cont'd

The majority of new housing and jobs in unincorporated Pierce County are intended to locate within the UGA near High-Capacity Transit (HCT). The Centers and Corridors land use designation was created to support Transit-Oriented Development near HCT areas, which will contain Frequent Transit Stops. Public spending for facilities, services, and open space is intended in centers, mixed use districts, and high-density residential districts to promote efficient use of public improvements and services, and enhance community diversity, livability, and prosperity across all communities. Moderate density single-family residential areas will serve as the principal land use for the remaining areas within the UGA. This distribution of growth reflects the Regional Growth Strategy of Vision 2050.

Incorporation

Pierce County has also established Potential Incorporation Areas (PIAs), which identify areas of development which may become their own city. PIAs are identified in the UGAs and Potential Annexation Areas or may be designated through community plans, such as the **South Hill PIA** designation. It includes an area of roughly 20 square miles, and a population of nearly 65,000 people, located just south of the city of Puyallup. Development within the area is centered along SR-161, and follows Pierce County's Centers and Corridors development pattern, which supports a mix of residential and commercial development at medium to high levels of urban density. Growth around this strategy intends to utilize existing infrastructure efficiently. Modeled after local cities of similar size, analysis of the existing land use, levels of service, revenues, and future growth projections determined South Hill PIA's financial feasibility. Increased density and development are needed to sustain the South Hill PIAs fiscal resiliency.

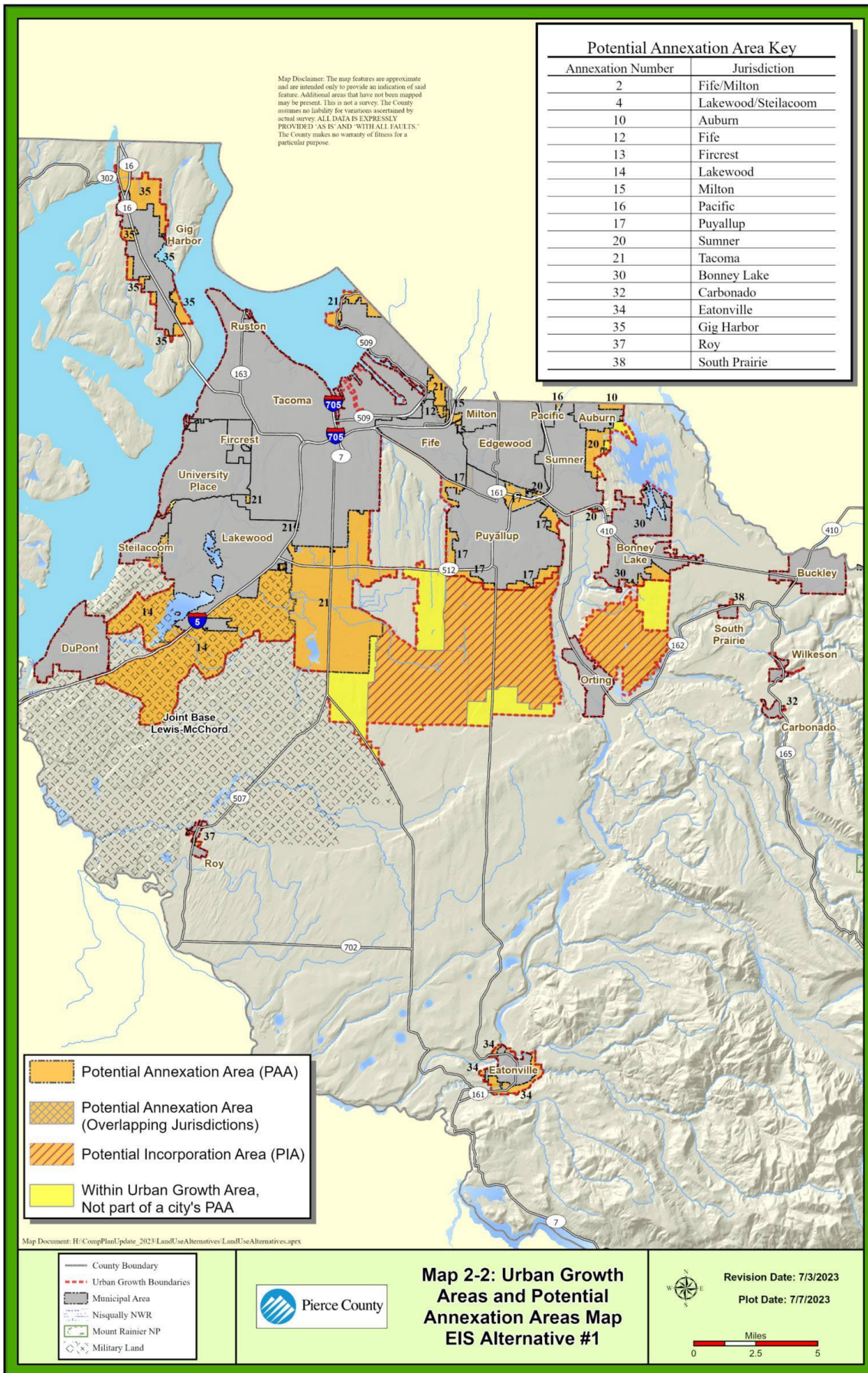
In addition, the County has identified the Employment-Based Planned Community (EBPC) of **Tehaleh** as a PIA. The Tehaleh PIA designation was based upon a variety of factors including its size and projected population compared to other Pierce County cities, its separate geographical identity, mixture of urban densities and a viable potential tax base, and more. These factors, as well as the expressed views of current residents, make incorporation a strong potential.

