

RESOLUTION NO. 42

A RESOLUTION OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, ADOPTING COUNTY-WIDE PLANNING POLICIES FOR PIERCE COUNTY, WASHINGTON AND PROPOSED AMENDMENTS TO THE COUNTY-WIDE PLANNING POLICIES.

WHEREAS, pursuant to the Growth Management Act (Chapter 36.70A RCW), Pierce County, in collaboration with the cities and towns within Pierce County, developed County-Wide Planning Policies intended to provide the guiding goals, objectives, policies and strategies for the subsequent adoption of comprehensive plans; and

WHEREAS, on June 30, 1992, the Pierce County Council adopted County-Wide Planning Policies; and

WHEREAS, the County-Wide Planning Policies were ratified by at least 60% of the cities and towns within Pierce County representing 75% of the total Pierce County population; and

WHEREAS, several amendments to the County-Wide Planning Policies have been developed by the Pierce County Regional Council, pursuant to Pierce County Resolution No. 95-17; and

WHEREAS, the City Council of the City of University Place acknowledges the Growth Management Act requirement that its Comprehensive Plan shall be developed consistent with the County-Wide Planning Policies; NOW, THEREFORE,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
UNIVERSITY PLACE, WASHINGTON, AS FOLLOWS:**

Section 1. Adoption of County-Wide Planning Policies. County-Wide Planning Policies for Pierce County, Washington, a copy of which is attached hereto and made part of this resolution, are hereby adopted.

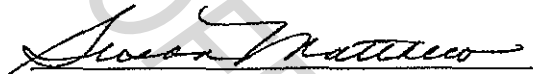
Section 2. Ratification of proposed Amendments to the County-Wide Planning Policies. Amendments to the County-Wide Planning Policies developed by the Pierce County Regional Council, a copy of which is attached hereto and made part of this resolution, are hereby ratified.

Section 3. Effective Date. This resolution shall be effective immediately upon signing.

ADOPTED BY THE CITY COUNCIL ON AUGUST 14, 1995.


Stanley L. K. Flemming, Mayor

Attest:

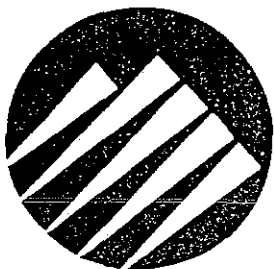

Susan Matthew, City Clerk

County-Wide Planning Policies

for Pierce County, Washington

Copies of the County-Wide Planning Policies were provided to Council at the regular meeting of July 24, 1995 (Presentation by Chip Vincent).

If you have misplaced your copy, please contact the City Clerk.



Pierce County

Planning and Land Services

June 30, 1992

CC:
ALL
Council
(14)

PIERCE COUNTY REGIONAL COUNCIL JUL 24 1995
INTERLOCAL AGREEMENT AMENDMENTS

ATTACHED TO THIS COVER SHEET ARE:

- ✓ a sample resolution adopting the amendments to the interlocal agreement
- ✓ a copy of the interlocal agreement showing the amendments as approved by the PCRC
- ✓ a copy of the bylaws showing the amendments approved by the PCRC

WHAT YOU HAVE TO DO:

1. Put the sample resolution in whatever form is used by your jurisdiction. It is not necessary for everyone to adopt identical resolutions, so change the language if you wish.
2. Attach the copy of the interlocal agreement showing the amendments to your resolution.
3. Have your Council vote on the resolution.
4. Submit a copy of your signed resolution adopting the amendments to Vicki Lampman, Pierce County Planning and Land Services, 2401 South 35th Street, Tacoma, WA 98409.

WHAT HAPPENS NEXT:

-Once resolutions adopting the amendments to the interlocal agreement are approved by 13 of the 20 jurisdictions representing 495,150 persons, the amendments will become effective.

-Once the amendments to the interlocal agreement are effective, the amendments to the bylaws will become effective as well.

-Questions? Call Randy Lewis in the Tacoma City Manager's Office at 591-5122.

sample

RESOLUTION ADOPTING AMENDMENTS TO THE INTERLOCAL AGREEMENT
CREATING THE PIERCE COUNTY REGIONAL COUNCIL

WHEREAS, the cities and towns of Pierce County and Pierce County adopted an interlocal agreement creating the Pierce County Regional Council (PCRC) in 1992, and

WHEREAS, PCRC serves as a multi-government forum for coordination of growth management issues, reviews and approves for funding certain transportation projects, and provides the opportunity for building consensus on issues common to all of the cities and towns and the county, and

WHEREAS, the Executive Committee of the PCRC has approved a series of amendments to the bylaws of the organization and amendments to the interlocal agreement creating the organization, and

WHEREAS, it is necessary for the cities and towns of Pierce County and Pierce County to approve the amendments to the interlocal agreement, and

WHEREAS, the amendments will become effective when approved by 60 percent of the eligible jurisdictions representing 75 percent of the total population of the county, NOW,
THEREFORE

BE IT RESOLVED BY THE COUNCIL OF _____

That the amendments to the Interlocal Agreement Creating an Intracounty Organization are hereby approved. Said amendments are attached to this resolution and incorporated by reference herein.

INTERLOCAL AGREEMENT

CREATION OF AN INTRACOUNTY ORGANIZATION

This agreement is entered into by and among the cities and towns of Pierce County and Pierce County. This agreement is made pursuant to provisions of the Interlocal Cooperation Act of 1967, Chapter 39.334 RCW. This agreement has been authorized by the legislative body of each jurisdiction pursuant to formal action and evidenced by execution of the signature page of this agreement.

I. NAME:

THE NAME OF THE ORGANIZATION WILL BE THE PIERCE COUNTY REGIONAL COUNCIL

II. MISSION:

The Pierce County Regional Council is created to promote intergovernmental cooperation on issues of broad concern, and to assure coordination, consistency, and compliance in the implementation of State law covering growth management, comprehensive planning, and transportation planning by county government and the cities and towns within Pierce County. It is the successor agency to the Growth Management Steering Committee and serves as the formal, multi-government link to the Puget Sound Regional Council.

III. CREATION:

This agreement shall become effective when sixty percent (60%) of the cities, towns and county government representing seventy-five percent (75%) of the population within Pierce County become signatories to the agreement. The agreement may be terminated by vote of two or more legislative bodies collectively representing sixty percent (60%) of the population within Pierce County.

IV. MEMBERSHIP AND REPRESENTATION:

- A. Membership is available to all cities and towns within Pierce County and Pierce County.
- B. Associate membership is available to such nonmunicipal governments as transit agencies, tribes, federal agencies, state agencies, port authorities, school districts and other special purpose districts as may be interested. Associate members are non-voting.

C. The General Assembly of the organization shall be comprised of all elected officials from the legislative authorities and the chief elected executive official of the member cities, towns and county government. Associate members and staff from the various jurisdictions shall be encouraged to participate in General Assembly meetings, but without a vote.

D. The Executive Committee of the organization shall be comprised of representatives from member jurisdictions as follows: ~~four (4)~~ three (3) representatives from Pierce County including the County Executive and ~~three~~ two members of the County Council; ~~three (3)~~ two (2) representatives from the City of Tacoma, ~~including the Mayor and two other members of the City Council; two (2)~~ representatives selected by the Pierce County Cities and Towns Association who will represent the cities and towns of less than 2,500 in population; and one (1) representative from each of the remaining jurisdictions. Each representative shall have one vote.

E. One representative from the Puyallup Tribal Council, one representative from the Port of Tacoma Commission, one representative from Pierce Transit, and one representative of WSDOT District 3 will be ex officio, non-voting members of the Executive Committee. At its discretion, the Executive Committee may create additional ex officio, non-voting positions from among other Associate members.

F. Voting members of the Executive Committee shall be elected officials and shall be appointed by the local jurisdictions they represent. Alternate representatives to the Executive Committee may be designated who are elected officials and are of the same number as the authorized membership for each jurisdiction or group of jurisdictions. Other elected officials and staff from the various jurisdictions shall be encouraged to participate in Executive Committee discussions, but without a vote.

~~C. Office of Financial Management annual census data will be used to determine which cities and towns are entitled to individual representation on the Executive Committee.~~

V. GENERAL ORGANIZATION:

A. Structure

1. The organization shall consist of a General Assembly, an Executive Committee, and advisory committees and task forces as created by the Executive Committee.
2. The organization will utilize a calendar year for purposes of terms of office of members of the Executive Committee and the work program.

B. Executive Committee

1. The Executive Committee shall carry out all powers and responsibilities of the organization between meetings of the General Assembly. The Executive Committee may take action when a quorum is present. ~~A majority~~ One-third of the voting members shall constitute a quorum. Except as specified in the by-laws, actions voted upon shall be approved by simple majority vote of the quorum. The by-laws shall provide for special voting processes and the circumstances when such processes are to be used.
2. A ~~chair~~ president and vice-~~chair~~president shall be selected by the Executive Committee from among its voting members. The ~~chair~~ president and vice-~~chair~~ president shall serve for one year terms.
3. The Executive Committee shall be selected by the Executive Committee from among its voting members. The ~~chair~~ president and vice-~~chair~~president shall serve for one year terms.
3. The Executive Committee shall establish a regular meeting time and place. Executive Committee meetings shall be conducted in accordance with the Open Public Meetings Act (RCW 42.30).
4. Committees or task forces shall be established as required and may utilize citizens, elected officials and staff from the member jurisdictions in order to enhance coordination and to provide advice and recommendations to the Executive Committee on matters of common interest including, but not limited to, planning, transportation, and infrastructure. The ~~Pierce County Growth Management Coordinating Committee shall serve initially as one of the advisory committees for the purposes of providing advice and recommendations on growth management issues.~~

C. General Assembly.

1. The General Assembly shall meet at least annually and may hold additional meetings as needed. The General Assembly may take action when a quorum is present. Thirty percent (30%) of the voting members representing a majority of the various jurisdictions shall constitute a quorum. Except as specified in the by-laws, actions voted upon shall be approved by a simple majority vote of the quorum. The by-laws shall provide for special voting processes and the circumstances when such processes are to be used.
2. The ~~chair~~ president and vice-~~chair~~president of the Executive Committee shall serve as ~~chair~~ president and vice-~~chair~~ president of the General Assembly.
3. The General Assembly shall adopt an annual work program.
4. The General Assembly meetings shall be conducted in accordance with the Open Public Meetings Act (RCW 42.30).

VI. FUNCTIONS AND AUTHORITY:

- A. The Pierce County Regional Council will:
1. Promote intergovernmental coordination within Pierce County.
 2. Facilitate compliance with the coordination and consistency requirements of the state growth management law.

3. Provide a forum to promote cooperation among and/or between jurisdictions with respect to urban growth boundaries, comprehensive plan consistency, development regulations, siting of facilities, highway, rail, air and water transportation systems, solid waste issues and other areas of mutual concern.
4. Develop consensus among jurisdictions regarding review and modification of countywide planning policies.
5. Serve as the formal, multigovernment link to the Puget Sound Regional Council.
6. Develop recommendations, as required, for distribution of certain federal, state and regional funds.
7. Provide educational forums on regional issues.
8. Make recommendations to federal, state and regional agencies on plans, legislation, and other related matters.
9. Serve as the successor organization to the Growth Management Steering Committee which developed the county-wide planning policies, and complete such tasks as may have been begun by the Steering Committee, including the following responsibilities:
 - a. develop model implementation methodologies;
 - b. assist in the resolution of jurisdictional disputes;
 - c. provide input to joint planning issues in Urban Growth Areas;
 - d. provide input in respect to county-wide facilities;
 - e. advise and consult on policies regarding phased development, short plats, vested rights and related issues;
 - f. review and make a recommendation to Pierce County on the respective location of Urban Growth Area boundaries;
 - g. make a recommendation to Pierce County regarding dissolution of the Boundary Review Board;

h. monitor development, including population and employment growth; and

I. provide advice and consultation on population disaggregation.

B. The organization shall adopt by-laws to govern its proceedings. By-laws shall be adopted by the Executive Committee and shall be in effect unless contrary action is taken by the General Assembly.

C. Nothing in this agreement shall restrict the governmental authority of any of the individual members.

VII. AMENDMENTS:

Amendments to this agreement may be proposed by any member of the General Assembly and shall be adopted by affirmative resolution of the Executive Committee and of the individual legislative bodies of sixty (60%) percent of the member jurisdictions representing seventy-five (75%) percent of the population of Pierce County.

VIII. SEVERABILITY:

If any of the provisions of this agreement are held illegal, invalid or unenforceable, the remaining provisions shall remain in full force and effect.

IX. FILING:

A copy of this agreement shall be filed with the County Auditor and each city/town clerk, the Secretary of State, and the Washington State Department of Community Development.

IN WITNESS WHEREOF, this agreement has been executed by each member jurisdiction as evidenced by signature pages affixed to this agreement.

