ORDINANCE NO. 193

AN ORDINANCE OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, ACKNOWLEDGING RECEIPT OF THE DRAFT COMPREHENSIVE PLAN FROM THE UNIVERSITY PLACE PLANNING COMMISSION AND ESTABLISHING A SCHEDULE FOR ITS CONSIDERATION BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE

WHEREAS, ON February 4, 1998, the University Place Planning Commission adopted its Resolution No. 98-1 Recommending to the City Council a New Comprehensive Plan as Required by the Washington State Growth Management Act (GMA); and,

WHEREAS, on February 9, 1998, the City of University Place Draft Comprehensive Plan, as recommended by the Planning Commission, was submitted to the City Council through the City's Chief Administrative Officer; and,

WHEREAS, on February 9, 1998, a schedule of public meetings was established for the City Council's consideration of the Draft Comprehensive Plan; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Certification of Receipt of Draft Comprehensive Plan. The City Clerk of the City of University Place, Washington, certifies the receipt of the Draft Comprehensive Plan recommended by the University Place Planning Commission, on February 9, 1998.

Section 2. Schedule of Public Meetings to Consider the Draft Comprehensive Plan. The City Council established a schedule of public meetings for the consideration of the Draft Comprehensive Plan as set forth on Exhibit A to this Ordinance.

Section 3. Publication and Effective Date . A summary of this Ordinance consisting of its title shall be published in official newspaper of the City. This ordinance shall be effective five days after its publication.

PASSED BY THE CITY COUNCIL ON MAY 18, 1998.

Debbie Klosowski

Debbie Klosowski, Mayor

ATTEST:

Susan Matthew

Susan Matthew, City Clerk

APPROVED AS TO FORM:

Timothy X. Sullivan, City Attorney

Published: May 21, 1998
Effective Date: May 26, 1998

CITY OF UNIVERSITY PLACE

COMPREHENSIVE PLAN

12/4/94

City Planning and Community Development Committee

Linda Bird, Chairperson
Ken Grassi
Lorna Smith
Carolyn Belleci
Mike Crayton
Sue Adams
(delete) Cindy Huff
Kevin Foley
Robert Miraldi
Andrew Ward
Imad Al Janabi
Dale Cope
(add) Mark Kahley
(add) Sigrid Coppola

City Council

Stanley L.K. Flemming, Mayor
Ron Williams, Mayor Pro Tem
Linda Bird, Councilmember
Jean Brooks, Councilmember
Ken Grassi, Councilmember
Debbie Klosowski, Councilmember
Lorna Smith, Councilmember

Staff

Pat Floyd, Director-Community Development
Edward Murphy, Planning Consultant
David Swindale, Associate Planner, Pierce County

Memorandum

DATE: December 4, 1995

TO: Planning Commission

FROM: Bob Miraldi

RE: Comprehensive Plan - page tally of suggested revisions.

Suggested revisions are shown **in [bold letters] with instructions**

Pages in Comp. Plan are : **1, 2, 3, 5, 8, 15, 16, 17, 18, 19, 23, 24, 25, 27, 28, 31, 32, 34, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 51, 55, 61, 64, 65, 66, 76, 77, 82, 108, 109, 110, 111 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136 138, 139**

LIST OF ACRONYMS

~~ACE~~	~~Advisory Committee on Elements~~
~~AFB~~	~~Air Force Base~~
~~AFDC~~	~~Aid to Families with Dependent Children~~
~~AICUZ~~	~~McChord Air Force Base Air Installation Compatible Use Zone~~
~~APZ~~	~~Accident Potential Zone~~
~~BMR~~	~~Below Market Rate~~
~~BPA~~	~~Bonneville Power Administration~~
~~CAG~~	~~Citizens Advisory Group~~
~~CDBG~~	~~Community Development Block Grant~~
~~CEAP~~	~~Consolidated Emergency Assistance Program~~
CFP	Capital Facilities Plan
~~CIP~~	~~Capital Improvement Program~~
CWSP	Pierce County Coordinated Water System Plan
~~CWSSA~~	~~Critical Water Supply Service Area~~
~~DSHS~~	~~Washington State Department of Social and Health Services~~
~~du~~	~~dwelling unit~~
EIS	Environmental Impact Statement
EMF	Electromagnetic Fields
~~EPA~~	~~Environmental Protection Agency~~
~~ESGP~~	~~Emergency Shelter Grants Program~~
~~EQC~~	~~Environmental Quality Commission~~
~~FAA~~	~~Federal Aviation Administration~~
~~FAP~~	~~Family Assistance Program~~
~~FCC~~	~~Federal Communications Commission~~
~~FERC~~	~~Federal Energy Regulatory Commission~~
~~FHA~~	~~Federal Housing Administration~~
FHWA	Federal Highway Administration
GIS	Geographical Information System
GMA	Growth Management Act
~~gpd~~	~~gallons per day~~
~~GWMA~~	~~Ground Water Management Area~~
HCT	high capacity transit
~~HOME~~	~~Home Partnerships Investment Act~~
~~HOPE~~	~~Home Ownership for People Everywhere~~
HOV	High Occupancy Vehicle
HUD	United States Department of Housing and Urban Development

~~**ICUZ** Installation Compatible Use Zone Study~~
~~**I/I** Infiltration and Inflow~~
~~**JLUS** Joint Land Use Study~~
~~**Kwh** Kilowatt hour~~
LID Local Improvement District
LOS Level of Service
~~**LRI** Land Recovery, Inc.~~
~~**MFS** Minimum Functional Standards~~
~~**mgd** million gallons per day~~
~~**MMSW** Mixed Municipal Solid Waste~~
~~**MPC** Master Planned Community~~
~~**MPO** Metropolitan Planning Organization~~
MW Megawatt
~~**NFCC** New Fully Contained Community~~
~~**NGPA** National Gas Policy Act~~
NPDES National Pollutant Discharge Elimination System permit
~~**OFM** Washington State Office of Financial Management~~
~~**PCEI** Pierce County Economic Index~~
~~**PCHA** Pierce County Housing Authority~~
~~**PCRC** Pierce County Regional Council~~
PCTP Pierce County Transportation Plan
PDD Planned Development District **[add]**
PSRC Puget Sound Regional Council
~~**PUD** Public Utility District~~
~~**RAC** Rural Activity Center~~
~~**RCRA** Federal Resource Conservation and Recovery Act~~
RCW Revised Code of Washington
~~**RDF** Refuse Derived Fuel~~
RDI Residential Density Incentive **[add]**
~~**RE** Residential equivalent~~
~~**RGC** Rural Gateway Community~~
~~**RID** Road Improvement District~~
~~**RTA** Regional Transit Authority~~
~~**RTPO** Regional Transportation Planning Organization~~
SEPA State Environmental Policy Act
~~**SIC** Standard Industrial Classification~~
~~**SNO-TRAN** Snohomish County Transit~~
SOV Single Occupant Vehicle

~~SWAC~~	~~Solid Waste Advisory Committee~~	
~~SWM~~	~~Pierce County Storm Drainage and Surface Water Management Utility~~	
~~TAR~~	~~Transportation Assessment Report~~	
~~TCI~~	~~Telecommunications of Washington~~	
~~Tcf~~	~~trillion cubic feet~~	
TDM	Transportation Demand Management	
TDR	Transfer of Development Rights	**[add]**
TPCHD	Tacoma Pierce County Health Department	
~~TSG~~	~~Technical Support Group~~	
TSM	Transportation System Management	
UGA	Urban Growth Area	
~~ULID~~	~~Utility Local Improvement District~~	
V/C	volume to capacity ratio	
WAC	Washington Administrative Code	
~~WDOE~~	~~Washington Department of Ecology~~	
~~WNG~~	~~Washington Natural Gas~~	
WSDOT	Washington State Department of Transportation	
WUTC	Washington Utilities and Transportation Commission	
~~WWT~~	~~Wastewater Treatment Plant~~	

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INTRODUCTION

In 1990, the State Legislature enacted the Growth Management Act (GMA) which initiated and required the development of rational policies to manage growth in Washington State. All urban counties and their cities and towns were required to develop comprehensive plans and regulations to implement those plans. Plans must address issues in land use, transportation, housing, capital facilities, utilities, and rural lands, and must guide development and accommodate the population growth forecast for the next 20 years.

WHY PLAN?

State law requires that University Place develop a Growth Management Plan, and includes enforcement provisions such as court orders and withholding of state funds to ensure the job is done. Without a growth management plan, University Place could be vulnerable to challenges from a variety of citizens and groups, ranging from people who want certain development to those who want to prevent development. In any case, the public would pay the bill, either through taxes or by reduced levels of City services.

The dollar cost is significant, but only a fraction of what you lose if University Place doesn't plan. The real costs will fall on our children. We know that University Place population is going to grow. These folks, some your own children and grandchildren, will require housing, jobs, and public services like roads, sewer, water, and police. Unless University Place can reasonably "manage" this growth, can coordinate it so all the needed services are in the right places at the right time, new development is likely to be haphazard, far below the quality of life we expect for ourselves.

Some people fight growth management because they fear limits on what they can do with their own property, or they worry about changing existing procedures. Their concerns raise good discussions and help influence the Plan. But, what really happens to University Place if there is no growth management?

With no growth management planning, you can anticipate that:

- Uncontrolled growth sprawls. Because development is spread out, the resulting public costs of providing services like roads, transit, sewer, and police are extraordinarily high, and the taxpayer must fund the large projects.

- When our unique wetlands, streams, slopes, and open space become covered with development, they are gone, permanently. Those people who ~~moved~~ **[move]**onto them to enjoy them ~~have~~ **[delete have]** essentially eliminate~~d~~ **[delete ed]** them. Also, certain impacts to the environment continue to multiply over the years. For example, as more buildings and parking lots obstruct aquifer recharge, all those who rely on groundwater could face regular shortages.

- With no comprehensive plan, property owners may be quite free to decide what they want to do with their own property, but they are also susceptible to what other property owners do. Consequently, industrial or high density development may pop up next to residential areas. Businesses have to deal with nearby homeowners who don't like noisy business practices. Too much building upstream augments flooding downstream. Schools are so busy trying to deal with rapid growth that children end up in makeshift, crowded classrooms.

- The development environment would be increasingly unpredictable. It becomes more difficult for citizens to plan for use of their land, make business and financial decisions, or to feel they are being treated fairly, since the availability of public services (when, where, and what cost) would be uncertain.

- When an efficient transit system and road system is impossible, we are left with traffic jams. People might need to allow hours to commute to and from work or shopping.

- When business and industry can't find property with the services they need at a cost they can afford, they simply go to other areas where their needs are better met. With the loss of such businesses, we miss out on good-paying jobs, leaving fast food and convenience stores as perhaps the best career opportunities in University Place. Low incomes thwart people's ability to build a comfortable life.

- The quality of life that we treasure and seek is gone. Frustration with government increases.

This "No-Plan" scenario looks confusing, costly, and destructive. University Place must do better.

Why do we need to do a growth management plan? The Plan must preserve and provide a basis for improving the quality of our lives as well as accommodating new residents. We, as citizens, need a Plan to protect and improve our lives, today and tomorrow. University Place is responsible for regulating land use, levying taxes, and cooperating with other governments; consequently, the City must develop, adopt, and implement a growth management plan. To do any less would be irresponsible, not to mention outside the law. With no Plan, the City essentially encumbers enormous costs in the future, and also destroys the best thing we have going for us -- the fact that the Northwest, with many amenities, is a good place to live.

Thus, as your government, the City must inform you about the choices available, listen to your needs and dreams, and develop a Plan that maintains and creates the kind of life the public wants.

LEGISLATION THAT INFLUENCES THE PLAN

Some of the elements of the Plan must be developed within the parameters of existing state and federal laws. The plans and laws most significantly affecting policy recommendations are described below.

Growth Management Act

The GMA (RCW 36.70A) and related state planning guidelines (WAC 365-195) have guided the University Place Comprehensive Plan. The GMA outlined 13 goals for the development of a comprehensive plan. Each goal, viewed as equally important in University Place, must be furthered by the growth management strategies in the Plan. The 13 GMA planning goals include:

(1) Urban Growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

(2) Reduce Sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

(3) Transportation. Encourage efficient multi-model transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

(4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

(5) Economic Development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

(6) Property Rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

(7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

(8) Natural Resources Industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

(9) Open Space and Recreation. Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

(10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

(11) Citizen Participation and Coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

(12) Public Facilities and Services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

(13) Historic Preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

THE CITY OF UNIVERSITY PLACE COMPREHENSIVE PLAN

The Pierce County Comprehensive Plan was adopted and amended to provide a Comprehensive Plan for University Place. The plan is written to be readable, show a logical connection between problems, facts, and recommended solutions, and to comply with the Growth Management Act to the greatest extent possible at this interim stage by:

- Being consistent with many of the goals and mandates of the Act and procedural criteria of Washington Administrative Code (WAC) 365-195.
- Being internally consistent.
- Being consistent with the County-Wide Policies, Multi-County Policies, State Goals and State Mandates.

The City will adopt a permanent comprehensive plan and develop regulations in compliance with the Growth Management Act goals and requirements by August 31, 1999.

USING THE PLAN

Organization

The Plan consists of a total of seven elements. The GMA prescribes five specific elements that must be contained in a city comprehensive plan:

Land Use
~~Environment and Historical Preservation~~ **[delete]**
Housing
Transportation
Utilities
Capital Facilities

In addition, in the interest of the City, the University Place Council added two additional elements from the Pierce County Comprehensive Plan:

Environment, including Historic Preservation
Neighborhood Plans (Reserved)

The policies contained within each element are the heart of the Plan. Each element presents part of the picture for guiding University Place's growth. However, the Land Use Element contains pieces of all the elements, providing the overall picture and the interconnections among the other elements.

Each element is organized as follows:

Introduction and Background Information: Specific conditions and issues.

State Goals and Mandates: The Growth Management Act (RCW 36.70A) and associated state regulations (WAC 365-195).

Policies: Policy statements upon which future development regulations will be based. Policies can be distinguished as objectives, principles and standards. **Objectives** are statements of what is desired to be achieved in the future or statements of what conditions should exist in the community. **Principles** set a particular course of action to accomplish objectives. **Standards**, quantitative or qualitative, are specific benchmarks or targets to be accomplished in the ongoing development of the City. All of the policy statements were developed through citizen comment and represent the will of people translated into decision oriented statements.

Objectives, principles and standards are identified first by a notation showing the element associated with them, followed by a number corresponding to the objective and the place of the principle or standard in supporting the objective.

Plan Amendments

Amendments to the Plan will be necessary, from time to time, in response to monitoring and evaluation and/or changing conditions or needs of University Place citizens. Proposed amendments to the Comprehensive Plan should be considered concurrently so that the cumulative effect of various proposals can be ascertained. In considering proposed amendments to the Comprehensive Plan, any proposals will be evaluated for intent and consistency with the Comprehensive Plan, adopted implementation measures, and the capacity within city limits to adequately meet projected City needs.

POLICIES THAT ENCOMPASS THE ENTIRE PLAN

Each element of the Plan contains the policies that will guide University Place's development in regard to that aspect of growth. However, there are policies integral to University Place's entire

planning effort -- general policies that are a foundation for the policies enumerated throughout the Plan. This Chapter describes these policies.

1. University Place shall plan for efficient and cost effective delivery of services. The City strategy for efficient services over the 20-year Plan horizon is to concentrate infrastructure investments in employment centers to compensate for an existing low job base.

2. University Place's planning shall strengthen by holistically addressing the issues, resources, and needs that make a community a satisfying place to live and work. Topics include land use, transit, health, human services, natural environment, and the provision of infrastructure and other services.

3. University Place shall recognize and protect local neighborhood character and values.

4. University Place shall actively inform and involve citizens in all stages of Plan development, implementation, monitoring, and revision.

5. University Place shall rely primarily upon Pierce County, other cities, and special purpose districts as providers of local facilities and services appropriate to serve those local needs, except where the City is the local service provider.

6. University Place shall identify quantifiable goals to measure the outcomes of the City Comprehensive Plan and will monitor progress toward achieving these goals. For example, measuring the amount of vacant land used for new growth each year and how dense the growth is on this land affords a picture of how quickly and efficiently that vacant land supply is being used.

   Measuring effects of public policy is a way to assure accountability to the public. It demonstrates whether the City is moving toward the stated goals and how fast. It allows public resources to be prioritized in order to meet the goals or, if the desired outcome is not achieved, to modify the goals. Citizens and various stakeholder groups can provide feedback about the measurements most important to them. Progress reports can be used by elected officials to make mid-course corrections to accomplish the goals.

   University Place shall establish a process which:

   a. Addresses key issues of City-wide concern, including, but not limited to population growth and distribution, land capacity, density, land conversion, permit processing, housing costs, economic strength and diversity, job training and education, natural resource consumption, public health and safety, water use, solid waste, transportation, open space, cultural resources, energy use, air, water and groundwater quality;

   b. Establishes a process whereby data collection monitoring and regular reporting are used to measure key indicators as identified by University Place in coordination with the public, environmental and business leaders, interest groups, cities and towns, and other agencies;

c. Triggers an annual City review of progress toward the goals of the Plan, which then allows the City to identify alternative ways to reach an identified policy goal or to change that goal if necessary.

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LAND USE ELEMENT

MASTER GOAL

University Place will ensure that the location of land uses optimizes the combined potential for economic benefit and the enjoyment and conservation of natural resources while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation through the following goal statements.

Growth Management: Manage growth so that delivery of public facilities and services will occur in a fiscally responsible manner to support development and redevelopment in the City.

City Character: Achieve a well-balanced and well-organized combination of open space, commercial, industrial, recreation and public uses served by a convenient and efficient transportation network with a priority of protecting and preserving residential neighborhoods.

Environmental: Ensure proper management of the environment, the conservation of natural resources, and the preservation of significant trees.

INTRODUCTION

The Land Use Element was developed in accordance with Section 36.70A.070 of the Growth Management Act (GMA) to address future land use in University Place. It represents the City's policy plan for growth over the next twenty years. The Land Use Element describes how the objectives, principles and standards in the other plan elements will be implemented through land use policies and regulations, and thus, it is a key element of the Comprehensive Plan.

The Land Use Element was also developed in accordance with the County-Wide Planning Policies and integrated with the other Plan elements to ensure consistency throughout the Comprehensive Plan. The Land Use Element considers the general distribution and location of land uses, the appropriate intensity and density of land uses given current development trends, the provision of public services, and stormwater runoff.

PLAN CONCEPT

University Place's Comprehensive plan concept is derived from consideration of State goals, regional policies, factors affecting land use, assumptions about future trends, and public opinion.

The plan concept is a vision of how University Place should grow and develop while protecting its high quality of life and equitably sharing the public and private costs and benefits of growth. The concept establishes the overall direction for residential, commercial and industrial growth in a

TABLE OF CONTENTS

COMPREHENSIVE PLAN

pattern that protects public health and safety while enhancing University Place's varied community character, natural beauty and environmental quality.

The plan concept guides University Place's efforts to achieve these ends by indicating where new housing, shopping, and economic development should be encouraged and where open space[,] should be protected. It places the emphasis for growth in geographic areas where adequate public facilities and services can be provided in an efficient and economic manner. Finally, the Plan attempts to conserve open space, protect wildlife habitat and sensitive areas, maintain and improve the quality of air, water, and land resources, as well as preserve the character of the community

Urban Growth Areas / Joint Planning Areas

The UGA is the municipal boundaries of University Place and in this plan used interchangeably with the term "City Limits". The urban service areas are those areas between the current city [.] limits and the incorporated city limits of adjacent cities, and are areas of potential annexation to the City of University Place.

The Comprehensive Plan recognizes the significant role of the County and adjacent cities in land use decision-making and encourages joint planning to achieve the desired pattern of growth and land uses. The Comprehensive Plan's vision of regional planning is to be accomplished through cooperative planning and inter-local agreements between University Place, Pierce County and adjacent cities.

- Joint Planning will be used where inter-local agreements are adopted to ensure consistency in planning among the jurisdictions including unincorporated Pierce County.

- Joint jurisdictional planning will occur in those areas where the respective jurisdictions agree such planning would be beneficial.

Cities are concerned about the type of land use activities and design standards which are permitted outside of their municipal limits, since they have a direct impact on the City. Many cities have developed land use plans which address areas currently under neighboring jurisdictions. For the cities to effectively reach their goals after an annexation, they need to ensure the jurisdictions does not permit activity which would be inconsistent with their future plans.

The City Council supports the Joint Planning Framework recommended by the Pierce County Regional Council. The strategy of the Joint Planning Framework is to encourage appropriate jurisdictions to enter into inter-local agreements to facilitate and accomplish joint planning in areas of mutual concern.

The inter-local agreement enables the involved jurisdictions and citizenry to work together to review and consider issues of mutual concern. Each agreement may cover one or ~~several~~ **[more]** issues. Possible issues include:

- Boundaries of the joint planning area
- Land use patterns, intensity and density
- Zoning designations
- Development standards
- Design standards
- Environmental standards and policies
- Level of service standards
- Service providers
- Growth tiers
- Lands useful for public purposes
- Essential public facilities
- Capital facilities
- Review and approval of development projects
- Annexation and transition
- Community Plans

Special Study Areas

In the process of developing planning and related ordinances and maps, it became evident that there were issues and geographic areas that need further study and analysis beyond what can be accomplished before incorporation.

The following issues represent concerns that should be addressed either by a committee or task force, or newly appointed Planning Commission by the City Council:

Protection of views

Views of Puget Sound, Chambers Creek Canyon and Mt. Rainier should be protected, and the City would like to explore ways to protect existing views. The City shall undertake a study to analyze various alternative methods of protecting significant views of Puget Sound and Mt. Rainier including identification of those portions of the city where such regulations should be imposed. The City will review methods which protect such views, without being overly restrictive of private or public property rights within these special study areas. Ultimately the City Council may adopt new viewshed protection regulations as part of the zoning code.

Protection of significant trees

Significant sized trees are found throughout University Place. The City wishes to explore methods of ensuring that such trees are not indiscriminately cut down, but without unreasonably restricting private or public property rights or creating costly administrative procedures. The City will therefore undertake a study to determine what type of tree cutting regulations, if any, should be adopted, and in which areas of the City such regulations might apply.

Sign regulations

Signs are ~~and~~ [**an**]important method of advertising, but can also contribute to "visual blight" when the size, number, location, and styles of ~~sings~~ [**signs**]are not carefully considered. Signs include temporary signs, flags, banners, balloons and the like. The City wishes to explore methods of regulations signs in such a way that the advertising needs of businesses are considered, but the aesthetic quality of the community is enhanced. Therefore, the City will initiate a study of sign regulations, including methods by which existing nonconforming signs may be brought into conformance over time.

Commercial and Multi-family Building Design Standards

The design of individual buildings contribute to the community's sense of place and aesthetic appeal. The City would like to explore alternative methods and standards relating to building design standards, including the scale of buildings and their relationship to the site and adjoining properties. To this end the city will initiate a study on building design focusing ~~of new~~ [**on both new and existing**] commercial and multi-family development.

Historic Preservation

The City has a rich history. Unfortunately, that history is not widely known to the community. The City wishes to identify historic places, structures and roads, explore appropriate methods of preserving these features, and develop educational programs to help the community become more aware of the significant local history.

The following geographical areas that should be studied further include:

~~Potential~~ Annexation [Study] Areas [(ASA)]

The City will designate certain ~~area~~ [**areas**] outside the current city limits as potential annexation ~~areas. Basically,~~ [**areas, basically,**] any unincorporated territory between the city limits of University Place and its neighboring cities ~~including Lakewood~~.

These are areas to which the city ~~reasonable expects to provide~~ **[city can provide]** urban level services and further expects to annex within the next five years. To the extent that the city's ~~PAA's~~ [ASA]overlap the ~~PAA~~[ASA]of an adjoining city, the City will enter into a collaborative process with the other city to negotiate a final determination of a ~~PAA~~[ASA] That final resolution should be based on:

A. Recognition of resident community identification and wishes of the property owners in the area,

B. Financial and technical ability to provide municipal services,

C. The creation of logical service boundaries and logical city boundaries,
D. Recognition of physical boundaries including,
- bodies of water
- topographical boundaries
- watersheds
- roadways, and
E. Protection of critical resource areas significant the either city.

The Bridgeport Way Corridor

The City views Bridgeport Way as the primary arterial street and the core area of the City. As such, Bridgeport Way defines the City to a significant degree. Major entrances to the City exist at both the north and south ends of Bridgeport Way. In addition, several street intersections with Bridgeport Way are important focus points or activity points. The City wishes to review a number of issues including but not limited to buffering areas between different land uses, greenbelts, the design of public streets, pedestrian and bicycle access, overhead utilities, signage, landscaping inter- connected parking lots, shared access, building standards, entry ways, and significant trees along Bridgeport Way. The study will also focus on the feasibility of creating a "City Center" between 35th Street and 44th Street along Bridgeport Way. The resulting regulations, if any, could be added to the Zoning Code. In addition, the resulting plan may be implemented through capital improvement programs or other financial mechanisms.

Morrison Pond

The Morrison Pond area is a significant wetland area that is in private property. Some development has occurred adjacent to the wetlands and other development will occur over time. There is interest in protecting these wetlands, and providing public access. Even assuming the wetlands continue to be held in private ownership the City may wish to include design regulations in the wetland ordinance or zoning code.

The City will initiate a special study of the Morrison Pond area, reviewing potential public access points, the possibility of acquiring at least a portion of the property for a community park or open space, and analyzing methods of protect~~ion~~ **[ing]**the unique functional values of the site such as wildlife habitat.

Day Island

This area is unique within the city due to its limited access, the marina, and the private beach access. In addition, many of the homes were built or are being built with less than the standard setbacks. The area has had problems with flooding and inadequate storm drainage facilities. This study would look at setback and height requirements, street and storm drainage facilities, and public access to parts of the beach area.

Pierce County's Chambers Creek Properties Area

The acreage owned by Pierce County, Washington State, or the Burlington/Northern Railroad Company (or under consideration for acquisition by Pierce County), including the wastewater treatment plant, maintenance facility, gravel mines (formally Lone Star pit and County pit), school transportation facility and canyon park sites are undergoing a special

study that was initiated by the County. The City is actively participating in this study and may conceivably add other factors to the study.

Resource Lands

The Resource Lands designation indicates areas where University Place land use plans and regulations address commercially significant resource use.

Open Space and Greenbelts

The Open Space and Greenbelts designation includes public parks and recreational areas, valuable scenic areas, and critical areas throughout University Place. These areas are intended to provide for recreation and natural processes.

- Existing public park and recreation areas, and natural features protected by environmental regulations will be designated as Open Space.