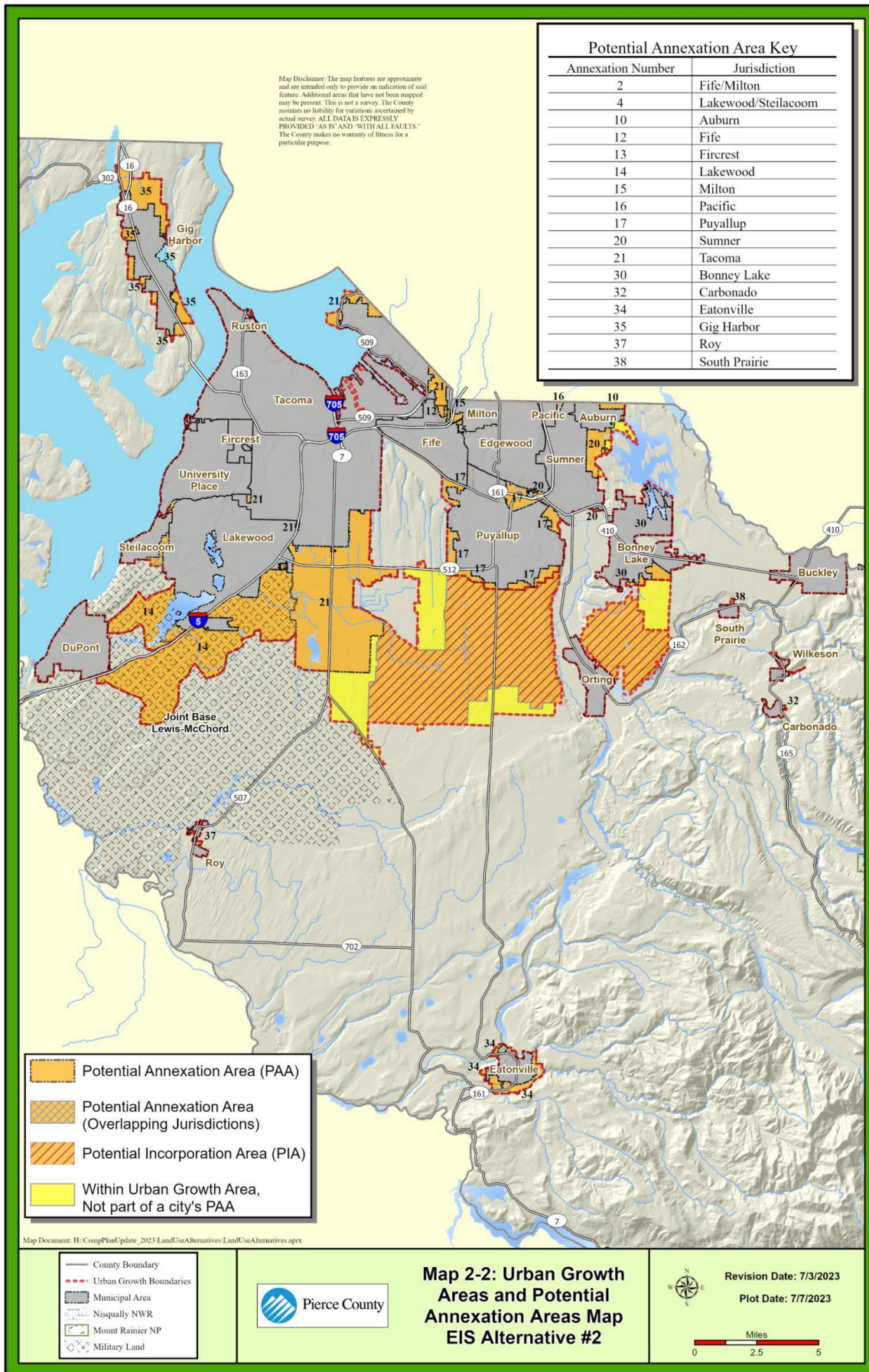
Compact Urban Communities

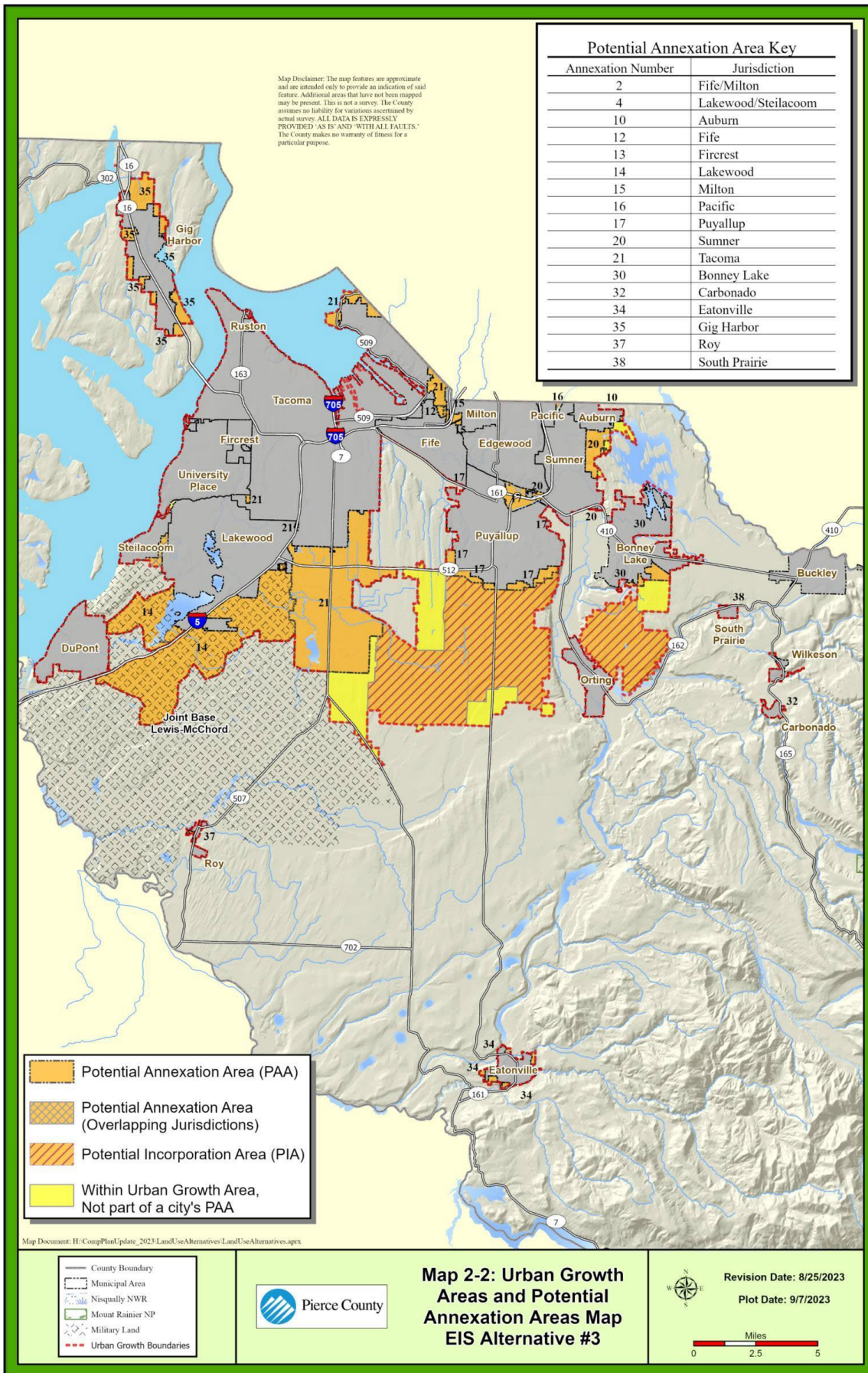
The PSRC Vision 20540 Policies and the Pierce County Countywide Planning Policies direct the development of compact urban communities that have diversity of housing, high connectivity, and provide for multi-modal transportation including pedestrian, bicycle, and transit. Many of the elements are found in Transit-Oriented Development (TOD). TOD is a land use strategy intended to promote efficient use of land and transportation infrastructure with places of relatively higher density, pedestrian-friendly development with a mix of land uses located within an easy walk of a bus or rail transit center.

A potential risk of focusing growth in regional growth centers near High-Capacity Transit (HCT) is the physical, economic, and cultural displacement of existing residents due to a rapid increase in property values and demand. To respond to these risks, policies in this section support strategies to monitor, analyze, and mitigate the risks of displacement. Pierce County's growth strategy is oriented around identified High-Capacity Transit (HCT) areas located along Frequent Transit Stops.

The growth strategy accounts for increasing both the supply and types of housing near HCT areas, which serve residents with a variety of income levels. Efforts to reduce barriers to the development of vacant and underutilized parcels, incentivize mixed and reduced income projects, promote middle housing, and support suitable housing for the elderly and disabled, can be found in the Housing Element.







Proposed Policies

In the list below, the numbers are not necessarily sequential for two reasons: one is that they refer to past plans and movement of goals and strategies in this plan relative to those. The other is that there are some cases where alternatives are offered.

Annexation, Incorporation, And Urban Growth Area Expansion

GOAL: LU-4 Facilitate the transformation of unincorporated urban areas into cities and towns through annexation.

LU-4.1 Promote annexation of Potential Annexation Areas through outreach to residents, land owners, and other stakeholders.

LU-4.1.1 Support annexation proposals that are consistent with the Pierce County Countywide Planning Policies and the Washington State Growth Management Act, when the area proposed for annexation is wholly within the annexing city's adopted Potential Annexation Area (PAA).

LU-4.1.3 Do not support annexation proposals that would result in illogical service areas, create or lead to the potential creation of unincorporated islands, or focus solely on area of economic gain for the annexing city at the exclusion of other proximate areas that should be logically included.

LU-4.2 Work towards establishing joint planning agreements between the County and its cities and towns for Potential Annexation Areas.

LU-4.2.2 A joint planning agreement is a mechanism where the County or a city can, prior to notice of annexation, identify potential objections and resolutions.

LU-4.2.3 Reference relevant community plans and consult with relevant Land Use Advisory Commissions and community members in the development and implementation of joint planning agreements.

LU-4.2.4 Explore the establishment of financial incentives and partnerships with its cities and towns to encourage annexation of areas within designated Potential Annexation Areas (PAAs).

LU-4.2.5 Establish a timeline for service transitions and for annexation.

LU-4.2.6 Ensure that the County's land use designations and associated development regulations are consistent with a city or town's land use plans within its respective Potential Annexation Area.

GOAL LU-2 Ensure that All unincorporated urban areas within the urban growth area are either affiliated with neighboring cities and towns as Potential Annexation Areas (PAAs) or identified as Potential Incorporation Areas (PIAs).

LU-2.1 Overlapping PAAs are not encouraged but may exist where two or more jurisdictions have mutual interest in an area.

LU-2.2 Prohibit modification to an established PAA that results in an unincorporated urban island that is not affiliated with any city or town.

LU-2.3 Affiliate unincorporated urban areas with neighboring cities or towns rather than being identified as a PIA.

LU-2.4 Establish a PIA designation where incorporation of an area is appropriate based upon: logical geographic boundaries; size; population; a potential tax base to support a City; a variety

of uses needed for a City, including residential, businesses, civic and recreational; urban services and facilities provided other than by adjacent cities; a community identity; and other appropriate factors.

GOAL LU-3 Explore the possibility of incorporation and annexation of identified areas.

LU-3.1 Establish stakeholder groups of local residents, service providers, businesses, and other interested parties to identify opportunities and challenges associated with the incorporation of identified areas.

LU-3.2 Explore the economic viability of incorporation through the completion of incorporation feasibility studies.

GOAL LU-5 Explore financial incentives for a city or town to annex areas associated with its respective Potential Annexation Area.

GOAL LU-6 Direct growth within the designated Urban Growth Areas (UGA) where growth is economically viable, are served by Frequent Transit Stops, and adequate public facilities exist or can be efficiently provided.

LU-6.1 Adopt measures through joint planning to ensure that growth is timed and phased consistently with the provision of adequate public facilities and services.

LU-6.2 Prior to expansion of a Potential Annexation Area (PAA), a joint planning agreement must be in place for all PAAs affiliated with the jurisdiction

GOAL LU-7 Review residential, commercial, and industrial development capacity no later than three years prior to a mandated Comprehensive Plan update to determine whether adjustment of the UGA is appropriate.

LU-7.1 Include the capacity of lands within municipal limits and unincorporated urban Pierce County.

LU-7.2 Utilize the most recent information on population and development trends to augment the most recent capacity analysis when reviewing proposed new UGAs or expansion of existing UGAs.

LU-7.4 Ensure that the methodologies used to determine the capacity of the UGA and to calculate the allowable number of dwelling units for individual development proposals shall be consistent with each other.

LU-7.4.1 Consider regulations that affect the possible number of units for individual development proposals, including, but not limited to, critical areas, roads, and soil infiltration capacity for stormwater management when determining the capacity of the UGA.

GOAL LU-8 Support expansion of the Urban Growth Area (UGA) boundary, consistent with the Regional Growth Strategy (RGS), to meet a jurisdiction's growth needs.

LU-8.1 Allow expansion in areas affiliated with a city or town where urban services can be provided.

LU-8.2 Avoid including lands with high concentrations of critical areas or designated as resource lands in UGA expansions. Such areas should be given the lowest priority for inclusion into the UGA, and should be included only when participating in a

compensatory program, such as the Transfer of Development Rights.

LU-8.3 Allow expansion to include lands that are necessary to provide capacity for student population growth in those school districts that have completed a collaborative planning process with the County.

GOAL LU-9 UGA expansions if the following criteria are met:

- A need is demonstrated for additional residential or employment capacity within the urban growth area affiliated with an individual jurisdiction and a demonstrated countywide need; or the expansion results in a no net gain of housing unit or employment capacity to the countywide UGA. The demonstration of need shall be shown through a comparison of the adopted housing unit or employment targets against the housing or employment capacity as documented in the most recent Buildable Lands Report; and
- The jurisdiction's observed development densities are consistent with the planned density assumptions as documented in the most recently published Buildable Lands Report as required by RCW 36.70A.215; and
- If the Buildable Lands Report identifies an inconsistency between the observed and assumed densities, the jurisdiction shall either demonstrate that reasonable measures were adopted to rectify the inconsistency, or document updated development data that indicates consistency.
- If a jurisdiction adopted reasonable measures, documentation shall be submitted that summarizes the monitoring results of the effectiveness of the measures in rectifying density inconsistencies.
- Documentation that adequate public facilities and services can be provided within the 20-year planning horizon is provided.
- Proposed UGA expansion areas shall be required to comply with the requirements of Pierce County's TDR/PDR program.
- Proposed UGA expansion areas should be approved only if the proposing jurisdiction provides an analysis of:
 - The underutilized lands, consistent with the Pierce County Buildable Lands program methodology, within its existing municipal boundaries and affiliated UGAs, and evidence of implementation strategies in place or being pursued to densify the underdeveloped lands;
 - Housing goals or policies in place to encourage housing for all economic segments of the community; and
 - How the proposal is consistent and reasonable with the jurisdiction's adopted comprehensive plan.
- Future UGA expansion areas should be approved only if it is demonstrated that the area has the capability and capacity to provide urban level services while maintaining a healthy natural ecosystem.
- Future UGA expansion areas should avoid the inclusion of designated agricultural lands and critical areas.
- Adopted land use and design standards for proposed UGA expansion areas shall plan for design characteristics and infrastructure necessary to make transit a viable transportation alternative.