INTERLOCAL AGREEMENT

CREATION OF AN INTRACOUNTY ORGANIZATION

Signature Page

The legislative body of the undersigned jurisdiction has authorized execution of the Interlocal Agreement, Creation of an Intracounty Organization.

IN WITNESS WHEREOF

This agreement has been executed by _____

(Name of City/Town/County)

BY: _____
(Mayor/Executive)

DATE: _____

Approved:

BY: _____
(Director/Manager/Chair of County

Council)

Approved as to Form:

BY: _____
(City Attorney/Prosecutor)

BY-LAWS
OF THE
PIERCE COUNTY REGIONAL COUNCIL

ARTICLE I - Purpose

The purpose of the By-laws is to govern the proceedings of the Pierce County Regional Council, consistent with the Interlocal Agreement which created the organization. In the event of a conflict between these By-laws and the Interlocal Agreement, the Interlocal Agreement shall control.

ARTICLE II - Organization and Membership

Section 1. The agency shall be organized into a General Assembly; and Executive Committee; and task forces and committees as established by the Executive Committee.

Section 2. Members: Pierce County and each city or town in Pierce County shall be a member upon adoption of the Interlocal Agreement, provided however, a city or town partially located in Pierce County and partially in any other county must have a population of at least 500 persons in Pierce County before adopting the Interlocal Agreement.

Section 3. Ex Officio Associate Members: The Puyallup Tribal Council, the Port of Tacoma Commission, Pierce Transit, and WSDOT District 3 shall be ex officio associate members. Ex officio associate members may each provide a representative to serve as a non-voting member of the Executive Committee. Other governmental jurisdictions, including cities or towns located in other counties, may be admitted to ex officio associate membership at the direction of the Executive Committee.

Section 4. Other Associate Members: Other non-municipal governments such as federal agencies, other state agencies, other tribes, school districts and other special purpose districts may become associate members upon approval of the Executive Committee. Associate members are non-voting.

ARTICLE III - Officers

Section 1. The officers of the Pierce County Regional Council shall be a President and a Vice President.

Section 2. President: The President shall conduct the meetings of the Executive Committee, preside over meetings of the General Assembly, and shall be responsible for the preparation of the agenda for said meetings. The President shall ensure that the functions of the Pierce County Regional Council are carried out the best of his or her ability.

Section 3. Vice President: The Vice President shall preside and perform the duties of the President in the absence of the President.

Section 4. Elections: The President and Vice President of the Pierce County Regional Council shall be elected by the Executive Committee from among the Executive Committee's voting membership. The Vice President shall be from a different member jurisdiction than the President.

Section 5. Term: The President and Vice President shall serve for one year and their terms of office shall begin at the beginning of the calendar year. In the event of a vacancy in the office of the President, the Vice President shall succeed to said office for the unexpired portion of the term. In the event there is a vacancy in the office of the Vice President, the Executive Committee shall elect from its membership a new Vice President to serve the unexpired portion of the term. In the event there is a vacancy in the office of the President and Vice President, the Executive Committee shall elect from its membership a new President and Vice President to serve the unexpired portion of the terms.

ARTICLE IV - The General Assembly

Section 1. Date: The General Assembly of the Pierce County Regional Council shall meet at least annually, at a time and place designated by the Executive Committee.

Section 2. Composition: The General Assembly of the Pierce County Regional Council shall be comprised of elected officials from the legislative authorities of the member jurisdictions and the chief elected officials from the member jurisdictions. Associate members and staff from the various jurisdictions shall be encouraged to participate in General Assembly meetings, but without a vote.

Section 3. Notice: Written notice and the agenda of all General Assembly meetings shall be delivered or mailed to all member jurisdictions at least ten (10) days

prior to the meeting; provided however, that if the President or Executive Committee determines that an emergency exists they may make a written findings to that effect in which event a meeting may be held on written notice delivered to each member jurisdiction at least three (3) days before the meeting; and, provided further, that a member jurisdiction may waive notice of the meeting by written instrument filed with the Executive Committee at or prior to the time the meeting convenes.

Section 4. Purpose: The purpose of the annual meeting of the General Assembly will be to adopt an annual work program and take action on such matters as the President or Executive Committee may determine.

Section 5. Quorum: A quorum of the General Assembly shall meet both of the following requirements: at least thirty percent (30%) of the eligible voting members shall be present and at least fifty percent (50%) of the member jurisdictions shall be represented.

Section 6. Voting: Actions voted upon shall be approved by simple majority vote, except as specified in the Interlocal Agreements, these By-laws, or by requirement of state or federal law.

Section 7. Special Voting: If requested by any two voting members from different jurisdictions, the special voting process shall be required for the following actions:

- a. Adoption of the annual work program;
- b. Action to overturn an amendment to the By-laws; and
- c. Action on any matter identified in Article V, Section 8 which would allow for special voting if the action were before the Executive Committee.

Under the special voting process, action by the General Assembly shall require a majority vote from each of the following: a majority vote of the Pierce County representatives who are present, a majority vote of the City of Tacoma representatives who are present, and a majority vote of the other representatives who are present. No action may be taken without the quorum including at least one representative from Pierce County and or at least one representative from the City of Tacoma. No ex officio associate member or other associate member may request special voting.

ARTICLE V - The Executive Committee

Section 1. Date: The Executive Committee shall designate a regular time and place for its meetings.

Section 2. Composition: The Executive Committee shall be comprised of voting members who are elected officials representing member agencies as determined in the Interlocal Agreement. Each ex officio associate member shall designate a non-voting representative to the Committee.

Section 3. Appointment: Representatives to the Executive Committee shall be appointed as follows:

- (a) A member jurisdiction granted representative(s) by the Interlocal Agreement shall choose its representative(s) and designated alternates by its own appropriate process.
- ~~(b) The representatives and alternates of the cities and towns of less than 2,500 in population shall be chosen by a majority of those cities and towns and ratified by the Pierce County Cities and Towns Association. The representative positions may be shared by more than one individual per position so long as the total votes do not exceed two (2) as provided for in the Interlocal Agreement. Nevertheless, any member jurisdiction which does not have an individual with authority to vote shall be encouraged to designate an elected official to attend and participate in Executive Committee discussions.~~
- (b)-(e) Each Executive Committee representative with the authority to vote shall be an elected official. ~~Alternate representatives must also be elected officials. Alternate representatives shall be of the same number as the representatives and shall be from the same respective jurisdictions or group of jurisdictions.~~
- (c)-(d) An ex officio associate member may designate its representative and alternate by its own appropriate process.
- (d)-(e) The name, address and phone number of all representatives and their designated alternates shall be filed in writing with the Executive Committee.
- (e)-(f) Other elected officials and staff from member jurisdictions shall be encouraged to attend and participate in Executive Committee discussions, but without a vote.

Section 4. Notice: An Agenda with supporting materials shall be mailed at least seven (7) days in advance of all regularly scheduled meetings; provided however, that if the President or any five (5) voting members of the Executive Committee determine that an emergency exists, they may make a finding to that effect in which event a special meeting may be held on facsimile or written notice delivered to each representative at least five (5) days in advance. The agenda for a special meeting shall be limited to those items specified in the notice.

Section 5. Purpose: The Executive Committee shall direct the affairs of the Pierce County Regional Council between the annual meetings of the General Assembly. The Executive Committee shall exercise on behalf of the Pierce County Regional Council all powers and managerial and administrative authority not reserved for the General Assembly.

Section 6. Quorum: A quorum of the Executive Committee shall consist of ~~a simple majority one-third of the voting representatives representing member jurisdictions; provided that, no more than two (2) individuals representing cities and towns under 2,500 population shall be considered for purposes of determining whether a quorum exists.~~

Section 7. Voting: Each voting representative on the Executive Committee shall have one vote; ~~provided however, the members representing the cities and towns under 2,500 population may be allocated fractions of votes through the process described in Section 3(b) of this Article.~~ All actions of the Executive Committee will be by simple majority vote unless otherwise provided by law or in these By-laws.

Section 8. Special Voting: If requested by any two voting members from different jurisdictions, the special voting process shall be required for the following actions:

- a. Adoption or amendment of the By-laws;
- b. Recommendation or amendment of the annual work program;
- c. Adoption of a budget;
- d. Authorization for the expenditure of funds;
- e. Recommendations for distribution of federal, state, and/or regional funds; and
- f. Implementations of responsibilities identified in Article VI, Section A., subsection 9 of the Interlocal Agreement.

Under the special voting process, action by the Executive Committee shall require a majority vote from each of the following: a majority vote of the Pierce County representatives who are present, a majority vote of the City of Tacoma representatives who are present, and a majority vote of the other representatives who are present. No action may be taken without the quorum including at least one representative from Pierce County and or at least one representative from the City of Tacoma. No ex officio associate member or other associate member may request special voting.

Section 9 Absence of voting members: If an elected official representative of a jurisdiction is not present, and no elected official from the jurisdiction is available to serve as an alternate, the jurisdiction may be represented at an Executive Committee meeting by a staff member of the jurisdiction or citizen as designated by the jurisdiction. Staff or citizen alternates may freely participate in discussions before the Executive Committee, but shall not vote.

ARTICLE VI - Committees

Section 1. Committees: The President may appoint or the Executive Committee may require the President to appoint standing, ad hoc, or special task forces or committees to advise the Committee in its functions.

Section 2. Membership: Membership of task forces and committees may include members and associate members, elected officials, local government staffs, citizens, professionals in the field, and other experts.

Section 3. The Pierce County Growth Management Coordinating Committee shall serve initially as one of the advisory committees for the purpose of providing advice and recommendations on growth management issues. In addition, A Transportation Coordinating Committee shall provide a committee for the purpose of providing advice on transportation and infrastructure issues shall be appointed.

ARTICLE VII - Work Program

Section 1. The Executive Committee shall recommend the annual work program for review, revision, and adoption by the General Assembly.

Section 2. The Executive Committee shall control all expenditures and budget available funds in accordance with the adopted work program and shall have the power to amend the work program to meet unanticipated needs or changed conditions.

ARTICLE VIII - Open Meetings

All meetings of the Pierce County Regional Council shall conform to the Open Meetings Act, RCW 42.30. The Executive Committee shall adopt procedures to ensure appropriate public notice of all meetings of the Pierce County Regional Council.

ARTICLE IX - Parliamentary Authority

The rules contained in the current edition of Robert's *Rules of Order Newly Revised* shall govern the General Assembly and the Executive Committee in all cases to which they are applicable and in which they are not inconsistent with the Interlocal or these By-laws or any special rules of order the General Assembly or the Executive Committee may adopt.

ARTICLE X - Amendments to By-laws

These By-laws may be amended at any regular or special meeting of the Executive Committee; provided however, that a copy of the proposed amendment has been mailed to each member jurisdiction and each representative to the Executive Committee at least fifteen (15) days prior to the meeting at which the vote to amend is taken. Any amendment(s) of the By-laws shall be effective immediately upon adoption by the Executive Committee; provided that the next meeting of the General Assembly may take action to overturn such amendment(s). Any action taken by the Executive Committee based upon the authority of an amendment to the By-laws shall be valid if taken prior to an action by the General Assembly to overturn the amendment.