- A system of permanent Open Space will be maintained to preserve the region's beauty and provide for continuing enjoyment of its natural features and to meet the outdoor recreational needs of a growing population.

- University Place's Open Space system will meet the following needs:

  a. Preserve physical and visual buffers within and between areas of urban development;

  b. Provide for visual enjoyment and outdoor recreation; and

  c. Preserve natural areas and environmental features with significant educational, scientific, wildlife habitat, historic or scenic values.

Land Use Designations

Moderate Intensity Employment Centers. Moderate Intensity Employment Centers accommodate light industrial and heavy commercial type uses, warehousing, corporate offices and amusement and recreation facilities.

Community Centers. A Community Center has as its focus a significant ~~commercial~~ traffic generator, around which develops a concentration ~~of other~~ commercial ~~and some high density multi family~~ **[delete]** development. The commercial activity within the center is directed to a customer base drawn from more than one neighborhood. Examples of Community Centers include:

- 67th Avenue W. from 19th to 27th Streets W.;

- Bridgeport Way W. from 35th to 44th Streets W.;

~~Activity Centers. An Activity Center has, as its focus, a recreational, cultural, or educational activity. The attraction draws people from throughout the area, not just surrounding neighborhoods or the community in which the activity is located.~~ **[delete completely]**

All uses should support the activity of the center or be mutually beneficial to the activity of the center. Uses that are detrimental to the activity of the center are discouraged.

Mixed Use Districts

Mixed Use Districts are concentrations of limited commercial, office and multi-family developments located along major arterials, between Moderate Intensity Employment, ~~Activity~~ or Community Centers. Commercial activity in Mixed Use Districts caters to a customer base within the surrounding neighborhoods. Multi-family, limited retail, 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 types 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.

High Density Residential Districts

High Density Residential Districts are composed of multi-family and high density single-family housing and serve to 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 High Density Residential Districts. The High Density Residential Districts will include design standards and placement criteria to ensure a compatible relationship with residential areas with lower density adjacent to the High Density Residential Districts.

Moderate Density Single-Family Residential

Geographic areas which fall outside of a designated center, as described above, are designated as Moderate Density Single-Family. This classification provides for single-family and two-family dwelling units. 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.

STATE GOALS

Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner (RCW 36.70A.020(1)).

Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development (RCW 36.70A.020(2)).

Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities

(RCW 36.70A.020(5)).

Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock (RCW 36.70A.020(4)).

Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forested lands and productive agricultural lands, and discourage incompatible uses (RCW 36.70A.020(8)).

Open space and recreation. Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks (RCW 36.70A.020(9)).

Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water (RCW 36.70A.020(10)).

Property Rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions (RCW 36.70A.020(6)).

Permits. Applications for both state and local governments permits should be processed in a timely and fair manner to ensure predictability (RCW 36.70A.020(7)).

OBJECTIVES, PRINCIPLES AND STANDARDS

Location Criteria

Location criteria are guiding principles and standards for the placement of activities on the land. These locational requirements involve consideration of danger from floods and other health and safety hazards; the vulnerability of important environmental processes to development practices and activities; the nearness or remoteness of one use from another in time, distance and cost; the social, economic and environmental compatibility of adjacent uses; the economic feasibility of developing particular uses in particular locations considering the physical characteristics of the site; the pattern of land values; and the livability of the site and the physical and social conditions in the City.

General principles relating to the location of land uses customarily fit into five major functional areas: the Employment Centers, the living areas, the shopping and leisure time areas, public and community facilities, and the open space areas. Beginning the consideration of planning criteria at this general level helps to maintain a holistic view of the City, something too easily lost in the details of separate planning studies or element discussions and specific standards.

The Employment Centers consist of those parts of the City devoted to major employment--manufacturing, trade, and office services. The living areas are viewed as the residential communities and their accessory facilities such as neighborhood stores and playgrounds, local parks and elementary schools. The shopping and leisure time areas are considered to include the major

educational, cultural and recreational facilities of centers. There may be overlaps between the three areas.

City Limits

LU Objective 1. **Within University Place, the property rights of landowners shall be protected from arbitrary and discriminatory actions. Private property shall not be taken for public use without just compensation having been made.**

LU Objective 2. **Provide efficient government facilities and services.**

2.1 Contain and direct growth where adequate public facilities exist or can be efficiently provided.

2.1.1 Assure that urban level facilities and services are provided prior to or concurrent with development. These services include, but are not limited to, potable water supply, adequate sewage disposal, surface water management, roads, and transit.

2.2 Within the designated Urban Growth Area, adopt measures individually or through joint planning to ensure that growth and development are timed and phased consistently with the provision of adequate public facilities and services.

2.2.1 Coordinate phased expansion of sewer interceptors with other municipalities.

2.2.1.1 Sewer service will continue to remedy groundwater contamination and other health problems by replacing septic systems and community on-site sewage systems; or

LU Objective 3. **Coordinate planning within Urban Growth and Urban Service Areas.**

3.1 Designated Urban Growth Areas or Urban Service Areas of municipalities, outside of municipal corporate limits, shall be subject to joint municipal planning.

3.1.1 Joint planning shall also occur in those other areas where the respective jurisdictions agree such joint planning would be beneficial.

3.1.2 The parties involved in the joint planning process may include one or more municipalities and the County.

3.1.3 When joint planning is required, the joint planning effort shall determine and resolve issues including, but not limited to, the following:

3.1.3.1 How zoning, subdivision and other land use approvals in designated Urban Growth Areas or Urban Service Areas of municipalities will be coordinated;

3.1.3.2 How appropriate service level standards for determining adequacy and availability of public facilities and services will be coordinated;

3.1.3.3 How the rate, timing, and sequencing of boundary changes will be coordinated;

3.1.3.4 How the provision of capital improvements to an area will be coordinated; and

3.1.3.5 To what extent a jurisdiction(s) may exercise extrajurisdictional responsibility.

3.1.4 Joint planning may be based upon factors including, but not limited to, the following:

3.1.4.1 Contemplated changes in municipal and special purpose district boundaries;

3.1.4.2 The likelihood that development, capital improvements, or regulations will have significant impacts across a jurisdictional boundary;

3.1.4.3 The consideration of how public facilities and services are and should be provided and by which jurisdiction(s); or

3.1.4.4 The consideration of how economic development may best be encouraged and supported.

LU Objective 4. Provide a range and scale of urban land uses within the designated City Limits.

4.1 Encourage commercial development to locate in Centers and Mixed Use Districts in the City where suitable to the type of business and population served. Discourage the continuation of strip commercial development, and commercial development that is incompatible with surrounding land uses.

4.2 Locate industrial development in compact, well-defined centers within the City.

4.3 Attract industries to specific areas within the City by ensuring an adequate supply of industrial land with adequate public facilities and services.

4.4 Ensure that a mix of land uses occurs within Activity Centers, Community Centers, and Mixed Use Districts. Land use regulations may be employed which:

4.4.1 Specify which uses should be located in which locations within those centers or districts;

4.4.2 Indicate the types of uses which may locate within those centers or districts, but not specify the exact location; or

4.4.3 Combine the two techniques described in LU-UGA 4.4.1 and 4.4.2, above.

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

4.6 Develop auto-oriented design standards to apply to Centers and Districts, as appropriate.

Commercial Centers

LU Objective 5. Coordinate Planning with the City Limits

~~**Activity Centers.**~~

~~5.1 Activity Centers should be located and designed to meet the needs of those drawn by the recreational, cultural, and educational attractions found in the Activity Center.~~

~~5.1.1 Discourage industrial, manufacturing or commercial development which is land intensive and employs a low number of employees per acre.~~

~~5.1.2 Require developments to meet design standards that further the Activity Center objectives.~~

~~5.1.2.1 Sidewalks, skywalks, boardwalks, bicycle paths, and other means of internal pedestrian and non motorized circulation are a priority.~~

~~5.1.2.2 Parking should be shared and parking management programs implemented.~~

~~5.1.2.3 Control vehicular access.~~

~~5.1.2.4 Landscaping, plazas, and other amenities should be required.~~

~~5.1.3 Community facilities are encouraged to locate in Activity Centers.~~

Community Centers. [move to next page as heading]

Community Centers

5.2 Community Centers should be located and designed to meet shopping, service, and multi-family housing needs of the surrounding community.

5.2.1 Community Centers should be of a size to serve the needs of more than one neighborhood while remaining small enough to be compatible with surrounding residential areas.

5.2.2 New Community Centers should be located a minimum of two miles apart.

5.2.3 Encourage retail trade; service; finance; insurance; real estate; and multi-family development within Community Centers.

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

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

5.2.6 Require developments to meet design standards that further the Community Center objectives.

5.2.6.1 Sidewalks, skywalks, boardwalks, bicycle paths, and other means of internal pedestrian and non-motorized circulation are a priority.

5.2.6.2 Parking should be shared and parking management programs implemented.

5.2.6.3 Control vehicular access.

5.2.6.4 Landscaping, plazas, and other amenities should be required.

5.2.6.5 Sites should be developed without front yards **[Delete ?]**

~~5.2.6.6~~ Multi-level parking facilities are encouraged. **[Delete]**

5.2.7 Community facilities are encouraged to locate in Community Centers.

5.2.8 ~~Community Centers should be designated as receiving zones for transfer of development rights~~. **[don't delete, but move to mixed use district]**

~~Employment Centers~~ [Change to **Moderate Intensity Employment Centers**]

LU Objective 6. Provide planned Employment Center development sites, properly zoned and serviced with infrastructure.

6.1 Provide for the development of Employment Centers to meet the industrial and manufacturing needs of a growing economy.

6.2 Provide for the development of Moderate Intensity Employment Centers in the City.

6.2.1 Moderate Intensity Employment Centers should accommodate uses such as light industrial, warehousing and corporate offices.

6.2.2 Encourage light manufacturing, assembly, heavy commercial and wholesale activities which are considered to be of less impact on surrounding residential areas in terms of nuisance factors or hazards.

6.3 Employment Centers should be located and designed in a manner which attracts and retains businesses with high paying jobs.

6.4 Prohibit residential uses from Employment Centers.

6.5 Allow commercial/service development that supports and serves the daily needs of the work force at the Employment Center.

6.6 Require developments to meet design standards that further the objectives for Employment Centers.

6.6.1 Landscaping, plazas, and other amenities should be required.

6.7 Define building heights in Employment Centers in consideration of anticipated land uses, surrounding land uses, safety and emergency measures, transportation networks, and efficient use of land.

Mixed Use Districts

LU Objective 7. Encourage a re-orientation of historically commercial strips to a less congested, transit compatible district of mixed uses and intensities.

~~7.1~~ Auto-oriented commercial and land intensive commercial development are ~~encouraged to locate in Mixed Use Districts.~~ [**Delete**]

7.1 ~~Community Centers~~ [change to **Mixed Use Districts**] should be designated as receiving zones for transfer of development rights. **[moved from previous page]**

7.2 Mixed Use Districts should meet performance standards established for efficiency, functionality, and aesthetics.

7.3 Provide incentives to control vehicular access along major arterials.

7.4 Provide incentives for pedestrian friendly developments, i.e., sidewalks, and walkways.

7.5 Incentives should be utilized to encourage inclusion of a multi-family residential component within the Mixed Use Districts.

7.6 Multi-family residential development should be encouraged in those Mixed Use Districts, or parts thereof, that are undeveloped, residential in character, or contain non-residential structures that have outlived their usefulness.

7.7 Low intensity commercial and office development can be located in Mixed Use Districts with adequate buffering, landscaping and height restrictions.

7.8 Uses and properties within the Mixed Use Districts should be encouraged to utilize common access points onto the roadway, allow cross-access for employees, patrons and residents of abutting developments. Developments should be encouraged to access side streets rather than directly onto the corridor roadway.

7.9 Define building heights in Mixed Use Districts in consideration of anticipated land uses, surrounding land uses, safety and emergency measures, transportation networks, and efficient use of land.

High Density Residential District

LU Objective 8. High density multi-family housing should be designed and located along or close to major arterials and transit routes in High Density Residential Districts that link housing areas with Employment Centers, Mixed Use Districts, Community Centers, Activity Centers.

8.1 High Density Residential Districts should meet performance standards established for efficiency, functionality, aesthetics and livability.

8.2 High Density Residential Districts should connect with Major Urban, Activity, Community or Employment Centers.

8.3 High Density Residential Districts should include a mix of residential housing types with high density, relative to the specific housing type, being a common feature of all developments.

8.4 High Density Residential Districts should include a mix of project sizes.

8.5 Stable single-family housing stock within High Density Residential Districts is to be maintained and taken into account in the placement of new higher density projects adjacent to those areas.

8.6 Site design techniques should be utilized to create a smooth transition from high density within the High Density Residential District to lower density residential areas adjacent to them, so as to encourage the high density residential uses along the arterials and the surrounding lower density areas to function as a unified neighborhood.

8.7 High density residential developments should mitigate any significant increase in traffic volume on residential streets serving low to moderate density residential development.

8.8 To foster a sense of a unified neighborhood, active and passive recreational open spaces should be developed within the High Density Residential Districts.

8.9 Define building heights in High Density Residential Districts in consideration of anticipated land uses, surrounding land uses, safety and emergency measures, transportation networks, and efficient use of land.

Resource Lands - Agriculture

LU Objective 9. **Develop a process for accepting donations of agricultural lands, and develop a program for continuing agricultural operations on donated agricultural lands.**

Residential

Location Criteria **[Bold, no undrline ?] [delete ?] [what ?]**

LU Objective 10. Living areas ~~will~~ **[should]** be located in consideration of the following:

10.1 Living areas should be located in convenient proximity to the work, shopping and leisure time areas.

10.2 Living areas should be located where they can be served by efficient, regular transit service, and a complete road network to ensure easy transit access.

10.3 The spatial configuration of living areas should take the activity and residential preference patterns of various categories of households into account.

10.4 Living areas should be in convenient proximity to large community open spaces and should include smaller private open spaces.

10.5 Living areas should be located within walking distance of community facilities, including schools, shopping areas, and parks.

10.6 Living areas should be distanced, buffered or otherwise mitigated from physical hazards, unhealthful conditions, protected from traffic and incompatible uses, such

as Employment Centers with high noise, risk of explosion or fire, odor, dust or glare.

10.7 Living areas should be located in areas which are economical and energy efficient to develop, affordable, and where residential densities with a range of choices can be insured.

10.8 Living areas should be buffered from resource lands.

[Delete]

LU Objective 11. Provide for a variety of residential densities ~~in an Urban Growth Area~~ based on: community values, development type and compatibility, proximity to facilities and services, immediate surrounding densities, affordability, critical area protection and capability, applicable mitigation activities, and utilizing performance standards such as buffers, as well as innovative building and development techniques.

11.1 Single-family and two-family development **[add in MSF]** should generally range from two to ~~six~~ **[four]** dwelling units per acre. **Up to six dwelling units per acre in MSF may be allowed if the developer provides Residential Density Incentives (RDI), and/or can Transfer Development Rights (TDR), and/or designs a Planned Development District (PDD). [Text Added]** Higher single-family and two-family densities should be allowed in High Density Residential and Mixed Use Districts. Specific densities should be based on land characteristics and the availability of urban services such as sewers.

11.2 Multi-family residential development densities should not exceed 10 dwelling units per acre where sewer services are available. Specific densities should be based on land characteristics, type of multi-family development, and the availability of facilities and services.

11.2.1 A density of up to 10 units per acre should be allowed in ~~Community Centers, Activity Centers,~~ **[delete]** High Density Residential Districts and Mixed Use Districts, where sewer services are available.

11.2.2 A density of up to 8 or 10 units per acre should be allowed in~~, Community Centers, Activity Centers,~~ **[delete]** High Density Residential Districts, and Mixed Use Districts until sewer services are available, provided Health Department requirements are met.

11.3 In order to increase compatibility with the adjacent Moderate Density Single-Family designation and uses, High Density Residential and Mixed Use Districts shall utilize a range of maximum densities based on the depth of blocks in established neighborhoods and the density and type of housing on opposite streets facing the districts.

11.3.1 Up to ten (10) dwelling units per acre, consisting of either single-family or two-family units, should be allowed in High Density Residential Districts where sewer services are available. No more than eight dwelling units per acre, consisting of either single-family or two-family units, should be allowed if sewer service is not available.

11.3.2 The base ground-level multi-family densities in the Mixed Use or High Density Residential Districts shall be 10 dwelling units per acre, if sewered, and 8 dwelling units per acre if no sewer service is provided.

11.4 Where urban lands have development constraints, dwelling units should be clustered on the unconstrained portions of the site. Where clustering cannot provide adequate protection of critical areas, a density of less than four homes per acre is appropriate.

11.5 Infill density should be consistent with the established neighborhood.

11.6 Develop regulations which would allow one accessory dwelling unit on a residential lot where an existing single-family dwelling exists.

11.6.1 Accessory dwelling units shall not be included in the calculation of residential densities.

11.7 To encourage a diversity of affordable housing types, consider the establishment of mobile home parks in High Density Residential Districts.

~~11.7.1~~ The maximum density for dwelling units in a mobile home park within a ~~Moderate Density Single Family area shall be six units per acre, if sewered, and four units per acre if no sewer service is provided.~~ **[delete]**

11.7~~.2~~ **[change to .1]** The base density for dwelling units in a mobile home park within a Mixed Use District or High Density Residential District shall be 10 units per acre, if sewered.

~~11.7.3~~ To further encourage a diversity of housing types, allow for the placement of ~~manufactured housing within mobile home parks in addition to the traditional single wide mobile home units.~~ **[delete]**

LU Objective 12. Accommodate demand for urban-density living ~~only within an Urban Growth Area.~~ [delete]

12.1 Urban level facilities and services must be provided prior to or concurrent with development **[or redevelopment, including major tenant improvements.]** These services include, but are not limited to water, adequate sewage treatment, surface water management, and roads, where appropriate. Other types of services could include schools, sidewalks, bicycle paths, trails, parks and recreation.

12.2 Provide for a range of housing designs and densities, including small lot single-family, zero-lot-line developments, cluster housing, planned unit developments, town houses, duplexes, triplexes, apartments (high and low density), and mobile home parks.

12.3 Locate and design new residential developments, and improve existing developments, to facilitate access and circulation by transit, car and van pools, pedestrians, bicyclists, and other alternative transportation modes.

12.4 Transfer of development rights may be utilized to exceed density limits in ~~, and Community Centers~~. **[HRD and MUD zones] { change to 12 ??? }**

12.5 New multiple-level multi-family development, especially at higher densities, shall generally be located adjacent to the right-of-way edge of a Mixed Use or High Density Residential District roadway and no closer than 660 feet to a Moderate Density Single-Family Designation without undergoing design review.

12.6 New ground-level multi-family development may be located throughout the Mixed Use or High Density Residential Districts and especially in areas where it can serve as a transition between multiple-level multi-family and commercial uses and lower density single-family detached and two-family areas.

12.7 New high density single-family detached or two-family development should serve as a buffer between lower density residential areas and multi-family ~~and commercial~~ development in the High Density Residential District. **[delete]**

12.8 The depth and width of High Density Residential and Mixed Use Districts should be determined based on the street and block patterns of the adjacent areas and the adjacent land uses and densities.

12.9 Unless separated by a primary or secondary arterial, multi-family designations should be discouraged from abutting a street, or portion thereof, upon which single-family or two-family development fronts on the opposite side in order to limit traffic, noise and compatibility conflicts.

12.10 Design standards should be developed to ensure that new high density single-family detached, two-family and multi-family developments are compatible with surrounding residential uses. These standards should address at least the following issues:

- Discouraging vehicular access points onto the shared street with lower density residential areas; and
- Screening multi-family and commercial development from any single- or two-family dwellings directly opposite the multi-family or commercial development.

- Compatibility between multifamily, commercial and moderate density single family uses will be assured through buffering, height and building scale requirements.

12.11 New housing, should be discouraged in areas where sanitary sewer is planned but not yet available.

LU Objective 13. Home occupations, and day-care facilities should be allowed.

13.1 Allow home occupations in all areas of University Place, provided that surrounding residential lands and the environment are not adversely affected.

13.2 Allow a residential dwelling to be used as a family day-care provider's home facility in an area zoned for residential or commercial use, provided that the facility conforms to the requirements of RCW 36.70A.450. A family day-care provider, as defined in RCW 74.15.020, means a licensed day-care provider who regularly provides day-care for not more than twelve children in the provider's home in the family living quarters.

13.3 Home occupations should not detract from the character of the surrounding area or cause environmental damage.

13.4 Develop regulations for home occupations and day-care facilities, allowed as accessory to an existing detached single-family dwelling.

LU Objective 14. Encourage cluster development of residential lands so open space, views, watersheds, and critical areas are permanently protected, or provide lands reserved for future urban development.

LU Objective 15. Encourage and support redevelopment in areas where urban facilities and services exist.

~~Planned Unit Developments~~ [Planned Development Districts]

LU Objective 16. Planned Development District (PDD) developments are encouraged within the City 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.

16.1 **[PDD]** developments should be allowed provided that any approval shall include a phasing plan to ensure that the various segments of the development are served by adequate public facilities and services.

16.2 **[PDD]** developments should consider including the following:

16.2.1 An appropriate mix of housing, services, and recreation;

16.2.2 Neighborhoods with a variety of housing options, including affordable housing for a range of income levels, consistent with a jobs-housing balance;

16.2.3 A phasing plan to assure orderly growth and ability to respond to market demands for economic development and housing;

16.2.4 An infrastructure and public facilities plan, including an analysis of a range of financing options where appropriate, that conform to the proposed phasing plan;

16.2.5 Site planning that encourages transit use and non-motorized transportation, and a transportation demand management plan;

16.2.6 Open space to promote both active and passive recreation, and centers for community activities and assembly;

16.2.7 Measures to protect critical areas and conserve resource lands.

16.3 A PUD development should be reviewed and evaluated by the Planning Director at least every five years until buildout. The review should address compliance with the conditions of approval. The review may also assess whether the development is well designed, contains a balance of uses, efficiently uses public facilities and services, and provides adequate open space.

Commercial [**Should this title be bold and without underline ?]**

Location Criteria

LU Objective 17. Shopping, service, and leisure-time areas will be located in Commercial Centers and Mixed Use Districts in consideration of the following:

17.1 Shopping, service, and leisure-time areas should be located in Commercial Centers and Mixed Use Districts.

17.2 Shopping, service, and leisure-time areas should be served by public transit and a complete road network.

17.3 Shopping, service, and leisure-time areas should be located on sites which provide adequate services for their purposes.

17.4 Shopping and service areas should be located in concentrated Activity, and Community Centers and Mixed Use Districts and not line arterial streets in a continuous fashion.

17.5 Shopping and service areas should be located where there is sufficient constraint-free vacant or redevelopable land with parcels large enough to accommodate the commercial use and associated parking, circulation, unloading and landscape needs.

17.6 Shopping and service areas should be located where adequate utility service is readily available.

17.7 Shopping and service areas should be located in areas that have adequate population base or growth potential to accommodate the shopping area uses.

17.8 Shopping, service, and leisure-time areas should utilize methods for minimizing the amount of impervious ground cover to limit impacts on the groundwater table.

General **[Should this title be bold and without underline ?]**

LU Objective 18. Allow for Commercial Centers in the City which conform with established environmental guidelines.

LU Objective 19. Infill, renovate, or redevelop existing Commercial Centers before creating new Commercial Centers.

LU Objective 20. Commercial development in continuous strips along arterials is discouraged.

20.1 Prohibit the extension of existing commercial strips.

20.1.1 Minimize entrance and exit points at commercial sites to minimize traffic impediments and control vehicular access.

20.1.2 Design or improve commercial sites to facilitate circulation by pedestrians, bicyclists, transit, and other alternative transportation modes.

20.1.3 Locate convenience and commercial services at transit centers, park-and-ride lots, etc., to provide enhanced services and security to users of public transit facilities.

20.2 Promote the functional and aesthetic improvement of existing commercial strips; such as:

20.2.1 Signage,
20.2.2 Building Design,
20.2.3 Sidewalks, and
20.2.4 Landscaping.

20.3 Support planning which promotes safe, efficient commercial development along arterials without encouraging strip development.

20.3.1 Encourage access points onto side streets rather than directly onto the major roadway.

20.4 Support the concentration of commercial uses and discourage the appearance of strip-like development by:

~~20.4.1 Limiting off-premise signage to advertisements which indicate the name and location of businesses located in the Center or District in which the signage is proposed; or~~ **[delete]**

20.4.~~2~~ **[change to .1]**~~Including~~ **[Limit]** signs **[to those]**which direct attention to a business or profession conducted, or to a commodity, service, or entertainment sold, or offered upon the premises where such sign is located, or to which it is affixed.

LU Objective 21. Design commercial developments consistent with the Comprehensive Plan.

21.1 Encourage the design of commercial developments that minimize land use conflicts.

21.2 Develop design standards, including but not limited to, signage, landscaping, setbacks, and buffer strips for new commercial developments, and to improve the appearance of existing commercial areas and protect existing and planned residential development.

LU Objective 22. Provide for home occupations that meet performance standards and do not have a detrimental effect on the existing or planned character of the residential neighborhood.

22.1 A Home Occupation is a limited commercial activity that is clearly incidental to the use of the residence as a dwelling.

LU Objective 23. **Warehouses are allowed in [Moderate Intensity] [add] Employment Centers as a principal use.**

23.1 Warehouses in commercial areas shall only be those incidental to the adjacent commercial use(s).

LU Objective 24. **Adult Businesses are ~~prohibited in inappropriate locations.~~ [allowed only in limited locations with special use permits.]**

[24.1 Adult businesses should only be allowed in Moderate Employment Center Districts.

24.2 Adult businesses should only be allowed where distanced from facilities oriented toward children.

24.3 Adult businesses should only be allowed where distanced from other adult businesses.] [Should items 1, 2, 3 in brackets be deleted ?]

[24.4 Adult businesses must comply with applicable licensing ordinances] [add]

Industry

Location Criteria **[Should this be bold to coincide with other like headings ?]**

LU Objective 25. **[add Moderate Intensity]Employment Centers will be located in consideration of the following:**

25.1 Employment Centers of significant size or density should be located where transportation capacity is present or can be made available, and where public transportation exists or can be provided.

25.2 Employment Centers should be in convenient proximity to living areas where transit and thoroughfare routes exist or can be provided.

25.3 Employment Centers should be located in consideration of existing and anticipated business patterns.

25.4 Employment Centers should be located outside of floodplains, wetlands, riparian areas, or other critical areas, and constructed to protect major aquifers providing drinking water for the community. If dependent upon water for its existence an industry may locate on the above provided the impacts are mitigated.