- Prohibit the expansion of the UGA into the 100-year floodplain of any river or river segment per RCW.
- Area(s) proposed to be removed from the UGA shall be rural in character and not have vested permits that will result in urban type development.

Compact Urban Communities

GOAL LU-9A Support the viability of existing neighborhoods and communities as land use change occurs.

LU-9A.1 Support efforts to preserve the character and enhance the livability of neighborhoods by fostering reinvestment and redevelopment of existing housing and commercial development.

LU-9A.1.1 Collaborate to understand the drivers of displacement in at-risk communities, through the involvement of local citizens groups, organizations, and institutions in the affected areas.

LU-9A.1.2 Consider the risk of displacing low-income households and marginalized populations as a result of planning, public investment, private redevelopment, and market pressures, and utilize strategies to mitigate the impacts to the extent feasible.

LU-9A.2 Support diversification of housing types and costs through the promotion of mixed-income neighborhoods and implementation of land use regulations, consistent with the policies established under Housing Element Goal H-7.

Centers and Corridors

GOAL LU-10 Designate Centers and Corridors within the central UGA to encourage transit-oriented, compact urban communities.

LU-10.1.1 Designate Centers and Corridors within or near a quarter mile of major transportation corridors.

ALT. 3: LU-10.1.1 Designate Centers and Corridors within or near a half mile of major transportation corridors.

LU-10.1.2 Ensure there is an intensity and density of land uses sufficient to support high-capacity transit and reduce single-occupancy vehicle use especially during peak hours and commute times.

LU-10.1.2.1 Encourage the creation of mixed-use and commercial development which serves local communities, activates storefronts, and minimizes land-intensive commercial space.

LU-10.1.4 Support the development of pedestrian and bicycle connections, pedestrian oriented land uses, and amenities.

LU-10.1.5 Support urban design standards which reflect the local community and encourage housing diversity.

LU-10.1.8 Plan for sufficient public open spaces and recreational opportunities.

LU-10.1.9 Allow uses which provide both daytime and nighttime activities.

LU-10.2 Towne Center (TCTR) and Corridor (C) designations shall only be established within or near a quarter mile of the following major transportation corridors:

- Pacific Avenue South and Mountain Highway (SR-7) south of 96th Street South and north of 208th Street East;
- Meridian Avenue (SR-161) south of 47th Avenue South East and north of 176th Street East;
- Canyon Road East south of SR-512 and north of 176th Street East;
- 112th Street East east of Park Avenue South and west of Pipeline Road East; and
- 176th Street East east of Pacific Avenue and Mountain Highway (SR-7) and west of Meridian Avenue (SR-161).

ALT. 1 & 2

LU-10.2 As shown above.

ALT. 3

LU-10.2 Towne Center (TCTR) and Corridor (C) designations shall only be established within or near a halfquarter mile of the following major transportation corridors:

- Pacific Avenue South and Mountain Highway (SR-7) south of 96th Street South and north of 208th Street East;
- Meridian Avenue (SR-161) south of 47th Avenue South East and north of 176th Street East;
- Canyon Road East south of SR-512 and north of 176th Street East;
- 112th Street East east of Park Avenue South and west of Pipeline Road East; and
- 176th Street East east of Pacific Avenue and Mountain Highway (SR-7) and west of Meridian Avenue (SR-161).

LU 10.3 Allow for a variety of pedestrian-oriented, high-density multifamily, offices, commercial, and civic uses in the Towne Center (TCTR) designation and zone.

LU-10.4 Implement the Corridor (C) designation through the Neighborhood Corridor (NCOR) and Urban Corridor (UCOR) zone classifications.

LU-10.4.1 Allow primarily neighborhood-scale, moderate to high-density residential with supplemental, limited commercial, office, and civic uses in the NCOR zone.

LU-10.4.2 Allow auto-oriented high-density multifamily, offices, commercial, and civic uses, to supplement the Centers, and connected with pedestrian-oriented design features in the UCOR zone.

LU-10.5 Allow Employment Corridor (ECOR) zoning within designated Corridor areas, within the Employment Center (EC) designation.

GOAL LU-11 Recognize and designate Towne Centers and Corridors through the comprehensive plan and community planning process.

LU-11.1 Consider Towne Centers as Centers of Local Importance for regional planning purposes.

LU-11.2 Design public buildings and public spaces that contribute to the unique sense of community and a sense of place.

LU-11.3 Design transportation projects and other infrastructure to achieve community development objectives of connectivity, walkability, bikability and transit support.

LU-11.3.1 Promote context-sensitive design of transportation facilities, both for facilities to fit in the context of the communities in which they are located, as well as applying urban design principles for projects in Towne Centers and transit station areas.

LU-11.4 Expand the Multifamily Tax Exemptions (MFTE) program within High-Capacity Transit areas as supported in the Housing Element.

LU-11.6 Promote transit expansion and use, which contributes to cumulative reductions in greenhouse gas emissions.

LU-11.6.2 Coordinate with local transit providers to support high-interval transit service that provides access to services within the Towne Center and access to transit facilities that access regional centers of activity.

Infrastructure Funding Priority

The PSRC Vision 2050, the Multicounty Planning Policies, and the Pierce County Countywide Planning Policies direct that transportation and economic development funds should be prioritized for Centers.

GOAL LU-12 Prioritize infrastructure funding to support the growth and development of locally-designated Towne Centers and Corridors.

LU-13 Prioritize infrastructure expansion as follows within Centers and Corridors zones.

LU-13.1 Areas located along fully funded High Capacity Transit Routes are the highest priority.

- Areas located along planned Frequent Transit Stops are the second highest priority.
- Other Centers and Corridor areas are the third highest priority

LU-13.4 Within the priorities created by policy LU-12.1, public investment in infrastructure within Centers and Corridors should be further prioritized.

- Towne Centers are the highest priority,
- Urban Corridors and Employment Corridors within the Employment Center designation are the second highest priority, and
- Neighborhood Corridors are the third highest priority.

Joint Development Funding Priority

Joint development occurs when a public agency partners with other agencies, typically a transit agency, and private developers to develop property that may be owned by the agency and is generally located near a transit station. Partnership may also include the funding or construction of major infrastructure components that facilitate a transit-oriented community or project even if property is owned privately.

GOAL LU-13A Support joint development and funding of infrastructure and amenities to support compact development.

GOAL LU-14 Work with transit agencies to identify opportunities for use of publicly owned lands for joint use projects that enhance access to transit, increase transit ridership, and further the development of compact communities.

GOAL LU-15 Work with private developers to create public-private projects where the joint action will create infrastructure improvements that will further the objectives of compact communities.

GOAL LU-16 Prioritize and locate publicly accessed, public buildings within the Towne Centers and Corridors with the intent of adding services that are accessible by walking, biking and transit and furthering the objectives of compact communities.

Urban Residential

The land use designations that allow for residential uses range from single family to multifamily and mixed use at a variety of densities. The minimum density within the urban growth area is four dwelling units per acre, and in limited circumstances may be less than four in recognition of unique environmental characteristics as noted in the policies below.

GOAL LU-17 Establish a minimum, base, and maximum density for all residential zones.

LU-17.1 Ensure additional criteria are met if a property is developed at a density higher than the base.

LU-17.2 Utilize a range of maximum densities to increase compatibility between neighboring residential zones.

LU-17.3 Provide density-based incentives.

LU-17.4 Allow for two accessory dwelling units on a residential lot where a single-family dwelling exists.

LU-17.4.1 Accessory dwelling units within urban land use designations shall not be included in the calculation of residential densities.

GOAL LU-18 Maintain the stability and integrity of residential neighborhoods through a variety of techniques.

LU-18.1 Encourage cluster development of residential lands to permanently protect sensitive features or reserve land for future urban development.

LU-18.2 Allow a range of housing types, and designs, and costs.

LU-18.2.1 Encourage high density housing within commercial centers, and mixed use and multi-family districts.

LU-18.2.3 Encourage the integration of residential units within the same building(s) as commercial activity in mixed use designations.

GOAL LU-20 Calculate the allowable number of dwelling units within individual urban development proposals shall be calculated using net developable acreage.

LU-20.1 In determining net developable acreage, deductions shall be made for roads and environmentally constrained lands.

GOAL LU-21 Require the provision of urban level facilities and services prior to or concurrent with development for water, adequate sewage treatment, stormwater and surface water management, and roads.

GOAL LU-22 Consider shadow platting that would allow for increased densities when sanitary sewer is available when urban housing is developed in areas where sanitary services are planned if Health Department requirements are met.

LU-22.1 Utilize large on-site sewage systems for phasing urban density and discouraging individual on-site septic systems.

LU-22.1.1 Require owners of interim systems to connect to sanitary sewer when available.

GOAL LU-23 Encourage alternative sewage disposal methods approved by the Tacoma-Pierce County Health Department when minimum residential densities can be met or on legal lots of record recorded with the Pierce County Auditor before January 1, 1995.

Moderate Density Single-Family

Areas which fall outside of a designated center or district are designated as Moderate Density Single-Family (MSF). This designation provides for a variety of housing types. Design standards for development within this designation should consider: a range of housing types; costs and densities; pedestrian and vehicular access and circulation; transit strategies; and environmental constraints.

GOAL LU-24 Implement the Moderate Density Single-Family land use designation through the following zone classifications: Moderate Density Single-Family (MSF), Single-Family (SF), and Residential Resource (RR).

LU-25 Allow primarily residential uses in the Moderate Density Single-Family (MSF) designation.

LU-25.1 Prohibit commercial and industrial uses.

LU-25.2 Allow for limited civic use.

LU-25.3 Allow a variety of housing types that can be built at moderate densities.

LU-25.4 Allow for uses that are compatible or integrated with areas of unique open space character and/or environmental sensitivity in the Residential Resource (RR) zone.

LU-25.4.1 Apply the RR zone in areas that have high value environmental features that are both complex in structure and function and large in scope.

High Density Single Family

The High Density Single-Family (HSF) land use designation is intended for moderate to high urban density single-family developments. Higher density single-family development is intended to expand the variety of housing types and choices available while maximizing the utilization of existing infrastructure within the Urban Growth Area.

GOAL LU-26 Implement the High-Density Single-Family land use designation through the High Density Single-Family zone classification.

LU-27 Encourage high-density single-family housing to expand the variety of housing types and maximize the use of existing infrastructure within the UGA.

LU-27.1 Allow for moderate to high urban density single-family developments.

LU-27.2 Allow for attached single-family development.

High Density Residential District

High Density Residential Districts (HRDs) are composed of multifamily and high density single-family housing and limited neighborhood retail and service commercial which are located along major arterials, state highways, and major transit routes that connect to Activity, Community, or Employment Centers, but are non-commercial or non-industrial in nature.