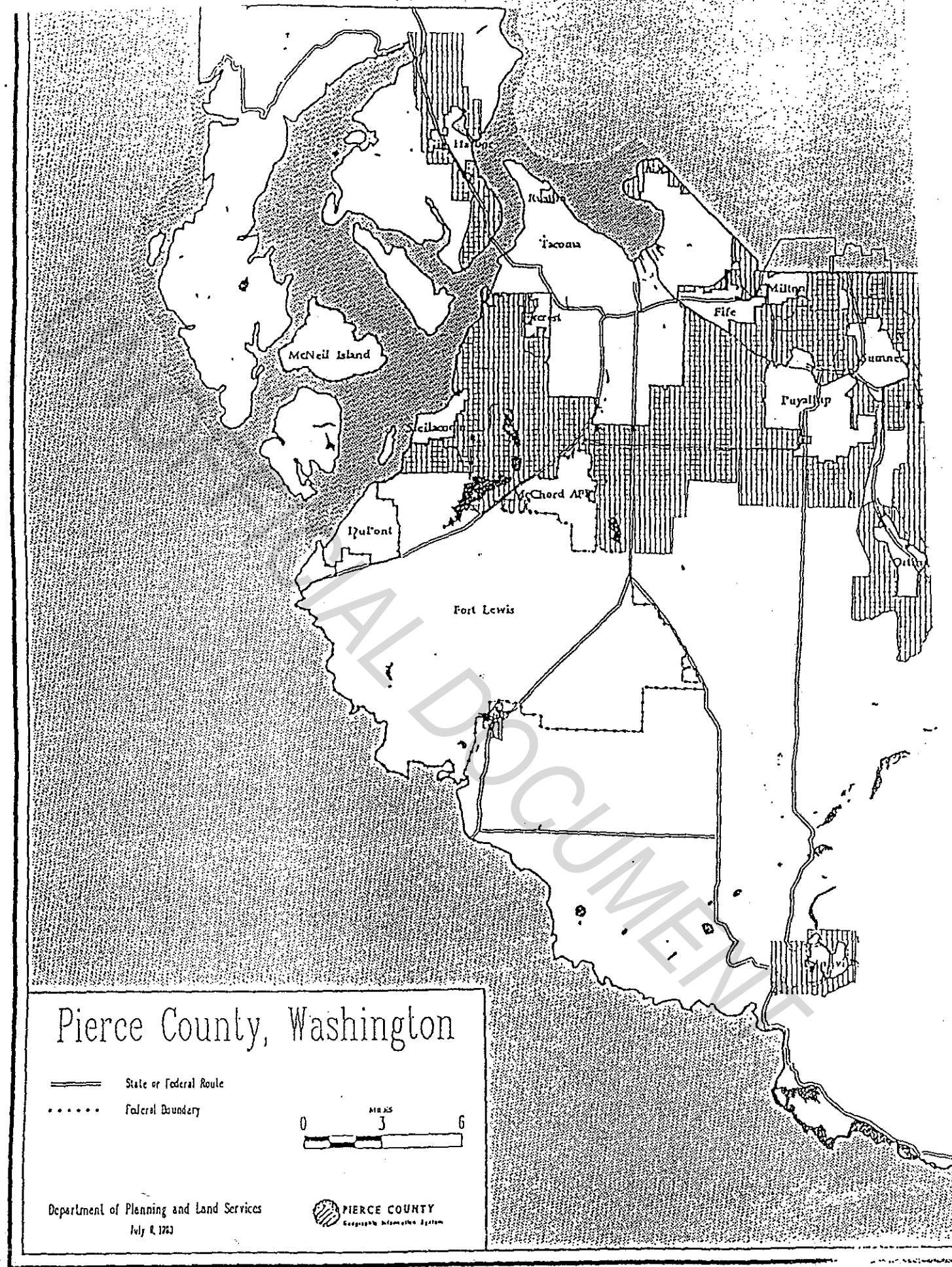
Adopted by the Pierce County Regional Council Executive Committee.

(Date)

(Officer)

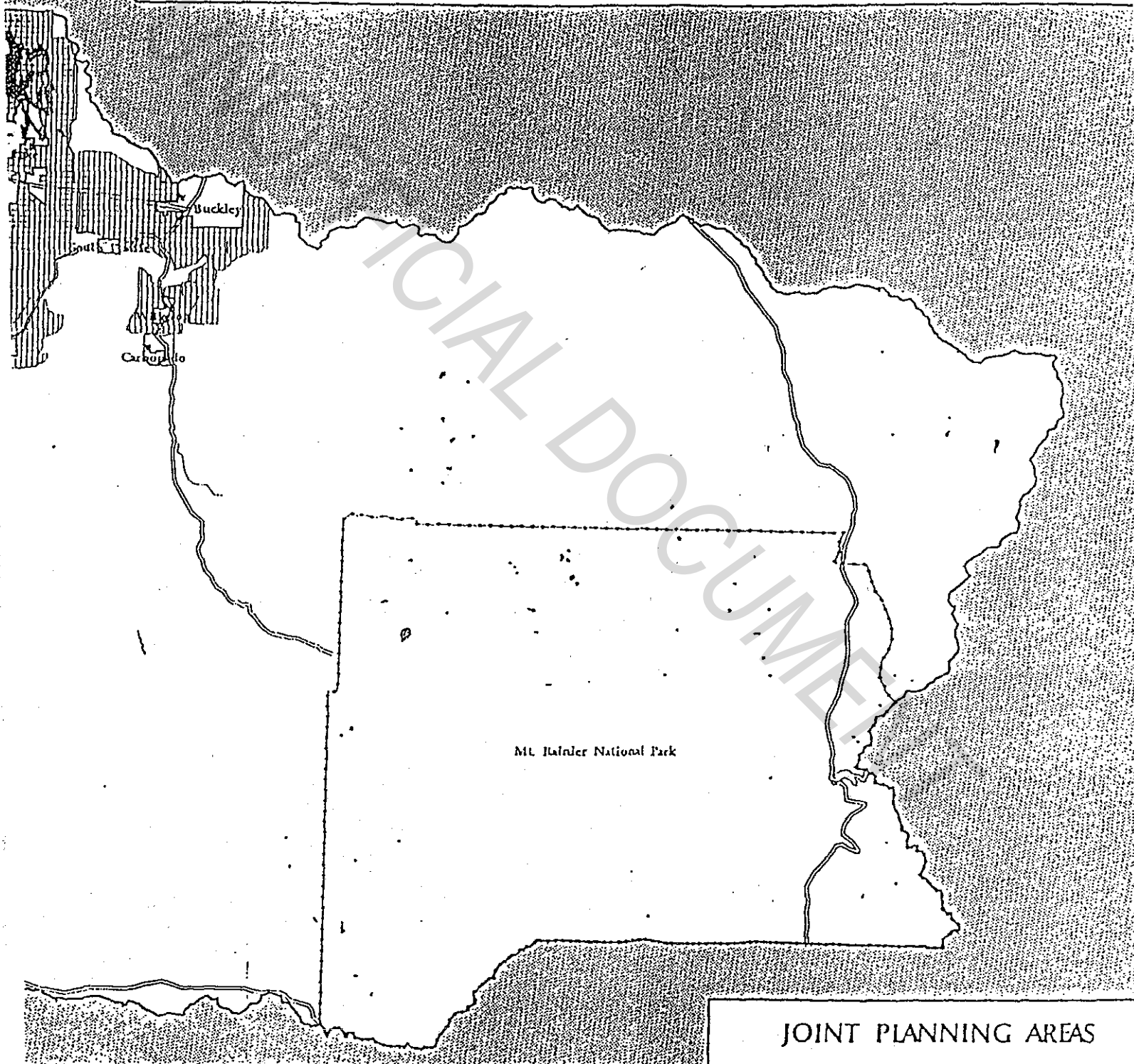
(Officer)

UNOFFICIAL DOCUMENT



Replicas of Exhibit B to R 93-127

Joint Planning Area



CLERK
7/24/92 Council MTG.

County-Wide Planning Policies

for Pierce County, Washington



Pierce County

Planning and Land Services

June 30, 1992

**COUNTY-WIDE PLANNING POLICIES
FOR
PIERCE COUNTY, WASHINGTON**

PIERCE COUNTY STEERING COMMITTEE

Mayor Kathleen Sandor, Chair, City of Buckley
Councilmember Paul Cyr, Vice Chair, Pierce County Council
Councilmember Ginger Moore, City of Bonney Lake
Mayor Richie Morgan, Town of Carbonado
Mayor William Gorgensen, City of Dupont
Mayor Dennis Stranik, Town of Eatonville
Mayor W. Carl Stegman, City of Fife
Mayor Steve Shelton, City of Fircrest
Mayor Gretchen Wilbert, City of Gig Harbor
Councilmember Christine Giron, City of Milton
Mayor Guy S. Colorossi, City of Orting
Mayor Jack Parrish, City of Puyallup
Mayor Charles Wolfe, City of Roy
Mayor Robert Pudlo, Town of Ruston
Mayor Pat Stubbs, Town of South Prairie
Mayor Janda Volker, Town of Steilacoom
Councilmember Robert Moltke, City of Sumner
Mayor Karen Vialle, City of Tacoma
Mayor Dick Sallers, Town of Wilkeson

Assisted by

Freilich, Leitner, Carlisle & Shortlidge
4600 Madison, Suite 1000
Kansas City, MO 64112-3012
Telephone: 816-561-4414
Telecopier: 816-561-7931

and

Northwest Strategies
621 Pacific Avenue, Suite 201
Tacoma, WA 98402
Telephone: 206-272-1990
Telecopier: 206-272-9008

Recommended by the Pierce County Steering Committee
May 28, 1992

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UNOFFICIAL DOCUMENT

I. INTRODUCTION

A. Background and Statutory Framework

In response to legislative findings that uncoordinated and unplanned growth together with a lack of common goals toward land conservation pose a threat to the environment, to the public health, safety and welfare, and to sustainable economic development, the State legislature enacted the Growth Management Act.¹ The Act identifies 13 planning goals which are intended to be used exclusively to guide the development and adoption of comprehensive plans and development regulations of municipalities and counties required to plan.² The categories in which goals have been propounded are: urban growth, sprawl reduction, transportation, housing, economic development, property rights, permits, natural resource industries, open space and recreation, environment, citizen participation and coordination, public facilities and services, and historic preservation. The principal focus of the Growth Management Act is on the comprehensive plan, which the County and each municipality must adopt by July 1, 1993. Land development regulations must be adopted within one (1) year thereafter. The Act specifies mandatory³ and optional⁴ plan elements as follows:

Mandatory Elements

land use
housing
capital facilities
utilities
rural (County only)
transportation

Optional Elements

conservation
solar energy
recreation
any other relating to the physical
development of the jurisdiction

In addition, subarea plans are permitted.⁵

¹ RCW Chapter 36.70A (1990).

² RCW § 36.70A.020(1) - (13).

³ RCW § 36.70A.070.

⁴ RCW § 36.70A.080(1).

⁵ RCW § 36.70A.080(2).

One of the most important planning tenets expressed in the Growth Management Act is the *consistency* requirement, which takes many forms as follows:

- consistency of municipal/County plans with the planning goals identified in RCW § 36.70A.020
- internal consistency between plan elements
- consistency of all other plan elements with the future land use map
- consistency of any subarea plans with the comprehensive plan
- consistency of the transportation element with the land use element
- consistency of the transportation element with the six-year plans required by RCW § 36.77.010 for cities, RCW § 36.81.121 for counties, and RCW § 35.58.2795 for public transportation systems
- consistency between the County Comprehensive Plan and the comprehensive plans of all municipalities within the County
- consistency of comprehensive plans of each municipality and county with comprehensive plans of neighboring municipalities and counties with common borders or faced with related regional issues
- consistency of development regulations with the comprehensive plan
- consistency of capital budget decisions with the comprehensive plan
- consistency of state agency actions in relation to the location, financing and expansion of transportation systems and other public facilities with county and municipal comprehensive planning

Despite the fact that the word "consistency" is used repeatedly in the Growth Management Act, it is not defined. The Standard Planning Enabling Act promulgated in 1928 by the United States Department of Commerce established the concept that zoning regulations should be "in accordance with a comprehensive plan." In the 64 years since the model act was developed this concept has evolved from being merely advisory or guiding to one that mandates that the goals, objectives, policies and strategies of each document must be in agreement with and harmonious with the provisions of all other required documents. The consistency doctrine has been continually strengthened by both state statutes and by court decision in both consistency statute states and those states adopting the concept by increasingly vigorous interpretation of the "in accordance with" statutory language.

A second planning tenet which the Growth Management Act promotes is *concurrency* -- i.e., that concept that public facilities and services necessary to serve new development at adopted level of service standards are actually available at the time of development. The concurrency requirement is stated generally in the planning goals⁶ as follows:

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.

In the transportation element, which is a required plan element for all municipal and County comprehensive plans, the concurrency requirement is restated in more forceful terms as follows:⁷

... 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 means that for non-transportation facilities, improvements or strategies are in place at the time of development and in the case of transportation facilities, that a financial commitment is in place to complete the improvements or strategies within six (6) years.

Portions of the mandatory planning, consistency and concurrency requirements combine to suggest a strong relationship between the accommodation of growth and the provision and financing of public facilities and services to meet facility and service demands generated by that growth. This relationship is then strengthened by the Urban Growth Area boundary designation and public facility requirements.⁸

⁶ RCW § 36.70A.020(12).

⁷ RCW § 36.70A.070(6)(e).

⁸ RCW § 36.70A.110.

In order to accomplish these new planning and plan implementation requirements, the legislature has expressly authorized the use of innovative techniques,⁹ including impact fees.¹⁰

In 1991, the State legislature amended the Growth Management Act, *inter alia*, to require that the legislative body of the county adopt county-wide planning policies, in cooperation with the municipalities in the County. County-wide planning policies are written policy statements establishing a county-wide framework from which county and municipal comprehensive plans are developed and adopted. The framework is intended to ensure that municipal and county comprehensive plans are consistent.¹¹

The development of the county-wide planning policies was intended to be collaborative between the County and the municipalities. The legislation required the County legislative body to convene a meeting with representatives of each municipality. The County and the municipalities then determine the process in which they will agree to all provisions and procedures of the county-wide planning policies including but not limited to desired planning policies, deadlines and ratification. No later than July 1, 1992, the legislative authority of the County is required to adopt county-wide planning policies in accordance with the agreed-upon process after holding the requisite public hearing or hearings.¹²

The County-Wide Planning Policies are not substitutes for comprehensive plans but, rather goals, objectives, policies and strategies to guide the production of the County and municipal comprehensive plans.