25.5 Employment Centers should be in locations accessible to heavy transportation facilities and large capacity utility lines where they are required.

25.6 Employment Center locations should be adequate in size, economical to develop, and attractively situated for particular uses intended.

25.7 Employment Centers should be sites with sufficient room for access, storage, handling and parking of materials, containers, and equipment.

25.8 Employment Centers should have direct access to commercial transportation, such as trucking, shipping or heavy rail.

25.9 Employment Centers should be within an easy commute to living areas.

25.10 Incompatible uses should be made compatible by using distance buffers or other similar mechanisms.

25.11 Employment Centers should offer an attractive environment.

25.12 If the industry involves wastes, there should be an adequate area for on-site treatment, if appropriate, or an alternatively acceptable process.

25.13 Employment Centers should be located to assure minimum commuter travel through residential areas on secondary or collector streets.

25.14 Employment Centers should be located where adequate public facilities exist or can be provided.

25.15 Resource-based Employment Centers should be adequately distanced from incompatible uses.

General [**Should this be bold without underline ?**]

LU Objective 26. Provide a predictable development atmosphere, emphasizing diversity in the range of goods and services provided and ensuring that as the economy changes, employment opportunities are balanced with a wide range of other land uses.

26.1 Ensure an adequate supply of industrial land in appropriate areas.

26.1.1 Allow industrial development in the City on sites where sanitary sewer, storm water management, water, and police and fire protection are available and adequate prior to or concurrent with development.

26.1.2 Sites should be located in an Urban Growth Area where they can be served economically and adequately by these services, including sanitary sewers, storm water management, water, police and fire protection, and roadways.

26.2 Require that industrial development sites have good access, adequate public facilities and services, suitable topography and soils, and minimum impact on residential areas.

26.3 Minimize the impact of industrial developments on adjacent non-industrial land uses through appropriate landscaping, screening, buffer strips, graduated land use intensity, and similar methods.

26.4 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.

26.5 Locate and design new industrial sites, and improve existing ones, to facilitate access and circulation by transit, car and van pools, pedestrians, bicyclists, and other alternative transportation modes.

26.6 Residential and some commercial land uses are prohibited in industrial areas except for those which serve the needs of the area's work force.

LU Objective 27. Establish a process for designating new planned Employment Centers when existing centers are fully developed.

Business Development - Economic Diversity

LU Objective 28. Pursue an active recruitment program to induce a variety of commercial and industrial enterprises to settle in the City.

28.1 Create and encourage partnerships between government and business to deal with business recruitment issues at all levels and sizes.

28.1.2 Strive for a natural and business environment that is an incentive for new business creation and recruitment.

28.2 Support private sector forces which act to diversify the economy.

28.2.1 Develop and implement a targeted industry program in cooperation with the economic development community to attract, expand and retain business.

28.2.1.1 Encourage the continued growth and expansion of international trade export opportunities to stimulate the growth of commerce by the University Place commercial/industrial business sectors.

28.2.1.2 Develop a focus on the arts industry as an important University Place economic asset.

28.2.1.3 Encourage the continued growth of the health care industry.

28.2.1.4 Encourage the tourism industry and facilitate the coordination of its development.

28.2.1.5 Increase environmentally sound manufacturing in University Place.

Community Revitalization [**Bold, no underline ?**]

LU Objective 29. Develop programs that create healthy central business districts (CBD) in the City.

29.1 Encourage the formation of locally-based business improvement areas, Main Street associations, community development corporations, and other neighborhood development organizations.

29.1.1 Develop a program of neighborhood commercial district revitalization. The goal of this program will be to strengthen local businesses through local organizational development, promotion and marketing assistance, and economic restructuring.

29.2 Develop new investment and redevelopment opportunities for private investment in targeted areas through provision of financial incentives.

29.3 Identify, review, and recommend changes to any policies that act as disincentives to redevelopment or business diversity.

29.4 Support business assistance programs within neighborhood business districts which focus on maintenance, facade improvements, marketing, merchandising, and link the neighborhood with the city's tourism efforts.

Infrastructure [**Bold, no underline ?**]

LU Objective 30 Through the Capital Facilities Plan, assure that adequate infrastructure is provided to accommodate economic growth.

30.1 Develop a mechanism to coordinate the providers of water, sewer, power, natural gas, telecommunications, cable television, transportation systems, and other infrastructure.

30.2 Develop a mechanism to coordinate infrastructure provision among jurisdictions.

30.3 Target areas of high growth for future infrastructure improvements.

30.4 Encourage the development of appropriate facilities for tourist use.

30.5 Promote conservation of energy and other resources by industries.

30.6 Continue lobbying the federal government for revenue sharing or similar programs for the financing of needed infrastructure.

Cultural Revitalization [**Bold, no underline ?**]

LU Objective 31 Encourage programs that develop and promote our cultural resources.

31.1 Develop tourism programs that address cultural resources, including historic resources.

31.2 Encourage the production and support of literary, performing and visual arts as significant economic assets and industries.

31.3 Establish the resources to develop trade and marketing programs that work in coordination with cultural events and the University Place Cultural Plan.

Environment [**Bold, no underline ?**]

LU Objective 32 Achieve and maintain a high environmental quality of life in order to maintain and develop a robust, thriving economy and keep University Place a preferred place to live, work, and play.

32.1 Recognize that environmental quality and economy development are complementary objectives that may be achieved simultaneously.

32.2 Enforce air quality standards in a conscientious and consistent manner so that federal air quality standards are met.

32.3 Take leadership in launching a cooperative and coordinated surface and groundwater management plan.

32.4 Conserve open space through a number of available techniques, including purchase of development rights, cluster or low density zoning, transfer of development rights programs, acquisition, and/or other measures.

Regulatory Framework [**Bold, no underline ?**]

LU Objective 33. University Place should develop regulations which are consistent, enforceable, fair, predictable, and timely.

33.1 Develop an expanded notification system to provide timely information relating to changing environmental regulations.

33.2 Provide for a master environmental impact statement policy for areas identified for potential commercial or industrial development.

33.3 University Place should evaluate local environmental regulations to enhance their consistency, predictability, timeliness, and effectiveness.

33.3.1 This shall include administrative policy reviews.

33.3.2 This shall include the continued refinement of cost-effective mitigation.

33.4 Establish mandatory timelines for each type of permit.

33.4.1 Provide a fee structure that is adequate to support the timelines.

33.5 Allow University Place to hire private consultants to review plans for permit approval by the City and bill the cost of such to the developer or contractor.

Coordination [**Bold, no underline ?**]

LU Objective 34. Coordinate economic development efforts so that a clear and consistent economic policy is followed.

34.1 Ensure that City policies, regulations, and decision making processes specifically consider impacts on economic development.

Recreation

University Place citizens enjoy a wealth of recreational lands, some of which are outside City purview. Examples are Mt. Rainier Meadow Park Golf Course, Titlow Beach, Fort Steilacoom Park, Chambers Creek Canyon Park, Pt. Defiance Park. These parks provide recreational options for all local residents.

The GMA requires that the designation, proposed general distribution, general location and extent of University Place recreation lands be identified in the Land Use Element of the Comprehensive Plan. Areas suitable for open space corridors within and between Cities are also required to be identified. According to the GMA, one of the identified uses of open space lands is recreation.

Location Criteria [**Bold, no underline ?**]

LU Objective 35. University Place recreation areas will be located in consideration of the following:

35.1 Public land which is readily accessible and designated for public access via existing roads or where roads can be reasonably extended to access the site should be preserved for recreational opportunities. Recreation areas should be located close to their prospective users and accessible to living areas by pedestrian walkways.

35.2 Sewer, potable water and other utilities should be readily available or extended to urban recreation sites used for active recreational uses.

35.3 Sites to be used for active recreational uses should be nearly level, dry and free of hazards or obstacles. However, the site should be suitable for the type of recreation proposed; activities which require differences in topography should be sited accordingly.

35.4 Neighborhood and community parks should be linked by open space networks, particularly in areas where significant growth is anticipated or where open space for existing development is inadequate, including gaps in the open space network.

35.5 Outdoor recreational uses should be located in areas easily accessible, and on land offering special resource-based recreational opportunities (such as lakes, river corridors, and hills with prominent views).

35.6 Land which includes a significant historic, archaeological, scenic, cultural or unique natural feature.

General **[Bold, no underline ?]**

LU Objective 36. Promote the establishment of a mechanism to prioritize the development of new parks within University Place.

LU Objective 37. Encourage cooperation between University Place and school districts for community use of schools and play fields.

Open Space

University Place is endowed with natural open space (shorelines, wetlands, stream corridors, and water bodies) and developed open space (parks, agricultural lands) that make it an attractive place to live and play. These open spaces provide a variety of benefits to the residents of University Place. Open spaces provide numerous recreational opportunities, act as separators between developments, help conserve cultural resources, and help conserve natural resources and the environment by retaining natural landscapes of wetlands, stream corridors, floodplains, and other areas. These areas are thus allowed to maintain their ecological functions.

Use of open spaces also provides an effective method of land use planning by setting aside environmentally sensitive lands, which are often ill-suited for development. Open spaces and greenbelt areas can separate incompatible land uses, link communities and businesses, and provide alternative transportation routes for pedestrians and bicycles. Open spaces also have economic benefits. Nearby trails and parks often enhance residential property values. Recreational users of open space spend money in commercial areas which are accessible to open space networks. Industry and businesses are drawn to areas with open space because of the attractive setting, recreational opportunities, and overall quality of life they symbolize.

The GMA requires that the designation, proposed general distribution, general location and extent of open space lands be identified in the Land Use Element of the Comprehensive Plan. Areas suitable for open space corridors within and between Urban Growth Areas are also required to be identified.

Location Criteria [**Bold, no underline ?**]

LU Objective 38. Open space areas will be located in consideration of the following:

38.1 Major parks and large open spaces should be located to take advantage of natural processes (e.g., wetlands and tidal actions) or unusual landscape features (e.g., cliffs and bluffs) or to provide for a variety of outdoor activities.

38.2 Wooded areas that serve a functional purpose in climate, noise, light, habitat, and pollution control should be incorporated into the open space system.

38.3 Hazardous areas should be utilized as open space wherever possible.

38.4 Lands which can provide for a separation or buffer between developments, and other land uses should be incorporated into the open space system.

38.5 Critical areas which would contribute to the continuity of trails should be incorporated into the open space system.

38.6 Critical areas should be integrated into an open space network within Employment Centers.

38.7 Where possible, open spaces should be located contiguous to other open space areas, allowing for inter-connections and creating the potential for open space corridors.

38.8 Open space in the City should be readily accessible to residents where appropriate.

LU Objective 39. Preserve open spaces, natural areas, and buffer zones, wetlands, wildlife habitats, parks, and historical, geologically unique, and archeological resources.

39.2 Develop a plan for the provision of open space considering the following:

39.1.1 Open space and greenbelts may also include critical areas, and

39.1.2 Open space is defined in conjunction with recreation and facilities.

LU Objective 40. Establish an open space network linking open space areas via greenbelt corridors throughout University Place. Where possible, the open space system should integrate critical areas.

40.1 Develop an official open space map which identifies the general locations of open space areas and corridors in University Place.

40.2 Identify different types of open space (e.g., riparian areas, farmlands) and prioritize these areas for preservation purposes.

40.3 Open space in urban areas should remain substantially undeveloped and exemplify the Northwest character (retention and replanting of native vegetation).

LU Objective 41. Recognize that open space is an integral part of an area's infrastructure and that it should be provided concurrent with development, with minimum percentages of public open space required per development.

41.1 Require that new subdivisions set aside a percentage of total land area in open space in perpetuity or pay an impact fee in lieu of the set aside land.

41.1.1 Ensure that the area set aside best serves the purpose of open space (e.g., the area should match areas on the official open space map) and can be linked to adjacent open space areas to provide greenbelts.

41.1.2 Where linkages and greenbelts occur, ensure that public easements are provided.

41.1.3 Where land is not suitable for open space purposes, require the acquisition (or contribution towards acquisition) of nearby open space lands. These nearby lands will preferably be identified on the official open space map.

LU Objective 42. Utilize a number of techniques and innovative measures to preserve open space.

42.1 Consider the use of overlays, special zoning districts (e.g., agricultural zoning), and large-lot zoning to preserve high priority open space areas.

42.2 Provide incentives for open space preservation by allowing innovative measures such as cluster zoning, transfer of development rights, zero-lot-lines, and other techniques.

42.3 Consider the use of real-estate excise taxes (RCW 82.46) to acquire open space lands, including the following authorized taxing sources:

42.3.1 A 1/4 percent tax for capital facilities (RCW 82.46.010);

42.3.2 Second 1/4 percent tax for capital facilities (RCW 82.46.035); or

42.3.3 "Tree tax" of up to one percent for acquisition and maintenance of conservation areas (RCW 82.46.070).

42.4 Utilize conservation futures funding (RCW 84.34) to acquire open space lands.

42.5 Provide increased opportunities for current-use or preferential tax assessment (RCW 84.34) for open space lands by promoting public enrollment in the program.

42.6 Pursue public acquisition of open space lands through:

42.6.1 Fee-simple purchase

42.6.2 Less than fee-simple purchase (i.e., purchase of development rights, conservation easements)

42.6.3 Voluntary donations with tax incentives

42.6.4 Land transfers or exchanges

42.6.5 Limited development techniques (develop a portion of the site for economic return and leave remainder as open space)

42.6.6 Other acquisition methods

42.7 Promote private (land trusts) acquisition of open space lands.

42.8 Consider pursuing a number of funding mechanisms to acquire open space lands, including but not limited to:

42.8.1 Property tax levies

42.8.2 General obligation bonds and limited general obligation bonds

42.8.3 Intergovernmental funds (e.g., state grants)

42.8.4 User fees

42.8.5 Foundation monies

42.9 Examine the potential of City surplus lands for open space purposes, with public input, and also consider selling or exchanging surplus lands for open space or critical areas.

Public and Community Facilities

Location Criteria [**Bold, no underline ?**]

LU Objective 43. Public and community facilities will be located in consideration of the following criteria.

43.1 Recreation facilities, schools, libraries, medical area facilities, sheriff and other community facilities, should be convenient to people using them.

43.2 Community facilities should be located in centers or in areas with direct access to major thoroughfares.

43.3 Public facilities should be located on sites which are economical to develop and reasonably level.

43.4 Schools, because of health and safety issues, should be protected from traffic.

43.5 Cultural facilities, educational institutions, and spectator sports facilities, because of service areas, should be located central to their function or where complementary functions could be locationally interrelated.

43.6 Branch government offices should be easily accessible and located in centers.

43.7 Community facilities should be located on level or gradable land and avoid hazardous areas.

43. 8 Community facilities should be located outside of floodplains, wetlands, riparian areas, or other critical areas, and constructed to protect major aquifers providing drinking water for the community.

43.9 Community and public facilities which are associated with infrastructure corridors should be located with regard to such factors as terrain, the geological and hydrological conditions, the site's proximity to population concentrations and water supply, and the potential for supporting higher land uses.

43.10 Community and public facilities should be located to prevent any significant adverse environmental impacts.

LU Objective 44. Coordinate the orderly provision of public facilities and services with public and private development activities in a manner that is compatible with the fiscal resources of the City through the development and adoption of a Concurrency Management System.

44.1 Development activity shall be conditioned upon facilities being in place as the impacts of the development occur.

44.2 Provisions for the review of applications for development and the timing of the actual impacts caused by development will be adopted as part of University Place's Concurrency Management System.

LU Objective 45. Public facilities and utilities shall be located to maximize the efficiency of services provided, minimize costs, and minimize impacts upon the natural environment.

~~45.1~~ Maintain the Level of Service (LOS) standard for the public facilities identified in ~~the Capital Facilities Element.~~ **[delete]**

LU Objective 46. **Developments with requirements that exceed the capacity of the Capital Facilities Plan should not be allowed to develop until such services can be provided and maintained.**

LU Objective 47. **The Comprehensive Plan and development regulations will be used to ensure compatibility with other land uses when siting essential public facilities.**

47.1 Establish criteria for siting essential public facilities.

47.2 Caution will be used when locating capital facilities in critical areas.

47.3 In communication with State agencies, emphasize the importance of their compliance with City policies.

Utilities

LU Objective 48. **Provide for the location of utility facilities.**

48.1 Include utility facilities as permitted uses in appropriate land use classifications. (See also the Utilities element.)

48.2 Locate utility facilities close to areas currently containing or identified for future planned Employment Centers, commercial and industrial development.

LU Objective 49. **Encourage compatibility between utility facilities and adjacent land uses.**

49.1 Site new utility facilities and provide standards to reasonably avoid or mitigate adverse environmental effects.

49.2 Encourage utility lines to be located underground wherever practical, using sound engineering judgment, and in accordance with rules, regulations and tariffs applicable to the serving utility.

LU Objective 50. **Encourage water and energy conservation through land use controls.**

LU Objective 51. **Base the type of land use and development intensity on the existence or planned construction of utility facilities.**

Other Land Uses

Grandfathering **[Bold, no underline ?]**

LU Objective 52. **Strive to make existing land uses compatible with the Comprehensive Plan.**

52.1 Any development approved pursuant to a concomitant agreement or planned development district provisions of the Pierce County Code prior to the effective date of Incorporation shall be allowed to develop on the basis of the controls contained in the decision granting approval, providing it remains in compliance with the conditions of approval.

52.2 Any use which was legally in existence prior to the adoption of this Plan and implementing regulations and which was then in conformance with applicable laws or regulations shall continue to be legal.

Nonconforming Uses [**Bold, no underline ?**]

LU Objective 53. Allow the expansion of nonconforming single family dwelling uses which do not increase or extend the degree of the nonconformity and do not detract from the intent of the Comprehensive Plan, according to specific criteria.

Joint Land Use Study

LU Objective 54. **Provide the military installations with opportunities to participate in the review and development of land use programs, policies, and decisions that affect them.**

54.1 Consider the military installations as an affected agency for land use planning decisions.

54.2 Invite the military to participate as members on growth management committees.

54.3 Provide opportunities for the military to participate in local and regional planning issues and programs.

54.4 Establish periodic meetings of elected local, state and federal officials and military commanders on growth management issues of mutual concern.

54.5 Environmental policies adopted by the military should continue to reinforce the environmental policies of surrounding jurisdictions.

54.6 Comprehensive Plan policies pertaining to environmental issues, should agree with and not degrade the environmental policies of the military installations.

Stormwater Drainage

The collection, transport, and disposal of stormwater is normally handled by storm sewers. Storm sewers convey stormwater by a closed system of interconnected pipes, open systems of drainage ditches, or typically a combination of the two.

As more development occurs, trees and indigenous vegetation that would naturally curb storm flow are removed. As the ground surface is covered with buildings, pavement and other surfaces,

stormwater runoff increases. Thus, as growth occurs stormwater drainage systems become more important.

LU Objective 55. Prevent the loss of life, the creation of public health or safety problems and the loss or damage of public and private property.

55.1 Protection of existing facilities should take preference over the protection of undeveloped lands.

55.2 Land use and related regulations and zoning should reflect the natural constraints of the streams floodplains, meander zones and riparian habitat zones.

LU Objective 56. Establish and adopt a systematic and comprehensive approach to solving existing surface water problems and preventing future problems.

56.1 Strategies for surface water management should balance engineering, economic, environmental and social factors in relationship to stated comprehensive planning goals and objectives.

56.2 Nonstructural measures should be preferred over structural measures.

56.3 Integrate watershed plans, including interagency plans, into the Comprehensive Plan.

56.4 Cooperate in identifying priority watersheds and in developing and implementing nonpoint pollution watershed action plans.

56.5 Public understanding of the various capabilities and limitations associated with stormwater management should be improved through a variety of educational efforts.

56.5.1 Work toward achieving community awareness of the importance of water quality protection and public involvement in water quality planning and implementation strategies.

56.6 The University Place Storm Drainage and Surface Water Management Plan should be evaluated at regular intervals to maintain consistency with the Comprehensive Plan and other related programs affecting the environment.

56.7 Adopt and enforce ordinances controlling runoff from new development and re-development.

56.7.1 University Place is encouraged to either adopt the Department of Ecology's technical manual or one substantially equivalent to address stormwater control.

56.8 Reduce and eventually eliminate harm to water quality from stormwater pollutant discharges. Do this through use of on-site best management practices, control of development density and location, preservation of stream corridors and buffers, and development and maintenance of a system of stormwater retention and detention facilities.

LU Objective 57. Stormwater management in University Place should occur in the context of the varied uses associated with the natural drainage systems within the City.

57.1 Stormwater management measures should preserve to the fullest extent possible opportunities for other uses.

57.2 Structural flood control measures should not obstruct fish passage.

57.3 Structural flood control measures should preserve or enhance existing flow characteristics for fisheries and other uses of the riparian zone.

57.4 Flood control activities should not result in a net loss of, or damage to fish and wildlife resources, but wherever possible develop or improve the diversity of habitat.

57.5 Changes in land use should try to restore the land's natural character to the natural state wherever possible.

57.6 Concentrate land uses in existing urban areas to prevent sprawling development which would negatively impact water quality in rural areas.

LU Objective 58. Prevent the degradation of the quality of both surface water and the water entering the region's aquifers.

58.1 The use of a natural drainage system is preferred over the use of pipelines or enclosed detention systems.

58.1.1 The preservation of natural wetlands, floodplains and streams is to be actively pursued.

58.2 The City will apply for a National Pollutant Discharge Elimination System (NPDES) permit and will strive to be in compliance with the requirements for the preservation of water quality.

58.2.1 Use regionally consistent requirements for industrial and commercial discharge pretreatment.

58.2.2 Encourage potential new indirect dischargers to locate in areas with appropriate sewer service.

LU Objective 59. Coordinate with public and private sectors to ensure compatibility of stormwater management measures.

59.1 Planning, design and construction of stormwater management measures should include opportunity for comment by the general public and interested agencies.

59.2 Efforts should be made to work with other jurisdictions toward standardization of regulations that impact stormwater management.

59.2.1 Coordinate water quality monitoring and database management interlocally and with state agencies, using common protocols.

PROPOSED LAND USE MAP

The Generalized Proposed Land Use Map is a general illustration of the City's future land use pattern. The map identifies the specific areas where land use designations identified in the Comprehensive Plan will apply. The map also provides guidance for the development of future zoning maps and implementation of the Comprehensive Plan. The lines on the Generalized Proposed Land Use Map are an interpretation of specific property boundaries and physical features (roads, railroads, power lines, etc.) based upon parcel-specific maps.

[This entire section need to be reworked to delete references to areas outside the city.]

ENVIRONMENTAL AND CRITICAL AREAS ELEMENT

INTRODUCTION

The Environmental and Critical Areas Element emphasizes maintaining our natural environment and protecting people's lives and properties through responsible land use management. The prevention of environmental problems is stressed in order to avoid long-term costs associated with correcting these problems. A number of environmental protection strategies are identified consistently in the element, including: establishing land use practices which foster maintenance or improvement of water and air quality and noise, and which protect critical areas; developing educational programs to further awareness of environmental issues; and providing numerous incentives to preserve important environmental resources. The element is divided into two parts: the first portion addresses Environment and Critical Areas; the second section deals with Historic and Cultural Preservation.

ENVIRONMENT AND CRITICAL AREAS

The quality of life perceived by University Place residents is directly associated with the quality of the environment. University Place and the surrounding Puget Sound vicinity have historically been attractive areas to live in because of attributes of the natural environment; clean air and water, lush forest areas, and a beautiful physical setting situated between saltwater and mountains.

Protection of clean air, land, and water is essential if residents of University Place are to maintain a healthy lifestyle and have the resources to support population growth and economic development. Pollution or elimination of these resources where people live and work damages the very reasons that people live here. Critical areas such as wetlands and fish and wildlife habitat areas preserve many of the environmental resources valued by City residents. Other critical areas, such as geologically hazardous areas, are important because of their potential threats to lives and property.

PROTECTION OF CRITICAL AREAS AND THE ENVIRONMENT

Critical areas are defined in the Growth Management Act (GMA) to include wetlands, areas with a critical recharging effect on aquifers used for potable water (aquifer recharge areas), fish and wildlife habitat areas, frequently flooded areas, and geologically hazardous areas. These areas are further defined in Washington Administrative Code (WAC) 365-190.

The GMA requires that local jurisdictions designate critical areas and adopt development regulations which protect these areas. WAC Chapter 365-190 identifies "Minimum Guidelines to Classify Agriculture, Forest, Mineral Lands and Critical Areas" (hereafter referred to as *Minimum Guidelines*). Local jurisdictions such as University Place are required to consider the *Minimum Guidelines* when designating critical areas. The *Minimum Guidelines* primarily help to more clearly define critical areas. The following description summarizes the definition of each critical area according to the *Minimum Guidelines*, with some discussion of the functions and importance of each area:

Wetlands

Wetlands are areas which have saturated soils or standing water for at least part of the year, contain hydric soils (soils which have changed over time due to frequent or prolonged saturation with water), and which contain water-loving vegetation. Areas such as swamps, marshes, and bogs are generally considered wetlands. The *Minimum Guidelines* suggest that local jurisdictions use a four-tier rating system for wetlands, recognizing that some wetland systems are more valuable or irreplaceable than others. The rating system is based on the wetland's functions and values, degree of sensitivity to disturbance, rarity, and ability to compensate for destruction or degradation (WAC 365-190-080).

Wetlands are fragile ecosystems which provide environmental and economic benefits. Wetlands store and slowly release stormwater, thereby reducing flooding problems and helping to maintain hydrology of our rivers, streams, and lakes. They help maintain water quality by storing nutrients, decreasing sediment loads, and reducing erosion. Wetlands also provide important habitat for fish and wildlife. They provide essential nesting, migratory, and wintering areas for over 50 percent of the nation's migratory bird species (U.S. Fish and Wildlife Service, 1990).

Aquifer Recharge Areas

Some areas in University Place are underlain by soils which are highly permeable and allow for the infiltration of surface waters into groundwater. At a depth below the surface, the infiltrating water enters the aquifer--a saturated geologic layer which can yield sufficient quantities of water to be used as a source of public or private water supply. Where these conditions exist, the areas are known as aquifer recharge areas. Besides soils, a number of other variables (e.g., depth to groundwater and hydraulic conductivity) must be analyzed in order to determine aquifer recharge areas with high vulnerability to groundwater contamination. Aquifers provide a source of water for University Place. Land uses which contaminate surface stormwater can eventually cause contamination of groundwater in aquifer recharge areas. Any activity which degrades the water quality of an aquifer can detrimentally impact the health of local citizens.