Developments will be located within walking distance of the major roadway. There will be a mix of development sizes and housing types within the HRDs. The HRDs will include design standards and placement criteria to ensure a compatible relationship with residential areas with lower density adjacent to the HRDs.

GOAL LU-29 Encourage HRDs to develop with high-density single-family and multifamily housing that is served by transit routes, and connect with Mixed Use Districts, and Activity, Community, and Employment Centers.

LU-28 Implement the High-Density Residential land use designation through the following zone classifications. High Density Residential (HRD), Residential/Office Civic (ROC) and Moderate-High Density Residential (MHR).

LU-29.1 Locate HRD's along major arterials that are characterized by minimal commercial or industrial development.

LU-29.2 Utilize site design techniques to create a smooth transition between uses and ensure compatibility with adjacent lower density single-family areas.

LU-29.3 Ensure mitigation of any significant increase in traffic volume caused by high density residential development on residential streets serving low to moderate density residential development.

LU-29.4 Develop recreational open spaces within and between connecting developments, preserving their natural ability to sequester carbon.

LU-29.5 Provide neighborhood retail and service commercial activities of limited size at intervals to prevent development of commercial strips.

LU-29.6 Allow high-density residential development.

LU-29.7 Develop the Moderate-High Density Residential (MHR) zone primarily with multifamily housing.

LU-29.7.1 Permit single and two-family housing only when developed as a cluster or cottage housing.

LU-29.8 Allow office uses in portions of the HRD designation which are recognized as transitional areas between commercial centers and residential neighborhoods.

LU-29.9 Allow civic uses in the HRD designation.

Urban Commercial

Pierce County intends to provide a predictable development atmosphere that emphasizes diversity in the range of goods and services provided, and ensures that as the economy changes, employment opportunities and associated land uses are balanced with a wide range of other uses.

GOAL LU-30 Encourage community facilities, retail trade, services, and multifamily development in Urban Commercial areas.

LU-30.1 Discourage detached single- and two-family residential, and auto-oriented commercial development.

ALT. 1 & 2: As shown above.

ALT.3 LU-30.1 Discourage auto-oriented commercial development.

LU-30.2 Discourage heavy industrial, manufacturing, or commercial development which is land intensive and includes a low number of employees per acre.

GOAL LU-31 Provide a predictable development atmosphere.

LU-31.2 Locate shopping, service, and leisure-time activities in commercial areas.

LU-31.4.1 Designate new commercial areas in response to growth or in underserved areas, only when a market analysis shows existing commercial areas are insufficient to meet local needs.

GOAL LU-32 Design or improve commercial sites to facilitate circulation by pedestrians, bicyclists, transit, and other alternative transportation modes, reducing VMT and greenhouse gas emissions.

LU-32.1 Retrofit commercial strip malls into pedestrian-oriented commercial nodes.

LU-32.2 Locate convenience and commercial services at transit centers to provide enhanced services and security to users of public transit facilities.

LU-32.3 Mix civic, recreational, residential, office, and open space uses within commercial areas to encourage walking and discourage driving for short trips.

LU-32.4 Promote safe, efficient commercial development along arterials and state routes.

LU-32.6.2 Concentrate commercial areas and discourage the appearance of strip-like development and the extension of existing commercial strips.

LU-32.7 Orient major traffic generators to the main transportation network, grouping these uses into planned areas to avoid impacting residential streets and neighborhoods and to eliminate strip development.

LU-32.8 Separate adult businesses from facilities oriented toward children, and from other adult businesses.

Activity Center

An Activity Center (AC) has as its focus a recreational, cultural, or educational activity, around which develops a concentration of commercial, office, or high-density residential development. The attraction draws people from throughout the area, not just surrounding neighborhoods or the community in which the activity is located.

ALT.1 & 2 As shown above.

ALT.3: An Activity Center (AC) has as its focus a recreational, cultural, or educational activity, around which develops a concentration of commercial, and office development. The attraction draws people from throughout the area, not just surrounding neighborhoods or the community in which the activity is located.

GOAL LU-34 Designate Activity Center in areas near recreational, cultural, and educational attractions, and design to meet the shopping, service, office, and multifamily housing needs of residents and visitors.

ALT.1 & ALT.2 As shown above

ALT. 3: GOAL LU-34 Designate the Activity Center land use designation near recreational, cultural, and educational attractions, and design to meet the shopping, service, and office needs of residents and visitors.

LU-34.1 Locate the Activity Center zone within or around any of the following uses: colleges and universities, regional public recreation complexes, regional commercial recreational complexes, or cultural complexes.

LU-34.2 Properly size the Activity Center to encourage pedestrian movement throughout the center.

LU-34.3 Locate the Activity Center on major transit routes.

LU-33 Implement the Activity Center land use designation through the Activity Center zone classification.

Community Center

A Community Center (CC) has as its focus a significant commercial traffic generator, around which develops a concentration of other commercial and some high-density multifamily developments. The commercial activity within the center is directed to a customer base drawn from more than one neighborhood.

ALT.1 & 2: As shown above.

ALT.3: A Community Center (CC) has as its focus a significant commercial traffic generator, around which develops a concentration of other commercial developments. The commercial activity within the center is directed to a customer base drawn from more than one neighborhood.

GOAL LU-36 Locate a Community Center and design to meet shopping, service, and multifamily housing needs of the surrounding community.

LU-36.1 Properly size a Community Center to serve the needs of more than one neighborhood while remaining small enough to be compatible with surrounding residential areas.

LU-36.2 Designate Community Center zones as receiving zones for Transfer of Development Rights.

LU-35 Implement the Community Center land use designation through the following zone classifications: Community Center (CC), Residential/Office-Civic (ROC).

ALT.1 & 2: As shown above.

ALT.3: Implement the Community Center land use designation through the following zone classifications: Community Center (CC) and Residential /Office-Civic (ROC).

Neighborhood Center

A Neighborhood Center (NC) is a concentrated mix of small-scale retail, service commercial, and office development that serves the daily needs of residents within the immediate neighborhood. Residential development at various densities may occur within the center, if appropriate to the individual neighborhood.

ALT.1 & 2: As shown above.

ALT.3: A Neighborhood Center (NC) is a concentrated mix of small-scale retail, service commercial, and office development that serves the daily needs of residents within the immediate neighborhood.

GOAL LU-38 Locate and design NCs to provide everyday shopping and services to a relatively small, nearby population.

LU-38.1 Limit the size to keep NCs small and compatible with surrounding residential areas.

LU-37 Implement the Neighborhood Center land use designation through the following zone classifications: Neighborhood Center (NC), Residential/Office-Civic (ROC).

ALT.1 & 2: As shown above (LU-37).

ALT.3: LU-37 Implement the Neighborhood Center land use designation through the following zone classifications: Neighborhood Center (NC), and Residential /Office-Civic (ROC).

Major Urban Center

The Major Urban Center is a highly dense concentration of urban development with a commercial focus. A significant multi-family residential presence in the area is encouraged. Buildings should not have height restrictions. It is an area of regional attraction and a focus for both the local and regional transit systems. The geographic area around South Hill Mall is Pierce County's existing Major Urban Center. Commercial, office and multi-family development are encouraged within Major Urban Centers. Low density residential, businesses with a low number of employees per acre, and auto-oriented commercial uses should not be located in Major Urban Centers. Design standards should emphasize internal pedestrian circulation.

GOAL LU-39 Encourage development of Major Urban Centers to meet the needs of the region's economy, to provide employment, shopping, services, multi-family development and leisure-time activities in Urban Areas, and to transform Pierce County from a commuter economy to a jobs-based economy.

LU-39.1 Encourage retail trade, service, finance, insurance, real estate, multi-family housing, pedestrian and transit-oriented facilities development within the Major Urban Centers.

LU-39.2 Discourage detached single-family residential, two-family residential, and auto-oriented commercial development.

LU-39.3 Discourage industrial, manufacturing or commercial development which is land intensive and employs a low number of employees per acre.

LU-39.4 Require design standards that further the Major Urban Center objectives:.

- Sidewalks, skywalks, boardwalks, bicycle paths, and other means of internal pedestrian and non-motorized circulation are a priority.
- Sites should be developed without front yards.
- Parking should be shared and parking management programs implemented.
- Control vehicular access.
- Landscaping, plazas, and other amenities should be required.
- Multi-level parking facilities are encouraged.

LU-39.5 Encourage community facilities to locate in Major Urban Centers.

LU-39.6 Allow major Urban Centers to be designated as receiving zones for transfer of development rights.

Mixed Use District

Mixed Use Districts (MUDs) are concentrations of commercial, office, and multifamily developments located along major arterials, state highways, and major transit routes, and between Activity or Community Centers. Commercial activity in Mixed Use Districts caters to a customer base beyond the surrounding neighborhoods or community due to its placement on a roadway used by residents of more than one community.

Auto-oriented commercial and land-intensive commercial with a low number of employees per acre should be the primary use within Mixed Use Districts. The individual commercial activities or developments in these districts are not of a size or character to be considered major activity or traffic-generating uses.

Multifamily and office uses are allowed within Mixed Use Districts to provide economic diversity and housing opportunities near transit routes and business activity. There will be a mix of size and type of development within the Mixed Use Districts. These districts will include design standards and placement criteria to ensure a compatible relationship with residential areas adjacent to the Mixed Use Districts.

GOAL LU-41 Encourage the reorientation of historically commercial strips to less congested, transit-compatible districts of mixed uses and intensities with the Mixed Use District (MUD) land use designation.

LU-41.1 Locate MUDs along major transportation routes characterized by auto-oriented commercial development.

LU-40 Implement the Mixed Use District land use designation through the following zone classifications: Mixed Use District (MUD), Residential/Office-Civic (ROC), and Moderate-High Density Residential (MHR).

LU-41.2.2 Promote low impact development designs to reduce the amount of impervious area.

LU-41.2 Allow for intensive commercial and office development.

LU-41.3 Apply performance standards for efficiency, functionality, and aesthetics.

LU-41.4 Encourage developments to access side streets rather than access directly onto the corridor roadway.

LU-41.5 Utilize common access points onto the roadway and allow access for employees, patrons, and residents of abutting developments.

LU-41.7 Define building heights in consideration of anticipated land uses, surrounding land uses, safety and emergency measures, transportation networks, and efficient use of land.

LU-41.8 Allow MUDs as receiving zones for Transfer of Development Rights.