The County-Wide Planning Policies shall, at a minimum, address the following:¹³

- (a) Policies to implement RCW 36.70A.110;
- (b) Policies for promotion of contiguous and orderly development and provision of urban services to such development;
- (c) Policies for siting public capital facilities of a county-wide or state-wide nature;

⁹ RCW § 36.70A.090.

¹⁰ RCW §§ 82.02.050 - .090.

¹¹ RCW § 36.70A.210(1).

¹² RCW § 36.70A.210(2).

¹³ RCW § 36.70A.210(3)(a) - (h).

(d) Policies for county-wide transportation facilities and strategies;

(e) Policies that consider the need for affordable housing, such as housing for all economic segments of the population and parameters for its distribution;

(f) Policies for joint county and city planning within urban growth areas;

(g) Policies for county-wide economic development and employment; and

(h) An analysis of the fiscal impact.

B. Framework Agreement for the Adoption of the County-Wide Planning Policies

Pursuant to the Growth Management Act, Pierce County and the municipalities have entered into an Interlocal Agreement for the development and adoption of the County-Wide Planning Policies.¹⁴ The Agreement provides for the establishment of a Steering Committee (SC) consisting of one elected official from Pierce County and one elected official from every municipality in the County. The principal responsibility of drafting the County-Wide Planning Policies was given to the Steering Committee.¹⁵ The Steering Committee received technical/staff support from the Growth Management Coordinating Committee (GMCC), which additionally established the Urban Growth Area Subcommittee.¹⁶ The Steering Committee was authorized to retain Consultants and pursuant to such authority hired the national and regional consulting firms of Freilich, Leitner, Carlisle & Shortlidge and Northwest Strategies.¹⁷

Ratification of the County-Wide Planning Policies requires the affirmative vote of 60% of the affected governments in Pierce County (12 of 19) representing a minimum of 75% of the total Pierce County population as designated by the State Office of Financial Management on June 28, 1991 (452,850 of 603,800).

¹⁴ Interlocal Agreement: Framework Agreement for the Adoption of the County-Wide Planning Policy (Pierce County Council Resolution No. R91-172, September 24, 1991)(See Attachment "B").

¹⁵ Interlocal Agreement, § 2.

¹⁶ Interlocal Agreement, § 4.

¹⁷ Interlocal Agreement, § 5.

C. Methodology for the Development of County-Wide Planning Policies

The County-Wide Planning Policies are intended to provide the guiding goals, objectives, policies and strategies for the subsequent adoption of comprehensive plans, but, are not to be a substitute for such plans. The level of detail in the County-wide Planning Policies must be sufficient to provide specific guidance, yet not so detailed as to constrain appropriate local choice in future comprehensive planning by the County and municipalities. This is particularly true because the County-Wide Planning Policies apply to the County and all municipalities, both large and small, both adjacent to other urban areas and remote from other urban areas, each with somewhat different characteristics.

Given this context, the development of County-Wide Planning Policies acceptable to the County and the municipalities was no small task. It was accomplished through a two-step process.

Step 1

The Consultants developed a matrix for each policy area which emphasized the individual components (elements) of the issues and the alternative courses of action/decisions that could be made with respect to each element. Thus, for example, for the Fiscal Impact Policy, elements included:

- What types of decisions/projects should trigger an analysis of fiscal impact?
- What types of decisions/projects should be exempt from a fiscal impact analysis?
- Is there a defined threshold?
- How will the results of the Fiscal Impact Analysis be used?
- When in the development approval process should the Fiscal Impact Analysis be done?

The elements were intentionally stated in the form of questions to stimulate discussion by the Growth Management Coordinating Committee (consisting of technical staff from the governing entities) and the Steering Committee; and, similarly, they were intentionally phrased so that a simple "yes" or "no" answer was impossible. This methodology was particularly effective because it broadened the viewpoints of the Steering Committee members through use of a wide range of alternative formulations and at the same time compelled them to think in terms of the effects both county-wide and in their particular municipality. In addition, in place of reading lengthy issue papers on the various policy areas, the key elements

were packaged to allow for timely review and comment. The Step 1 process elicited considerable discussion and the results from Step 1 were very encouraging. Each policy area was, however, still being viewed independently.

Step 2

Step 2 was needed to build on the work in Step 1 in order to develop a comprehensive and coordinated set of County-Wide Planning Policies. To accomplish that task, the Consultants developed a set of conceptual Alternative Development Scenarios. These included: Trend Development; Compact Development; Modified Trend Development; and Adequate Public Facilities/Concurrency-Based Development. For each alternative development scenario, the Consultants identified the principal characteristics, the development impacts that the alternative is likely to exhibit, the principal advantages/disadvantages, the consistency of the alternative with the Growth Management Act and the regional VISION 2020 Plan, and the degree of conformity of the alternative with the State Planning Goals and the individual County-Wide Planning Policies areas. The GMCC developed conceptual maps to illustrate the alternative development scenarios. These maps were not intended to suggest actual or precise boundaries of any sort, but were merely used to convey graphically the differences in the alternatives. The presentation of the alternative development scenarios and conceptual maps effectively served their intended purpose -- which was to transform individual policy areas into a comprehensive and coordinated set of policy directives.

In particular, the alternative development scenario analysis highlighted some of the key issues that needed to be addressed in the Urban Growth Area policy, which is the cornerstone of the County-Wide Planning Policies. These issues included:

- delineation of Urban Growth Areas
- determination and delineation of "tiers" *within* Urban Growth Areas
- linkage of tier delineations to capital improvements programming
- timing and phasing of growth
- public facility and service adequacy
- public facility and service availability at the time of development -- concurrency
- facility service provision and extension policies, with a particular focus on sanitary sewer service

- financing of facility and service provision and extension and imposition of full, but fair share of costs on new development
- joint County-municipal planning in Urban Growth Areas

D. Effect of Adoption of County-Wide Planning Policies

County-Wide Planning Policies are written policy statements used solely for establishing a county-wide framework from which county and municipal comprehensive plans are developed and adopted. The framework is intended to ensure that municipal and county comprehensive plans are consistent.¹⁸ While the Growth Management Act does not specify the legal effect of adoption of the County-Wide Planning Policies, it clearly acknowledges their importance by providing that failure to adopt County-Wide Planning Policies meeting the requirements may result in the imposition of sanctions¹⁹ including but not limited to the withholding of state revenues and rescinding the county or municipality's authority to collect the real estate excise tax.²⁰ Cities and the Governor may appeal adopted County-Wide Planning Policies to the appropriate Growth Planning Hearing Board within sixty (60) days of the adoption of the policy.²¹ After the 60-day period, County-Wide Planning Policies cannot be challenged. However, the effectiveness of the County-Wide Planning Policies is not based merely on the fact that they are adopted, but rather on the fact that they must be adhered to and implemented in the County and municipality comprehensive plans and development regulations. The legislation provides a process to challenge the failure of a County or municipality to comply with the County-Wide Planning Policies through petition to the Growth Planning Hearing Board.²² The Growth Planning Hearings Board shall hear and determine only those petitions alleging either: (a) that the State, county or municipality is not in compliance with the Growth Management Act; or (b) that the 20-year growth management planning population projections adopted by the State Office of Financial Management should be adjusted.²³ Petitions must be filed within sixty (60) days after publication of the ordinance adopting the comprehensive plan or development

¹⁸ RCW § 36.70A.210(1).

¹⁹ RCW § 36.70A.210(5).

²⁰ RCW § 36.70A.340(2) and (3).

²¹ RCW § 36.70A.210(6).

²² RCW § 36.70A.250.

²³ RCW § 36.70A.280(1).

regulations.²⁴ Comprehensive plans and development regulations and amendments thereto are presumed valid upon adoption.²⁵

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²⁴ RCW § 36.70A.290(2).

²⁵ RCW § 36.70A.320.

II. RULES OF INTERPRETATION

1. Words and terms used in the County-Wide Planning Policies shall be defined as set forth in the Policies and in the Growth Management Act to the extent defined therein. To the extent not defined therein, words and terms shall be given their plain and ordinary meanings, except as otherwise provided herein.
2. The term "shall" is intended to be mandatory; the terms "may" and "should" are directory only. While the term "shall" is mandatory, it should be understood and implied that the policy statement in which it is used is applicable to a municipality and/or the County only when, through objective determination, the circumstances on which the Policy is premised are relevant.
3. It is understood and implied that policies are applicable to municipalities and/or the County only, if through objective determination, the circumstances upon which the Policy is premised are "reasonable" and "appropriate" to such municipality and/or the County.

III. COUNTY-WIDE PLANNING POLICIES

■ PREAMBLE TO COUNTY-WIDE PLANNING POLICIES

County-Wide Planning Policies are written policy statements which are to be used solely for establishing a County-wide framework from which the County and municipal comprehensive plans are developed and adopted. The framework is intended to ensure that the County and municipal comprehensive plans are consistent, as required by the Washington statutes.

During the period within which County and municipal comprehensive plans are developed, adopted and implemented, the County and each municipality in the County, at their discretion, may utilize the County-Wide Planning Policies to serve as a guide for County or municipal land use and related decisions to best assure that the principles embodied in the County-Wide Planning Policies are followed and promoted.

**COUNTY-WIDE PLANNING POLICY ON THE "NEED
FOR AFFORDABLE HOUSING FOR ALL ECONOMIC SEGMENTS
OF THE POPULATION AND PARAMETERS FOR ITS DISTRIBUTION"**

■ **Background - Requirement of Growth Management Act**

The Washington Growth Management Act identifies as a planning goal to guide the development and adoption of comprehensive plans and development regulations that counties and cities encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types, and encourage preservation of the existing housing stock. [RCW 36.70A.020(4)] The term "affordable housing" is not defined, but the context in which it appears suggests that its meaning was intended to be broadly construed to refer to housing of varying costs, since the reference is to all economic segments of the community.

The Washington Growth Management Act also identifies mandatory and optional plan elements. [RCW 36.70A.070 and .080]. A Housing Element is a mandatory plan element that must, at a minimum, include the following [RCW 36.70A.070(2)]:

- (a) an inventory and analysis of existing and projected housing needs;
- (b) a statement of goals, policies and objectives for the preservation, improvement and development of housing;
- (c) identification of sufficient land for housing, including, but not limited to, government-assisted housing, housing for low income families, manufactured housing, multi-family housing, group homes and foster care facilities;
- (d) adequate provisions for existing and projected housing needs of all economic segments of the community.

Since the Comprehensive Plan of every City and County must be an internally consistent document [RCW 36.70A.070] and all plan elements must be consistent with the future land use map prepared as part of the required land use element [RCW 36.70A.070], these other plan elements will, to a great extent, dictate what will be in the housing element.

Thus, the land use element, relying upon estimates of future population, growth, average numbers of persons per household, and land use densities, will indicate how much (and where) land needs to be made available to accommodate the identified housing needs. The capital facilities, transportation and utilities elements will then

indicate when and how public facilities will be provided to accommodate the projected housing, by type, density and location.

■ **County-Wide Planning Policy**

1. The County, and each municipality in the County, shall determine the extent of the need (*i.e.*, the demand) for housing for all economic segments of the population that are projected for the community over the planning period.
 - 1.1 the projection shall be made in dwelling units, by type, provided, that the projection may be a range and that the types of dwelling units may be in broad categories, such as single-family detached, single-family attached, duplex, triplex, fourplex, apartments and special housing types;
 - 1.2 the projection shall be reflective of census or other reliable data indicating the economic segments of the population for whom housing needs to be provided, and shall incorporate the jurisdiction's fair share of the County's housing needs;
 - 1.3 the projections shall be reflective of the County-wide fair share housing allocation as shall be established pursuant to federal or state law and supplemented by provisions established in intergovernmental agreements between County jurisdictions.
2. The County and each municipality in the County shall meet their projected demand for housing by one or more or all of the following:
 - 2.1 preservation of the existing housing stock through repair and maintenance, rehabilitation and redevelopment;
 - 2.2 identification of vacant, infill parcels appropriately zoned for residential development with assurances that neighborhood compatibility and fit will be maintained through appropriate and flexible zoning and related techniques, such as:
 - 2.2.1 sliding-scale buffering and screening requirements based on adjacent use considerations
 - 2.2.2 performance standards
 - 2.2.3 height and bulk limitations
 - 2.2.4 provision of open space
 - 2.2.5 front, side and rear yard requirements
 - 2.2.6 protection of natural resources and environmentally-sensitive lands

2.2.7 architectural controls and design standards.