Fish and Wildlife Habitat

Fish and wildlife, like humans, need food and water and places for cover, shelter, and nesting. Locations such as riparian (streamside) areas meet these needs and are called habitat areas. The *Minimum Guidelines* identify critical fish and wildlife habitat as the following: areas with which endangered, threatened, and sensitive species have a primary association; habitats and species of local importance; commercial and recreational shellfish areas; kelp and eelgrass beds and herring and smelt spawning areas; all lakes, ponds, streams, and Puget Sound; and established state natural area preserves and natural resource conservation areas.

University Place contains a rich diversity of fish and wildlife habitats. Preservation of a full range of habitats provides numerous benefits to City residents, including: ensuring the preservation of rare species and maintaining ecosystems; significant economic benefits from commercial and recreational fishing and hunting; preservation of cultures, lifestyles, and livelihood which center on fish and wildlife resources; and providing aesthetic and open space values which contribute to the overall quality of life in a community.

Frequently Flooded Areas

Flooding is a natural disaster that can occur in University Place, posing threats to lives, properties, and resources. Floods occur when a stream or river receives more water than its channel can accommodate. Floods can originate from natural causes such as heavy rainfall or snowmelt. However, human activities can often increase the frequency and magnitude of flood events. Frequently flooded areas are normally adjacent to rivers or other water bodies and include the entire 100-year floodplain--that area which has a one percent chance of flooding in a given year. The floodplain receives water which overflows from the main channel of a stream or river. Loss of vegetation and soil often occurs when areas become urbanized--rooftops and paved roads become common. This causes a loss in permeable surfaces, thereby increasing the volume of stormwater which directly releases into streams, rather than being absorbed by vegetation or soil. In a similar manner, extensive logging can increase stormwater runoff, erosion, and sedimentation. The result of these actions is an increase in the area which can be expected to be covered by floodwaters. Structures which are built in flood-prone areas are often damaged or destroyed by floods. At times, people's lives are even jeopardized.

Geologically Hazardous Areas

Geologically hazardous areas are land areas which are susceptible to hazards associated with underlying soils and geology. These hazards pose threats to structures and humans. A number of geologic hazards exist in University Place. Landslide and erosion hazards are common in hillside areas with steep and unstable slopes. The entire City is at risk in the event of an earthquake. However, areas underlain by certain geologic materials are more prone to ground shaking or liquefaction (the collapse of the ground caused by liquified soil) these areas are considered seismic hazard areas.

Air

Air pollution is associated with a number of health problems. Millions of dollars are spent annually on medical expenses due to these problems. Polluted air also can obscure visibility, create unpleasant odors, and damage animal and plant life. The attractiveness and livability of University Place depends on the quality of our air.

All people contribute to air pollution problems by using automobiles, burning wood in woodstoves, burning yard waste, or numerous other actions. Commercial and industrial operations also contribute significantly to air quality problems. Although federal and state laws regulate many of these emission sources, more air pollution sources will be created as population grows. University Place will face a growing challenge to maintain or improve air quality as growth in the region continues.

Water

The water quality of streams, lakes, groundwater, and Puget Sound influences the domestic, economic, recreational, and natural environments of University Place. Homeowners use water for drinking, washing, watering plants, cooking, and operating sanitary systems. Farmers need water for watering livestock, irrigation, and maintaining clean facilities. City residents and tourists use lakes, streams, and Puget Sound extensively for recreational pursuits such as boating, fishing, swimming, and various other activities. Industries utilize water for manufacturing processes and for transporting goods and materials. Some uses, such as shellfish growing and harvesting, commercial fishing, and fish hatcheries, are entirely dependent on a constant and high quality source of water.

Historically, the availability of high quality water has been taken for granted. However, as population and development of the City grows, so will the problems associated with maintaining water quality. Industries, commercial businesses, residential development, agricultural activities, and numerous other land uses often contribute to water quality problems by allowing contaminated substances (e.g., industrial chemicals, yard herbicides, animal wastes) to enter stormwater runoff.

EXISTING REGULATIONS ADDRESSING THE ENVIRONMENT AND CRITICAL AREAS

University Place Critical Areas Regulations

University Place adopted and amended the Pierce County critical area regulations which were interim documents, but have been extended. The GMA requires that University Place review the critical area regulations when adopting its Comprehensive Plan and implementing development regulations. The GMA also allows alterations to the critical area regulations to ensure consistency with the Comprehensive Plan. A number of the policies listed under the Objectives, Principles, and Standards section of this element address issues related to critical areas.

SEPA/University Place Environmental Regulations

The State Environmental Policy Act (SEPA) requires local jurisdictions to consider environmental impacts both in undertaking their own projects and in permitting private development projects. Certain activities, such as construction of single-family residences, are exempt from SEPA review. University Place is responsible for reviewing development proposals and determining environmental impacts. University Place may make one of three determinations: that a project is nonsignificant; that it will be nonsignificant provided certain conditions are met; or that a project will have a significant impact and that an environmental impact statement must be completed for the project.

SEPA rules provide the authority for local jurisdictions to deny actions or require mitigation measures as a condition of approval for any action subject to SEPA. Mitigation measures or denials must be based on adopted City policies or regulations which provide substantive direction for dealing with specific environmental impacts. The goal of the SEPA process is to ensure that all potential environmental impacts of a project are disclosed prior to action by decision-makers.

University Place Site Development Regulations

The *University Place Interim Site Development Regulations* establish development standards and guidelines for storm drainage, earthwork, erosion control, floodplain activities, driveways and county roads, and archaeological sites. Most development activities must comply with the minimum standards established in the regulations.

University Place Shoreline Management Use Regulations

The *Interim Shoreline Use Regulations for University Place* regulate all development proposals within 200 feet of the ordinary high water mark of all streams and rivers with average flows greater than 20 cubic feet per second, lakes greater than 20 acres in size, and Puget Sound. Wetlands associated with any of these shorelines are also subject to shoreline review. For most development activities a shoreline substantial development permit is required. Limited exemptions from permitting are allowed for activities such as bulkheads associated with single-family residences.

Shoreline areas are designated as either "natural, conservancy, ~~rural, rural residential,~~ **[delete]**or urban" environments. Specific uses and conditional uses are allowed in each shoreline designation. In University Place, uses allowed in the urban environment include commercial and ~~light industrial~~ **[** delete and add **residential]** uses. In contrast, most uses are prohibited in the natural environment, including residential structures. The shoreline management regulations require that all developments comply with development standards established for each type of shoreline use. Some of these standards relate to protection of the natural environment.

STATE GOALS

> ***Environment.*** Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water. (RCW 36.70A.020(10))
>
> ***Open space and recreation.*** Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks. (RCW 36.70A.020(9))
>
> ***Natural resource industries.*** Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses. (RCW 36.70A.020(8))

OBJECTIVES, PRINCIPLES, AND STANDARDS

ENV Objective 1. Achieve the following performance goals, intended to provide a measure of University Place's environmental health:

1.1 Attain full compliance with all existing 1994 state and federal air quality standards by the year 2000.

1.2 Achieve "no net loss" of wetland areas and important fish and wildlife habitat.

1.3 Reach full compliance with existing 1994 state water quality standards by the year 2000.

1.4 Improve water quality and quantity and watershed conditions so that wild runs of fish can be restored to healthy, viable populations.

1.5 Achieve a 50 percent or greater recycling rate.

ENV Objective 2. Coordinate with other governmental entities (e.g., state and federal agencies, local municipalities, tribal governments) to protect critical areas and address environmental issues.

ENV Objective 3. Attain a high level of air quality in University Place to ensure a reduction in adverse health impacts and to provide clear visibility for the scenic views enjoyed by residents.

3.1 Establish educational programs to provide information to the public on air quality problems and measures which each person can take to improve air quality.

3.1.1 Provide information to the public on proper use of wood stoves.

3.2 Develop land use practices which improve air quality.

3.2.1 Ensure that wood waste recycling facilities are allowed to locate in appropriate locations.

3.2.2 Avoid incompatible land uses that create or exacerbate local air quality problems.

3.2.3 Encourage higher density land use development patterns, well served by public transportation, within urban growth areas.

3.2.3.1 Promote "infill" developments that contribute to a better jobs and housing balance and greater non-automobile transportation accessibility to residents and workers.

3.2.4 Reduce air pollution emissions from construction and land clearing activities.

3.2.4.1 Condition site development permits to minimize airborne dust.

3.2.4.2 Provide opportunities for on-site wood waste recycling facilities (e.g., wood chipping) that preclude the need to burn debris in areas outside of no-burn zones.

3.2.5 Shopping and leisure-time areas should be accessible by transit or alternative transportation modes to avoid large concentrations of traffic and to minimize impacts on air quality.

3.3 Improve air quality by supporting transportation modes which reduce reliance on single-occupancy vehicles.

3.3.1 Support cost-effective high capacity transit plans and projects which move people safely and speedily and reduce vehicle-related emissions.

3.3.2 Pursue methods of reducing commuter trips to all major work sites through transportation demand management programs.

3.4 Pursue the use of alternative cleaner-burning fuels and recycling programs.

3.4.1 Eliminate residential burning of garbage and yard debris outside of no-burn zones by providing curbside solid and "clean green" waste collection services at reasonable costs.

3.4.3 Encourage use of clean heating sources to decrease air pollution.

3.5 Coordinate air quality improvement efforts with the Puget Sound Air Pollution Control Agency, the Puget Sound Regional Council, and other agencies and jurisdictions, to monitor benefits of transportation demand management programs, share technical information on air quality and its relation to land use and transportation, and integrate land use and transportation policies.

ENV Objective 4. Prioritize and protect important aquifers and surface waters to ensure that water quality and quantity are maintained or improved.

4.1 Identify and map important aquifers, aquifer recharge areas, and surface waters.

4.1.1 Complete a city-wide delineation which identifies important aquifer recharge areas. Identify aquifer recharge areas with water quality or quantity concerns.

4.2 Manage and plan water resources on a watershed basis.

4.2.1 Continue the development and implementation of watershed action plans to coordinate approaches in preventing and controlling nonpoint source pollution.

4.2.2 Complete a groundwater resource inventory for University Place, including an analysis of groundwater quantity and quality.

4.2.3 Manage watersheds supplying water to University Place residents to maintain base flows of surface waters, maintain groundwater levels, control flooding, and maintain or improve water quality.

4.2.4 Develop planning and implementation programs for protecting groundwater in areas susceptible to contamination. Pinpoint specific remedial actions for groundwater protection.

4.3 Develop performance standards and regulate uses for activities which can adversely impact water quality or quantity in aquifers, watersheds, and surface waters, consistent with state and federal laws and regulations.

4.3.1 Establish performance standards to maintain aquifer recharge and protection. Require that new developments meet these performance standards and that existing facilities be retrofitted, where feasible, to meet the standards.

4.3.2 Developments near surface waters should be designed so that impacts to the surface waters are minimized.

4.3.3 Evaluate and strengthen, as needed, regulation and enforcement of agricultural animal waste disposal, failing septic systems, and other activities which contribute to fecal contamination of water.

4.3.4 Areas of employment and community facilities (except parks and recreational facilities) should be located outside of shorelines and constructed to protect major aquifers providing drinking water for the community. Water dependent uses may locate in shorelines provided the impacts are mitigated.

4.3.4.1 Mixed municipal solid waste and woodwaste landfills should not be located within 200 feet of streams, lakes, ponds, rivers, or salt water body, nor in any wetland, floodplain, or in any designated public watershed.

4.3.5 Protect water quality in commercial and recreational shellfish areas.

4.3.5.1 Develop planning and implementation programs for protecting shellfish resources. Pinpoint specific remedial actions for shellfish protection.

4.3.6 Protect water quality and quantity in waters supporting fish hatcheries.

4.4 Take active measures to ensure adequate recharge of aquifers utilized by University Place residents for domestic water supplies, and to protect the quality of water in those aquifers.

4.4.1 Certain uses which handle, store, or process hazardous waste should not be sited in recharge areas of aquifers unless potential impacts to the aquifer have been fully mitigated.

4.4.2 Pursue both natural and engineered solutions to maintaining aquifer recharge quantity and quality. Natural solutions (e.g., maintaining undisturbed vegetation) are preferred.

4.4.2.1 Require that all new developments in mapped aquifer recharge areas retain a percentage of vegetation to provide for aquifer recharge.

4.4.2.2 Provide for aquifer recharge through the use of stormwater management technologies which best protect water quality.

4.5 Establish performance standards to address stormwater runoff and problems of nonpoint source pollution.

4.5.1 Enhance existing stormwater and erosion control standards utilizing best available technology and flexible approaches, including use of biofiltration systems where appropriate. Local factors such as densities and soil types should be examined when determining appropriate standards and technologies.

4.5.2 Reduce or control pollutants in runoff from paved surfaces.

4.5.3 Evaluate and pursue alternatives to roadside spraying.

4.5.4 Require conservation measures and best management practices to include:

4.5.4.1 Require new construction and renovations to install water saving devices;

4.5.4.2 Investigate the feasibility of utilization of low grade process water by industry. If practical, encourage locating industrial sites near stormwater outfalls;

4.5.4.3 Encourage the co-location of industries requiring substantial amounts of water;

4.5.4.4 Encourage landscaping and site development techniques which conserve water;

4.5.4.5 Provide economic incentives for Businesses and homes utilizing water conservation practices; and

4.5.4.6 Investigate possible uses of grey water, reclaimed water and other water reuse opportunities.

4.5.5 New developments should be designed to minimize areas of impervious ground cover.

4.5.6 Consistent with stormwater NPDES requirements, investigate disallowing the discharge of stormwater pollutants into surface or groundwater and allowing for operation and maintenance of new and existing stormwater systems.

4.6 Provide information to University Place residents and coordinate with other interested agencies and groups to strengthen educational programs on practices that protect groundwater and surface water quality and methods which can be used to conserve water resources.

4.6.1 Coordinate education efforts among various University Place departments and other agencies.

4.6.1.1 Coordinate with local water utilities to develop public education programs on water conservation and drinking water quality.

4.6.2 Provide information to University Place residents and workers about using landscaping, site development and maintenance practices to

promote aquifer recharge and protect groundwater and surface waters.

4.6.3 Continue and strengthen educational programs on water quality.

ENV Objective 5. Provide for the maintenance and protection of habitat areas for fish and wildlife.

5.1 Identify and map all areas, including both private and public lands, where critical fish (including shellfish) and wildlife habitat areas exist in University Place. Examples of such areas are:

a. Stream corridors and wetland areas;
b. Habitat areas for endangered, threatened, candidate, monitored, and sensitive species as identified by the Department of Wildlife;
c. Priority habitats as identified by the Department of Wildlife;
d. Known wildlife movement corridors;
e. Priority recreational and commercial shellfish growing areas as identified by the responsible State agency;
f. Corridors which provide the only cover in urban areas and serve as connection to other habitat areas;
g. Other special habitat areas significant to University Place ~~(e.g., winter range of the White River elk herd); and~~ **[delete]**
h. Fish hatcheries.

5.2 Prioritize the relative values of habitat areas and place regulatory emphasis on the critical habitat areas.

5.3 Maintain fish and wildlife movement corridors, as appropriate to protect species.

5.3.1 Require that buffers of undisturbed vegetation be retained for all new development activities along streams, ponds, Puget Sound, and lakes, where appropriate.

5.3.1.1 Each water body (e.g. Morrison Pond, Chambers Creek) shall be evaluated to determine whether a buffer is appropriate and to establish buffer widths consistent with the Critical Area Regulations, based on the individual characteristics of the water body. Examples of these characteristics include DNR stream typing classification, impact on other water bodies, and scientific information.

5.4 Evaluate existing regulations and policies to determine whether they adequately protect critical fish and wildlife habitat areas. Where necessary, amend existing regulations and policies or develop new strategies to protect critical habitat areas while maintaining consistency with all goals of the Comprehensive Plan, as follows:

5.4.1 Require that new development proposals on or near critical habitat areas be assessed to determine impacts on fish and wildlife. If impacts are likely, require the preparation of habitat management plans which mitigate these impacts consistent with the Critical Area Regulations.

5.4.2 Encourage subdivision dedication of critical fish and wildlife habitat as open space, as follows:

5.4.2.1 Provide incentives by allowing increased densities on less-sensitive areas of site;

5.4.2.2 Ensure that open space dedications best fulfill needs of fish and wildlife, and can be linked to adjacent open spaces to provide wildlife corridors; and

5.4.2.3 Explore the use of transfer of development rights to direct growth away from important habitat areas.

5.4.3 Discourage incompatible land uses near critical habitat areas.

5.4.3.1 Critical fish and wildlife habitat areas should be buffered and protected from employment areas, residential areas, and community facilities (except parks and recreational facilities).

5.4.4 Evaluate the University Place shoreline master program and shoreline management use regulations to determine whether the habitat needs of fish, other aquatic life, and wildlife are met. Where necessary, amend or develop new regulations and policies which provide habitat benefits.

5.4.4.1 Designate appropriate shoreline environments for critical areas such as kelp and eelgrass beds and commercial and recreational shellfish sites.

5.4.4.2 Consider special performance standards for shoreline protection structures (bulkheads, revetments) in kelp and eelgrass bed areas.

5.4.5 Evaluate University Place site development regulations to determine their effectiveness in providing for critical fish and wildlife habitat areas and corridors and consider the following:

5.4.5.1 Amend clearing requirements to require the retention of a percentage of vegetation on all development sites to provide for wildlife needs;

5.4.5.2 Provide specific erosion control measures near critical fish and wildlife habitat areas;

5.4.5.3 Establish thresholds (i.e., minimum areas subject to regulation) for clearing permits which allow special consideration of clearing activities in critical fish and wildlife habitat areas;

5.4.5.4 Ensure that habitat assessment and habitat management plans, if required, are prepared prior to approval of any site development proposals; and

5.4.5.5 Require the use of best management practices for stormwater drainage, such as biofiltration, to maintain water quality for fish and wildlife.

5.5 Pursue the public acquisition of critical fish and wildlife habitat areas.

5.5.1 Develop a comprehensive inventory of existing habitat areas critical to fish and wildlife and set priorities for acquisition.

5.5.2 Utilize a number of approaches for obtaining lands, including voter approved bond issues, grant funding, donations from individuals, foundations, and other institutions, and other acquisition strategies.

5.6 Establish educational programs for private land owners to foster maintenance and enhancement of habitat areas.

5.6.1 Provide City staff to develop education programs and to work cooperatively with land owners to assist in the identification and enhancement of habitat areas.

5.7 Seek cooperation with all entities public or private (e.g., federal government, State of Washington, tribes, and utilities) on issues impacting fish and wildlife habitat.

ENV Objective 6. Avoid the endangerment of lives, property, and resources in hazardous areas, including areas subject to geologic and flood hazards.

6.1 Identify and map all hazardous areas including geologic and flood hazards.

6.2 Establish land use practices in hazardous areas so that development does not cause or exacerbate natural processes which endanger the lives, property, and resources of the citizens of University Place.

6.2.1 Ensure that property owners in hazardous areas are educated and notified about the presence of hazardous areas and the threat which they pose.

6.2.1.1 Require notification statements to be placed on the face of all title documents and plats of properties containing hazardous areas.

6.2.1.2 Develop public outreach programs which educate the citizenry about the threats posed by hazardous areas and about measures which they can take to avoid the hazards.

6.2.2 Hazardous areas should be utilized as open space whenever possible. Consider incentives for maintaining hazardous areas as open space by allowing increased densities on less-sensitive areas of the site.

6.2.3 Solid waste facilities should be carefully sited to avoid hazardous areas.

6.2.3.1 Mixed municipal solid waste landfills should not be located in geologically hazardous areas or within the 500-year floodplain. (WAC 173-304 and 173-351.

6.2.3.2 Baling and compaction stations and source separation facilities should not be located in hazardous areas.

6.2.3.3 Waste-to-energy facilities should not be located in hazardous areas.

6.3 Develop and adopt in cooperation with the Federal Emergency Management Agency an evacuation plan.

Geologic Hazards [**Bold, no underline ?**]

6.4 Establish land use practices in geologically hazardous areas so that development does not cause or exacerbate natural processes which endanger the lives, property, and resources of the citizens of University Place.

6.4.1 Require stringent design standards for sewer lines and utilities within seismic hazard areas.

6.4.2 Establish low densities and low intensity land uses in mine hazard areas.

6.4.3 In areas with landslide and erosion hazards, encourage the use of cluster developments, directing building site development to areas

away from the hazards and setting the hazard areas aside as open space.

6.4.4 Community facilities (except parks and recreational facilities) should be located on level or gradable land and avoid geologically hazardous areas.

6.5 Utilize the best available data and methodologies to identify, evaluate, and delineate hazardous areas.

6.5.1 Utilize mapping based on soil, geologic, topographic, and hydrologic data to identify landslide and erosion hazard areas.

6.6 Direct critical facility development away from areas subject to catastrophic, life-threatening geologic hazards where the hazards cannot be mitigated.

[delete] ~~6.6.1~~ Prohibit the construction of critical facilities (e.g., hospitals, ~~toxic material storage sites) in volcanic hazard areas.~~

6.7 Where the effects of hazards can be mitigated, require appropriate standards for site development and for the design of structures in areas subject to geologic hazards.

6.7.1 Require geotechnical studies and mitigation for all development activities in landslide and erosion hazard areas, with the amount of information required based on the severity of the landslide or erosion hazard at the proposed development site.

6.7.1.1 Mitigation should include requirements for buffers, setbacks, or other measures which maintain slope stability.

6.7.2 In addition to Uniform Building Code standards for design of structures in seismic hazard areas, establish the following standards:

a. Building setbacks should be established to maintain open transportation corridors.

b. Establish special seismic requirements for sites storing hazardous materials.

6.7.3 Evaluate existing performance standards for developments in landslide and erosion hazard areas, and revise as needed to incorporate best available technologies and development practices.

6.7.4 Require temporary and permanent erosion control measures in erosion hazard areas, with appropriate consideration of erosion impacts upon lakes, streams, and Puget Sound.

6.7.5 Consider independent review of geotechnical reports for projects in seismic areas, rather than in-house technical review.

6.8 Ensure that public facilities are structurally secure in the event of an earthquake.

6.8.1 Inventory public and critical facilities to determine which do not meet current seismic construction standards.

6.8.2 Establish a program to retrofit public and critical facilities which do not meet current seismic construction standards.

Flood Hazards [**Bold, no underline ?**]

6.9 Establish land use practices in flood hazard areas so that development does not cause or exacerbate natural processes which endanger the lives, property, and resources of the citizens of University Place.

6.9.1 Encourage low intensity land use activities including agricultural and recreational land uses in floodplain areas and discourage other land uses in these areas.

6.9.1.1 Establish lower densities and low-intensity land uses in floodplain areas which discourage conversion of land to urban uses.

6.10 Direct critical facility development away from areas subject to catastrophic, life-threatening flood hazards where the hazards cannot be mitigated.

6.10.1 Prohibit the construction of critical facilities (e.g., hospitals, toxic material storage sites) in flood hazard areas.

6.11 Where the effects of hazards can be mitigated, require appropriate standards for site development and for the design of structures in areas subject to flood hazards.

6.11.1 Require compensatory storage and a "no net loss" approach to maintaining flood water storage capacity in flood hazard areas.

6.11.2 Require flood-proofing of renovated and new structures in flood hazard areas.

6.11.3 Maintain existing flood control structures on University Place rivers and streams (including dams, dikes, levees, etc.).

6.11.4 Require best management practices for maintaining natural river channel configurations during dredging and gravel removal.

6.11.5 Evaluate the effectiveness of existing requirements for on-site stormwater retention and detention and revise where flooding issues are not adequately addressed.

6.12 Pursue the public acquisition of flood hazard areas through the use of innovative programs and various alternatives available for public acquisition (e.g., purchase of development rights).

6.13 Establish a City-wide National Flood Insurance Program Community Rating System to develop new programs to mitigate flood hazards and reduce insurance rates.

ENV Objective 7. Provide for the long-term protection and "no net loss" of wetlands.

7.1 Identify and map all wetland areas, including both private and public lands where regulated wetlands exist in University Place.

7.2 Provide for innovative and equitable wetland management methods which protect public health, safety or welfare.

7.2.1 Work areas, living areas, and community facilities (except parks and recreational facilities) should be located outside of wetlands.

7.3 Provide for the management of wetland sites in a manner that is not punitive to users of legally altered wetland sites.

7.4 Improve communication and coordination among City, county, state, federal agencies and the public with regard to wetland protection.

7.5 Protect the natural ability of wetlands to improve the quality of surface water runoff, hold and gradually release stormwater, function as primary producers of plant matter, provide habitat for fish and wildlife, provide recreational opportunities, and provide historical and cultural values.

7.5.1 Wetlands should be protected from incompatible uses and from pollutants generated by urban growth.

7.6 Protect the ability of wetlands to function naturally and to provide landscape diversity through the development of incentive programs (e.g., tax incentives, cluster housing).

7.7 Provide educational opportunities that increase public understanding of the values of wetlands and measures which City residents can take to maintain wetlands on their properties.

7.8 Pursue the public acquisition of important wetland areas in University Place.

7.9 Review and where necessary amend the University Place Wetland Management Regulations to provide wetland protection in accordance with the Comprehensive Plan.

7.10 The City prefers that wetland impacts be avoided. When allowed, development of wetlands may occur with appropriate mitigation which considers the regional needs for wetland functions and which equals or exceeds established wetlands replacement ratios, consistent with University Place Wetland Management Regulations.

7.10.1 Mitigation and/or wetland replacement should occur in the same watershed and preferably within the same sub-basin.

ENV Objective 8. Reduce and where possible eliminate noise problems in University Place.

8.1 Reduce, mitigate, and where possible eliminate problems associated with noise-generating land uses, especially when located in close proximity to noise sensitive land uses.

8.1.1 Avoid the designation and placement of land uses which produce high noise levels where the use would be in proximity to noise sensitive land uses (e.g., residences, schools).

8.1.2 Establish performance standards for noise generating land uses.

8.1.2.1 Require placement of natural or manmade barriers between noise sources and noise sensitive land uses.

8.1.3 Encourage the retention of trees and natural vegetation along the following:

8.1.3.1 The perimeter of new subdivisions to reduce noise impacts between development sites.

8.1.3.2 Major and secondary arterials to reduce noise impacts of automobile and truck traffic.

8.2 Recognize and fully support existing policies and regulations concerning noise.

8.2.1 Provide adequate funding to support enforcement of noise control ordinances and to provide for long-term monitoring of noise.

8.2.1.1 Review and if necessary amend existing noise control ordinances to ensure that they meet or exceed federal and state standards.