GOAL LU-42 Provide a transition between commercial areas and lower density residential land use

designations with residential uses in MUDs. Residential uses in MUDs should serve as a transition between commercial areas and adjacent residential neighborhoods.

LU-42.1 Encourage high density residential development.

LU-42.2 Utilize incentives for inclusion of a multifamily residential component in commercial developments.

Urban Industrial – Employment Center

An Employment Center (EC) often contains office parks, manufacturing, other industrial development, or a combination of activities. It may also include commercial development as a part of the center, as long as the commercial development is incidental to the employment activities of the center. Designation of adequate areas for Employment Centers is one component of meeting the needs of a growing jobs-based economy. Master planning for Employment Centers is encouraged to ensure efficient access, facilitate timely provision of public services, and provide safety and design standards for location of uses.

GOAL LU-44 Implement the Employment Center land use designation through the following zone classifications: Employment Center (EC), Community Employment (CE), Public Institution (PI), and Employment Corridor (ECOR). Designate areas where one or more of these conditions apply:

LU-44.1 Where there is adequate land, public facilities and services, and street capacities available within the 20-year planning horizon;

LU-44.2 Adjacent to or in proximity to land designated EC;

LU-44.3 Within proximity to major transportation thoroughfares, including rail;

LU-44.4 Adjacent to or in proximity to adequate water, sanitary sewer, power and natural natural gas utilities capable of servicing commercial/industrial development;

LU-44.5 Near historical employment generating operations;

LU-44.6 On properties that are not constrained by significant critical areas such as wetlands, steep slopes or other environmental factors limiting development potential;

LU-44.7 Characterized by larger parcels, typically averaging more than five acres;

LU-44.8 Within Urban Growth Areas;

LU-44.9 In a manner which attracts and retains businesses;

LU-44.10 Geographically dispersed throughout the county to meet the industrial and manufacturing needs of a growing jobs-based economy; and

LU-44.11 Only if there is a demonstrated need to provide for more land in the area based on shortages of developable land, and when the expansion is compatible with any applicable community plan.

GOAL LU-45 Designate the ECOR zone along major transportation corridors to support employment uses such as professional offices and industrial uses.

LU-45.1 Limit the focus of the ECOR zone to areas within about a quarter mile of:

- Pacific Avenue South and Mountain Highway (SR-77) south of 96th Street South and north of 208th Street East;
- Meridian Avenue (SR-161) south of 47th Avenue South East and north of 176th Street East;
- Canyon Road East south of SR-512 and north of 176th Street East;
- 112th Street East east of Park Avenue South and west of Pipeline Road East; and
- 176th Street East east of Pacific Avenue and Mountain Highway (SR-7) and west of Meridian Avenue (SR-161)

ALT. 1 & 2: LU-45.1 As shown above.

ALT. 3: LU-45.1 Towne Center (TCTR) and Corridor (C) designations shall only be established within or near a half mile of the following major transportation corridors:

- Pacific Avenue South and Mountain Highway (SR-7) south of 96th Street South and north of 208th Street East;
- Meridian Avenue (SR-161) south of 47th Avenue South East and north of 176th Street East;
- Canyon Road East south of SR-512 and north of 176th Street East;
- 112th Street East east of Park Avenue South and west of Pipeline Road East; and
- 176th Street East east of Pacific Avenue and Mountain Highway (SR-7) and west of Meridian Avenue (SR-161).

ALT. 1 LU-45.2 None

ALT. 2 LU-45.2 None

ALT. 3: LU-45.2 Encourage development which provides a high number of jobs relative to the amount of land used, while discouraging land intensive development that results in a low number of jobs.

GOAL LU-46 Promote the grouping of uses that will mutually benefit each other or provide needed services.

LU-46.1 Encourage planned developments of multiple buildings or uses which provide a mixture of low and moderate-intensity industrial, research, office, and supporting commercial uses.

LU-46.2 Encourage intensive manufacturing businesses to be clustered in industrial parks along major transportation links to minimize the impact on less intensive surrounding land uses.

GOAL LU-47 Provide a diverse range of goods and services to ensure that as the economy changes, employment opportunities are balanced with a wide range of other land uses.

LU-47.1 Ensure enough land is designated as industrial to meet employment targets.

LU-47.2 Establish distinct land use types and zoning classifications for industrial, research, and office development which accommodate a broad range of economic development activities in appropriate locations.

LU-47.3 Ensure no net loss of land designated for industrial uses.

LU-47.4 Facilitate access and circulation by transit, car and van pools, pedestrians, bicyclists, and other alternative transportation modes through location and facility design.

LU-47.5 Encourage developments to consider visibility and convenient access from major arterials and highways, proximity to environmentally sensitive lands, and the desired character of the industrial area.

LU-47.6 Allow commercial and residential uses that support and serve the daily needs of the workforce when the neighboring zone classifications do not allow for such uses.

LU-47.7 Prohibit new detached single-family residential in industrial areas with limited exceptions.

LU-47.9 Encourage master planning for industrial areas, including such features as open space, landscaping, integrated signage, traffic control, and overall management and maintenance through covenants or other property management techniques.

LU-47.10 Encourage large, contiguously-owned properties to be developed as a unified whole.

LU-47.11 Provide sites with a variety of parcel sizes to accommodate both large and small businesses, and particularly those of sufficient size to permit development of large industrial facilities.

[Urban Industrial - Frederickson Regional Manufacturing/Industrial Center](#)

The Frederickson Regional Manufacturing/Industrial Center is located within the urban unincorporated area, southeast of Tacoma and south of Puyallup. The center contains the intersection of 176th St. E. and Canyon Road E., and goes as far south as 208th Street. The boundaries are depicted in Map 2-3, and are encompassed in the Frederickson Community Plan area.

The Employment Center in Frederickson was designated as a Regional Manufacturing/Industrial Center in 1995 in anticipation of future development. Employment is currently at 5,426, an increase from nearly 4,000 in 2014.

Since designation, the boundary has been adjusted to remove properties with environmental constraints, vested residential plats, parks, and open space to focus on properties that are conducive to industrial development.

The Frederickson M/IC is considered medium sized in terms of total gross acreage (2,651 acres), and has a smaller number of jobs compared to other designated regional centers. The center contains mostly employment-oriented activity. Major industry sectors include Manufacturing (50%), Wholesale, Transportation, and Utilities (13%), Service (13%), and Suppressed/Other (24%). Of the total number of jobs, the vast majority are in goods-producing industries that are typically appropriate for Regional Manufacturing/Industrial Centers. The two largest employers are The Boeing Company and Toray Composites (America), with significant employment by Pierce County and Amazon as well. The current employment density is 2.05 employees per acre. The target for the Frederickson M/IC is 10,000 total employment (5,000 additional) within the 20-year planning period. This target would create employment density of 5.6 employees per acre.

The M/IC includes environmentally sensitive areas associated with Clover Creek, which runs through the northern portion of the M/IC boundary. Policies in the Comprehensive Plan's and the Critical Area Regulations in Pierce County Code Title 18E address protection of critical areas. The area surrounding the M/IC includes critical areas primarily associated with Clover Creek and its associated streams and wetlands.

GOAL LU-48 Recognize the Frederickson Employment Center as a Regional Manufacturing/Industrial Center and focus employment growth to this area.

LU-48.1 Encourage the type of development that will focus a significant share of employment growth to the Frederickson M/IC.

LU-48.1.1 Emphasize efficient size and shape, planning for transportation facilities and services, urban design standards, and protection from incompatible land uses.

LU-48.1.2 Discourage developments with low employment rates that cover large expanses of land.

LU-48.1.3 Monitor land uses in the Manufacturing/Industrial Center to ensure primarily core industrial uses are developed and limit commercial uses, retaining a minimum of 50% industrial employment and at least 75% of industrial zoned land for core industrial use.

LU-48.1.4 Encourage limited development of accessory uses which serve the needs of the local workforce, such as food and health services.

LU-48.2 Prioritize infrastructure funding for projects supporting the Frederickson Industrial Center.

LU-48.2.1 Identify and implement infrastructure improvements which enhance the viability and attractiveness of the Frederickson Industrial Center.

LU-48.2.2 Coordinate with stakeholders to provide critical infrastructure to encourage the concentration of urban manufacturing and industrial land uses in the Frederickson Industrial Center.

LU-48.2.3 Support transportation demand management strategies which result in a balanced mode split, providing nonmotorized facilities, transit services, and other pedestrian oriented modes as alternatives to single occupancy vehicles, when both safe and feasible.

LU-48.3 Establish center-specific employment targets, transportation-mode split goals, a market analysis for the area, and information on public service improvement financing and projects beyond roads.

LU-48.3.1 Meet an employment target of 10,000 total jobs within the 20-year planning period.

LU-48.4 Support the development of on-site exercise facilities, and nearby rest and recreation areas to promote the health and well-being of workers.

Other Urban Land Use Designations – Employment-Based Planned Community

GOAL LU-49 Encourage development of new, self-sufficient, planned communities that address the full range of needs of the residents, including housing, jobs, services, and recreation.

LU-49.1 Allow the Employment-Based Planned Community (EBPC) land use classification to allow for EBPC developments approved pursuant to the planned unit development or planned development district permit process.

LU-49.2 Develop EBPCs within the Urban Growth Area if they meet the following criteria:.

LU-49.2.2 EBPC development must be at least 320 acres or more in size.

LU-49.2.3 New infrastructure is provided for and impact fees are established consistent with the requirements of RCW 82.02.050;

LU-49.2.4 Transit-oriented site planning and traffic demand management programs are Implemented;

LU-49.2.5 Buffers are provided between the EBPC and adjacent urban development;

LU-49.2.6 A mix of uses is provided to offer jobs, housing, and services to the residents of the EBPC;

LU-49.2.7 Affordable housing is provided within the EBPC for a broad range of income levels;

LU-49.2.8 Environmental protection has been addressed and provided for.

LU-49.4 Require the proponent to submit an infrastructure and public facilities plan, including an analysis of financing options that conform to the proposed phasing plan and assure concurrency.

LU-49.5 Require that EBPCs be developed with an Employment Center in the first component of development.

LU-49.5.1 Do not allow residential development as the exclusive use in the initial phases of an EBPC.

LU-49.5.2 Ensure that over the course of project development, the EBPC shall maintain an appropriate mix of jobs, services, recreation, and housing as established by the initial approval.

LU-49.6 Require EBPCs to provide their approved levels of employment in tandem with their residential development.

LU-49.6.1 Monitor this balance through the periodic review of the development's traffic impacts as required by the Hearing Examiner.

Other Urban Land Use Designations – Master Planned Community

GOAL LU-50 Encourage Master Planned Community (MPC) developments within an Urban Growth Area as a way to achieve well-designed, compact urban development with a balance of uses, more efficient use of public facilities, and greater open space.