2.3 identification of other vacant lands suitable for residential development and permitting sufficient land through zoning to meet one or more or all of the following types and densities, of housing:

- 2.3.1 multi-family housing
- 2.3.2 mixed use development
- 2.3.3 cluster development
- 2.3.4 planned unit development
- 2.3.5 non-traditional housing

2.4 In determining the suitability of the location and identification of sites for affordable housing, the jurisdictions shall consider the availability and proximity of transit facilities, governmental facilities and services and other commercial services necessary to complement the housing.

3. The County, and each municipality in the County shall assess their success in meeting the housing demands and shall monitor the achievement of the housing policies not less than once every five years.
4. The County, and each municipality in the County, shall maximize available local, state and federal funding opportunities and private resources in the development of affordable housing.
5. The County, and each municipality in the County, shall explore and identify opportunities for non-profit developers to build affordable housing.
6. The County, and each municipality in the County, should explore and identify opportunities to reutilize and redevelop existing parcels where rehabilitation of the buildings is not cost-effective, provided the same is consistent with the County-wide policy on historic, archaeological and cultural preservation.
7. New fully-contained communities shall comply with the requirements set forth in the Growth Management Act and shall contain a mix in the range of dwelling units to provide their "fair share" of the County-wide housing need for all segments of the population that are projected for the County over the planning period.

COUNTY-WIDE PLANNING POLICY ON AGRICULTURAL LANDS

■ **Background - Requirements of Growth Management Act**

The Washington Growth Management Act identifies the maintenance and enhancement of natural resource-based industries, including productive agricultural industries, and the conservation of productive agricultural lands as planning goals to guide the development and adoption of comprehensive plans and development regulations. [RCW 36.70A.020(8)]. While the expression of planning goals in the Growth Management Act is linked to "natural resource industries," including productive timber and fisheries, a separate policy for Agricultural Lands has been proposed because of their unique importance in Pierce County and their relationship to urban growth area boundaries and policies. Although the Growth Management Act does not expressly require a county-wide planning policy on agricultural lands, the requirement was added by the Interlocal Agreement: Framework Agreement for the Adoption of the County-Wide Planning Policy (Pierce County Council Resolution No. R91-172, September 24, 1991).

■ **County-Wide Planning Policy**

1. The County, and each municipality in the County, shall define agricultural lands. At a minimum, the definition shall be based upon one of the following criteria:
 - 1.1 the definition in RCW § 36.70A.030(2): "land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140, or livestock, and that has long term commercial significance for agricultural production" (and, including poultry raising, horse farms and ranches).
 - 1.2 identification based upon current land use, planned land use or soil type (*i.e.*, soils identified by the Soil Conservation Service as having high productivity for agricultural use);
 - 1.3 lands currently receiving "use value assessments" pursuant to Washington statutes and contracts with the County.

2. The purposes of agricultural preservation are:
 - 2.1 ensuring that agricultural lands are treated sensitively to their location and the presence of urban growth pressures;
 - 2.2 preventing urban sprawl;
 - 2.3 maintaining open space and/or providing a visual green belt;
 - 2.4 retaining natural systems and natural processes;
 - 2.5 preserving the local economic base;
 - 2.6 preserving a rural lifestyle;
 - 2.7 maintaining specialty crops;
 - 2.8 maintaining regional, state and national agricultural reserves.
3. The County, and each municipality in the County, shall achieve agricultural preservation through:
 - 3.1 maintaining large minimum lot sizes in agricultural areas;
 - 3.2 buffering agricultural areas from urban development;
 - 3.3 creating agricultural zoning districts;
 - 3.4 purchase of development rights;
 - 3.5 transfer of development rights within the jurisdiction, including the designation of receiving zones for agricultural development rights and between jurisdictions, including the designation of receiving zones by local agreement;
 - 3.6 lease of development rights for a term of years;
 - 3.7 "anti-nuisance" laws to protect agricultural activities from being defined as a public nuisance;
 - 3.8 preferential tax treatment ("use value assessment");

- 3.9 other innovative techniques including, but not limited to, purchase-leaseback through issuance of bonds, university purchase for research, and prevention of the formation of improvement districts or the creation of benefit assessments within designated agricultural preservation areas.
4. The County, and each municipality in the County, shall allow limited development in some agricultural areas based upon stated criteria related to the predominant agricultural uses.
5. The County, and each municipality in the County, shall address the effect of agricultural practices on non-point source pollution and ground-water impacts.
6. The County, and each municipality in the County, shall extend the agricultural policies to locations within and/or adjacent to agricultural preservation areas in order to:
 - 6.1 protect such areas from encroachment by incompatible uses; and
 - 6.2 protect related development such as farmers markets and roadside stands.
 - 6.3 protect smaller-sized agricultural parcels which are not individually viable for agricultural production but, which taken cumulatively with other smaller-sized parcels in the area, have long term significance for agricultural production.
7. The County, and each municipality in the County, shall address the conversion of agricultural land from agricultural to non-agricultural use by:
 - 7.1 establishing criteria for zoning changes and comprehensive plan amendments;
 - 7.2 establishing mechanisms so that property owners realize economic value that would have accrued from conversion, but land remains in agricultural use if within Urban Growth Areas.
8. The County, and each municipality in the County, shall identify agricultural lands that are the most susceptible to conversion (which often are also the best and most productive agricultural lands and the lands which serve the most important agricultural purposes) by:
 - 8.1 identifying agricultural lands which are most sensitive to urban growth pressures and which, therefore, require the most immediate attention;

- 8.2 utilizing agricultural land classifications established by the Department of Community Development [RCW 36.70A.050(1)];
- 8.3 consulting with and involving owners of agricultural lands.
- 9. The County, and each municipality in the County, shall identify agricultural lands that are not already characterized by urban growth and that have long-term significance for the commercial production of food or other agricultural products [RCW 36.70A.170(1)(a)] by developing standards and undertaking a land use survey.
- 10. The County, and each municipality in the County, shall ensure that prime agricultural lands presently in the unincorporated County or within a municipality are preserved and protected by the enactment of appropriate land use controls; or by including the land in the urban growth area boundary of a municipality only if the municipality has delineated standards and criteria relating to preserving the agricultural lands.
- 11. The County, and each municipality in the County, shall coordinate agricultural land preservation policies with other County-Wide Planning Policies through:
 - 11.1 correlating agricultural land preservation policies with urban growth area policies and with public facility and service provision policies -- to avoid the extension of urban services to areas intended for continued agricultural use;
 - 11.2 ensuring that public facility and service extension, even if not directly serving the agricultural lands, do not stimulate the conversion of agricultural land or make its preservation and protection more difficult.
 - 11.3 joint jurisdictional planning of agricultural land.

COUNTY-WIDE PLANNING POLICY ON ECONOMIC DEVELOPMENT AND EMPLOYMENT

■ **Background - Requirements of Growth Management Act**

The Washington Growth Management Act identifies as a planning goal to guide the development and adoption of comprehensive plans and development regulations, that counties and cities encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of the state, especially for unemployed and 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)]. Additionally, the Growth Management Act expressly requires that the County adopt a planning policy on county-wide economic development and employment [RCW 36.70A.210(3)(g)].

■ **County-Wide Planning Policy**

1. The County, and each municipality in the County, will assure consistency between economic development policies and adopted comprehensive plans by:
 - 1.1 creating in the land use element of each comprehensive plan a designation of areas for "commerce" and "industry" [RCW 36.70A.070(1)];
 - 1.2 providing within the areas designated for urban development, sufficient land to accommodate projected development within a market-based system;
 - 1.3 designating and zoning large tracts of appropriate land -- equitably distributed throughout the various jurisdictions based on the related population, employment base and land areas of the jurisdiction -- for planned commercial and industrial centers;
 - 1.3.1. "Equitably," means with consideration for the population and its characteristics, including the skills of the current population; the current employment base and its characteristics (*i.e.*, type of businesses and industries, permanency of the existing employment base, past trends and current projections); the amount of land in the jurisdiction; the amount of vacant land in the jurisdiction appropriately zoned for economic development; the current unemployment rate; current commuting patterns; and others, as appropriate.

- 1.4 providing adequate public facilities and services to areas designated for economic development;
 - 1.5 separating, buffering, or leaving natural buffers between residential development and areas of economic development where it is necessary due to the type, characteristics and impacts of the economic development activity;
 - 1.6 developing and adopting standards at the municipal level to guide commercial and industrial development in park-like settings;
 - 1.7 evaluating federal, state, and local regulatory, taxing, facility financing and expenditure practices to assure that they favor economic development at appropriate locations.
2. The County, and each municipality in the County, shall promote diverse economic opportunities for all citizens of the County, especially the unemployed, disadvantaged persons, minorities and small businesses. The following measures may be used in accomplishing this policy, where appropriate:
- 2.1 determining a reasonable "jobs/housing" balance and coordinating land use and development policies to help achieve the designated balance of adequate affordable housing near employment centers;
 - 2.2 identifying urban land suitable for the accommodation of a wide range of non-residential development activities;
 - 2.3 utilizing state or federal programs and financial assistance to the maximum extent possible;
 - 2.4 encouraging redevelopment of declining commercial areas;
 - 2.5 encouraging flexibility in local zoning and land use controls to permit a variety of economic uses, but without sacrificing necessary design and development standards;
 - 2.6 encouraging programs, in conjunction with other public, quasi-public and private entities, to attract desirable or appropriate business and industry;

- 2.7 to the extent possible, encouraging the location of economic development activities in areas served by public transit and adequate transportation facilities;
 - 2.8 maintaining and enhancing natural resource-based industries, including productive timber, agriculture, fishing and mining;
 - 2.9 collectively targeting the appropriate creation and retention of specific firms and industries including small business enterprises;
 - 2.10 promoting educational, job training, and cultural opportunities;
 - 2.11 providing opportunities and locations for incubator industries.
3. The County, and each municipality in the County, shall encourage economic development in areas in which there is an imbalance between available employment opportunities and the local population base by:
- 3.1 considering development incentives for economic development;
 - 3.2 marketing development opportunities in slow growth areas.
4. The County, and each municipality in the County, shall take the following steps to ensure that economic growth remains within the capacities of the state's natural resources, public services and public facilities:
- 4.1 identifying existing and future demand for services;
 - 4.2 encouraging the location of economic development activities within Urban Growth Areas;
 - 4.3 limiting incompatible economic development activities in or adjacent to designated natural resource lands and critical areas and/or by requiring adequate buffers between economic development activities and designated natural resource lands and critical areas and by ensuring that economic development activities occur in areas with adequate public facilities.
5. The County, and each municipality in the County, shall plan for sufficient economic growth and development to ensure an appropriate balance of land uses which will produce a sound financial posture given the fiscal/economic costs and benefits derived from different land uses by:

- 5.1 insuring that the land use element of each Comprehensive Plan allows for an appropriate mix and balance of uses;
 - 5.2 reducing inefficient sprawl development patterns;
 - 5.3 reducing transportation demand;
 - 5.4 coordinating the provision of public facilities and services and/or insuring that new development supports the cost of public facility and service expansions made necessary by such development;
 - 5.5 promoting development in areas with existing available facility capacity;
 - 5.6 encouraging joint public/private development.
6. The County, and each municipality in the County, shall strengthen existing businesses and industries to add to the diversity of economic opportunity and employment by:
- 6.1 promoting infill development to assist in maintaining a viable market for existing businesses;
 - 6.2 utilizing redevelopment or other techniques, where appropriate, to maintain existing businesses;
 - 6.3 making available information, technical assistance and loans for business expansion and job creation;
 - 6.4 protecting existing viable economic development activities from incompatible neighbors;
 - 6.5 streamlining permit processing;
 - 6.6 striving to maintain adequate public facilities and service levels;
 - 6.7 evaluating regulatory and other constraints to continued business operations and devising an appropriate plan to minimize the effect of such constraints.
7. The County, and each municipality in the County, shall provide both the private sector and the public sector with information necessary to support and promote economic development by:

- 7.1 coordinating the collection and dissemination of information with various local governments;
- 7.2 cooperating with private and quasi-private entities and sharing information to attract new industries.

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COUNTY-WIDE PLANNING POLICY ON EDUCATION

■ Background - Requirements of Growth Management Act

The Washington Growth Management Act does not identify education as a planning goal to guide the development and adoption of comprehensive plans and development regulations. Neither is education listed as a planning policy requirement in the Growth Management Act. However, the list of topics identified in the Growth Management Act is intended to delineate only the minimum policy requirements. Education was identified as an additional policy area in the Interlocal Agreement: Framework Agreement for the Adoption of the County-Wide Planning Policy (Pierce County Council Resolution No. R91-172, September 24, 1991).