8.3 Address development activities and land use designations in areas adjacent to airports and military installations to ensure that noise impacts to residents are minimized.

8.3.1 Regularly monitor military source noise and coordinate with the military to avoid increased noise impacts.

ENV Objective 9. Reduce light pollution in University Place.

9.1 Reduce light pollution in University Place by encouraging the use of reflectors and appropriate aiming on new outdoor lighting to minimize the upward scattering of light.

ENV Objective 10. Strive for the best available solutions to environmental issues.

10.1 Utilize new technologies and methodologies where appropriate to resolve environmental problems.

ENV Objective 11. Allow agricultural uses in legally altered critical areas.

11.1 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.

ENV Objective 12. Reduce duplication of environmental regulations and streamline permitting processes.

12.1 Actively participate in local, state and federal efforts to eliminate overlapping rules and regulations.

12.2 Explore the concept of developing a master environmental impact statement (EIS) for the Comprehensive Plan or portions of the Plan.

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HISTORIC AND CULTURAL PRESERVATION

INTRODUCTION - Reserve Section

THE FRAMEWORK OF HISTORIC AND CULTURAL PRESERVATION

Historic and Cultural Resource Inventory

The most fundamental building block of historic and cultural preservation is having an inventory of properties of potential historic, cultural, and archaeological significance. The nomination of properties to the local, State, or National registers is, most often, preceded by surveying activity which involves regular updating of the inventory containing properties of potential historic, cultural, and archaeological significance. Criteria for determining significance include that properties such as districts, sites, buildings, structures, and objects embody some importance in American history, architecture, archaeology, or culture of State or local importance and possess integrity of location, design, setting, materials, workmanship, feeling and association.

Designation

Nominated properties should be are designated to be included in a University Place Register of Historic Places usually at the owner's request, and always with owner consent. The process leading to designation includes a public hearing and recommendation by the City Council or a selected committee. Once designated, the owners qualify for tax incentives including a special valuation tax program for rehabilitation. Designation of properties for the State of Washington Register of Historic Places and the National Register of Historic Places go through a less stringent procedure and the properties listed in the State or National Registers are afforded less protection. The main benefit of designating properties to the State or National Register is honorary.

Measures for Protection of Properties

The authority to review and mitigate proposals affecting properties listed in the inventory and designated properties is provided by a local ordinance relating to historic preservation and by the State Environmental Policy Act (SEPA). The City Council or selected committee reviews plans for proposed alteration or remodeling of structures or sites included in the inventory or on the City, State or National Historic Registers. The Council recommends to the owner how alterations could be made without destroying the historic or cultural significance of the structure or site. City permits will not be issued until the Council reviews the proposal. However, if the Council or selected committee does not make a recommendation within sixty days, the permits may be issued.

The City Council or selected committee should be considered as a valuable resource for owners of properties with historic or cultural potential. The Council or selected committee can recommend a method for the owner to accomplish what is being proposed without destroying the potential of the property. Generally, that can increase the value of the property as well.

DEFINITIONS

Historic Properties

An "historic property" is any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in the National, State, or local register of historic places. The term can also include artifacts, records, and remains which are related to such a district, site, building, structure or site.

Cultural Properties

A "cultural property" means a definite physical location and associated material remains, such as an archaeological or historical site, which has been found to be capable of contributing important scientific, historic, or management information or that possess identified sociocultural, educational, or public importance.

Archaeological Properties

An "archaeological property" is any material remains of human life or activities which are of archaeological interest. These include all sites, objects, structures, artifacts, implements, and locations of prehistorical or archaeological interest, whether previously recorded or still unrecognized, including but not limited to prehistoric and historic American Indian or aboriginal burials, campsites, dwellings, and habitation sites, including rock shelters and caves, their artifacts and implements of culture such as projectile points, arrowheads, skeletal remains, grave goods, basketry, pestles, mauls, grinding stones, knives, scrapers, rock carvings, paintings, and other implements and artifacts of any material.

STATE GOALS

Historic preservation. Identify and encourage the preservation of lands, sites, structures, that have historical or archaeological significance. (RCW 36.70A.020(13))

OBJECTIVES, PRINCIPLES, AND STANDARDS

HIST Objective 1. Protect, conserve and enhance the historic and cultural heritage of University Place.

1.1 Contribute to environmental balance and conservation by recycling buildings, rehabilitating communities and conserving open space. Recognize unique features of the environment, including resources and scenic views for their role in sustaining cultural tradition.

1.1.1 Create a University Place inventory of historic and cultural resources. It should be structured to include resource categories such as historic neighborhoods, sites, cultural properties, and others as a part of the update. Encourage support of local groups with available resources and staff if the local groups are doing the updating and require assistance or guidance.

1.1.2 Develop criteria to establish a prioritization system for the preservation of historic, archaeological, and cultural properties.

1.1.3 Develop policies for tax incentives for the preservation of historic, cultural, or archaeological sites using the current use based assessment under the State of Washington Open Space Taxation Act.

1.1.4 Develop standards and guidelines for routine reviews pertaining to historic and cultural preservation in order to facilitate consistent and predictable outcome of the reviews.

1.1.5 Devise methods to encourage adaptive reuse of old structures.

1.1.6 Develop incentive systems for preservation of historic and cultural resources including density bonus, transfer of development rights, and other innovative land use methods.

1.2 Incorporate the preservation of sites and structures of historic, cultural, and archaeological significance as a part of the aesthetic and environmental consideration in site design and subdivision plan reviews.

HIST Objective 2. Keep heritage alive as a living part of contemporary life.

2.1 Make historic and cultural resources available as educational resources in order to raise awareness of the richness of cultural diversity and to encourage retention of personal and community heritage.

2.1.1 Develop guidelines for inventorying and protecting cultural properties in order to encourage preservation of traditional lifeway values of a variety of cultures.

2.2 Increase the quality of life through strengthening personal identity, families, spirituality, civic pride, a sense of community and by preserving traditions, skills, and knowledge.

HIST Objective 3. Recognize that historic and cultural preservation should be systematically addressed in programs of preservation planning and land use plans.

3.1 Pursue historic and cultural preservation considering its positive contribution to achieving the thirteen broad goals stated in the State Growth Management Act.

3.2 Promote a mutually supportive relationship between historic and cultural preservation and economic development for the following reasons:

a. It provides recreational opportunities and value, tourism and high aesthetic quality;

b. It structures urban growth by providing quality, affordable housing in highly livable neighborhoods; and

c. Preservation and revitalization programs enhance civic pride and stability, which, in turn, promote local and regional economic opportunities.

3.2.1 Develop ways to link historic and cultural preservation with tourism and local economic development strategies.

3.2.2 Utilize a variety of financial incentives to encourage historic and cultural preservation including low interest loans for rehabilitation and tax incentives for restoration and rehabilitation, and preservation.

HIST Objective 4. Coordinate and cooperate with local, state, and national historic and cultural preservation organizations.

4.1 Increase a sense of involvement within communities by encouraging collaboration of individuals, groups, and other organizations interested in historic and cultural preservation.

4.1.1 Cooperate with municipalities in order to promote historic and cultural preservation. Allow interjurisdictional or interlocal agreements whenever it is mutually beneficial for the City.

HOUSING ELEMENT

INTRODUCTION

The goal for Housing set out in the Growth Management Act (GMA) is to: "encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities, and housing types, and encourage preservation of existing housing stock." University Place will accomplish this goal through policies in this Housing Element addressing: education, design, economic implications of regulations, subsidies and funding programs, discrimination, and special needs housing. A preliminary inventory indicates a limited amount of undeveloped land within the City. In order to provide an adequate supply of land for future moderate density residential housing, land use policies should protect existing undeveloped residential land from conversion to commercial and industrial uses.

Affordable Housing - A Definition

The GMA does not provide a definition of affordable housing. It is the responsibility of each jurisdiction to define this term in a manner consistent with its County-Wide Planning Policies.

Affordable housing encompasses all economic segments of the community. With this as a basis affordable housing is defined as housing for which a household does not pay more than 30 percent of their gross income adjusted for family size, including utilities and all other home expenses. The U.S. Department of Housing and Urban Development (HUD) publishes an index for family size adjustment, *The Metropolitan Statistical Area Income Limits*.

STATE GOALS

> ***Housing.*** Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. (RCW 36.70A.020(4))

STATE MANDATES

> A housing element recognizing the vitality and character of established residential neighborhoods that: (a) Includes an inventory and analysis of existing and projected housing needs; (b) includes a statement of goals, policies, and objectives for the preservation, improvement, and development of housing; (c) identifies sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities; and (d) makes adequate provisions for existing and projected needs of all economic segments of the community. (RCW 36.70A.070(2))

OBJECTIVES, PRINCIPLES AND STANDARDS

HS Objective 1. **Promote education and awareness addressing compatibility between various dwelling types and community standards.**

HS Objective 2. **Encourage creative solutions to housing issues through quality design which is functional as well as livable.**

2.1. New housing [**and commercial**] developmentswhich occur as infill in existing neighborhoods should be placed on the property in harmony with the surrounding development.

2.2 New residential [**and commercial**] buildings which extend higher than the residential buildings on adjacent lots should be carefully designed to minimize impacts on privacy, solar access, and views.

2.3 Provide for open space and recreational facilities associated with residential developments.

2.4 Upgrade and preserve existing housing units, where appropriate and feasible, with special emphasis on historically significant structures.

2.5 Design and build developments in a manner which retains natural vegetation or provides minimum landscaping requirements for those sites where retention of natural vegetation is not appropriate.

2.6 Design and build developments in a manner which protects critical areas.

2.7 Multi-family developments should be designed to provide residents a safe, friendly living environment.

2.7.1 Buildings, open space, and circulation should be organized to provide opportunities for residents to experience or express a sense of territory around a housing unit.

2.7.2 Pedestrian pathways around and through a development should be located to minimize visual and physical intrusion onto private areas within or around each housing unit.

2.7.3 Lighting should be used to increase visibility at night and to increase security and safety.

2.7.4 Residential buildings should be sited to create usable open space.

2.7.4.1 Useable open space should provide an amenity to residents as well as a way to improve the developments' visual qualities.

2.7.5 Parking lot entries for multi-family developments should be designed and sited to complement pedestrian entry.

2.8 New multi-family developments should be designed in a manner which creates a safe, friendly environment for pedestrians within High Density Residential Districts.

HS Objective 3. Minimize the cost of housing by promoting innovative programs and techniques.

3.1 Develop consistent, streamlined regulations and procedures which maintain environmental quality, public health, and safety standards while minimizing the economic impact on the development of housing.

3.1.1 To the degree possible, coordinate a centralized accounting system between public and private service providers for fees, assessments and taxes to be applied to the infrastructure for which it is intended.

3.2 Consider the economic implications of private and public regulations and practices so that the broader public benefit they serve is achieved with the least additional cost to housing.

3.3 Encourage the development of a program which would provide assistance to households earning below the City median income who are willing to help build or remodel their own housing.

HS Objective 4. Promote public and private assistance in the development of the necessary financial tools to ensure affordable housing for City citizens.

4.1 Encourage flexibility in financial lending practices to meet the needs of first-time home buyers.

4.2 Promote financing and subsidies to assist in the development of affordable housing for households earning 80 percent or less of the City median income.

4.3 Maximize available local, state and federal funding opportunities and private resources in the development of affordable housing.

HS Objective 5. Encourage the development of new single family housing within the [urban growth areas] [city] where existing or future facilities and services exist.

5.1 Protect the remaining moderate density residential land within the city from rezone and conversion to multifamily, commercial and industrial uses.

5.2 Encourage the redevelopment of residential areas to facilitate access and circulation by transit, car/van pools, pedestrians, bicyclists, and other alternative transportation modes.

HS Objective 6. Reuse the existing housing stock to help meet the housing demand.

6.1 Explore and identify opportunities to reutilize and redevelop existing parcels where rehabilitation of existing buildings is not cost-effective.

HS Objective 7. Actively seek ways to prevent discrimination in the development and maintenance of housing.

7.1 Encourage economic and racial diversity within neighborhoods.

7.1.1 Encourage local lending practices that assist in the accomplishment of community housing goals.

7.2 Promote fair and equal access to housing for all persons in accordance with state law.

7.3 Strengthen interjurisdictional efforts to provide a fair and equitable distribution of housing to all segments of the University Place population.

7.4 Recognize the different physical, social, and economic needs of the residents.

7.4.1 Provide for broad range of housing choices in terms of cost, size, design, and suitability for various household types, e.g., families, elderly, couples, and persons with disabilities or special needs.

HS Objective 8. Promote the availability of special needs housing and the necessary supportive services, and support the affordability of this housing for all individuals and households.

8.1 Encourage and support the development of affordable special needs housing in University Place by providing incentives and technical assistance for housing development.

8.2 Strengthen interjurisdictional efforts to ensure a fair, equitable and rational distribution of low-income, moderate-income and special needs housing consistent with land use policies, transportation and employment locations.

HS Objective 9. Ensure the Comprehensive Plan housing policies accomplish their objectives.

9.1 Conduct an assessment of the housing demands and monitor the achievement of the housing policies.

9.2 Acknowledge the relationship between household income levels and the affordability of housing as it relates to the creation of new businesses, expansion of existing businesses, the location of business near housing and educational opportunities, and the presence of higher wage skilled, technical, and professional labor.

9.2.1 Encourage the development of a job training program to hire and train local, economically disadvantaged persons for construction of housing.

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TRANSPORTATION ELEMENT

INTRODUCTION

Both the population of University Place and the demand on the transportation system are expected to increase in the coming years. To keep our economy and environment healthy, it is essential the transportation system be able to meet the demands of tomorrow.

University Place has decided to utilize the work that went into the development of the *Pierce County Transportation Plan* (PCTP) by adopting those portions applicable to the City and is incorporating here by reference.

This Transportation Element strongly support an increase in the use of transit and other alternatives to the single-occupant vehicle. Alternatives to single-occupant vehicles are needed to reduce the cost of transportation and to provide the infrastructure to attract and retain businesses. Transportation improvements include providing citizens with the education and infrastructure to change travel habits. Transit strategies include improved bus service, vanpools, and carpools with safe and convenient access to park-and-ride lots. Multi-modal changes include sidewalks for pedestrians, bicycle routes, and equestrian trails.

GROWTH MANAGEMENT ACT REQUIREMENTS

The GMA outlines the requirements to be included in the Transportation Element of the Comprehensive Plan. This includes a five part analysis of facilities services needs including:

Conducting an inventory of existing facilities;

Establishing service standards;

Developing a strategy for achieving service standards;

Forecasting Traffic; and

Identifying system expansion and transportation system management needs

Detailed information regarding the development of Service Standards can be found in the *Service Standards for Arterial Roads* report and the *Technical Memorandum: Roadway Service Standard Alternatives* and are incorporated here by reference. These documents discuss in detail the methodology used in developing Service Standards, V/C ratios for 1993, V/C projections for the year 2000, alternative standards.

Concurrency

Local jurisdictions must adopt and enforce ordinances which prohibit development approval if the development causes the level of service on a transportation facility to decline below the standards adopted in the transportation element of the comprehensive plan, unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with

the development. Concurrent with the development shall mean that improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years. (RCW 36.70A.070(6)(e). Any reference toconcurrency [**to concurrency**]or similar terms shall not be required until such time as this plan is amended or a new plan adopted to meet the requirements of the Growth Management Act.

University Place's concurrency management program is outlined in the Capital Facilities Element. No final development permit is to be issued by the City unless there is sufficient capacity of public facilities available. The LOS standards are to be maintained and the impacts of a development proposal must be addressed concurrent with the proposal. For roads and mass transit, "concurrent with" means that an enforceable agreement provides a guarantee that the necessary facilities will be in place when the impacts of the development occur or the County has in place binding financial commitments to complete the necessary public facilities within six years.

STATE GOALS

Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans. (RCW 36.70A.020(3))

STATE MANDATES

A transportation element that implements, and is consistent with, the land use element. (RCW 36.70A.070(6))

OBJECTIVES, PRINCIPLES AND STANDARDS

The following principles and standards are those applicable to University Place selected from the Pierce County Transportation Plan, adopted December 1992. Some principles and standards have been amended to correspond to the needs of University Place.

TRN Objective 1. TRANSIT. Recognize that transit and ridesharing are important elements of the transportation system.

1.1 **High Capacity Transit.**
Actively promote high capacity transit (HCT) through City involvement in the planning, location, timing, financing, design and technological decisions about a regional HCT system by:

1.1.1 Participating in regional high capacity transit studies;

1.1.2 Broadening the definition of high capacity transit beyond light rail to include transit service expansion, High Occupancy Vehicle (HOV) lanes, park-and-ride lots, and many other incremental commuter services which may be transitional programs instituted before rail is implemented;

1.1.3 Creating the kind of environment that will support and enhance HCT use through the provision of adequate access for pedestrians and bicycles, incorporation of policies which promote transit use (i.e., flextime) and land use decisions which will support the system (i.e., higher development densities around transit centers); and

1.1.4 Participating in the planning, location and design of park-and-ride lots, HOV lanes, and other facilities and services to support the regional transit system.

1.2 **Transit Service Extensions.**
Encourage Pierce Transit to establish a process for evaluating boundary and service extensions which includes criteria to determine the feasibility of providing service to new areas; and evaluate alternatives to regular, fixed route transit service (e.g., vans for occasional service, and demand responsive service).

1.3 **Coordination With Social Service Agencies.**
Encourage coordination between Pierce Transit and all social service agencies in the location of transit and new social service facilities so that social service agency clients can be served effectively by transit.

1.4 **Encouraging Use of High Occupancy Vehicles (HOVs).**
Encourage greater use of HOVs such as transit, carpools and vanpools, by travelers in order to move people more efficiently and minimize the need for additional roadway capacity. Specific actions and programs will be identified in Pierce County's TDM program and ordinance.

1.5 **Transportation Demand Management Program Development.**
Coordinate with Pierce Transit, local and regional jurisdictions, the Puget Sound Regional Council, the Washington State Department of Transportation, and business, development and residential communities to develop an integrated TDM/HOV program to increase HOV use in University Place. The TDM/HOV program may include:

1.5.1 A definition of HOVs so that the City, the State, and other agencies use a consistent definition for HOV facilities that connect;

1.5.2 Identification of rights-of-way and property needed for park-and-ride lots, HOV lanes, intersection improvements (such as queue bypass lanes) and so forth;

1.5.3 A public education program to encourage greater utilization of HOVs;

1.5.4 Assignment of responsibility for the provision, management and maintenance of HOV related facilities;

1.5.5 A mechanism for regional coordination of HOV services and programs provided by transit operators in the region;

1.5.6 Program monitoring to assess the success of various strategies and to revise the program when appropriate; and

1.5.7 A TDM/HOV manual for use by City departments, local jurisdictions, and private developers and employers with guidelines for:

a. Parking management programs that provide incentives for HOVs and discourage Single Occupant Vehicles, (SOVs);

b. Transportation support services which enhance the convenience of HOV use, such as ridematching, education and guaranteed ride home programs;

c. Policies and programs to encourage land use and development design that create an environment in which HOVs and transportation demand management programs can operate more successfully;

d. Providing convenience services at park-and-ride lots to encourage more people to use the lots and to decrease total trip making;

e. Providing financial and other incentives to use transit/HOVs, such as transit/vanpool subsidies, and parking pricing strategies;

f. Promoting flex time and alternative work hours to reduce travel demand during peak hours; and

g. Providing convenient transfers between different travel modes, intercity and local bus services, ferry service, and airporter service at key locations.

1.6 **New Developments Designed to Encourage TDM.**
Require those developments that are found to significantly impact transportation facilities and services to provide TDM/HOV programs. A "threshold definition" (e.g., size and type of development and location of the development in relation to congested corridors, etc.) will be used to link specific TDM/HOV improvements to

the developments affected by this policy. Potential TDM/HOV improvements could include:

a. HOV facilities

b. Parking management programs

c. Supporting TDM/HOV incentive programs

d. Facilities for pedestrians and bicyclists

1.7 **Transit Facilities.**
Encourage private developers and Pierce Transit to integrate transit facilities (e.g., transfer centers, bus pullouts, bus shelters, transit information centers) and pedestrian connections into residential, retail, manufacturing, commercial office, and other types of development.

1.8 **Transfer Centers.**
Encourage transit centers:

a. Be located in higher density activity centers throughout the City;

b. Be designed to minimize adverse impacts on surrounding development;

c. Include safe and convenient access and facilities for pedestrians, bicyclists, and persons with disabilities;

d. Be designed and operated so as to minimize conflicts with traffic operations; and

e. Provide a safe and secure environment for transit users.

1.9 **Park-and-Ride Lots.**
Support the development of the regional park-and-ride lot system and encourage that such lots:

a. Are located on sites with convenient access to the arterial and freeway system;

b. Include adequate screening to provide a buffer from incompatible land uses, but maintain views for safety;

c. Provide mitigation of negative impacts such as increased vehicular traffic and surface water run-off; and

d. Provide a safe and secure environment for park-and-ride users.

1.10 **School Bus Transportation.**
Require developers of residential developments to provide waiting areas, including bus shelters, when appropriate for the safe congregation of school-age children transported by bus to school.

TRN Objective 2. NONMOTORIZED TRANSPORTATION. Meet the needs of bicyclists, pedestrians and equestrians traveling on roads in the City and encourage the provision of non-motorized facilities, including sidewalks, where it is appropriate to provide safe and convenient access between properties and facilities.

2.1 **Nonmotorized Travel Modes.**
Coordinate planning efforts for nonmotorized modes of travel with other jurisdictions, local communities and specific nonmotorized travel interest groups to develop an integrated area-wide plan for bicycles and other nonmotorized travel modes that ensures continuity of routes.

2.2 **Pedestrian and Bicycle Facilities.**
Require developers of large lot subdivisions, short plats, subdivisions and other types of development to provide safe and convenient facilities for pedestrians and bicyclists. Develop and adopt facility design standards and threshold levels which reflect the needs of the local community. Such facilities include:

2.2.1 Sidewalks, improved shoulders, or off-street trails within developments to accommodate internal circulation; and

2.2.2. Connections to adjacent property and transportation facilities (such as roads, trails, and transit routes) to facilitate safe and convenient access to nearby parks, schools, business and residential areas, transit routes and trails.

2.3 **Facilities for Nonmotorized Travel.**
Provide facilities for travel by nonmotorized travel modes by:

2.3.1 Incorporating improvements for nonmotorized travel into programmed road improvement projects. The most appropriate design for such facilities will be determined on a case by case basis for individual road improvement projects using criteria including, but not limited to:

a. The supplemental classification designations for the roadway for pedestrians, bicycles and equestrians

b. The City's adopted road design standards

c. Adjacent land uses

d. Expected level of demand for use by pedestrians, bicyclists and/or equestrians

e. Accident history (number, type and severity)

f. Existing and forecast traffic volumes

g. Physical conditions of the roadway corridor

h. Available right-of-way

i. Project costs

j. Availability of funds for the improvements, including any special funds to pay for improvements for nonmotorized travel modes

k. Community support

2.3.2 Develop an ongoing program to install improvements for nonmotorized travel modes at locations where there are no programmed road improvement projects. The City will establish a program for transportation improvements for nonmotorized travel modes, and fund it through the City's Annual Road Program. Requests for individual improvement projects would be submitted on an annual basis and will compete for available funds. Criteria to determine priority among requested improvements projects may include:

a. Condition of existing facility

b. Adjacent land uses

c. Number of pedestrians, bicyclists and/or equestrians expected to use the facility

d. Traffic volumes on the roadway

e. Potential conflict between travelers using motorized and nonmotorized travel modes

f. Speed limit on the roadway

g. Functional classification of the roadway

h. Supplemental classification of the roadway for pedestrian, bicycle and/or equestrian modes

i. Connections and/or relationship to other facilities for nonmotorized travel and/or transit

j. Community support

2.3.3 Proceeding with the development of a comprehensive plan for nonmotorized transportation in University Place.

2.4 **Coordination with Schools.**
Coordinate with each school district and accredited private school to identify safe school walking routes which address pedestrian needs around school facilities.

2.5 **Low Cost Improvements for Nonmotorized Travel.**
Explore opportunities to provide low cost improvements within existing public rights-of-way to improve conditions for nonmotorized travel modes.

2.6 **Nonmotorized Travel and TDM.**
Encourage the use of nonmotorized travel modes as part of the City's TDM program to reduce the use of motorized travel modes.

2.7 **Facilities for Persons with Disabilities.**
Consider the needs of persons with disabilities when developing plans and programs for nonmotorized transportation.

TRN Objective 3. ROADS. Provide an efficient road network as an additional transportation option in order to provide adequate mobility for all people, goods and services.

3.1 **Functional Classification.**
Classify the University Place transportation system in accordance with federal, state, regional and local guidelines based on:

3.1.1 Washington State Department of Transportation's "Guidelines for Amending Urban Boundaries, Functional Classifications, and/or Federal Aid Systems," except that in the labeling of arterials, the City's adopted system of Major, Secondary and Collector arterials, shall be used;

3.1.2 Supplemental classifications for transit, trucks, bicycles, and equestrians; and

3.1.3 A special classification for "alleys," defined and applied throughout the City.

3.2 **Classification Plan Updates.**
Conduct a comprehensive review and update of University Place's Road Classification Plan every five years, with minor modifications as appropriate on an annual basis.

3.3 **Goods Movement.**
Preserve the integrity of residential neighborhoods by:

3.3.1 Identifying bypass routes to minimize truck traffic through neighborhoods;

3.3.2 Identifying "Key Truck Roads" to serve commercial centers and other areas attracting numerous truck trips; and

3.3.3 Designating "Key Truck Roads" so as to avoid residential neighborhoods, points of low overhead clearance and transportation facilities with load restrictions.

3.4 **Road Adequacy Ordinance.**
Encourage the private sector, local jurisdictions, the Washington State Department of Transportation and the community at large to work with the City to develop a road adequacy ordinance to support development of adequate transportation facilities throughout the City. This ordinance should define specific standards for:

a. Acceptable levels of congestion and service;

b. Safety; and

c. Right-of-Way requirements.

3.5 **Access and Standards.**
Ensure adequate access to development through a system of public and, where appropriate, private roads. A range of design and construction standards to cover all facilities will be developed in cooperation with the City's citizens, the private sector and various City Departments for roadway alignment (or location), design, ownership (public or private), and street naming.

3.6 **Roadway Design.**
Coordinate with local jurisdictions, the Washington State Department of Transportation (WSDOT), adjacent cities, the Federal Highway Administration (FHWA), and Pierce Transit to achieve consensus on a uniform set of minimum roadway design standards that:

a. Are linked to the level and type of land development served by transportation facilities;

b. Promote compatibility among jurisdictions in the design of transportation facilities; and

c. Comply with federal and state design criteria.