LU-50.1 Allow MPC developments provided that the approval includes a phasing plan to ensure that the various segments of the development are served by adequate public facilities and services.

LU-50.2 Require MPC developments to be at least 320 acres in size.

LU-50.3 Require MPC developments to consider including the following:

- A phasing plan to ensure orderly urban growth and ability to respond to market demands for economic development and housing;
- An infrastructure and public facilities plan, including an analysis of a range of financing options, where appropriate, that conform to the proposed phasing plan;
- Site planning that encourages transit use and nonmotorized transportation, and a transportation demand management plan;
- Open space to promote both active and passive recreation, and centers for community activities and assembly; and
- Measures to protect critical areas and conserve resource lands.

Other Urban Land Use Designations – Major Institution

GOAL LU-51 Recognize Pacific Lutheran University with a Major Institution Overlay for the existing campus located on 150 acres in the Parkland area, and other lands surrounding the university as a result of future Comprehensive Plan amendments.

LU-51.1 Implement the overlay with a Major Institution Master Plan (MIMP) by the Pierce County Hearing Examiner to establish allowed facilities and uses, including those facilities and uses typically associated with the university, and may include educational facilities, housing, commercial uses, and supporting infrastructure.

LU-51.2 Provide measures to ensure that the uses and activities associated with the university are compatible with the surrounding land uses and natural systems on adjacent lands.

Rural

Rural lands are lands located outside of an Urban Growth Area (UGA). They are separate from those lands that are designated Resource Lands. While there are designated Resource lands outside the UGA, resource uses are allowed in all rural designations.

The context of rural areas is provided by the adjacent lands, such as designated forest land, and the land uses, such as designated agricultural land, that are interspersed within the rural areas. Rural areas in Pierce County are generally located between an urban growth boundary and forest lands utilized primarily for commercial timber production. Except for incorporated cities, all of the southern county, a part of the eastern county, the peninsulas, and most islands are characterized by rural settlement and activities. The presence of Fort Lewis exerts considerable influence on the southern part of the county. There are considerable local differences within the rural areas in terms of physical environment and settlement pattern. For example, a suburban development pattern exists in some limited areas such as the southern part of the Gig Harbor Peninsula. Diversity in the existing rural environment provides a unique local identity for each rural area.

Typically, rural areas have received their identity from a rural way of life rooted in history and resource-based industries such as commercial fishing, aquaculture, lumber milling, logging, dairying, daffodil or berry farming, horse ranching, and mining. More recently, recreation and other associated uses have come to dominate in areas with outstanding natural features and scenic beauty. Counties, small towns, and rural centers provide limited services to rural residents. Many people choose to reside in rural areas because of the desired quality of life and relative affordability.

Rural areas provide for rural uses incorporating existing as well as historic patterns of settlement and character. Rural areas can function as a buffer between urbanized areas and resource land. They can supply lands that may be added to an urban growth area over time.

Major components of the Rural section are as follows:

- A. Encourage and support economic vitality of the county's rural area in ways that protect the rural way of life and are compatible with the rural environment. One of the means to accomplish this goal is to not allow urban-level service extensions including sewer lines into rural areas except to remedy ground-water contamination problems to correct health hazards or when there is an existing formal binding agreement to serve an approved development.
- B. Allow a range of rural densities within the carrying capacity of the natural environment. The residential range provides some options for property owners and developers to utilize density incentives if open space is set aside through clustering of dwelling units on a portion of a site, thus balancing the concern for property rights with the need to conserve and efficiently utilize rural land

and the environment, provided the increased density is compatible with the rural character of the surrounding areas.

ALT. 1 & 2 As shown above.

ALT. 3 B. Allow a range of densities which preserve the character of the rural landscape. The range for residential development provides some options for property owners and developers to set aside open space and cluster dwelling units on a site, in order to conserve rural lands and mitigate impacts to critical areas.

- C. A mix of uses is directed to locate in Rural Centers which include Rural Activity Centers, Rural Neighborhood Centers, and Rural Gateway Communities. Rural Gateway Communities are located near major recreational facilities including the entrances to Mount Rainier National Park. The major functions of the Rural Centers are servicing the retail and other commercial and business needs of the local communities and providing employment opportunities including those related to tourism and natural resource-based industries.
- D. Respect the carrying capacity of the natural environment and protect important elements of the rural environment, including its scenic and historic resources, in order to preserve the basis of a rural way of life.

Rural – Rural Character

Rural areas are characterized by low densities with scattered residential sites and moderate-sized to large open acreages for farm or forest use, often with an owner's home on such acreage. Commercial and non-commercial agricultural and forestry and other natural resource-based practices are consistent with rural areas. Rural areas are characterized by having individual services (septic tanks, water wells) and/or by district services (some water districts, fire districts, etc.) and having minimal roads (except thoroughfares). Maintaining farm and forest lands by limiting development reduces the intensity of use on the lands and mitigates urban sprawl. This helps to preserve the land's economic and recreational utility and improve the region's resilience to climate hazards.

The Rural Area designations include areas meeting one or more of the following location criteria:

- A. All lands outside of feasible or currently planned extension areas (i.e., an urban growth area) for public service facilities needed to support urban level development intensity.
- B. All lands outside of long-term commercially significant forest resources.
- C. All lands outside of long-term commercially significant agricultural resources.
- D. Lands developed in rural uses on soils poorly suited to development at urban level densities with on-site disposal of sewage.
- E. Lands where good opportunities exist for small-scale farming and forestry (large-scale farms and forested lands are designated as Resource Lands).
- F. Lands where a Rural Area designation will help buffer nearby Resource Lands from conflicting urban uses.

Rural - Population Growth Expected in the Rural Areas

The population growth projected for the rural areas is approximately 7,944 persons during the 20-year planning horizon.

Rural areas are characterized by low densities with scattered residential sites and moderate to large-sized open acreages for farm or forest use. Agriculture, forestry, and other natural resource-based

practices are consistent with rural areas. Rural areas are characterized by having individual services and/or by district services and having minimal roads.

GOAL LU-52 Rural character is defined as:

- **The natural landscape, native vegetation, wildlife habitat, and large areas of open space predominating over the built environment.**
- **An economy and lifestyle supported by agricultural and forestry activities, small-scale natural resource industries, cottage industries, and services that serve needs of local residents and tourists.**
- A visual character enhanced by scenic resources and territorial views.
- A landscape attuned with the use of the land and water by wildlife and fish.
- A land use pattern protected from conversion into uses that require urban
- level services except for extension of sewer to school facilities that meet Additional Rural Policies - Schools in Rural Areas LU-78.5.

LU-52.6 Rural services are public facilities and services historically and typically delivered at intensities usually found in rural areas, and may include:

- Domestic water system;
- Fire and police protection;
- Transportation infrastructure;
- Public transportation; and
- Public utilities, such as electrical, telecommunications and natural gas lines.
- Do not include sanitary sewers unless conditions are consistent with LU-53.2.
- May provide varying levels of service dependent on need to serve the permitted densities and uses.

LU-52.7 Develop rural areas that preserves watercourses, aquifer recharge areas, and the natural hydrologic cycle.

LU-52.8 Protect undeveloped areas from inappropriate conversion by limiting commercial services and low-density residential development.

GOAL LU-53 Ensure land uses and activities are consistent with and preserve rural character.

LU-53.1 Encourage and support economic vitality in ways that protect the rural way of life and are compatible with the rural environment.

LU-53.2 Prohibit urban level service extensions, including sewer lines, into rural areas, except:

LU-53.2.1 To remedy groundwater contamination problems to correct health hazards; or

LU-53.2.2 When there is an existing formal binding agreement to serve an approved development.

LU-53.2.3 For public facilities and utilities to serve a school sited in a rural area pursuant to Additional Rural Policies – Schools in Rural Areas LU-78.5.

LU-53.3 Establish development standards for rural areas that would consider the differences between urban development requirements and rural development needs.

LU-53.4 Protect important scenic, cultural, and historic resources to preserve rural character.

LU-53.4.1 Encourage low-density residential and resource-based activity as primary uses.

LU-53.4.2 Allow for limited non-residential land uses that support rural densities.

LU-53.4.2.1 Promote cluster development as a means to increase flexibility in site development, preserve open space, reduce development cost, provide buffer strips to separate land uses, and facilitate low-impact development techniques and design to preserve environmental quality. Best Management Practices shall be used taking into consideration soil types and slopes when clustering development.

ALT. 1 & 2: LU-53.4.2.1 As shown above.

ALT. 3: LU-53.4.2.1 Allow cluster development as a means to increase flexibility in site development, preserve open space, reduce development cost, provide buffer strips to separate land uses, and facilitate low-impact development techniques and design to preserve environmental quality. Best Management Practices shall be used taking into consideration soil types and slopes when clustering development.

LU-53.4.3 Encourage home occupation or cottage industry as another means for nonresidential uses.

LU-53.4.4 Allow agricultural sales involving products such as produce, dairy products, flowers, and handcrafted items in commercial areas.

LU-53.4.5 Locate commercial animal production, boarding, and slaughtering uses in rural and agricultural areas.

LU-53.4.6 Support the raising of crops in rural and agricultural areas.

LU-53.4.6.1 Crop processing facilities should be located in commercial, industrial, and agricultural areas.

LU-53.4.6.2 Limited processing activities may occur in rural areas.

GOAL LU-53A Acknowledge the important role open space and resource lands can play in maintaining a climate resilient landscape, retaining the ability to sequester carbon.

LU-53A.1 Support programs which educate and inform rural property owners of actions they can take to positively impact local climate adaptation efforts.

Rural – Rural Residential

Rural residential areas are planned at low densities that require rural levels of service. They are intended to contain housing opportunities through a mix of large lots and clustering. Rural areas should provide for low residential densities and appropriate public improvements and services to provide for a rural lifestyle and protect rural character.

GOAL LU-54 Allow a variety of rural residential land uses and densities that are consistent with the rural lifestyle and protect rural character.

LU-54.1 Provide options for property owners and developers to utilize density incentives if open space is set aside.

ALT. 1 & 2: LU-54.1 As shown above.

ALT.3: LU-54.1 Provide options for property owners and developers to utilize clustering of dwelling units if open space is set aside.

LU-54.2 Allow for one accessory dwelling unit on a residential lot where a single-family dwelling exists.

LU-54.3 Maintain and promote rural residential land uses that:

- Promote a low-density rural land use pattern;
- Preserve rural character;
- Encourage resource-based activities; and
- Protect environmentally sensitive features.