■ County-Wide Planning Policy

1. "Educational Facilities," includes all public and private educational facilities, including, but not limited to, kindergartens, elementary schools, middle schools, junior high schools, high schools, junior colleges, colleges, academies, and similar institutions.
2. The County, and each municipality in the County, shall strive to achieve excellence in education and to offer diverse educational opportunities to be made available to all residents of the County, cities and towns by:
 - 2.1 developing a broad tax base;
 - 2.2 encouraging citizen participation;
 - 2.3 encouraging coordination between educational and employment requirements.
3. The County, and each municipality the County, shall coordinate with other institutions or governmental entities responsible for providing educational services, to ensure the provision of educational facilities with other necessary public facilities and services and with established and planned growth patterns through:
 - 3.1 the capital facilities plan element;
 - 3.2 the land use element;
 - 3.3 school site location decisions;
 - 3.4 coordination and, if necessary, formal interlocal agreements between school districts and other governmental entities exercising land use planning, regulation and capital improvement planning functions;
 - 3.5 the possible use of impact fees, voluntary advancements and other regulatory requirements for a portion of school facility financing;

- 3.6 encouragement of joint (municipal/school district) use of playgrounds, parks, open-spaces and recreational facilities;
 - 3.7 support for sufficient funding of educational facilities and services;
 - 3.8 support for the provision of educational facilities and services to meet specialized needs.
4. The County, and each municipality in the County, shall address the issue of the multiplicity of school districts by:
- 4.1 incorporating school facility location criteria, developed in conjunction with the local school district, in the local comprehensive plan;
 - 4.2 including school districts in the comprehensive planning process;
 - 4.3 developing a common base of data and sharing the data with school districts concerning population, household and school-age population projections, non-educational capital facility needs, and land uses;
 - 4.4 initiating dialogues with school districts about school district boundaries and service areas in relation to municipal boundaries, designated urban growth areas, annexation plans and service extension plans and policies.
5. The County, and each municipality in the County, shall determine specific siting requirements for all public and private educational facilities and shall meet specific educational facility needs by:
- 5.1 locating schools consistently with the local comprehensive plan, including the capital facilities element;
 - 5.2 deciding all facility locations, types and sizes with consideration for the provision of other necessary public facilities and services and the compatibility and effect of the provision of such facilities on land use and development patterns.

COUNTY-WIDE PLANNING POLICY ON FISCAL IMPACT

■ **Background - Requirements of Growth Management Act**

The Washington Growth Management Act requires that the County-Wide Planning Policies address the analysis of fiscal impact [RCW 36.70A.210(3)(h)]. However, the legislature did not define the scope of the required fiscal impact analysis to be addressed in the County-Wide Planning Policies. During the legislative proceedings a number of alternatives were discussed, ranging from analysis of the policies themselves, analysis of the comprehensive plans and implementing regulations, analysis of governmental decisions affecting jurisdictional responsibilities and/or boundaries and analysis of significant public and private development projects. From these alternatives, the County, and each municipality, has determined that fiscal impact analysis will be required only for governmental decisions affecting jurisdictional responsibilities and/or boundaries and significant public and private development projects.

■ **County-Wide Planning Policy**

1. The purposes of fiscal impact analysis are to assess the relative costs of providing public facilities and services, with the public revenues that will be derived from decisions affecting jurisdictional responsibilities and/or boundaries and significant public and private development projects.
2. Any of the following will trigger an analysis of fiscal impacts:
 - 2.1 federal, state, regional and/or County-wide public capital facilities projects that exceed \$5 million;
 - 2.2 large-scale private development projects that exceed \$5 million;
 - 2.3 changes in jurisdictional responsibilities and/or boundaries;
 - 2.4 expansions of public facility capacity;
 - 2.5 expansions of public facility service areas;
 - 2.6 expansions of urban growth boundaries;
 - 2.7 a determination under the State Environmental Policy Act (SEPA) in which the jurisdiction requests a fiscal impact analysis.
3. The County, and each municipality in the County, shall establish in their implementing regulations appropriate levels of detail necessary for fiscal impact analysis based upon:

- 3.1 size of project
 - 3.2 cost of project
 - 3.3 location of project
 - 3.4 type of project
 - 3.5 potential impacts of project
 - 3.6 timing and phasing of project
 - 3.7 geographic areas of coverage
 - 3.8 permanence of decision
 - 3.9 irrevocability of project/decision
4. The County, and each municipality in the County, shall use the results of the fiscal impact analysis as one of the factors in determining acceptance, modification, or rejection of the proposal.
5. The fiscal impact analysis shall include consideration of the following factors:
- 5.1 taxes (property, sales, excise, other);
 - 5.2 assessments;
 - 5.3 fees, including impact fees;
 - 5.4 the short-term or long-term fiscal effects, including cost avoidance, if any, on the jurisdiction making the determination and on other affected public entities.
6. The cost and revenue portions of the fiscal impact analysis shall cover the time period within which fiscal impacts are likely to be an important factor.
7. The fiscal impact analysis shall take place at the point in the project, development approval, or decision-making process at which the jurisdiction requires that the major project details be provided.

COUNTY-WIDE PLANNING POLICY ON HISTORIC, ARCHAEOLOGICAL AND CULTURAL PRESERVATION

■ **Background - Requirements of Growth Management Act**

The Washington Growth Management Act identifies as a planning goal to guide the development and adoption of comprehensive plans and development regulations, that counties and cities identify and encourage the preservation of lands, sites and structures, that have historical or archaeological significance. [RCW 36.70A.020(13)]. The term "significance" is not defined, although it is well-recognized that the federal and state governments have programs that have been in operation for some time by which land, sites, structures and districts of national significance are/or may be placed on the National Register of Historic Places and land, sites and structures of state significance are/or may be placed on the State Register of Historic Places. Certain cities, including Tacoma, have adopted local programs to designate land, sites and structures of local significance. Although the Growth Management Act Amendments do not require a county-wide planning policy on historic, archaeological and cultural preservation, that requirement was added by the Interlocal Agreement: Framework Agreement for the Adoption of the County-Wide Planning Policy (Pierce County Council Resolution No. R91-172, September 24, 1991).

■ **County-Wide Planning Policy**

1. The County, and each municipality in the County, utilizing applicable federal, state and local designations, if relevant, (and where appropriate in cooperation with the Indian tribes) shall identify the presence of federal, state and local historic, archaeological and cultural lands, sites and structures, of significance within their boundaries.
2. The County, and each municipality in the County may, utilizing County standards or locally-developed standards, identify and designate local historic, archaeological and cultural lands, sites and structures of significance within their boundaries.
 - 2.1 Recommendations for local designations may be made by any person or entity or by any municipality or governmental body.
 - 2.2 The municipality may designate an individual, commission or committee to be responsible for review of recommendations and to forward such recommendations to the legislative body.
 - 2.3 Designations shall only be made by the local legislative body if the land, site or structure has only local significance.

- 2.4 All such designations shall be reflected in the land use element of the comprehensive plan.
- 2.5 Any municipality may request that the County's Landmark's Commission and/or staff provide assistance in designating land, sites or structures; if sought, such assistance may be provided pursuant to an interlocal agreement.
- 2.6 Preservation of significant lands, sites and structures shall be encouraged or accomplished by the County, and each municipality in the County, through any one or a combination of the following techniques, as determined to be appropriate by the local legislative body:
- 2.6.1 designation
 - 2.6.2 incentives for preservation
 - 2.6.3 loans and grants
 - 2.6.4 public purchase
 - 2.6.5 non-development easement
 - 2.6.6 development rights transfer
 - 2.6.7 restrictive covenants
 - 2.6.8 regulations for protection, maintenance and appropriate development
 - 2.6.9 plans/policies/standards for preservation (U.S. Department of the Interior)
- 2.7 The County, and each municipality in the County, may utilize one or more of the following criteria, or others as may be determined, to make designation decisions for recommended lands, sites or structures:
- 2.7.1 archaeological, historic or cultural "significance"
 - 2.7.2 condition
 - 2.7.3 uniqueness
 - 2.7.4 accessibility
 - 2.7.5 cost/benefit
 - 2.7.6 extent to which land, site or structure is undisturbed
 - 2.7.7 presence of incompatible land uses or activities
 - 2.7.8 presence of environmental, health or safety hazards
 - 2.7.9 tourism potential
 - 2.7.10 educational value
 - 2.7.11 consent of owner

2.8 The legislative body of the County, and each municipality in the County, may utilize one or more of the following criteria, or others as may be determined, to make a dedesignation decision:

- 2.8.1 error in historical/archaeological/cultural research for the original designation
- 2.8.2 economic hardship for owner leaving no reasonable use of the land, site or structure
- 2.8.3 deterioration of lands, site or structure
- 2.8.4 discovery of other (better) examples of lands, sites or structures
- 2.8.5 presence of land, site or structure on state or federal registers.

3. The County, and each municipality in the County, shall encourage public education programs regarding historic, archaeological and cultural lands, sites and structures as a means of raising public awareness of the value of maintaining those resources.

**COUNTY-WIDE PLANNING POLICY ON
NATURAL RESOURCES, OPEN SPACE AND PROTECTION
OF ENVIRONMENTALLY-SENSITIVE LANDS**

■ **Background - Requirements of Growth Management Act**

The Washington Growth Management Act identifies the following as planning goals: (1) maintain and enhance natural resource-based industries, including productive timber, agricultural and fisheries industries; (2) encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses [RCW 36.70A.020(8)]; (3) 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)]; and (4) 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)]. Although these goals are stated individually, the degree of interconnectedness between them leads to the development of a single, comprehensive planning policy. Although the Growth Management Act does not expressly require a county-wide planning policy on natural resources, open space and protection of environmentally sensitive lands, the addition of such a policy was specifically identified in the Pierce County Interlocal Agreement: Framework Agreement for the Adoption of the County-Wide Planning Policy (Pierce County Council Resolution No. R-91-172, September 24, 1991).

■ **County-Wide Planning Policy**

1. The following governmental entities shall act in coordination to identify, designate and conserve resources, and protect open space and environmentally sensitive lands:
 - 1.1 The State [RCW 36.70A.050(1)];
 - 1.2 The County
 - 1.3 Municipalities;
 - 1.4 Special Purpose Districts and entities;
 - 1.5 The Puget Sound Regional Council and Regional Authorities (Puget Sound Air Pollution Control Agency, Regional Transportation Planning Organization *et al*);
 - 1.6 The Federal government;
 - 1.7 Tribal governments;
 - 1.8 Public utilities.

2. "Natural resources" shall be defined, for the purpose of these policies, to include: mineral resources and mineral lands, productive timber lands, and fisheries industries.
3. County-wide natural resources identified and designated pursuant to this Policy shall be maintained and enhanced through one or more of the following means:
 - 3.1 conservation;
 - 3.2 conservation combined with planned use;
 - 3.3 planned use;
 - 3.4 enhancement;
 - 3.5 education;
 - 3.6 preservation;
 - 3.7 purchase/acquisition;
 - 3.8 regulatory approaches; and
 - 3.9 compensable approaches.
4. The governmental entities specified in subpolicy 1 shall work cooperatively and consistently with each other to achieve this Policy through:
 - 4.1 identifying, designating, maintaining, conserving, enhancing and/or protecting, as appropriate, natural resources through adoption of specific elements in the county and municipal comprehensive plans;
 - 4.2 developing appropriate implementation strategies and regulations;
 - 4.3 adopting local capital improvement programs designed to achieve the objectives of this Policy;
 - 4.4 coordinating standards and criteria between the programs of the governmental entities specified in subpolicy 1, including where necessary the use of inter-governmental agreements, so as to be consistent with the objectives of this Policy.
5. The County, and each municipality in the County, shall consider the following regarding natural resources:
 - 5.1 placing a primary emphasis on maintaining, enhancing, conserving and/or protecting, as appropriate, designated and identified natural resources including lands of local, county and statewide significance;
 - 5.2 developing and applying criteria for limited development, if allowed, so as to maintain, enhance and conserve identified and designated important, productive or economically viable natural resources or natural resource based industries;

- 5.3 ensuring the provision of buffers to protect environmentally sensitive lands where economic use of natural resource lands will cause adverse impacts;
 - 5.4 adopting a "no net loss" approach where applicable;
 - 5.5 utilizing positive incentives to ensure conservation over time;
 - 5.6 utilizing transfer of development rights or other flexible, clustered or compensable regulatory approaches;
 - 5.7 educating of all segments of the community concerning the importance of these Policy objectives;
 - 5.8 emphasizing the prevention of air and water quality degradation.
6. Environmentally sensitive lands, for the purpose of the Policy, shall include all designated critical areas pursuant to RCW 36.70A.030(5) including, but not limited to, wetlands, aquifer recharge areas, fish and wildlife habitat, geologically hazardous lands and shall include water supply areas, shorelines, creeks, streams, lakes, rivers, deltas, frequently flooded areas, estuaries, and unique geologic features such as canyons. The County, and each municipality in the County, shall maintain the following relationship between environmentally sensitive lands and development:
- 6.1 give priority to protection of environmentally sensitive lands;
 - 6.2 develop standards and criteria for limited development if permitted in the County or in municipal comprehensive plans;
 - 6.3 where development is permitted, provide protection for environmentally-sensitive lands through the provision of appropriate buffers;
 - 6.4 adopt a "no net loss" approach;
 - 6.5 utilize of positive incentives for conservation;
 - 6.6 utilize of transfer of development rights or other flexible, clustered or compensatory regulatory approaches;
 - 6.7 designate environmentally sensitive lands of local, county and statewide significance;
 - 6.8 educate all segments of the community concerning the importance of these Policy objectives.
7. The County, and each municipality in the County, shall determine the amount of development permitted on environmentally sensitive lands by the nature of the area sought to be protected, on a case-by-case basis, in conjunction with SEPA regulations. Enhancements of environmentally sensitive lands, such as parks and observation towers, may be allowed.
8. The County, and each municipality in the County, as well as the other governmental entities specified in subpolicy 1 shall be in compliance with and

seek to exceed federal and state environmental quality standards where required to achieve the objectives of this Policy;

9. The County, and each municipality in the County, as well as the other governmental entities specified in subpolicy 1 shall consider policies on environmentally sensitive lands in conjunction with other County-Wide Planning Policies, including, but not limited to, policies which address:

- 9.1 urban growth areas;
- 9.2 contiguous orderly development and the provision of urban services to such development;
- 9.3 capital facility siting;
- 9.4 transportation congestion management;
- 9.5 infill development;
- 9.6 affordable housing;
- 9.7 state and local Shoreline Master Programs;
- 9.8 goals and mandates of federal and state land jurisdiction agencies including the Washington State Department of Natural Resources, the U.S. Forest Service, the National Park Service and Tribal governments.