3.7 **Threshold Levels.**

Specific "threshold levels" will be established to determine which roadway design standards should apply to individual roads based on the projected ultimate usage of the roadway (i.e., daily traffic volumes and access needs) and its relationship to the City's overall transportation system.

3.7.1 Public roads identified on the City's Transportation Plan may not be constructed and operated as private roads, although an interim private road in a planned future public road corridor may be allowed to serve single-family residential development until a route establishment study has been completed by the City.

3.7.2 Private roads that do not meet the "threshold level" established for public roads will not be accepted into the City road system unless they have been identified through the transportation planning process as serving public, through traffic needs.

3.7.3 Street names and addresses for new private roads will conform to the University Place street naming system except where specifically exempted by the City Council.

3.8 **Standards for Different Travel Modes.**

Incorporate the special design parameters required for transit, truck, bicycle, pedestrian and equestrian use into the University Place roadway design standards. These special design parameters should:

a. Be compatible with the City's new supplemental classification system;

b. Be applied consistently and equitably;

c. Promote improved transit accessibility features such as bus turnouts, pedestrian access to bus stops and bus shelters; and

d. Keep "at grade" railroad crossings to a minimum and provide for traffic control safety devices consistent with Washington Utilities and Transportation Commission regulations for existing and new crossings.

3.9 **Arterial Standards Updates.**

Review University Place policies, standards and practices related to access control and spacing of major, secondary, and collector arterials to see if they are adequately guiding the development of the City's road system in rapidly growing areas of the City. Where problems are identified, these policies, standards and practices may be revised to support the provision of an efficient and cost effective road system for the future.

3.10 **Access Control.**
Encourage the consolidation of access to state highways, and major and secondary arterials in order to complement the highway and arterial system, reduce interference with traffic flow on the arterials, and discourage through traffic on local access streets or private access/circulation roadways. To achieve this the City:

3.10.1 Encourages, and may assist, landowners to work together to prepare comprehensive access plans that emphasize efficient internal circulation and discourage multiple access points to major roadways from developing areas along highways, and major and secondary arterials;

3.10.2 Encourages access to private developments through a system of collector arterials and local access streets to be identified in the City's Transportation Plan;

3.10.3 Encourages consolidation of access in developing commercial and high density residential areas through shared use driveways, frontage roads, and local access streets which intersect with arterials at moderate to long spacing; and

3.11 **Transportation System Management (TSM).**
Maximize the operating efficiency of the City's transportation system through the use of TSM strategies such as:

a. Signal interconnect systems, signal coordination and synchronization, signal preemption for transit vehicles, and other signal improvements to facilitate smooth traffic flow;

b. Turn lanes and turn pockets to allow turning vehicles to move out of through traffic lanes, including where appropriate, queue bypasses for HOVs and transit;

c. Access control for major arterials to minimize disruptions in traffic flow;

d. Climbing lanes for slower moving vehicles (including nonmotorized) where appropriate to ensure smooth traffic flow;

e. Off-street truck loading facilities, where appropriate, to separate goods loading/unloading from goods and people movement, and provide for the efficient movement of goods and traffic; and

f. Regulating truck delivery hours and establishing size limits on trucks in certain areas to facilitate traffic flow.

3.12 **Service Standards for Roads.**
Use screenline Service Standards to monitor the quantity of traffic within the City and between other cities and the regional transportation system.

a. Base Service Standard measurements on the total traffic volumes divided by total traffic capacity of arterial roadway segments crossing a screenline.

b. Monitor and mitigate site-specific transportation impacts through the State Environmental Policy Act review process.

3.13 **Road Improvement Districts.**
University Place encourages the use of Road Improvement Districts (RIDs)

TRN Objective 4. OTHER MOTORIZED TRANSPORTATION. Coordinate other transportation facility and service plans with the City Transportation Plan.

4.1 **Airports.**
Participate in regional airport planning to ensure that City needs are met and that City concerns are addressed. To do this, City agencies will keep the City Council up to date regarding the status of airport planning in the region and its likely impact on University Place.

4.2 **Methods to Ensure Compatibility.**
Support the use of the following methods, to provide for compatibility between air facilities and surrounding land uses:

a. Public education regarding airport locations, usage, plans, and potential impacts;

b. An expanded State Environmental Policy Act review process to address the impacts of aircraft noise within an air facility's flight paths and on the ground and water surface;

4.3 **Preserving Rail Rights-Of-Way.**
Strongly encourage the preservation of rail rights-of-way for future rail or other transportation purposes. Actions to preserve rail rights-of-way include:

a. Identification of abandoned or to be abandoned rail lines and rights-of-way in conjunction with the state, local communities, railroads, labor groups, and shippers;

b. Assessment of potential uses of rights-of-way for different forms of motorized and nonmotorized travel in order to preserve and implement their highest and best transportation use;

c. Allocation of funds by the state for the purpose of identified rail lines and rights-of-way; and

d. Amendment of RCW (Revised Code of Washington) Chapter 47.76 by the state to implement the December 1988, Washington State Rail Development Commission recommendations, which would modify "rail banking" practices, the acquisition of abandoned corridors, the interim and future use of rights-of-way, and funding procedures.

TRN Objective 5. IMPLEMENTATION STRATEGIES AND ACTIONS. Outline the strategies and actions necessary to finance and implement the transportation improvements planned to meet the City's transportation needs.

5.1 **Adequate Facilities for All Modes.**
Ensure adequate transportation facilities for all transportation modes, including trucks and passenger vehicles, transit, localized rail service, and nonmotorized modes of travel.

5.2 **Agency Coordination.**
Actively coordinate the planning, construction, and operation of transportation facilities and programs to support and complement the planning functions of adjacent cities, the county, other local jurisdictions, the Puget Sound Regional Council (PSRC), the Washington State Department of Transportation, Pierce Transit, and other public and private entities responsible for transportation facilities and services that may affect University Place. This coordination is facilitated by:

a. Encouraging elected officials to participate in the PSRC subregional council and other PSRC committees, and activities;

b. Working with other jurisdictions to plan, seek funding for, and implement multijurisdictional transportation projects necessary to address shared transportation needs; and

c. Formulating transportation decisions that are consistent with current plan documents of University Place, and jurisdictions adjacent to University Place.

5.3 **Review and Comment.**
Review and comment on the transportation plans, Capital Improvement Programs, and Transportation Improvements Programs of local, regional, and state agencies involved in the provision of transportation facilities and services to improve the coordination of individual transportation improvement projects.

5.4 **Multimodal Coordination.**
Coordinate planning and operation of transportation facilities and programs to optimize multimodal transportation programs, transportation service connections, and transfer at designated transfer points, including existing and future transit centers. The City encourages:

a. Pierce Transit to review options for accommodating cyclists, including bike racks on buses, and bike racks at major transit facilities and bus stops;

b. The Washington State Department of Transportation and local jurisdictions to upgrade depot facilities and provide for multimodal use of these facilities;

c. Integration of nonmotorized modes of travel into the roadway system where appropriate; and

d. Integration of nonmotorized modes of travel into the countywide and regional off-road trail system.

5.5 **Utilities.**
Coordinate the location of major utility and transportation corridors and the construction of roadway and utility improvement projects with utility companies/providers in order to *minimize* right-of-way disruptions caused by construction, minimize costs, and maintain pavement integrity.

5.6 **Identifying Right-of-Way Needs.**
Use the transportation planning process to identify transportation system needs throughout the county in order to:

a. Provide adequate transportation facilities and services to meet current and future travel needs;

b. Identify specific transportation corridors and alignments where public roads are needed; and

c. Locate and protect needed rights-of-way as soon as possible.

5.7 **Acquiring Rights-of-Way.**
Reserve property for needed rights-of-way as quickly as possible. Methods to acquire and preserve right-of-way include, but are not limited to:

a. Requiring dedication of right-of-way as a condition for development;

b. Requesting donations of right-of-way to the City;

c. Determining the allowable development density of a given property, based on the total property size (including the donated right-of-way portion), so that developers who donate rights-of-way are not penalized;

d. Purchasing rights-of-way by the City;

e. Purchasing development rights from property owners; and

f. Requiring property owners to grant public easements.

5.8 **Protecting Rights-of-Way From Encroachment.**
Protect public rights-of-way from encroachment by any structure, vegetation, landscaping materials or other obstruction in order to:

a. Provide safety for motorists, pedestrians, bicyclists or other users of the public roads;

b. Preserve the integrity of City roads, drainage systems, and other publicly provided and maintained facilities; and

c. Protect access for all travelers using motorized and nonmotorized travel modes.

5.9 **Protection Methods.**
Use the following methods to protect rights-of-way from encroachment:

a. Establish minimum setback requirements for property improvements to preserve sufficient right-of-way to allow for expansion of roadways or provision of frontage roads to serve future transportation needs;

b. Develop specific guidelines regarding the installation and maintenance of any landscaping in or extending into the public right-of-way; and

c. Develop a public information program to inform property owners about the City's policies regarding private use of right-of-way, including specific information covering acceptable practices and maintenance requirements.

5.10 **Compatibility With Adjacent Land Uses.**
Ensure planned transportation system improvements are compatible with adjacent land uses and minimize potential conflicts through guidelines to:

a. Use a variety of methods to control access to major arterials from adjacent developments;

b. Route major and secondary arterials around, rather than through, neighborhoods so as to minimize traffic impacts on residential neighborhoods;

c. Prevent new residential areas from fronting on major or secondary arterials;

d. Provide landscaping and other types of buffers along major transportation facilities; and

e. Provide facilities for bicyclists and pedestrians to access public transit.

5.11 **Allowable Land Use Changes.**
Allow land use changes (such as master plan developments, rezones, plats and conditional use permits) only when these changes are accompanied by specific documentation or proposed plans showing how the transportation system can adequately support the needs of existing and proposed development. University Place will establish threshold levels for this policy so that small landowners will not be unfairly disadvantaged, and will tie implementation of this policy to impact mitigation planning that seeks to fairly allocate the costs of transportation improvements among and between the City and all affected parties.

5.12 **Environmental Protection and Conservation.**
Minimize negative environmental impacts created by City transportation facilities and activities by:

a. Appropriately designing, constructing, operating, and maintaining transportation facilities to minimize degradation of existing environmental conditions;

b. Aligning and locating transportation facilities away from environmentally sensitive areas to preclude direct environmental degradation caused by a facility and indirect environmental degradation created by development around facilities;

c. Mitigating unavoidable environmental impacts; and

d. Soliciting and incorporating the concerns and comments of interested parties regarding environmental issues into the planning, design, construction, operation, and maintenance of the county transportation system.

5.13 **Responsibility for Transportation Network.**
Provide and maintain a basic network of transportation facilities and services. The City seeks to equitably distribute costs and benefits among all modes of travel (to encourage the growth of a balanced, multimodel transportation system), and to allocate resources fairly and equitably to all areas of the City.

5.14 **Cost Effective Solutions.**
Keep the costs of providing and maintaining adequate transportation facilities as low as possible by emphasizing the most cost effective solutions to meet transportation needs and by equitably distributing the costs for providing the improvements in proportion to the benefits received.

5.15 **Funding Strategies.**
Provide greater flexibility and equity in transportation revenues and expenditures in University Place's overall funding strategy, and to look beyond immediate needs to long-term strategies to secure adequate financing. University Place strives for maximum leverage of City funds by pursuing non-City funding sources for transportation projects and using City funds for local matching funds.

5.16 **Sources of Funds.**
Work to secure adequate long-term funding sources for transportation through a variety of methods, including:

a. Changes in state law to allow additional funding sources such as road utilities and local option financing mechanisms;

b. Lobbying the state legislature for a more equitable distribution of state funds generated by a jurisdiction and received by that jurisdiction;

c. Eliminating the diversion of the University Place Road Levy to non-transportation uses, and restricting its use to right-of-way acquisition and the design, construction, operation and maintenance of transportation facilities;

d. Encouraging public/private partnerships for financing transportation projects;

e. Sharing costs with other jurisdictions for needed improvements that solve shared transportation problems;

f. Sharing costs with private developers who want to accelerate construction of particular transportation improvements or for additional transportation facilities and services needed to serve new developments, in proportion to the impacts and needs generated by individual projects;

g. When cost effective, encourage the use of Road Improvement Districts by local residents to upgrade public and private roads and develop new roads consistent with City public road standards;

h. Seeking federal funding for transportation projects that support the military mission;

i. Making application to the federal government for mitigation funds needed to accommodate military traffic; and

j. Considering road impact fees.

5.17 **Impact Mitigation.**

Recognize that the provision of adequate transportation is the shared responsibility of the public and private sectors. The City requires that developers of land along identified transportation corridors contribute their fair share towards transportation improvements necessitated by their development(s). Impact mitigation efforts may include:

a. Taking the lead in forming a group of concerned citizens, policy level officials from affected jurisdictions, developers, and other interested parties to develop a transportation impact fee program;

b. Requiring that developers assist the City and other jurisdictions in the provision of additional transportation facilities and services needed to serve new developments in proportion to the impacts and needs generated by their projects; and

c. Allowing developers to use lower rates in estimating traffic impacts if a development's access to transit or construction of transit improvements can be shown to result in lower traffic generation rates.

5.18 **Priority Process.**

Use a standardized, well documented priority process to establish clear priorities for transportation expenditures in the City. The process is clearly stated so that all participants and the general public can easily understand the process and the recommendations that result from its use. University Place encourages public input in the priority process and provides opportunities for review and comment by the community regarding the City's priorities. University Place coordinates with and includes other jurisdictions in determining its priorities for transportation improvements.

5.19 **Project Programming.**
Incorporate University Place's priority process into specific planning and implementation documents such as the Capital Facilities Element, the Annual Road Program, the Six Year Street Program, the Regional Transportation Plan prepared by the Puget Sound Regional Council, the State Transportation Plan prepared by the Washington State Department of Transportation, plans of other jurisdictions in Pierce County, and the University Place Comprehensive Plan.

5.20 **Updating Priorities.**
Conduct a comprehensive evaluation and assessment of transportation priorities every six years. Updates are prepared annually and incorporated into the Capital Facilities Element, the Annual Road Program, the Six Year Road Program and the City budget.

5.21 **Maximizing Use of Resources.**
Allow staff to maximize the use of City resources and those from other sources through a sufficiently flexible priority process. In order to enhance the City's likelihood of receiving outside funds for transportation purposes, the priority process incorporates the criteria used by agencies or departments that may provide significant funds to University Place.

5.22 **Improvement Priorities.**
Prioritize transportation improvements based on the following criteria:

a. FIRST: To maintain or upgrade existing transportation facilities to serve existing residents and business at acceptable levels of service;

b. SECOND: To upgrade or build new transportation facilities to encourage and support growth and economic development in the more urban areas of the City; and

c. THIRD: To upgrade or build new transportation facilities in the less developed areas of the City to serve lower density residential development at appropriate service levels.

5.23 **Expenditure Priorities.**
Prioritize transportation expenditures to provide for:

a. Adequate maintenance of the existing transportation system to prevent deterioration of capital facilities and to avoid the need for major reconstruction of roads and bridges;

b. Remedial actions to correct known safety hazards, repair physical deficiencies in the road system, and improve traffic operations through low cost improvements;

c. Replacement of bridges, roadways and other capital facilities which are near or past the end of their useful lives, or that may become structurally unsound in the near future;

d. Widening of existing roadways to alleviate existing capacity problems; and

e. Construction of new roadways to complete the roadway network, and to accommodate expected growth in travel demand.

5.24 **Ranking Projects.**
Use a consistent process to determine capital project priorities that includes the following steps:

5.24.1 Comprehensive identification and ranking of transportation problems throughout the City using the following criteria:

a. Safety/Accidents

b. Congestion and level of service

c. Incomplete roadway system (links in the system are missing or inadequate)

d. Through traffic negatively impacting neighborhoods

e. Incomplete transit system

f. Environmental concerns

g. Incomplete pedestrian system

h. Incomplete bicycle system

5.24.2 Identification and evaluation of the transportation improvements needed to address identified problems;

5.24.3 Development of specific transportation improvement recommendations which rank individual projects using the following set of criteria:

a. Safety

c. Transportation system completeness

d. Economic feasibility

e. Capacity/congestion

f. Integration with other agencies' or other City plans

g. Cost effectiveness

h. Encouragement of alternatives to Single Occupancy Vehicles

i. Number of people affected by the proposed improvement

j. Technical feasibility of the proposed improvements

k. Ability to acquire additional outside funds through leveraging of City resources

l. Environmental considerations

m. Level of problem to be addressed by proposed improvement

n. Community support/opposition to proposed improvement

o. Inclusion of proposed improvement in a multijurisdictional project

p. Impact of proposed improvement on economic development

5.24.4 Implementation of recommendations based on a schedule and financing strategy.

5.25 **Maintenance Standards.**
Maintain the City's transportation system at a level at least commensurate with the original design standards used in constructing the facilities. The City recognizes the need to establish special standards for the frequency and level of roadway maintenance appropriate for facilities classified as "Key Bicycle Roads" in order to provide for the safety of all travelers.

5.26 **Enforceable Maintenance Agreements.**
Require the establishment of maintenance agreements for all private roads which can be enforced through civil court action. University Place does not maintain private roads.

5.27 **Rider Information Package.**
Encourage the Tacoma/Pierce County Visitors and Convention Bureau and transportation service providers to coordinate with the City to develop a "rider information package" with respect to common passenger transportation. This information package may include maps, routes, schedules, and public information telephone numbers for passenger rail service, local transit agencies, air carriers,

private ground transportation providers, and international, state and local ferry services.

5.28 **Special Needs Transportation.**
Support the mobility of all riders including those persons who are elderly, young, low income, and all persons with disabilities by maximizing transportation system accessibility, affordability, and expanded service capacity through:

a. Design standards that reflect the infrastructure needs of persons who are elderly and all persons with disabilities;

b. Identifying and improving existing transportation facilities and developments that are not accessible or usable by persons who are elderly or by persons with disabilities; and

c. Encouraging greater coordination of public and private transportation operators to accommodate the special needs of persons who are elderly and all persons with disabilities.

UTILITIES ELEMENT

INTRODUCTION

The Utilities Element addresses the development of utility services within University Place over the next 20 years. It consists of the general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines. The term capacity is synonymous with capability and refers to the maximum load a generator, turbine, power plant, or transmission system can supply under specified conditions for a given period of time without exceeding approved limits of temperature and stress.

The Utilities Element describes how the goals in the other Plan elements will be implemented through the utility policies and regulations. It is an important element in implementing Comprehensive Plan objectives.

The Utilities Element includes the following sections:

1. Electricity
2. Natural Gas
3. Telecommunications
4. Cable Television
5. Sewer Service and Wastewater Treatment
6. Solid Waste Management
7. Domestic Water Systems
8. Surface Water

The policies included in this Element are intended to implement least-cost planning, a concept which, as applied to utilities, seeks to provide services over the life of the Plan to existing and future customers at the least cost to customers and society at large. Examples of the ways in which least-cost planning can be carried out include joint trenching; installation, upgrade, repair, and maintenance of distribution and transmission lines during road construction or reconstruction; and coordination of utilities planning and approval with project design and approval.

STATE GOALS

Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner. (RCW 36.70A.020 (1))

Economic Development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities. (RCW 36.70A.020 (5))

Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability. (RCW 36.70A.020 (7))

Environment. Protect the environment and enhance the state's high quality of life, including air and water quality and the availability of water. (RCW 36.70A.020 (10))

Public Facilities and Services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards. (RCW 36.70A.020 (12))

STATE MANDATES

Each comprehensive plan shall include a plan, scheme, or design for each of the following . . . A utilities element consisting of the general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines. (RCW 36.70A.070(4))

Each county and city that is required or chooses to prepare a comprehensive land use pan under RCW 36.70A.040 shall identify lands useful for public purposes such as utility corridors, transportation corridors, landfills, sewage treatment facilities, storm water management facilities, recreation, schools, and other public uses. The county shall work with the state and the cities within it borders to identify areas of shared need for public facilities. The jurisdictions within the county shall prepare a prioritized list of lands necessary for the identified public used including an estimated date by which the acquisition will be needed. (RCW 36.70A.150)

OBJECTIVES, PRINCIPLES AND STANDARDS

GENERAL

UT Objective 1. Maintain consistency between utility providers and City Plans.

1.1 Provide for coordination between University Place and utility providers for consistency between the comprehensive system plans of each utility and the growth plans of the City.

1.1.1 University Place shall retain copies of comprehensive system plans of each utility serving the City.

1.1.2 University Place shall refer to the comprehensive system plans of utilities in amendments to the Comprehensive Plan.

1.2 Encourage utility providers to utilize the University Place Comprehensive Plan in planning future facilities.

1.2.1 Provide utilities with annual updates of population, employment and development projections. University Place and utilities will seek to jointly evaluate actual patterns and rates of growth, and compare such patterns and rates to demand forecasts.

1.2.2 Request that the WUTC give significant weight to local comprehensive plans and to approve utility requests that are supported by the Comprehensive Plan.

1.3 Provide utility facilities that are sufficient to support economic development.

1.3.1 Priority will be given to utility projects that provide service to employment centers identified in the Land Use, Economic Development, and Capital Facilities Elements.

1.4 In communications with State agencies, emphasize the importance of their compliance with City policies adopted pursuant to the GMA.

UT Objective 2. Provide adequate utility capacity for future growth.

2.1 Expand and improve utility facilities to provide adequate capacity for anticipated future growth.

2.1.1 Planning for public utilities should use a minimum 20-year planning horizon and identify new facilities, expansions and improvements that will be needed to support growth 20 years into the future.

2.1.2 Lands and easements for needed expansions and improvements should be purchased and held for future construction.

2.2 Foster predictability in processing permits and applications for utility facilities.

2.2.1 Identify facilities and improvements that can be given summary approval.

2.2.2 Develop a summary approval process for utility improvements.

UT Objective 3. Foster cost-effective utility services.

3.1 Allow new residential, commercial and industrial development only when required public facilities and services are available prior to, or concurrent with, development as indicated in the Capital Facilities Plan.

3.2 Encourage the joint use of utility corridors, provided that such joint use is consistent with limitations prescribed by applicable law and prudent utility practice.

3.2.1 Promote the coordination of joint planning of new road construction and maintenance of existing roads with utility trenching activities.

3.2.2 Make provisions (for example, through franchise agreements) for the installation of utility facilities by utility and cable providers within public rights-of-way and easements.

3.2.3 Provide timely notice of new construction and maintenance and repair of existing roads to utilities.

3.2.4 Coordinate construction timing to minimize construction-related disruptions to the public and reduce the cost to the public of utility delivery.

3.2.5 Work with the WUTC to allow utilities to provide least cost service to existing and new consumers.

3.3 Provide urban level public facilities and services in the City to avoid health hazards, enhance the quality of life, and to maintain viable, efficient, and cost-effective delivery.

3.4 Encourage coordination to resolve conflicts between public facility providers with established utility service areas within the City and newly annexed areas.

3.4.1 Annexation studies should identify effects on the provision of utility service.

3.4.2 Negotiate interlocal agreements and contracts that resolve:

a. Boundary disputes,
b. Identify how service areas will be adjusted and service provided after annexations and incorporations, and
c. Levels of service differences.

3.5 Coordinate and consolidate public service or public facility districts, where feasible, to distribute public services and facilities more efficiently.

UT Objective 4. Conserve resources to save money and to promote reliability of existing supply, consistent with the serving utilities' public service obligations.

4.1 Research and implement state of the art resource conservation technologies in all areas of new construction and large scale renovation public facilities.

4.2 Facilitate the conversion to cost-effective and environmentally sensitive alternative technologies and energy sources.

4.3 Consider cost-effective water and energy conservation technologies, including but not limited to, site plans, construction methods and materials, landscaping in land

use policies, and development regulations. Such technologies for methods and materials shall also promote practices that do not compromise human health conditions when occupied or used.

4.4 Permit cluster and zero-lot-line developments.

4.5 Encourage continued upgrading and maintenance of existing capital facilities in University Place.

UT Objective 5. Encourage utility lines to be located underground wherever practicable, using sound engineering judgement, and in accordance with rules, regulations and tariffs applicable to the serving utility.

UT Objective 6. Protect the environment while providing for utility facilities.

6.1 Site new utility facilities so as to avoid or mitigate environmental consequences.

6.2 Locate new utility facilities away from, or in a manner compatible with, critical areas.

6.3 Determine the capability of land and natural systems when providing such facilities and services as storm water drainage and flood prevention, water, sewage, and solid waste disposal.

UT Objective 7. Utility facilities should be designed to be compatible with adjacent land uses.

7.1 Utility facilities are to be coordinated and integrated with surrounding land uses so as to provide service to the neighborhood in which they are located and to reasonably avoid or mitigate the impacts of utility facility development.

7.1.1 Neighborhood facilities should be landscaped so as to be reasonably compatible with adjacent development.

7.1.2 Landscaping should be designed to provide variety similar to that observed in the neighborhood with special consideration for drought tolerant plants to conserve water and help ensure plant survival.

7.2 Utility facilities in residential areas should, when reasonable under the circumstances, be built at a residential scale.

7.3 Siting of proposed public facilities should conform to land use policies and regulations.

ELECTRICITY

UT Objective 8. Accommodate regional electrical facilities.

8.1 Make decisions on electric utility facilities so that the availability of safe, adequate and efficient electrical service in other jurisdictions is not negatively affected.

8.2 Accommodate additions and improvements to electric utility facilities that enhance the capacity and reliability of regional resources, particularly when multi-jurisdictional benefits within the region can be achieved.

8.3 Provision should be made for utility corridors to provide electric service within University Place and to provide appropriate electric service outside University Place.

UT Objective 9. Provide for expansion of electric utility facilities to meet future load requirements and support conservation measures to aid in meeting future growth needs.

9.1 Conserve the use of electric energy in public facilities.

9.2 Require conservation and encourage the use of alternative energy sources.

9.2.1 Encourage the installation of utility lines to connect non-utility owned electric generation sites to the power grid.

9.2.2 Encourage building, landscaping, and site design that maximizes passive solar gain.

9.2.3 Provide appropriate locations for alternative energy sources.

9.3 Monitor research concerning possible health effects of electromagnetic fields (EMF).

9.3.1 The question of electromagnetic fields is a potential health concern requiring further scientific study before policies can be adopted by University Place.

9.4 Recognize the integrated resource plan the serving utility develops and submits to its regulatory body for review and approval.

NATURAL GAS

UT Objective 10. Encourage natural gas service within ~~an~~ [the] City limits.