Rural – Rural Farm

GOAL LU-55 Protect agricultural activities on lands that do not qualify as designated Agricultural Resource Lands of long-term commercial significance.

LU-55.1 Establish the Rural Farm designation based on current or historic agricultural use, including the following factors:

- The property shall be a minimum of one acre in size;
- The property is located outside a Rural Center or designated Resource lands;
- The property meets one of the following conditions:

- The property is currently enrolled in the Current Use Assessment program for productive farm and agriculture or has been designated as Open Space following reclassification from Farm & Agriculture; or
- The property owner requests designation as Rural Farm through a Comprehensive Plan amendment process.

LU-55.2 Recognize agricultural properties that may or may not contain prime soils supporting the Agricultural Resource Land designation, but are or have been used for agricultural activities to increase the agricultural base within the county.

LU-55.3 Provide all the protections to agricultural activities within the Rural Farm designation which are afforded to those activities in the Agricultural Resource Land designation.

LU-55.4 Allow a range of uses that would be permitted in the Agricultural Resource Land designation or Rural Residential designations.

D LU-55.5.2 Allow Rural Farm designations to be redesignated to an adjacent Rural Residential designation, if that the property directly abuts one of these designations.

Rural – Rural Centers

Rural centers include Rural Activity Centers (RACs), Rural Neighborhood Centers (RNCs), Rural Gateway Communities (GCs) and Rural Industrial Centers (RICs). Rural centers are intended to establish a mix of more intensive uses primarily commercial in nature which are supportive of the surrounding rural areas. The major functions of the rural center designations are servicing the retail and other commercial and business needs of the local rural communities. Rural center designations provide employment opportunities including those related to tourism and natural resource-based industries. Rural centers are intended to be limited in scope to prevent sprawl and ensure that rural character is not compromised.

Rural centers are allowed under the Growth Management Act (RCW 36.70A.070 (5)(d)) under the Limited Areas of More Intensive Rural Development or LAMIRD criteria. The LAMIRD criteria allow the establishment of rural centers based on the built environment as existed on July 1, 1990 and the establishment of a logical outer boundary of those built uses. The logical outer boundary defines the rural center and the area where intensive rural uses may be located.

All County rural centers must be consistent with the LAMIRD criteria. Pierce County adopted policies requiring the evaluation of rural centers for LAMIRD consistency as part of the development of community plans. The boundaries for LAMIRD areas have been set within the county, ensuring consistency with RCW 36.70a.070(5)(d).

GOAL LU-56 The most intensive uses of rural land allowed in rural areas should be directed into rural centers.

LU-56.1 Rural centers serve the following purposes:

- To provide centers where rural residents and others can gather, work, shop, entertain and, where appropriate, reside;
- To provide a focus for the surrounding rural area that is appropriate in character and scale in rural environment;
- To provide an alternative to strip developments along arterials and state routes;
- To provide services to tourists and other visitors recreating in the major recreation facilities; and/or
- To provide an opportunity to develop facilities that can function as a community center in those areas where an incorporated town does not serve that role for the surrounding area.

LU-56.2 Establish standards and design guidelines to protect environmental quality, rural character, and significant natural and scenic amenities and features the communities value.

LU-56.3 Provide for accessory dwelling units, senior housing and group homes, within Rural Centers.

LU-56.4 Provide four categories of Rural Centers: Rural Activity Centers, Rural Neighborhood Centers, Rural Gateway Communities and Rural Industrial Center.

LU-56.5 Recognize isolated areas of non-residential development which had existing uses or areas of higher intensity use on July 1, 1990, and were not identified as an RNC in a community plan as of January 2012. The size of the area and determination of the logical outer boundary as defined by the LAMIRD criteria, should be established by a comprehensive plan amendment.

GOAL LU-57 Limit commercial uses to areas that support rural neighborhoods and rural tourist areas.

LU-57.1 Allow non-residential uses of rural intensity that include industrial and commercial uses which:

- Support the daily needs of rural residents and tourists, or are dependent upon natural resources;
 - Do not require an increase in the level of service; and are new uses, or changes in use, that are compatible with the functional and visual character of the rural area.

GOAL LU-58 Establishment of any new rural center or the expansion of a rural center must be consistent with the LAMIRD criteria of RCW 36.70A.070 (5)(d).

Rural – Rural Activity Center

The Rural Activity Center (RAC) designation creates areas where residents can gather, work, shop, and entertain; and tourists traveling to outlying recreation areas can obtain needed services. The most intensive uses of rural land allowed in rural areas should be allowed in Rural Activity Centers where adequate facilities and improvements exist or can be provided. Generally, RACs will provide for services for a larger rural area and include such uses as grocery stores, drug stores, restaurants, general retail, personal and business services, financial services, light industry, civic uses and automobile servicing, sales and repair.

GOAL LU-59 Rural Activity Centers should provide for more intensive uses to provide employment, shopping, services, light industry, and housing opportunities that will reinforce these areas as rural centers, at a scale which is compatible with surrounding roads, utilities, and rural character.

LU-59.1 Ensure immediate access onto state routes or major arterials.

LU-59.2 Allow intensive uses where adequate capacity of public facilities and services.

LU-59.3 Expansion should be compatible with rural character and other adjacent uses, and avoid areas of natural hazards.

LU-59.4 Permit residential development consistent with the residential density allowed in the adjacent rural designations.

Rural – Rural Neighborhood Center

The Rural Neighborhood Center (RNC) designation is intended to serve the everyday needs of local rural residents. RNCs provide limited convenience shopping and services, and retain a scale and intensity that is appropriate for maintaining rural character. Generally, RNCs will provide for services for a smaller rural area and include such uses as convenience stores, gas stations, personal services, small retail outlets and civic uses.

GOAL LU-60 Rural Neighborhood Centers should provide limited convenience shopping and services which meet the daily needs of residents of the surrounding rural area.

- LU-60.1 Ensure immediate access onto state routes, or major or secondary arterials.
- LU-60.2 Residential development should be permitted consistent with the residential density permitted in the adjacent rural designations.
- LU-60.3 New development should exhibit a scale and intensity that is appropriate for maintaining rural character.
- LU-60.4 Discourage commercial development in continuous strips.
- LU-60.5 Promote coordinated and planned commercial developments.
- LU-60.6 Recognize areas of commercial/business park development.

Rural – Rural Gateway Community

The Rural Gateway Community (GC) designation provides for a mix of commercial and higher density residential housing. The types of uses and activities allowed within the designation vary depending on the implementing zone.

The GC designation currently applies to four historical commercial nodes that have served as tourist areas approaching Mount Rainier National Park from either side. The Rural Gateway Communities include Greenwater and the Upper Nisqually Valley centers: Elbe, Ashford and the National Park entrance.

The Greenwater Gateway Community is distinguished from the Upper Nisqually Centers in that it is a commercial center in its entirety and as such the boundaries must meet the LAMIRD criteria. In contrast the Upper Nisqually Gateway Community are a community plan structure that includes a mix of tourist commercial, village residential as well as larger rural residential parcels. Within the Upper Nisqually Gateway Communities, areas of more intensive use are designated with Tourist Commercial and Village Center designations. The boundaries of these commercial areas have been found to be consistent with LAMIRD criteria and may only be expanded if consistent with the LAMIRD criteria of RCW 36.70A.070 (5)(d).

GOAL LU-61 Rural Gateway Communities should provide commercial services to accommodate the needs of visitors and tourists.

LU-61.1 Locate near major recreational facilities and opportunities to provide facilities and services necessary to support tourism and the surrounding community.

- Housing accommodations for tourists, visitors, and workers and their families;
- Commercial uses serving tourists, visitors, and residents;
- Outdoor recreational facilities and uses;
- Facilities and services necessary to support tourism-related uses;
- Cultural facilities including theaters, galleries, arts and craft centers, interpretive centers; and
- Transportation facilities necessary to link tourism with surrounding recreational opportunities.

LU-61.2 Ensure immediate access onto state routes or major arterials.

LU-61.3 Discourage commercial development in continuous strips.

LU-61.4 Residential density may be higher than the surrounding rural area.

LU-61.4.1 Do not include land devoted to overnight lodging or commercial purposes in density calculations.

LU-61.6 Provide commercial services to meet everyday needs of the surrounding residents.

LU-61.8 Allow the boundaries of the Greenwater Rural Gateway Community and the Village Commercial and Tourist Commercial designated areas in the Upper Nisqually Rural Communities only to be expanded consistent with the LAMIRD criteria of RCW 36.70A.070 (5)(d).

LU-61.9 Encourage light industry in Gateway Communities to provide stable, year-round family wage employment for residents.

Rural – Rural Industrial Center

The Rural Industrial Center (RIC) designation allows light industrial uses that are related to food, agriculture, or intermediate manufacturing and final assembly. It does not allow heavier industrial uses that produce substantial waste byproducts or wastewater discharge or noise impacts incompatible with a rural area. Currently, the only RIC is in the Alderton-McMillin Community Plan area.

GOAL LU-63 Reserve land in the RIC for manufacturing/light industrial uses.

LU-63.1 Limit the permitted uses to manufacturing/light industrial activity, preferably served by rail.

LU-63.2 Promote railway facilities including transfer facilities and laydown yards.

LU-63.3 Discourage heavy industrial, residential, and commercial services.

LU-63.4 Ensure that industrial activities do not require the expansion of urban services.

LU-63.5 Ensure that industrial uses do not negatively impact the environment or degrade water quality.

LU-63.6 Minimize any impacts on the community and surrounding neighborhoods.

LU-63.7 Explore developing regulations that facilitate the relocation of existing cottage industries to the RIC when expansion of the cottage industry is desired and the use is consistent with permitted uses in the RIC.

GOAL LU-64 Minimize impacts to State Routes and the local road system from the Rural Industrial Center to the greatest extent possible.

LU-64.1 Incorporate local rail service into industrial developments as a means to reduce traffic.

LU-64.2 Encourage industries requiring rail service to locate within Rural Industrial Centers.

LU-64.3 Do not allow parcels within a Rural Industrial Center shall not to have direct access to a state highway.

Rural – Other Rural Land Use Designations – Master Planned Resort

GOAL LU-65 Allow Master Planned Resorts (MPRs) where they can be developed with minimal impacts to the surrounding community.

LU-65.3 Ensure that services and facilities needed to support such development are provided by the developer on a fair-share basis.

LU-65.4 Ensure that on and off-site impacts and uses of the site are mitigated through site development standards and guidelines.

LU-65.4.1 Conduct site plan review of MPRs through the public hearing process.

LU-65.5 Review any proposed expansion or changes to any existing MPR using the same PUD review process as a new MPR.