10. Open space, for the purpose of this Policy shall include parks, recreation areas, greenbelts/natural buffers, scenic and natural amenities or unique geological features or unique resources.

11. The County, and each municipality in the County, shall develop a plan for the provision of open space considering the following:

- 11.1 environmentally sensitive lands may also include open space and/or greenbelt areas;
- 11.2 open space areas are located only within urban growth areas;
- 11.3 open space is defined in conjunction with recreation and facilities.

12. The County, and each municipality in the County, shall designate appropriate open space:

- 12.1 following an assessment of local needs and based upon specific criteria;
 - 12.1.1 to encourage open space cluster design;
 - 12.1.2 to encourage natural buffering as part of development design
- 12.2 upon the recommendation of the governing body;
- 12.3 if such areas meet the above criteria of 12.1 and 12.2 and are in:

- 12.3.1 aquifer recharge areas
- 12.3.2 floodplains
- 12.3.3 unique resource areas
- 12.3.4 rare and endangered species (plant/animal) habitat

13. The County, and each municipality in the County, may make the following uses of open space:

- 13.1 recreational areas, including parks (golf courses, picnic areas, bicycle, equestrian and walking trails) and general recreation;
- 13.2 uses as considered on a case-by-case basis;
- 13.3 uses derived from community definition (*i.e.*, greenbelts)

14. The County, and each municipality in the County, shall encourage new housing to locate in a compatible fashion with open space designations or outside of designated open spaces.

15. The County, and each municipality in the County, shall regulate open space through:

- 15.1 zoning and subdivision ordinances, including but not limited to cluster and minimum lot size zoning, overlay zones and adequate off-site public facility regulations;
- 15.2 development impact fees for park and open space acquisition;
- 15.3 dedication of land or money in-lieu of land;
- 15.4 designation of open space corridors;
- 15.5 soil conservation measures;
- 15.6 wetlands, shorelines, floodplain or other environmentally sensitive lands ordinances;
- 15.7 development agreements.

16. The County, and each municipality in the County, shall inventory existing and newly designated open space by:

- 16.1 local planning inventory;
- 16.2 regional inventory.

17. The County, and each municipality in the County, shall authorize the following methods of retention of open space land or corridors:

- 17.1 public acquisition of property in fee simple or through development easement acquisition;
- 17.2 private acquisition with covenants, conditions and/or restrictions limiting the use of the property to open space;

17.3 alternatives to public purchase, including:

- 17.3.1 flexible zoning, subdivision and regulatory approaches designed for protection or preservation;
- 17.3.2 land trust
- 17.3.3 conservation easement
- 17.3.4 transfer of development rights and other compensable regulatory approaches
- 17.3.5 rails-to-trails
- 17.3.6 donation
- 17.3.7 preferential assessment
- 17.3.8 planned developments
- 17.3.9 dedication
- 17.3.10 impact fees
- 17.3.11 view easement
- 17.3.12 use value assessment;

17.4 retention of existing open space through:

- 17.4.1 coordination with the designation of resource lands of state-wide significance
- 17.4.2 required open space preservation within and without Urban Growth Boundaries established by PSRC
- 17.4.3 coordination with agricultural land owners and right to farm policies.

**COUNTY-WIDE PLANNING POLICY ON
SITING OF PUBLIC CAPITAL FACILITIES
OF A COUNTY-WIDE OR STATE-WIDE NATURE**

■ **Background - Requirements of Growth Management Act**

The Growth Management Act requires that the comprehensive plan of the County and of each municipality in the County include a process for identifying and siting essential public facilities [RCW 36.70A.200(1)]. "Essential" public facilities include, but are not limited to, those facilities that 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(1)]. The State Office of Financial Management is required to maintain a list of essential state public facilities that are required or likely to be built within the next six (6) years. Facilities may be added to the list at any time. The Growth Management Act further mandates that no local comprehensive plan or development regulation may preclude the siting of essential public facilities [RCW 36.70A.200(2)].

■ **County-Wide Planning Policy**

1. The County, and each municipality in the County, shall adopt a policy and incorporate same in its comprehensive plan, on the siting of essential public capital facilities of a County-wide or state-wide nature.
 - 1.1 In addition to essential public facilities, other capital facilities included must be for a public use, must have a useful life of 10 years or more and must have a value of at least \$25,000 and be either
 - 1.1.1 a County-wide facility which has the potential for serving the entire County or more than one jurisdiction in the County; or
 - 1.1.2 a state-wide facility which serves or has the potential for serving the entire state, or which serves less than the entire state, but more than one county.
2. The County, and each municipality in the County, shall identify lands useful for public purposes and incorporate such designations in their respective comprehensive plans.
3. The County, and each municipality in the County, shall incorporate a policy and process in their respective comprehensive plans to identify and site

essential public facilities on the list maintained by the State Office of Financial Management. The process and policy shall include the following components:

- 3.1 a requirement that the state provide a justifiable need for the public facility and for its location in Pierce County based upon forecasted needs and a logical service area;
 - 3.2 a requirement that the state establish a public process by which the residents of the County and of affected and "host" municipalities have a reasonable opportunity to participate in the site selection process.
4. The County and municipal policies shall be based upon the following criteria:
- 4.1 Specific facility requirements
 - 4.1.1 minimum acreage
 - 4.1.2 accessibility
 - 4.1.3 transportation needs and services
 - 4.1.4 supporting public facility and public service needs and the availability thereof
 - 4.1.5 health and safety
 - 4.1.6 site design
 - 4.1.7 zoning of site
 - 4.1.8 availability of alternative sites
 - 4.1.9 community-wide distribution of facilities
 - 4.2 Impacts of the facility
 - 4.2.1 land use compatibility
 - 4.2.2 existing land use and development in adjacent and surrounding areas
 - 4.2.3 existing zoning of surrounding areas
 - 4.2.4 existing Comprehensive Plan designation for surrounding areas
 - 4.2.5 present and proposed population density of surrounding area
 - 4.2.6 environmental impacts and opportunities to mitigate environmental impacts
 - 4.2.7 effect on agricultural, forest or mineral lands, critical areas and historic, archaeological and cultural sites.
 - 4.2.8 effect on areas outside of Pierce County
 - 4.2.9 effect on designated open space corridors
 - 4.2.10 "spin-off" (secondary and tertiary) impacts

- 4.2.11 effect on the likelihood of associated development being induced by the siting of the facility
- 4.3 Impacts of the facility siting on urban growth area designations and policies
 - 4.3.1 urban nature of facility
 - 4.3.2 existing urban growth near facility site
 - 4.3.3 compatibility of urban growth with the facility
 - 4.3.4 compatibility of facility siting with respect to urban growth area boundaries
- 5. The County and municipal policies shall ensure that the facility siting is consistent with the adopted County and municipal comprehensive plans, including;
 - 5.1 the future land use map and other required and optional plan elements not otherwise listed below
 - 5.2 the identification of lands for public purposes in the land use element
 - 5.3 the capital facilities plan element and budget
 - 5.4 the utilities element
 - 5.5 the rural element
 - 5.6 the transportation element
 - 5.7 the housing element
 - 5.8 the comprehensive plans of adjacent jurisdictions that may be affected by the facility siting
 - 5.9 regional general welfare considerations
- 6. The County and municipal policies may include standards and criteria related to:
 - 6.1 the time required for construction
 - 6.2 property acquisition
 - 6.3 control of on- and off-site impacts during construction
 - 6.4 expediting and streamlining necessary government approvals and permits if all other elements of the County or municipal policies have been met.
 - 6.5 the quasi-public or public nature of the facility, balancing the need for the facility against the external impacts generated by its siting and the availability of alternative sites with lesser impacts.

7. The County and municipal policies may include standards and criteria related to:

- 7.1 facility operations
- 7.2 health and safety
- 7.3 nuisance effects
- 7.4 maintenance of standards congruent with applicable governmental regulations, particularly as they may change and become more stringent over time.

8. The County and municipal policies on facility siting shall be coordinated with and advance other planning goals including, but not necessarily limited to, the following:

- 8.1 reduction of sprawl development
- 8.2 promotion of economic development and employment opportunities
- 8.3 protection of the environment
- 8.4 positive fiscal impact and on-going benefit to the host jurisdiction
- 8.5 serving population groups needing affordable housing
- 8.6 receipt of financial or other incentives from the state and/or the County or other municipalities
- 8.7 fair distribution of such public facilities throughout the County
- 8.8 requiring state and federal projects to be consistent with this policy.

COUNTY-WIDE PLANNING POLICY ON TRANSPORTATION FACILITIES AND STRATEGIES

Background - Requirements of Growth Management Act

The Washington Growth Management Act identifies transportation facilities planning and, specifically, encouraging efficient multi-modal transportation systems based on regional priorities and coordinated with local comprehensive plans, as a planning goal to guide the development and adoption of comprehensive plans and development regulations [RCW 36.70A.020(3)]. In addition, it identifies a transportation element as a mandatory element of a county or city comprehensive plan [RCW 36.70A.070(6)]. The transportation element must include: (a) land use assumptions used in estimating travel; (b) facilities and services needs; (c) finance; (d) intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions; and (e) demand management strategies [RCW 36.70A.070(6)(a)-(e)]. The Growth Management Act expressly requires a County-Wide Planning Policy on transportation facilities and strategies [RCW 36.70A.210(3)(d)].

County-Wide Planning Policy

1. For the purpose of this Policy, the following transportation services shall be deemed County-wide in nature:
 - 1.1 state and federal highways;
 - 1.2 major arterials;
 - 1.3 public transit facilities and services;
 - 1.4 waterborne transportation (ferries, shipping);
 - 1.5 airports (passenger or freight);
 - 1.6 rail facilities (passenger or freight);
2. The following facilities and system components shall be included in the multi-modal network:
 - 2.1 roads, including major highways, arterials and collectors;
 - 2.2 public transit, including bus, rail, and park & ride lots;
 - 2.3 non-motorized facilities;
 - 2.4 ferries;
 - 2.5 airports;
 - 2.6 parking facilities
 - 2.7 facilities related to transportation demand management.