10.1 Foster the extension of natural gas distribution lines to and within an City limits.

10.2 Coordinate land use and facility planning to allow eventual siting and construction of natural gas distribution lines within rights-of-way which are being dedicated or within roads which are being constructed or reconstructed.

TELECOMMUNICATIONS AND CABLE TELEVISION

UT Objective 11. Permit antennas, towers, and new technology for utility service purposes.

11.1 Providers should first use existing structures such as water towers to mount antennas, when none are available, providers should consolidate antennas on towers or monopoles, only after these options have been explored and exhausted should allowance be made for the placement of new antennas and towers required by utility and cable communications providers.

11.1.1 Utilize performance standards to enable the use of antennas and towers in various land use classifications.

UT Objective 12. Promote reliable and cost-effective telecommunications service, recognizing that such service includes electronic transportation of voice, data, video and multimedia via both wire and wireless media.

12.1 Development regulations should be flexible and receptive to innovations and advances in telecommunications technology.

12.2 Planning for the siting of telecommunications facilities would recognize the economic opportunities and benefits that adequate telecommunications access provides to the community.

SEWER SERVICE AND WASTEWATER TREATMENT

UT Objective 13. Provide sewer service ~~in support of an~~ [change to within the]City limits.

13.1 Require sewer utility service within the City to provide for urban density development.

13.2 Coordinate phased expansion of sewer interceptors and give priority to existing urbanized areas within the City.

13.3 The goal of the on-site and community sewage systems regulations shall be the prevention of all new permanent on-site and community septic systems within the City.

13.4 Within the City, interim on-site approved septic systems should be permitted where sewer facilities are not available, and if:

- The design incorporates dry sewer facilities to the edge of an adjacent right-of way to facilitate future hook-up; and

- The applicant agrees not to object to future Local Improvement Districts (LID) or hook-up actions.

13.5 At the time of new development or expansion which increase the amount of wastewater generated, property owners**[, at their own expense,]**shall be required to hook up to existing and available sewers lying within 300 feet of the property.~~at the property owners expense.~~

13.6 University Place should continue to plan for capacity and facilities needed to serve the projected population within ~~an~~ **[the]**City limits, continuing to build upon the long-term centralized regional approach.

UT Objective 14. Promote reliable and cost-effective service.

14.1 Encourage the State Department of Health and the Tacoma Pierce County Health Department to investigate alternative techniques or innovative systems for sewage and biosolids use.

14.2 Preferred routing for sewer lines is through road rights-of-way, powerline rights-of-way, and other existing easements.

14.3 **[Allow the expansion of]** ~~Expand~~ the Chambers Creek Wastewater Treatment Plant to meet needed capacities **[** add **of the Urban Growth Area]** and to further reduce pollutants discharged to Puget Sound from the Chambers Creek-Clover Creek Sewer Basin.

~~14.4 Encourage Pierce County to plan and construct facilities needed to create a Class A biosolid product suitable for all land applications.~~ **-[delete]**

14.~~5~~ **[14.4]** Promote pretreatment of industrial wastes.

14.~~6~~ **[14.5]** Encourage Pierce County to maintain emergency response plans for the wastewater treatment plant and related sewer system facilities.

SOLID WASTE MANAGEMENT

UT Objective 15. Provide reliable and cost-effective service.

15.1 University Place shall consider privately owned transfer stations as private facilities providing a public service.

15.2 Evaluate new technologies for disposal of solid waste produced by University Place residents.

15.3 Participate in the review of the following previously adopted plans, correct deficiencies and inconsistencies which appear, and recommend the amendment of such plans which are inconsistent with the Comprehensive Plan:

15.3.1 *Tacoma-Pierce County Solid Waste Management Plan*

15.3.2 *Pierce County Hazardous Waste Management Plan*

15.4 The City supports the goal of the Pierce County Solid Waste Management Plan to implement, to the fullest extent possible and in descending order of priority, solid waste management processes that reduce the waste stream, promote recycling, and provide for the separation of waste prior to incineration or landfilling.

15.5 Provide for adequate waste disposal capacity on a regional basis, considering backup or provisional needs as well as planned regular disposal needs.

UT Objective 16. Encourage recycling and reduction of solid waste.

16.1 Educate the public on how to reduce their solid waste output and how to participate in waste reduction and recycling programs.

16.2 Reduce University Place's solid waste stream and ~~achieve~~ **[maintain]** a 50 percent or greater recycling rate.

16.2.1 Provide appropriate levels of collection and recycling opportunities so that the greatest number of citizens can participate and the fullest practical potential for each material can be realized.

16.2.2 Recycling centers should have the ability to process recyclable materials, as acceptable under appropriate regulations, in order to help alleviate the need to stockpile materials.

16.2.3 Provide opportunities for recycling to the public and commercial haulers at transfer locations.

16.2.4 Reduce the solid waste stream by encouraging manufacturers and retailers to reduce packaging waste at the retail level.

UT Objective 17. Provide solid waste service in support of population densities.

17.1 Siting of proposed public/private facilities should conform to City and State land use policies and regulations.

17.2 Ensure that all residents of University Place have access to refuse collection services.

17.3 Provide convenient waste transfer locations for public and commercial needs.

UT Objective 18. Protect the environment while providing for solid waste facilities.

18.1 Design and locate solid waste facilities with proper consideration for present and future health and environmental impacts, while recognizing the need to provide these facilities within the City.

18.2 Promote pretreatment of industrial wastes.

18.3 Provide an environmentally safe and reliable system(s) which protects human health and reduces dependency on landfills.

18.4 Provide for maximum protection of the environment and support clean activities of facilities with existing environmental problems.

UT Objective 19. Provide for adequate disposal of special wastes.

19.1 Provide guidelines and strategy for disposal of all special waste types.

19.2 Ensure that management strategies for special wastes follows the State Best Management Strategies.

DOMESTIC WATER SYSTEMS

UT Objective 20. Promote reliable water service throughout University Place.

20.1 The Pierce County Coordinated Water System Plan must be updated to ensure that there is a balance between water supply service provision and demand.

20.1.1 Any update to the Pierce County Coordinated Water System Plan (CWSP) should contain a contingency plan for water supply emergencies.

20.2 University Place should develop criteria to identify the necessary qualifications for adequate and reliable water service providers in coordination with the State guidelines.

20.3 All water systems included within the City must meet guidelines for adequate and reliable water systems, which would include flexible fire flow standards which take into consideration fire resistant building technologies.

20.4 Within the City prohibit new individual wells except for special circumstances.

UT Objective 21. Ensure adequate water supplies for future growth.

21.1 University Place should petition the Department of Ecology to reserve a portion of the currently unallocated groundwaters for future public water supply use based on the projected population growth for the next 20 years.

21.1.1 Support detailed availability studies to determine available supply.

21.2 University Place should adopt public water resource policies to promote more efficient management of groundwater resources as follows:

21.2.1 Complete the process of delineating existing and future service area boundaries for public water systems.

21.2.2 Suspend enforcement of exclusive future service areas for a public water system until that system has an approved water system plan.

21.3 University Place should consider more precise standards for determining the adequacy of water supplies proposed to serve existing and new development.

UT Objective 22. Support water conservation measures and educate University Place residents on methods to conserve water.

22.1 University Place's building codes and plumbing codes should be updated to require water-conserving devices.

22.2 Water conservation measures should be mandated for all land uses.

22.3 Mandate the application and implementation of water conserving landscaping plans.

UT Objective 23. Coordinate water resource planning.

23.1 Encourage the City of Tacoma, Pierce County, the Tacoma-Pierce County Health Department and the Pierce County Regional Water Association to form an appropriate study group to review water resource planning issues.

23.2 Require water system plans prepared by individual public water utilities to demonstrate that water resource management planning has been coordinated with adjacent Group A purveyors.

23.3 Review and approve water plans to ensure that they are compatible with land use planning.

23.4 Explore the feasibility of a regional supply system.

UT Objective 24. Protect the quality of groundwater used for domestic water supplies.

24.1 Reduce the risk of salt water intrusion.

24.2 Improve well construction and abandonment practices.

24.3 Request that the TPCHD develop special on-site sewage disposal system permitting requirements for commercial facilities. The special permitting requirements should include preparation of a hazardous materials management plan for each facility, compliance with the hazardous materials related pretreatment standards of the Pierce County Department of Public Works & Utilities, and annual re-permitting and inspection provisions.

24.4 Implement a long-term groundwater quantity and quality monitoring program for basins that provide domestic water supplies.

24.5 Request the Tacoma Pierce County Health Department to start a program to prevent septic failures through public education and routine septic checks.

UT Objective 25. Support the review of the following previously adopted plans, correct deficiencies and inconsistencies which appear, and adopt and amend portions of such plans which are consistent with the Comprehensive Plan:

25.1 *The Pierce County Coordinated Water System Plan, 1988*
Clover Chambers Creek Groundwater Management Plan

Ut Objective 26. Protect the quality of groundwater and minimize damage from flooding by implementing an effective surface water management program.

CAPITAL FACILITIES PLAN ELEMENT

INTRODUCTION

The Capital Facilities Plan (CFP) is one of the elements of University Place's comprehensive plan that is required by Washington's Growth Management Act (GMA). Capital facilities generally have very long useful lives, significant costs, and are not mobile. Any reference to concurrency or similar term shall not be required until such time as this plan is amended or a new plan adopted to meet the requirements of the growth management act.

The CFP is a six year plan for financing capital improvements that supports the City's current and future population and economy. The capital improvements included in the CFP represent the City's most current understanding of future needs matched to expected revenue. The Plan also includes the projected needs for capital facilities for the next 20 years, based on current trends and expenses. One of the principal criteria for identifying needed capital improvements is standards for levels of service (LOS). The CFP contains LOS standards for each public facility and requires that new development be served by adequate facilities. Also included in the CFP is the designation of facilities required to be "concurrent" based on the definition contained in WAC 365-195-210(4). Concurrency is required for a subset of adequate public facilities. Concurrency means: ".that adequate public facilities are available when the impacts of development occur." For transportation facilities, concurrent with development means "improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years." (RCW 36.70A.070(6)(e)) The CFP also contains objectives, principles and standards that guide and implement the provision of adequate public facilities.

The purpose of the CFP is to use sound fiscal policies to provide adequate public facilities consistent with the Land Use Element on a schedule concurrent with, or prior to, the impacts of development in order to achieve and maintain adopted standards for LOS, and to exceed the adopted standards, when possible.

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NEIGHBORHOOD PLANS ELEMENT - RESERVED

INTRODUCTION

he Neighborhood Plans Element envisions a local voice in how the Comprehensive Plan and its development regulations will be carried out in communities. Neighborhood plans will exemplify how the objectives and policies of the Comprehensive Plan play out when applied to detailed and specific conditions. They will indicate specific land use designations, appropriate densities, and the design standards that should apply in Neighborhood planning areas. Preserving and building community character while ensuring an efficient and predictable development approval process is a central theme.

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GLOSSARY

"Accessory dwelling unit" means a second dwelling unit added to, created within or detached from an existing single-family detached dwelling for use as a complete independent or semi-independent unit with provisions for cooking, eating, sanitation and sleeping.

"Active recreational uses" means leisure time activities, usually of a more formal nature and performed with others, often requiring equipment and taking place at prescribed places, sites, or fields.

"Activity Center" land use designation means an area which has as its focus a recreational, cultural, or educational activity. The attraction draws people from throughout the area, not just surrounding neighborhoods or the community in which the activity is located. Encouraged uses support, or is mutually beneficial to, the recreational, cultural, and educational attractions of the center. Community facilities are also encouraged to locate in Activity Centers.

"Adaptive reuse" means the conversion of the use of a structure to other uses that are more appropriate in the contemporary situation.

"Adequate public facilities" means facilities which have the capacity to serve development without decreasing levels of service below locally established minimums. (WAC 365-195-210)

"Affordable housing" means residential housing that is rented or owned by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent of the household's monthly income. (Senate Bill 5584, Section 4.)

~~**"Appropriation doctrine"** means the doctrine that stipulates water rights are granted to those parties first staking claim to such rights ("first in time, first in right"). Unlike the riparian doctrine, appropriation claims to water sources do not require adjoining land ownership. Many historic rights to water sources have been granted, however, appropriations may not be absolute under today's competing demands for water resources.~~

"Auto-oriented commercial" means commercial development which combines the following factors: 1) building size; 2) parking needs; 3) destination shopping; 4) product size; and 5) auto-oriented design standards.

~~**"Available public facilities"** means facilities or services that are in place or that a financial commitment is in place to provide the facilities or services within a specified time. In the case of transportation, the specified time is six years from the time of development. (WAC 365-195-210)~~

"Base density" means a standard density for a given area, from which increases or decreases in density may be allowed.

"Best management practices" means physical, structural, or managerial practices which have gained general acceptance for their ability to prevent or reduce environmental impacts.

"Biosolid land application site" means a site where stabilized biosolids, septage and other organic waste is applied to the surface of the land in accordance with established agronomic rates for fertilization or soil conditioning. There are five (5) categories of sludge sites. Sites meeting S-1, S-2, and S-3 standards meet established agronomic rates and need no zoning permit. Sites in the S-4 and S-5 categories are treated as landfills. (Pierce County Code 18.10.219.095)

~~**"Biosolids (sludge)"** means a semisolid substance consisting of settled solids combined with varying amounts of water and dissolved materials generated from a wastewater treatment plant or system or other sources, including septage biosolids, sewage biosolids, and industrial biosolids. (WAC 173-304-100)~~

"Buffer" means open spaces, landscaped areas, fences, walls, berms, or any combination thereof used to physically separate or screen one use or property from another so as to visually shield or block noise, lights, or other nuisances. A "Buffer" may also mean undisturbed areas of natural vegetation contiguous to a critical area which helps maintain the natural functions of the critical area.

"Buy-back recycling center" means any facility which collects, receives, or buys recyclable materials from household, commercial, or industrial sources for the purpose of accumulating, grading, or packaging recyclable materials for subsequent shipment and reuse, other than direct application to the land. (Pierce County Code 18.10.223.015)

"Capacity" means the maximum amount or number that can be contained or accommodated. (Regional Growth Management Act Inter-Utility Report)

"Capital improvement" means land, improvements to land, structures (including design, permitting, and construction), initial furnishings and selected equipment. Capital improvements have an expected useful life of at least 10 years. Other "capital" costs, such as motor vehicles and motorized equipment, computers and office equipment, office furnishings, and small tools are considered to be minor capital expenses in the County's annual budget, but such items are not "capital improvements" for the purposes of the Comprehensive Plan, or the issuance of development permits.

"Carrying Capacity" means the level of development density or use an environment is able to support without suffering undesirable or irreversible degradation.

~~**"Category of public facilities"** means a specific group of public facilities, as follows:~~

~~**Category A public facilities** are facilities owned or operated by Pierce County and subject to the requirement for concurrency.~~

~~**Category B public facilities** are facilities owned or operated by federal, state and city governments, independent districts, and private organizations and subject to the requirement for concurrency.~~

~~**Category C public facilities** are facilities owned or operated by Pierce County but not subject to the requirement for concurrency.~~

~~**Category D public facilities** are facilities owned or operated by federal, state, or city governments, independent districts, or private organizations but not subject to the requirement for concurrency.~~

"City" means University place unless otherwise stated

"Cluster development" means a development design technique that concentrates buildings in specific areas on a site to allow the remaining land to be used for recreation, individual or jointly owned open space, and preservation of environmentally sensitive areas.

"Commerce" means the buying and selling of goods.

"Commercial advertisement" means various types of signage used for commercial advertisement including, but not limited to, business signs, business identification signs and bill boards.

"Commercial uses" means businesses involved in: 1) the sale, lease or rent of new or used products to the consumer public; 2) the provision of personal services to the consumer public; 3) the provision of leisure services in the form of food or drink and passive or active entertainment; or 4) the provision of product repair or servicing of consumer goods. Commercial and office developments are not necessarily mutually exclusive.

"Commercial Center" means either of the following designations: Community Center or Activity Center.

"Community facilities" means facilities used by the community as a whole, such as recreational facilities, schools, libraries, medical care facilities, police, and fire stations.

"Community on-site sewage systems" means a sewage system used to serve multi-family residential complexes or groups of individual residences. (Pierce County, 1991 General Sewage Plan Update)

~~**"Composting facility"** means facilities which compost organic materials to produce a marketable product useful for reuse.~~

"Comprehensive land use plan," "comprehensive plan," or "plan" means a generalized coordinated land use policy statement of the governing body of a county or city is adopted pursuant to the Growth Management Act. (RCW 36.70A.030)

"Conditional uses" means those land uses deemed appropriate within a zoning district, but only if specified conditions are met.

"Cultural preservation" means the preservation of objects, buildings, sites, and places that are important to a culture and included in the overall historic preservation program.

"Concurrency" means that adequate public improvements or strategies are in place at the time of development. For transportation improvements, concurrency means that a financial commitment is in place to complete the improvements or strategies within six years. (RCW 36.70A.070)

"Concurrency Management System" means the procedures established by ~~Pierce County~~ **[University Place]** to insure that adequate public capital facilities are provided as development occurs so that established levels of service for those capital facilities are always maintained.

"Conservation" means improving the efficiency of energy use; using less energy to produce the same product.

"Consistency" means that no feature of a plan or regulation is incompatible with any other feature of a plan or regulation. (WAC 365-195-210)

~~**"Contiguous development"** means development of areas immediately adjacent to one another. (WAC 365-195-210)~~

"Cooperative" means a private, nonprofit utility, operating within state law but essentially self-regulated by a board of directors elected from its membership. (Electricity I.P.)

"Critical areas" means wetlands, flood hazard areas, fish and wildlife habitat areas, aquifer recharge areas, and geologically hazardous areas.

"Critical facilities" means those facilities occupied by populations or which handle dangerous substances, including but not limited to hospitals and medical facilities; structures housing, supporting or containing toxic or explosive substances; covered public assembly structures; school buildings through secondary including day-care centers; buildings for colleges or adult education; jails and detention facilities; and all structures with occupancy of greater than 5,000 people.

~~**"Cumulative Financial Impact"** means the collective costs associated with a government decision or action that affects the acquisition, development, operation, or service of a parcel of land and the buildings upon a parcel of land.~~

"Dangerous waste" means any discarded, useless, unwanted or abandoned nonradioactive substance, including, but not limited to, certain pesticides, or any residues or containers of such substances which are disposed of in such quantity or concentration as to pose a substantial present or potential hazard to human health, wildlife, or the environment because such wastes or constituents or combinations of such wastes: (a) Have short-lived, toxic properties that may cause death, injury, or illness, or have mutagenic, teratogenic, or carcinogenic properties; or (b) Are corrosive, explosive, flammable, or may generate pressure through decomposition or other means. (RCW 70.105.010)

"Demolition waste" means solid waste, largely inert waste, resulting from the demolition or razing of buildings, roads, and other man-made structures. Demolition waste consists of, but is not limited to, concrete, brick, bituminous concrete, wood and masonry, composition roofing and roofing

paper, steel and minor amounts of other metals like copper. Plastic (i.e. sheetrock or plaster board) or any other material, other than wood, that is likely to produce gases or a leachate during the decomposition process and asbestos wastes are not considered to be demolition waste for the purposes of WAC 173-304. (WAC 173-304-100)

"Density" means the number of families, individuals, dwelling units, or housing structures per unit of land.

"Density incentive" means an allowance for densities that are higher than would normally be allowed within a designated land use zone, and which is generally provided a an incentive to encourage development in a more desirable manner.

~~**"Design guidelines"** means a set of guidelines defining parameters to be followed in site and/or building design and development.~~

"Design standard" means a set of standards defining parameters to be followed in site and/or building design and development.

"Development density" means the total number of dwelling units of a residential development divided by the total number of acres of the parcel(s) involved.

"Development permit" means any document granting, or granting with conditions, an application for a land use designation or redesignation, zoning or rezoning, subdivision plant, site plan, building permit, special exception, variance, or any other official action of the County having the effect of authorizing the development of land.

> **"Final development permit"** means a building permit, site plan approval, final subdivision approval, short subdivision approval, variance, or any other development permit which results in an immediate and continuing impact upon public facilities.
>
> ~~**"Preliminary development permit"** means a land use designation or redesignation, zoning or rezoning, or subdivision preliminary plat requiring final approval.~~

~~**"Discretionary land use action review and approval"** involves judgment or discretion in determining compliance with the approval requirements. The review and approval is discretionary because not all of the approval requirements are objective, i.e., not easily transferable from situation to situation and determined on a case-by-case basis within certain parameters. Land use actions subject to discretionary land use review and approval are: Binding Site Plans, Conditional Uses, Nonconforming Uses, Planned Development Districts, Shoreline Conditional Uses, Shoreline Substantial Developments, Shoreline Nonconforming Uses, Shoreline Variances, Variances, concomitant agreements, and other actions determined by the Director of Planning and Land Services. Preliminary Plats utilizing PDDs to develop a cluster layout are specifically vested for policies and regulations at the time of application per State law and thus are not covered under this definition.~~

"Development regulations" means any controls placed on development or land use activities by a county or city, including, but not limited to, zoning ordinances, subdivision ordinances, and binding site plan ordinances. (RCW 36.70.030)

"Distribution lines" means the most commonly found type of power line use to deliver power from substation to homes or businesses. (Regional Growth Management Act Inter-Utility Report)

"District" means any of the following designations: Mixed Use District or High Density Residential District. Districts are located along major arterials and major transit routes that connect to Activity, Community or Employment Centers.

"Domestic water system" means any system providing a supply of potable water which is deemed adequate pursuant to RCW 19.27.097 for the intended use of development.

"Drop-off recycling center" means any facility which provides collection boxes or other containerized storage where citizens can leave materials for recycling.

"Economic diversity" means the wide spectrum of business enterprises and industries. Diversity minimizes the risk of economic slowdown by basing growth on a wide range of business enterprises.

"Economic development" means the process of creating wealth through the mobilization of human, financial, capital, physical, and natural resources to generate marketable goods and services.

~~**"Electric and Magnetic Fields (EMF)"** means the two kinds of fields existing in nature and produced around all types of electrical devices. (Puget Power)~~

~~**"Electrical transmission lines"** means the lines that transfer electricity between power sources and substations.~~

"Employment Center" means Moderate Intensity Employment Center.

"Erosion" means the wearing away of the earth's surface as a result of the movement of wind, water, or ice.

"Erosion hazard areas" means those areas that because of natural characteristics, including vegetative cover, soil texture, slope gradient, and rainfall patterns, or human-induced changes to such characteristics, are vulnerable to erosion. (Pierce County Ordinance 91-117S2)

~~**"Essential public facilities"** means capital facilities which are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in patient facilities including substance abuse facilities, mental health facilities, and group homes. (RCW 36.70A.200)~~

~~**"Extractive industries"** means industries that extract natural resources from the earth. This includes, but is not limited to, surface mining.~~

"Extremely hazardous waste" means any dangerous waste which (a) will persist in a hazardous form for several years or more at a disposal site and which in its persistent form (i) presents a significant environmental hazard and may be concentrated by living organisms through a food chain or may affect the genetic makeup of man or wildlife, and (ii) is highly toxic to man or wildlife (b) if disposed of at a disposal site in such quantities as would present an extreme hazard to man or the environment. (RCW 70.105.010)

"Facilities" means the physical structure or structures in which a service is provided.

~~**"Fair share basis"** means the developer pays only for the impacts or provides only for the facilities and service needs created as a direct result of the development.~~

"Fire flow" means the amount of water volume needed to provide fire suppression. Adequate fire flows are based on industry standards, typically measured in gallons per minute (gpm). Continuous fire flow volumes and pressures are necessary to insure public safety. The fire flow volume shall be in addition to the requirements of the water system for domestic demand.

~~**"Fiscal Impact"** means the fiscal costs and constraints of implementing policies or regulations. (Modification of the purpose of fiscal impact analysis stated in Central Puget Sound Growth Planning Hearings Board, Case No. 92-3-0004, City of Snoqualmie v. King County.)~~

"Fish and wildlife habitat areas" means those areas identified as being of critical importance to maintenance of fish, wildlife, and plant species, including: areas with which endangered, threatened, and sensitive species have a primary association; habitats and species of local importance; commercial and recreational shellfish areas; kelp and eelgrass beds, herring and smelt spawning areas; naturally occurring ponds under twenty acres and their submerged aquatic beds that provide fish or wildlife habitat; waters of the state; lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity, or private organization; state natural area preserves and natural resource conservation areas.

"Flood hazard areas" means areas of land located in floodplains which are subject to a one percent or greater chance of flooding in any given year. These areas include, but are not limited to, streams, rivers, lakes, coastal areas, wetlands, and the like. (Pierce County Ordinance 91-117S2)

~~**"Focus area"** means divisions of the County based on transportation flows and corridors. The County is divided into six such divisions: East, Mid, North, Peninsula, South, and West.~~

"Franchise area" means the non-exclusive area in which a utility is permitted by the County to extend facilities in public rights-of-way. A franchise area is not equivalent to a service area. (Coordinated Water System Plan)

"Frequently flooded areas" means flood hazard areas.

~~**"Geographical Information System (GIS)"** means a computer based information system that stores parcel data for specified land masses. Information can be retrieved in several formats that include computer generated maps, reports, etc.~~

"Geologically hazardous areas" means areas, that because of their susceptibility to erosion, sliding, earthquake, or other geological events, may pose a risk to the siting of commercial, residential, or industrial development consistent with public health or safety concerns. (RCW 36.70A.030 and Pierce County Ordinance 91-117S2)

"Geothermal" means power generated from heat energy derived from hot rock, hot water, or steam in the earth's surface. (Regional Growth Management Act Inter-Utility Report)

"Greenbelt" means a linear corridor of open space which often provides passive recreational and non-motorized transportation opportunities, serves as a buffer between developments and varying land uses, or creates a sense of visual relief from dense urban landscapes.

"Ground Level Multi-Family" means a multi-family structure containing more than two dwelling units each of which have ground floor access and are joined to one another only by party walls. Examples of "Ground Level Multi-Family" are "Townhouses", or single-story "tri-plexes" or "four-plexes".

~~**"Group A Water System"** means, for the purpose of this Plan and implementing regulations, a water system which: (1) is regulated by the State Department of Health and has an approved comprehensive water system plan; (2) is designated as a satellite system management agency; and (3) has one hundred or more hookups."Group A Water System" means, for the purpose of this Plan and implementing regulations, a water system which; 1) is regulated by the State Department of Health and has an approved comprehensive water system plan; 2) is designated as a satellite system management agency; and 3) has 100 or more hookups.~~

"Habitat" means the sum total of all the environmental factors of a specific place that is occupied by an organism, a population or a community.