LU-65.6 Allow the overall residential density to be higher within a MPR than the surrounding rural area.

LU-65.7 Allow the density of overnight lodging within MPRs to be greater than the surrounding area.

LU-65.7.1 Ensure overnight lodging within MPRs cannot be utilized as full-time residential units.

LU-65.8 Ensure the focus of residential areas in a MPR shall be is not short-term visitor accommodations.

LU-65.8.1 A MPR may include Allow other residential uses within its boundaries, but only if the residential uses are integrated into and support the on-site recreational nature of the resort.

LU-65.10 Apply the zone classification in place at the time of MPR designation until a PUD permit is approved by the Hearing Examiner.

Rural – Other Rural Land Use Designations – New Fully Contained Communities

GOAL LU-66 Prohibit new fully contained communities outside of the designated urban growth area.

Additional Rural Policies – Schools in Rural Areas

GOAL LU-69 Allow schools, institutions, and other community facilities to be located in rural areas.

LU-69.1 Encourage expansion of an existing site over the creation of a new site.

LU-69.2 Ensure the location and design of proposed facilities in the rural area are harmonious with the existing character of the area.

LU-69.3 Ensure coordination between the County and each school district siting schools in the rural area.

LU-69.3.1 Each school district siting schools in the rural area shall participate in the County's periodic updates to its Comprehensive Plan as required by RCW 36.70A.130(1)(b) by:

- Coordinating its enrollment forecasts and projections with the County's adopted population projections;
- Identifying school siting criteria with the County, cities, and regional transportation planning organizations;
- Identifying suitable school sites with the County and cities, with priority to siting urban-serving schools in existing cities and towns in locations where students can safely walk and bicycle to the school from their homes and that can effectively be served with transit; and
- Working with the County and cities to identify school costs and funding for the Capital Facilities Plan Element required by RCW 36.70A.070(3).

LU-78.5 Allow extension of public facilities and utilities to serve a school sited in a rural area may be authorized by the County provided the following requirements are met:

- The applicable school district board of directors must adopt a policy addressing school service area and facility needs and educational program requirements;
- School districts must make a finding, with the concurrence of the County Council and the legislative authorities of any affected cities, that the district's proposed site is suitable to site the school and any associated recreational facilities that the district has determined cannot reasonably be collocated on an existing school site, and the extent to which vacant or developable land within the growth area meets facility needs and educational program requirements;
- The County and any affected cities that provide sewer service agree to the extension of public facilities and utilities to serve the school sited in a rural area that serves urban and rural students at the time of concurrence.

Additional Rural Policies – Rural and Resource Agricultural Activity

GOAL LU-79 Support and strengthen the local and regional agriculture-based economy and lifestyle.

LU-79.1 Conserve and enhance the agricultural land base.

LU-79.1.1 Maintain local, regional, state, and national agricultural reserves.

LU-79.2 Encourage agricultural activities as an appropriate land use throughout the rural area.

LU-79.2.1 Ensure adequate accessory uses are allowed.

LU-79.3 Facilitate the availability of locally-grown, healthy food options for residents.

LU-79.4 Reduce barriers to agriculture.

LU-79.5 Allow production, sales, and marketing of farm and related products throughout agricultural lands.

LU-79.5.1 Allow direct farm marketing, U-pick, value-added product sales, wineries, nursery sales, and accessory uses such as sales of arts and crafts or antiques.

LU-79.5.2 Require discretionary land use review for farm activities that continue for more than 60 days and generate heavy traffic, excessive noise, or other significant impacts to the community.

- LU-79.5.3 Encourage farm-related uses including value-added products or products used for farming or farm tourism.
- LU-79.5.4 Allow the sale of agricultural supplies such as feed, grain, fertilizers, and small farming equipment.
- LU-79.5.5 Locate large suppliers and equipment sales in Rural Neighborhood Centers, industrial areas, or nearby urban areas.
- LU-79.5.6 Allow non-agritourism craft distilleries as defined in RCW 66.04.010(12) in rural areas, at an appropriate rural scale and consistent with community character and where at least half of the raw materials used in the production are grown in the State of Washington.
- LU-79.6 Support efforts of local farms to subsidize income sources year-round.
- LU-79.7 Provide programs, policies, and other regulations to achieve agricultural conservation and support agricultural activities.
 - LU-79.7.1 Prioritize agriculture in land acquisition programs such as Conservation Futures and the Transfer or Purchase of Development Rights Program.
 - LU-79.7.2 Support agencies and organizations that play a role in agricultural conservation.
 - LU-79.7.3 Preserve the high-quality agricultural soils for future farming.
- LU-79.8 Protect agricultural operations from incompatible uses and ensure the vitality of the agricultural industry.
 - LU-79.8.1 Prohibit developments that impede farm management and operations.
- LU-79.9 Recognize that some critical areas have been legally altered and continue to be used for agricultural activities, and that the responsible use and maintenance of such areas for agricultural activities may continue.
- LU-79.10 Promote the importance of farm management plans.
 - LU-79.10.1 Work with agencies and advisory groups to develop informational materials and educational opportunities regarding best management practices for agricultural activities.
 - LU-79.10.2 Encourage the development of agriculture action plans, resiliency plans, and climate adaptation strategies which account for future climate change and associated impacts, while balancing needs of local and regional ecosystems.

GOAL LU-80 Recognize farmworker housing is an integral part of the agricultural economy of Pierce County.

- LU-80.2 Balance the protection of agricultural lands with the need for farmworker housing.

Resource Lands

The Resource Lands designation indicates areas where Pierce County's land use plans, regulations, and incentives will promote long-term commercially significant resource use. These natural resources are an important part of the regional economy, providing jobs, tax revenue, valuable products, and raw materials for local use and export. Farmlands and forested lands also provide aesthetic, recreational, and environmental benefits to the public while contributing to the diverse character of Pierce County.

GOAL LU-81 Utilize resource lands at sustainable levels to provide raw materials, value-added products, and jobs necessary for future generations.

- LU-81.1 Conserve and preserve resource lands as a limited resource of both environmental and economic value.
- LU-81.2 Encourage retention of properties of sufficient size to make resource industry economically feasible.
- LU-81.3 Encourage the preservation of those tracts of land used for resource practices.
- LU-81.4 Encourage climate resilient best management practices (BMPs).

LU-81.5 Encourage and facilitate the purchase or transfer of development rights from existing resource lands.

LU-81.6 Ensure that the use of resource lands takes priority over use of adjacent lands.

LU-81.7 Coordinate conservation policies with other agencies and their respective programs.

LU-81.8 Encourage and recognize the multiple uses and values of resource lands.

GOAL LU-82 Conserve rural resources, which also serve to sequester carbon.

LU-82.1 Preserve the land and water required by natural resource-based activities, including the protection of critical areas, natural wildlife, rural lifestyles, outdoor recreation, and other open spaces and protect air and water quality and availability.

LU-82.2 Minimize conversion of agricultural and forestry land by providing cluster development and buffer strips between these designated lands and residential developments.

LU-82.3 Protect important elements of rural character including its scenic and historic resources.

LU-82.3.1 Discourage billboards and off-site advertising on resource lands.

LU-82.4 Minimize the amount of impervious surface in development through low impact development techniques

LU-82.4.1 Limit paved parking, widths, and lengths of paved access roads and driveways, and site coverage in general, allowing shared access roads and using permeable construction material for roads where feasible.

LU-82.5 Minimize the use of constructed drainage facilities and encourage alternative perpetually maintained methods of surface water management such as grass covered swales, on-site retention areas, retaining vegetative cover, etc.

LU-82.6 Encourage Best Management Practices regarding animal wastes or forestry practices affecting water quality downstream.

LU-82.6.1 Support expedited review and approval of livestock manure storage structures on rural properties when done as part of a Farm Plan with Pierce Conservation District.

LU-82.7 Develop new and expand adoption of existing incentives, such as tax reduction, to landowners who voluntarily provide public benefits such as protecting wildlife corridors, historic and cultural sites, and scenic amenities.

LU-82.7.1 Inform private forestland owners about local, state, and federal conservation programs which offer incentives to participate.

LU-82.8 Protect important land features such as ridgelines by discouraging their alteration.

GOAL LU-83 Allow for one accessory dwelling unit on a residential lot where a single-family dwelling exists.

Agricultural

Agricultural lands are distinct from rural lands and include lands that have been designated as having long-term commercial agricultural significance. In November 1991, Pierce County, on an interim basis, classified and designated agricultural lands of long-term commercial significance, which were located outside the Urban Growth Areas. The criteria for designation were reviewed and the interim criteria became the final criteria for the adopted 1994 Comprehensive Plan.

While the expression of planning goals in the GMA is linked to natural resource industries, including productive timber and fisheries, a separate policy for agricultural lands was proposed because of their unique importance in Pierce County and their relationship to Urban Growth Area boundaries and policies. Although the GMA does not expressly require a countywide planning policy on agricultural lands, the requirement was added by the Interlocal Agreement:

Framework Agreement for the Adoption of the Countywide Planning Policies (Pierce County Council Resolution No. R91-172, September 24, 1991).

In 2004, the County created the Agricultural Resource Lands (ARL) designation (Ordinance No. 2005-87s). At that time, the County established specific criteria for ARL designation and used the Natural Resource Conservation Service soil data base as a key criterion focused on prime farm land soils.

In 2018, the County reviewed the criteria for the designation of ARL lands. Revisions were made to the ARL criteria based on a study “A Fresh Look at Pierce County Agriculture.” This resulted in the creation of four Agricultural Production Districts. The individual districts reflect the unique agricultural characteristics of each area. Properties within each of the districts were reviewed and designated using customized criteria for ARL designation that address the unique characteristics of each district. The four Agricultural Production Districts are shown in *(tbd)*.

GOAL LU-84 Implement the Growth Management Act's planning goal related to maintaining and enhancing natural resource-based industries by preserving and enhancing the agricultural land base which is being used for, or offers the greatest potential for, production of agricultural products.

LU-84.1 fConserve and enhance the county's agricultural land base serves the following purposes:

- Supporting the local and regional economic base for agriculture;
- Maintaining local, regional, state and national agricultural reserves;
- Preserving the high-quality agricultural soils for future farming;
- Facilitating the availability of locally grown, healthy food options for residents;
- Retaining natural systems and natural processes;
- Alleviating some of the pressures to urbanize;
- Supporting the rural lifestyle;
- Providing environmental benefits, such as air quality and habitat; and
- Sequestering carbon from the atmosphere.

LU-84.2 Encourage agricultural activities as an appropriate land use throughout the rural area.