"Hazardous areas" means areas subject to geologic hazards or flood hazards.

"Hazardous waste" means all dangerous and extremely hazardous waste, including substances composed of both radioactive and hazardous components. (RCW 70.105.010)

~~**"Hazardous waste treatment and storage facility"** means a facility that treats and stores hazardous waste and is authorized pursuant to RCW 70.105, WAC 173-303. It includes all contiguous land and structures used for recycling, reusing, reclaiming, transferring, storing, treating or disposing of hazardous waste. (Pierce County Code 18.10.208.004)~~

"High capacity transit" means any transit technology that operates on separate right-of-way and functions to move large numbers of passengers at high speeds, e.g., busway, light rail, commuter rail, etc. (Pierce County Transportation Plan)

"High Density Residential District" land use designation means concentrations of high density residential uses along major arterials, state highways and major transit routes that connect to Activity, Community or Employment Centers. High Density Residential Districts are composed of multi-family and high density single-family and two-family housing.

"High Occupancy Vehicle (HOV)" means a vehicle containing more than a single occupant such as an automobile with several passengers (carpool), a bus, vanpool, or a train. An HOV lane is a road lane dedicated for use by High Occupancy Vehicles and transit vehicles only. It is also known as a "diamond" or carpool lane. (Pierce County Transportation Plan)

"HOV related facilities" mean roadway design elements such as HOV lanes, HOV bypass ramps, and supporting improvements such as park and ride lots.

"Home occupation" means any business activity carried on within the principal residence or within a permitted accessory structure incidental and secondary to the residential use of the dwelling unit, including the use of the dwelling unit as a business address in a directory or as a business mailing address.

~~**"Hotel/Motel"** means a group of attached or detached buildings containing individual short-term lodging accommodations for transients/tourists and employees.~~

"Household" means all the persons who occupy a housing unit which is intended as separate living quarters and having direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements. (U.S. Department of Commerce, Bureau of the Census)

"Impact fees" means a payment of money imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development, and that is reasonable related to the new development that creates additional demand and need for public facilities that is a proportionate share of the cost of the public facilities, and that is used for facilities that reasonable benefit the new development. Does not include a reasonable permit or application fee. (RCW 82.02.090)

"Implementation" means carrying out or fulfilling plans and proposals. In planning this usually takes the form of development regulations, including, but not limited to, zoning, and performance standards.

"Important aquifer recharge areas" means areas which have been prioritized as being of significant value for purposes of recharging groundwater.

~~**"Important fish and wildlife habitat areas"** means habitat for fish and wildlife which has been prioritized as being of significant value for purposes of maintaining fish and wildlife populations in Pierce County.~~

~~**"Inert wastes"** means noncombustible, nondangerous solid wastes that are likely to retain their physical and chemical structure under expected conditions or disposal, including resistance to biological attack and chemical attack from acidic rainwater. (WAC 173-304-100)~~

"Infill" means the development of housing or other buildings in vacant sites in an already developed area.

"Infrastructure" means facilities and services needed to sustain industry, residential, and commercial activities. Infrastructure may include, but not be limited to, water and sewer lines, streets, and communication lines. From an Economic Development perspective, infrastructure also includes environmentally safe siting, an adequately trained labor force, and a transport network that includes an adequate commercial transportation system of roadways, rail system, and air freight.

~~**"Interim solid waste handling facility"** means any facility where solid waste is collected or subjected to interim processing before being transported to a permanent disposal site. This includes transfer stations, drop boxes, baling and compaction sites, material resource recovery facilities, and source separation.~~

~~**"Intertie"** means a line or system of lines permitting a flow of energy or water between major systems.~~

~~**"Investor owned utility"** means a utility which is organized under state law as a private corporation for the purpose of providing utility services. (Puget Power)~~

"Joint planning" means cooperative planning to occur between jurisdictions in areas of mutual concern to ensure consistency in planning among jurisdictions.

~~**"Junk, salvage or wrecking yard"** means any waste processing facility which dismantles, wrecks, stores, buys or sells scrap materials, junk or vehicles.~~

"Kitchen" means any room or rooms, or portion of room or rooms, used or intended or designed to be used for cooking or the preparation of food.

"Level of service" means an established minimum capacity for public facilities or services that is planned to be provided per unit demand or other appropriate measure of need and is used as a gauge for measuring the quality of service. Levels of service are usually quantifiable measures of the amount of public facilities that are provided to the community. Levels of service may also measure the quality of some public facilities. Levels of service should be set to reflect realistic expectations consistent with the achievement of growth aims. Levels of service standards are valuable planning and budgetary tools, even if concurrency is not required for specified facilities, given that they are a measure of quality of service.

"Lifeway values" means the values embodied in a cultural tradition or lifeway expressed in beliefs, practices, arts, crafts, and social institutions of a community.

"Load" means the amount of electric power delivered or required at a given point on a system. (Regional Growth Management Act Inter-Utility Report)

~~**"Long-term commercial significance"** means the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land. (RCW 36.70A.030)~~

"Lot" means a designated parcel, tract, or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed or built upon as a unit.

"Low-intensity land uses" means those land uses which can be supported by the carrying capacity of the land and which do not require urban level services.

~~**"Major resource"** means a resource with a planned capability greater than 50 average megawatts, and if acquired by Bonneville, acquired for more than five years. (Northwest Power Act)~~

. **"Manufactured housing"** means a factory-assembled structure intended solely for human habitation, which has sleeping, eating and plumbing facilities, that is being used for residential purposes, and that was constructed in accordance with the federal manufactured housing construction and safety standards regulations in effect at the time of construction

"Master environmental impact statement" means an environmental impact statement that analyzes impacts to a specificity where the impacts may not need to be analyzed again for site-specific projects.

~~**"Master planned resort"** means a self-contained and fully integrated planned unit development, in a setting of significant natural amenities, with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor and outdoor recreation facilities. (WAC 365-195-210)~~

"Master planning" means overall site planning when a number of parcels or uses are involved. Master plans usually eliminate the need for an individual parcel or use to go through a public hearing and approval process.

"Median income" means the income level which divides the income distribution into two equal parts, one having incomes above the median and the other having incomes below the median. For households and families, the median income is based on the distribution of the total number of units including those with no income. (U.S. Department of Commerce, Bureau of the Census)

~~**"Megawatt (MW)"** means the electric unit of power which equals one million watts or one thousand kilowatts. (Regional Growth Management Act Inter-Utility Report)~~

"Mixed use" means a land use development, in one or more buildings, on one or more parcels, that may combine at least two of the following uses: residential, commercial, and/or office.

"Mixed Use District" means a land use zoning designation which has as its characteristics concentrations of limited commercial, office and multi-family developments located along major arterials, between Moderate Intensity Employment, Activity or Community Centers. Commercial activity in Mixed Use Districts caters to a customer base within the surrounding neighborhoods. Multi-family, limited retail, and office uses are allowed within Mixed Use Districts to provide economic diversity and housing opportunities near transit routes and business activity. There

"Mobile home" means structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intented for human occupancy, that is being used for residential purposes, and that was constructed between January 1, 1962 and June 15, 1976 and met the construction requirements of Washington State mobile home laws in effect at the time of construction.

~~**"Mobile Home/Manufactured Home Park".** Mobile home park means a tract of land designed and maintained under a single ownership of unified control where two or more spaces or pads are provided solely for the placement of mobile or manufactured homes for residential purposes with or without charge. A mobile home/manufactured home park shall not include mobile home/manufactured home subdivisions or recreational vehicle parks.~~

"Moderate Density Single Family" land use designation means areas designated for single-family or two-family dwellings. Multi-family housing, commercial or industrial uses are prohibited. Specific densities are based on land characteristics and the availability of urban services such as sewers.

"Moderate Intensity Employment Center" means areas intended to meet the light industrial and corporate office needs of the County.

~~**"Moderate-risk waste"** means any waste that (a) exhibits any of the properties of hazardous waste but is exempt from regulation under this chapter solely because the waste is generated in quantities below the threshold for regulation, and (b) any household wastes which are generated from the disposal of substances identified by the Department as hazardous household substances. (RCW 70.105.010)~~

"Multi-family" means a structure containing three or more dwelling units, with the units joined to one another. "Ground Level Multi-Family" and "Multiple Level Multi-Family" are forms of multi-family housing.

"Multimodal" means two or more modes or methods of transportation. Examples of transportation modes include: bicycling, driving an automobile, walking, bus transit or rail.

"Multiple level multi-family" means a multi-family structure containing three or more dwelling units and where such units are joined to one another by party walls and ceilings/floors and do not all have ground floor access. Examples of "Multiple Level Multi-Family" are "Garden apartments", "Mid-rise Apartments" and two-story "Tri-plexes" and "Four-plexes".

~~**"Net average density"** means the number of dwelling units in a given area divided by the number of acres within that same area actually in use or proposed for use in a residential area.~~

"No-burn zones" means areas officially designated by the Puget Sound Air Pollution Control Agency where outdoor burning is prohibited.

"Noise generating land uses" means those land uses such as industry and mining which produce noise at decibel levels that are disturbing or harmful to humans.

"Noise sensitive land uses" means those land uses such as churches, schools, and residences which are highly susceptible to noise disturbances.

"Nonconforming use" means a use or activity that was lawful prior to the adoption, revision or amendment of the comprehensive plan or zoning ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the comprehensive plan or zoning district.

"Nonmotorized modes of travel" mean any mode of transport that utilizes a power source other than a motor. Primary nonmotorized modes include walking, horseback riding, and bicycling. (Pierce County Transportation Plan)

"Nonpoint source pollution" means pollution that enters a water body from diffuse origins on the watershed and does not result from discernible, confined, or discrete conveyances.

~~**"Non-profit developers"** means any public or private nonprofit organization that: (a) is organized under federal, state, or local laws; (b) has no part of its net earnings inuring to the benefit of an member, founder, contributor, or individual; and (c) has among its purposes significant activities related to the provision of decent housing that is affordable to those at or below the County's median income.~~

~~**"Non-traditional dwelling types"** means dwellings types other than on-site stick-built housing units. Such as but not limited to manufactured housing, mobile homes, and houseboats. (Citizen Advisory Group)~~

~~**"Non-utility owned"** means an electricity producing facility developed by an entity other than an electric utility. (Inter-Utility Task Force Report on Growth Management: Findings and Recommendations, May 1992)~~

~~**"Non-water right wells"** means a well which serves less than six residents and uses less than 5,000 gallons of water a day.~~

"Office" development means activities that generally focus on business, government, professional, medical or financial services for the non-daily needs of individuals, groups or organizations. Office and commercial developments are not necessarily mutually exclusive.

"Open space" means a landscape which is primarily unimproved. Open space areas may include: critical areas; wooded areas; parks; trails; privately owned nature reserves; abandoned railroad lines; utility corridors; and other vacant rights of way. Permanent dedication, designation or reservation of open space for public or private use may occur in accordance with Comprehensive Plan policies.

"Overnight lodging" means permanent, separately rentable accommodations which may include a kitchen and are available to the general public for short term use. The accommodations are intended for visitors rather than for full-time residents. Overnight lodgings include hotel or motel rooms, and time share units. Individually-owned units other than timeshare units may be considered overnight lodgings if they are available for overnight rental use by the general public for at least 45 weeks per calendar year.

"Park-and-ride" means a system in which commuters individually drive to a common location, park their vehicles, and continue travel to their final destination via public transit. (Pierce County Transportation Plan)

"Passive solar gain" means utilizing heat from the sun by allowing the space to be heated to directly absorb sunlight, thus serving as a collector, storage space and distribution system in one.

~~**"Peak load"** means the maximum electrical load demand in a stated period of time. On a daily basis the peak load occurs at midmorning and in the early evening. On an annual basis it occurs in hot or cold weather periods. (Regional Growth Management Act Inter-Utility Report)~~

~~**"Peak capacity"** means the maximum capacity of a system to meet loads. (Regional Growth Management Act Inter-Utility Report)~~

~~**"Per capita income"** means the mean income computed for every man, woman and child in a particular group. It is derived by dividing the total income of a particular group by the total population in that group. *(US Census)*~~

"Performance standards" means a set of criteria or limits relating to certain characteristics that a particular use or process must meet. The standards usually cover noise, vibration, glare, heat, air or water contaminants, and traffic.

~~**"Policy plan"** means a plan that consists mainly of policy statements expressing general community goals and policies and desirable relationships among human activities. A policy plan may be a comprehensive plan, although more flexible and general than traditional comprehensive plans.~~

"Planned development district (PDD)" means a flexible zoning concept which provides an opportunity to mold a district so that it creates a more desirable environment, and results in a better use of land than that **[** add **which could have been provided]** ~~produced~~ through the limiting standards provided in the regular zoning classifications.

~~**"Primary treatment"** means the first step in wastewater treatment in which solids in a wastewater stream are allowed to settle out. The suspended solids and the BOD (Biochemical Oxygen Demand) are reduced by 25 to 40 percent.~~

"Proposed New Fully Contained Community" means a self-contained planned unit development which integrates a mix of housing, jobs, services and recreation and is located within an urban growth area.

"Public facilities" include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools. (RCW 36.70A.030)

"Public services" include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection and other governmental services. (RCW 36.70A.030)

"Public service obligations" means obligations imposed by law on utilities to furnish facilities and supply service to all who may apply for and be reasonably entitled to service. (Puget Power)

"Public water system" means any system of water supply intended or used for human consumption or other domestic uses, including source, treatment, storage, transmission, and distribution facilities where water is being furnished to any community, collection, or number of individuals, but excluding a water system serving one single family residence. (WAC 248-54)

"Recyclable materials" means those solid wastes that are separated for recycling or reuse, such as papers, metals, and glass that are identified as recyclable material pursuant to a local comprehensive solid waste plan. (Washington Department of Ecology, Planning Guidelines)

"Rehabilitation" means the physical improvement, remodeling, or partial reconstruction of existing structures rather than their demolition and replacement.

"Reliability" means the ability of the utility system to provide customers uninterrupted electric service at their point of service. Includes generation, transmission, and distribution reliability.

"Renewable energy" means nondepletable resources such as sunlight, wind, hydropower. Depletable sources of energy include fossil fuels such as oil, coal, natural gas, and nuclear and geothermal energy.

"Renewable resource" means a resource which uses solar, wind, water, biomass, or similar sources of energy, and which either is used for electric power generation of for reducing the electric power requirements of a customer.

"Resource lands" means those lands suitable for agriculture, forest or mineral extraction and protected by resource land regulations.

"Ridesharing" means any type of travel where more than one rider occupies or "shares" the same vehicle, such as a carpool, vanpool, or transit vehicle. (Pierce County Transportation Plan)

~~**"Right-of-Way (ROW)"** means land owned by a government or an easement for a certain purpose over the land of another, used for a road, ditch, electrical transmission line, pipeline, or public facilities such as utility or transportation corridors.~~

"Riparian areas" means lands situated along streams.

"Sanitary sewer" means the system that carries liquid and waterborne wastes from residences, commercial buildings, industrial plants and institutions together with minor quantities of ground, storm and surface waters to a wastewater treatment facility. (Sewer Issue Paper)

"Satellite management program" means a program established to provide for technical assistance, contract services, and other resources to meet long-term management needs of satellite systems.

"Satellite system" means a water or sewer system whose service area is remote from other systems and for which connection to adjacent water or sewer systems is not feasible. Under provisions of the Coordination Act, technical assistance and administrative services may be provided to satellite systems.

"Secondary treatment" means the second step in purifying sewage which uses biological processes in addition to settling and provides purification from 85 to 95 percent. (Sewer Issue Paper)

"Seismic hazard areas" means areas subject to severe risk of damage as a result of earthquake induced ground shaking, slope failure, settlement, or soil liquefaction.

"Service lateral" means lines that carry power to a meter, fuse box or breaker panel.

~~**"Set-aside lands"** means land that is held for future development. Set-aside lands may be able to develop at increased densities if the Comprehensive Plan designation is amended in the future~~.

"Sewer" means the closed pipe which carries raw sewage from a home or business to a treatment plant. (Sewer Issue Paper)

~~**"Signal interconnect systems"** mean a system for coordinating and connecting traffic signals.~~

"Single family" (detached) means a dwelling unit that is not attached to another dwelling unit by any means.

~~**"Site development standards"** means a variety of standards applied to site development that can include, among others, principles for placement of buildings on site, provision of open space, access roads, drainage facilities, lighting, parking and landscaping.~~

~~**"Small water systems"** means water systems with fewer than fifteen (15) connections.~~

"Solid waste" means all putrescible and nonputrescible solid and semisolid wastes, including, but not limited to, garbage, rubbish, ashes, industrial wastes, swill, demolition and construction wastes, abandoned vehicles or parts thereof, and recyclable materials. (RCW 70.95.030)

"Solid waste handling facility" means any facility for the transfer or ultimate disposal of solid waste, including landfills and municipal incinerators.

"Special needs housing" means housing that is designed for an individual or family who also requires supportive social services in order to live independently or semi-independently. These households require all types of housing including emergency, transitional and permanent housing. Special need groups include but are not limited to the homeless; elderly; AIDS victims; single parents; frail elderly; runaway and homeless youth; severely physically disabled; mentally and emotionally disturbed; chronically mentally ill; developmentally disabled; farm workers (migrant labor households); and persons with substance abuse problems. (Washington State Department of Community Development, Assessing your Community's Housing Needs, A Practical Guide to Preparing Housing Assessments under the GMA and CHAS Requirements, June 1992.) [**Should this be in quites instead of underlined ?**]

"Special waste types" means waste including demolition wastes, sludge, septage, industrial, woodwaste, tires, infectious waste (Tacoma-Pierce County Solid Waste Management Plan, March 1989)

"Street classification" the City's road classifications include:

> **"Collector arterial"** - Streets that collect and distribute traffic between neighborhoods and business areas, and the rest of the arterial system. They provide for easy and direct access to abutting properties, and carry low to moderate volumes of traffic.
>
> **"Major arterial"** - Streets that convey traffic along corridors with a high-density of commercial or industrial activity. Major arterials emphasize mobility and discourage multiple access and egress points.
>
> **"Local street"** - Streets that provide direct access to abutting land uses and carry traffic to the arterial system. Local roads typically carry low volumes of traffic traveling at low speeds.
>
> **"Primitive road"** - Roads that provide access to small areas or single structures. The primitive road is a link to the local county road system or arterial system.
>
> **"Secondary arterial"** - Streets that link activity centers and convey traffic onto major arterials. Secondary arterials provide both mobility and access for moderate volumes of traffic.

~~**"Sub-basin watershed"** means an individual drainage basin or grouping of drainage basins which forms a part of a Water Resource Inventory Area, as identified by the Washington Department of Fisheries.~~

~~**"Substation"** means an electric power station which serves as a control and transfer point on an electrical transmission system. Substations route and control electrical power flow, transform voltage levels, and serve as delivery points to individual customers.~~

"Surface waters" means streams, rivers, ponds, lakes, or other waters designated as "waters of the state" by the Washington Department of Natural Resources (WAC 222-16-030)

"Taking" means the appropriation by government of private land for which compensation" must be paid.

~~**"Tertiary treatment"** means the third step in purifying sewage that removes additional nutrient levels. (Sewer Issue Paper)~~

~~**"Thermal generation"** means the production of electricity from combustion and steam powered turbines. The heat in thermal plants can be produced from a number of sources such as coal, oil and gas, and nuclear fuel.~~

"Time share unit" means units where an individual has the rights of ownership to use overnight lodging for a specified interval of time.

~~**"Tipping fee"** means the fee assessed for disposal of waste. This fee is used when estimating the cost of producing electricity from municipal solid waste.~~

~~**"Toxic waste sites"** means locations where hazardous or toxic substances are handled or disposed.~~

~~**"Traditional development"** means single family residential development that has detached houses on individual lots.~~

"Transfer station" means a permanent, fixed supplemental collection and transportation facility used by persons and route collection vehicles to deposit solid waste into a large transfer vehicle for transport to a permanent disposal site. Transfer stations may include recycling facilities. (Pierce County Code 18.10.209.005)

"Transfer of Development Rights (TDR)" means the transfer of the right to develop or build, expressed in dwelling units per acre, from land in one zoning district to land in another district where such density/development is permitted.

~~**"Transformer"** means a device which raises or lowers voltage. (Puget Sound Electric Utilities Task Force on the Growth Management Act)~~

"Transit Center" means a focal point for transit services which ~~any~~ **[may]** allow interconnections with other route and intermodal transfers.

"Transportation System Management (TSM)" means the use of low capital expenditures to increase the capacity of the transportation system. TSM strategies include but are not limited to signalization, channelization, and bus turn-outs. (WAC 365-195-210)

"Transportation Demand Management Strategies (TDM)" means strategies aimed at changing travel behavior rather than at expanding the transportation network to meet travel demand. Such strategies can include the promotion of work hour changes, ride-sharing options, parking policies, telecommuting. (WAC 365-195-210)

"Two-family" means two dwelling units which are attached to one another. "Two family" housing types are also known as "duplexes".

"Undisturbed vegetation" means plant life which has not been altered by actions such as tree-cutting, clearing, or grading.

"Urban governmental services" include those governmental services historically and typically delivered by cities, and include storm and sanitary sewer systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with nonurban areas. (RCW 36.70A.030)

"Urban growth" means the growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources. When allowed to spread over wide areas, urban growth typically requires urban governmental services. "Characterized by urban growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth. (RCW 36.70A.030)

"Urban sprawl" means the inefficient use of land.

"Utilities" means enterprises or facilities serving the public by means of an integrated system of collection, transmission, distribution, and processing facilities through more or less permanent physical connections between the plant of the serving entity and the premises of the customer. Included are systems for the delivery of natural gas, electricity, telecommunications services, and water and for the disposal of sewage.

"Utility corridor" means a linear strip of land without definite width but limited by technological, environmental, and topographical factors, and could contain one or more utility or transportation facilities. A corridor is a land use designation, identified for the purposes of establishing policy direction as to the preferred location of compatible linear facilities and compatible land uses. Appropriate environmental review and regulatory proceedings must precede occupancy on a project-specific basis. (Western Utility Group)

~~**"Utility service review procedure"** means an administrative procedure set up under local agency jurisdiction to identify the water purveyor best able to serve an area where new public water service is requested.~~

~~**"Vesting"** means the legal principle whereby a point in time exists at which the right to proceed with a development action may not be cancelled by the City.~~

~~**"Visioning"** means a process of citizen involvement to determine values and ideals for the future of a community and to transform those values and ideals into manageable and feasible community goals.~~

"Volt" means the unit of voltage or potential difference. (Regional Growth Management Act Inter-Utility Report)

~~**"Waste recycling facility"** means any waste processing facility which collects, stores, or treats waste materials, other than hazardous waste, for reuse. This includes, but is not limited to, (1) buy-back recycling centers; (2) drop-off recycling centers; (3) junk, salvage, or wrecking yard; (4) reclamation site; and (5) accumulation of wastes in piles for storage, treatment, and composting for recycling or utilization (such as tire piles). (Pierce County Code 18.10.223.015)~~

~~**"Waste-to-energy facility"** means a facility designed to process solid or liquid waste into usable secondary materials, including fuel and energy (hot water, steam or electricity), through mass burning, refuse derived fuel incineration, pyrolysis or other means of combustion.~~

~~**"Water supply system"** means a system of facilities required to obtain, treat, and distribute water to customers.~~

"Watershed" means the region drained by or contributing water to a stream, lake, or other body of water.

"Water dependent uses" means all uses which cannot exist in any other location and are dependent on the water by reason of the intrinsic nature of the operation.

"Watt" means an electric unit of power or a rate of doing work. (Regional Growth Management Act Inter-Utility Report)

"Wetland or Wetlands" means areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands generally do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities. However, wetlands may include those artificial wetlands intentionally created from nonwetland areas created to mitigated conversion of wetlands, if permitted by the City. (RCW 36.70A.030 and the City's Critical Areas and Natural Resource Lands regulations).

~~**"Wheeling"** means the use of the transmission facilities of one system to transmit power of and for another system.~~

"Woodwaste" means solid waste consisting of wood pieces or particles generated as a by-product or waste from the manufacturing or wood products, handling and storage or raw materials and trees and stumps. This includes, but is not limited to, sawdust, chips, shavings, bark, pulp, hog fuel, and log sort yard waste, but does not include wood pieces or particles containing chemical preservatives such as creosote, pentachlorophenol or copper-chrome arsenate. (WAC 173-304-100)

~~**"Woodwaste recycling facilities"** means operations which are designed to provide for the reuse of woodwaste.~~

"Yard waste" means leaves, brush, tree trimmings, grass clippings, weeds, shrubs, garden waste from vegetable garden and other compostable organic materials resulting from landscape, pruning and maintenance generated from residences or from businesses, such as lawn and garden nurseries or landscaping services. Yard waste does not include rocks, glass, plastics, metal, concrete, sheetrock, asphalt or any other non-organic land-clearing debris. (Tacoma-Pierce County Solid Waste Management Plan)

"Zero-lot-line" means design that allows for the placement of a structure on the side yard property line.

"Zoning" means the process by which a county or a municipality legally controls the use of property and physical configuration of development upon tracts of land within its jurisdiction. Zoning is an exercise of the police power, and as such must be enacted for the protection of public health, safety and welfare.

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LIST OF SUPPORT DOCUMENTS

Policy Documents

County-Wide Planning Policies for Pierce County, Washington, June 30, 1992

Comprehensive Plan Draft for Pierce County, Washington, November 10, 1994

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Environmental Documentation

Draft Environmental Impact Statement, Comprehensive Plan for Pierce County, Washington, July 1993

Final Environmental Impact Statement, Comprehensive Plan for Pierce County, Washington, September 1993

Draft Supplemental Enviromental Impact Statement, Comprehensive Plan for Pierce County, Washington, April 1994

Final Supplemental Environmental Impact Statement, Comprehensive Plan for Pierce County, Washington, June 1994

Addendum to Final Supplemental Environmental Impact Statement, Adoption of the Comprehensive Plan for Pierce County, Washington, November 29, 1994

Capital Facilities Plan:

Capital Facility Requirements 1994-1999 (and to 2013), Capital Facilities Plan Support Document by Henderson Young & Co., August 17, 1993

Financial Capacity Analysis 1994-1999, Capital Facilities Plan Support Document by Henderson Young & Co., May 24, 1993

Non-capital Alternatives for Achieving Levels of Service, Capital Facilities Plan Support Document by Henderson Young & Co., May 7, 1993

Revenue Sources for Capital Facilities 1994-1999, Capital Facilities Plan Support Document by Henderson Young & Co., May 24, 1993