3. The County, and each municipality in the County, shall coordinate service levels between jurisdictions including federal and state departments of transportation and other transportation service providers by:
 - 3.1 designating roadway, intersection and transit Levels of Service (LOS);
 - 3.2 understanding that the adopted LOS will affect not only the quality of the transportation system, but also the amount of public investment required and the permissible growth levels which the transportation system can support;
 - 3.3 entering into interlocal agreements, where necessary, to establish uniform, coordinated service levels between jurisdictions for county-wide facilities.
4. In the County, and in each municipality in the County, the adopted LOS may be:
 - 4.1 set below existing levels (thereby allowing reserve capacity for growth and minimizing the need for new capital investment, but, perhaps allowing congestion above what is tolerable to the public);
 - 4.2 set above existing levels (thereby increasing comfort and convenience of travel, enhancing economic development and minimizing some environmental impacts, but, perhaps, requiring additional public expenditures and/or precipitating development moratoria);
 - 4.3 set at existing levels (thereby allowing new development to mitigate full marginal impacts, but, existing level may not mirror what is acceptable to the public);
 - 4.4 set at different levels of service in different zones;
 - 4.5 set at different levels of service based on facility classifications;
 - 4.6 set for multi-modal facilities.
5. The County, and each municipality in the County, shall determine the adequacy of transportation facilities taking into account existing development, approved but unbuilt development and proposed development through utilization of:
 - 5.1 capacity-to-demand (LOS);

- 5.2 availability of capacity including phased capacity;
 - 5.3 coordination of appropriate standards of design across jurisdictional lines.
6. The County, and each municipality in the County, shall address substandard LOS for existing facilities or "existing deficiencies" by:
- 6.1 designating funding mechanisms within each jurisdiction;
 - 6.2 prioritizing facilities needed to correct existing deficiencies in capital improvements/transportation improvements programs;
 - 6.3 using transportation demand management (*i.e.*, demand-side regulations) to minimize demand created by existing users of transportation facilities;
 - 6.4 using transportation systems management (*i.e.*, supply-side adjustments to transportation system) to redirect traffic to uncongested areas and to modify travel behavior.
7. The following jurisdictions will be responsible for the correction of existing transportation deficiencies in the Urban Growth Areas:
- 7.1 the County, in unincorporated areas;
 - 7.2 a municipality, in incorporated areas;
 - 7.3 joint County-municipal, when part of an agreement for a joint planning area.
8. The County, and each municipality in the County, shall adopt parking regulatory codes for:
- 8.1 park/ride;
 - 8.2 parking requirements for public facilities so as to encourage public transit use.
9. The County, and each municipality in the County, shall address concurrency through the following methods:
- 9.1 providing transportation facilities needed to accommodate new development within six years of development approval;
 - 9.2 limiting new development to a level that can be accommodated by existing facilities and facilities planned for completion over the next six years;

- 9.3 encouraging new and existing development to implement measures to decrease congestion and enhance mobility through transportation demand and congestion management.
- 10. The County, and each municipality in the County, shall address compatibility between land use and transportation facilities by:
 - 10.1 requiring new transportation facilities and services in areas in which new growth is appropriate or desirable to be phased within a twenty-year time frame consistent with tiered areas and six year capital improvement programs;
 - 10.2 restricting the extension of new transportation facilities into areas not planned for growth (e.g., outside urban growth areas);
 - 10.3 using development regulations to ensure that development does not create demands exceeding the capacity of the transportation system
 - 10.3.1 density limits in areas outside of urban growth areas;
 - 10.3.2 concurrency management and adequate public facility regulation;
 - 10.3.3 integrated multi-modal and non-motorized networks.
 - 10.4 using land use regulations to increase the modal split between automobiles and other forms of travel:
 - 10.4.1 high densities in transit and transportation corridors;
 - 10.4.2 dedications/impact fees to provide public transit facilities;
 - 10.4.3 require pedestrian-oriented design;
 - 10.4.4 encourage or require mixed use development;
 - 10.4.5 facilitate ease of access for physically challenged individuals.
 - 10.5 approving transportation facilities in conjunction with land use approvals.
- 11. The County, and each municipality in the County, shall address environmental impacts of the transportation policies through:
 - 11.1 programming capital improvements and transportation facilities designed to alleviate and mitigate impacts on land use, air quality and energy consumption such as high-occupancy vehicle lanes, public

transit, vanpool/carpool facilities, or bicycle/pedestrian facilities designed for home-to-work travel;

- 11.2 locating and constructing transportation improvements so as to discourage adverse impacts on water quality and other environmental features.

- 12. The County, and each municipality in the County, shall address energy consumption/conservation by:

- 12.1 designing transportation improvements to encourage alternatives to automobile travel;
- 12.2 locating and designing new development so as to encourage pedestrian or non-automobile travel;
- 12.3 providing regulatory and financial incentives to encourage the public and private sector to conserve energy;
- 12.4 reducing the number of vehicle miles traveled and number of vehicle trips.

- 13. The County, and each municipality in the County, shall provide the following facilities to encourage alternatives to automobile travel and/or to reduce the number of vehicle miles travelled (modal split, trip generation and trip length):

- 13.1 structural alternatives (public transit [fixed guideway/rail systems, buses, paratransit services]; construction of new high-occupant vehicle lanes; limitations on highway/roadway construction; carpool/vanpool facilities; non-recreational bicycle/pedestrian facilities);
- 13.2 non-structural/regulatory alternatives (growth management [concurrency; urban growth areas]; road/congestion pricing; auto-restricted zones; parking management; site design; ridesharing incentives).

- 14. The County, and each municipality in the County, shall utilize the following transportation systems management measures (*i.e.*, measures to improve the efficiency of the existing transportation network by utilizing lower cost and more quickly implemented improvements) to make the most efficient use of the existing roadway system:

- 14.1 structural improvements (e.g., super street arterials, signalization improvements, computerized signal systems, one-way streets, ramp metering, designation of HOV lanes, reversible traffic lanes);
 - 14.2 non-structural improvements (e.g., incident detection and monitoring systems; network surveillance and control; motorist information systems; turn prohibitions; alternative work hours).
15. The County, and each municipality in the County, shall consider a number of financing measures, including but not limited to:
- 15.1 general revenues;
 - 15.2 fuel taxes;
 - 15.3 toll roads;
 - 15.4 bonding;
 - 15.5 congestion pricing;
 - 15.6 public/private partnerships;
 - 15.7 assessment and improvement districts, facility benefit assessments, impact fees, dedication of right-of-way and voluntary funding agreements;
 - 15.8 others, as may be appropriate.
16. Access needs and control for County and/or municipal funded transportation facilities will be coordinated through:
- 16.1 designating limited access facilities in the regional plan;
 - 16.2 determining access regulations through mutual agreement by the affected jurisdictions and/or by an agency designated by the affected jurisdictions;
 - 16.3 developing access regulations by the agency having primary jurisdiction or funding responsibility.

COUNTY-WIDE PLANNING POLICY ON URBAN GROWTH AREAS, PROMOTION OF CONTIGUOUS AND ORDERLY DEVELOPMENT AND PROVISION OF URBAN SERVICES TO SUCH DEVELOPMENT

■ Background - Requirements of Growth Management Act

The Washington Growth Management Act identifies the encouragement of development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner [RCW 36.70A.020(1)], the reduction of sprawl (*i.e.*, the inappropriate or premature conversion of undeveloped land into low-density development) [RCW 36.70A.020(2)], and the provision of adequate public facilities and services necessary to support urban 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)] as planning goals to guide the development and adoption of comprehensive plans and development regulations.

The Growth Management Act further requires (1) that the County designate an "urban growth area" or areas within which urban growth shall be encouraged and outside of which growth shall occur only if it is not "urban" in character; (2) that each municipality in the County be included within an urban growth area; (3) that an urban growth area include territory outside of existing municipal boundaries only if such territory is characterized by urban growth or is adjacent to territory that is already characterized by urban growth. [RCW 36.70A.110(1); for definition of "urban growth" see RCW 36.70A.030(14).]

The designated county and municipal urban growth areas shall be of adequate size and appropriate permissible densities so as to accommodate the urban growth that is projected by the State Office of Financial Management to occur in the County for the succeeding 20-year period. While each urban growth area shall permit urban densities, they shall also include greenbelt and open space areas [RCW 36.70A.110(2)].

As to the timing and sequencing of urban growth and development over the 20-year planning period, urban growth shall occur *first* in areas already characterized by urban growth that have existing public facility and service capacities to service such development, *second* in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources [RCW 36.70A.110(3)]. Urban government services shall be provided primarily by cities, and should not be provided in rural areas.

The Growth Management Act Amendments expressly require that county-wide planning policies address the implementation of urban growth area designations [RCW 36.70A.210(3)(a)], the promotion of contiguous and orderly development, the provision of urban services to such development [RCW 36.70A.210(3)(b)], and the coordination of joint county and municipal planning within urban growth areas [RCW 36.70A.210(3)(f)].

■ **County-Wide Planning Policy**

1. The County shall designate urban growth areas for the County and for each municipality in the County based on consultations between the County and each municipality and pursuant to the following process:
 - 1.1 initial designation of proposed municipal urban growth area by each municipality;
 - 1.2 County designation of proposed County urban growth area;
 - 1.3 County review of initial municipal urban growth area designations considering:
 - 1.3.1 Growth Management Act criteria and standards;
 - 1.3.2 coordination with other County-wide policies, particularly those on agricultural land preservation; natural resources, open space and protection of environmentally-sensitive lands; transportation; and affordable housing;
 - 1.3.3 overlapping municipal urban growth area boundaries;
 - 1.3.4 gaps between urban growth area boundaries.
 - 1.4 County referral of proposed urban growth area designations to the Steering Committee, or its successor entity.
 - 1.4.1 The Steering Committee, or its successor entity, may refer the proposed designations to the Growth Management Coordinating Committee (GMCC), or its successor entity for technical advice and for a report.
 - 1.4.2 The Steering Committee, or its successor entity, may conduct public meetings to review the proposed designation and, at such meetings, may accept oral or written comments and communications from the public.
 - 1.4.3 At the conclusion of its review and analysis, the Steering Committee, or its successor entity, shall make a

recommendation to the County and to the municipalities in the County.

- 1.5 County designation and attempt to reach agreement through negotiation with each municipality or, in case of impasse, through a designated mediation process within the County prior to State Department of Community Development review;
 - 1.5.1 if no agreement, justification by County in writing for designated urban growth area delineation;
 - 1.5.2 possible formal objection by municipality to State Department of Community Development;
 - 1.5.3 resolution of conflict via mediation by State Department of Community Development.
 - 1.6 Following an agreement between the County and municipality on the designation of the urban growth area, or, in the case of an impasse, following a designation determination via mediation by the State Department of Community Development, the legislative body of the County shall adopt the urban growth area designation by ordinance.
 - 1.7 The adopted urban growth area designations shall be transmitted to the legislative bodies of each municipality in the County and said municipality shall adopt its applicable urban growth area designation by resolution or ordinance.
 - 1.8 Once adopted by the County, the urban growth area designations shall not be changed except in accordance with the County-Wide Policy on "Amendments and Transition."
2. The following specific factors and criteria shall dictate the size and boundaries of urban growth areas:
- 2.1 Size
 - 2.1.1 urban growth areas must be of sufficient size to accommodate *only* the urban growth projected to occur over the succeeding 20-year planning period taking into account the following:
 - a. land with natural constraints, such as critical areas (environmentally- sensitive land);
 - b. agricultural land to be preserved;
 - c. greenbelts and open space;

- d. New Fully Contained Communities pursuant to RCW § 36.70A.350 consistent with the classification of centers as specified in the Vision 2020 Plan. (New fully contained communities are characterized by mixed uses, *i.e.*, residential of various types and styles, commercial, office and other, presence of employment centers, affordable housing and transportation modalities. A large-scale residential-only development does not qualify as a new fully contained community for purposes of this Policy.);
- e. maintaining a supply of developable land sufficient to allow market forces to operate and precluding the possibility of a land monopoly but no more than is absolutely essential to achieve the above purpose;
- f. existing projects with development potential at various stages of the approval or permitting process (*i.e.*, the "pipeline");
- g. land use patterns created by subdivisions, short plats or large lot divisions;
- h. build-out of existing development and areas which are currently only partially built out.

2.1.2

The County, and each municipality in the County, shall develop and propose objective standards and criteria to disaggregate the State Office of Financial Management's County-wide growth forecasts for the allocation of projected population to the County and municipalities, utilizing as the primary criteria the availability and concurrency of public facilities and services with the impact of development.

2.2 Boundaries

2.2.1

Any of the following shall be considered in determining the location of urban growth area boundaries:

- a. geographic, topographic, and manmade features;
- b. public facility and service availability, limits and extensions;
- c. jurisdictional boundaries including special improvement districts;

- d. location of designated natural resource lands and critical areas;
- e. avoidance of unserviceable islands of County land surrounded by other jurisdictional entities;
- f. Vision 2020 urban/rural line and PSAPCA burn ban line.

2.3 Tier Determination

2.3.1 The County, and each municipality in the County, shall designate "*tiers*" within their designated urban growth area to discourage urban sprawl and leapfrog development and encourage adequate public facilities and services concurrent with development, as follows:

- a. primary growth area (*i.e.*, areas already characterized by urban growth that have existing public facility and service capacities);
- b. secondary growth area (*i.e.*, areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources);
- c. tertiary growth area (*i.e.*, areas adjacent to areas already characterized by urban growth, but not presently served with public facilities and services).

2.3.2 Upon designation of tiers, the County, and each municipality in the County, shall adopt a process as well as standards and criteria by which a shift of land from one tier to another would take place;

2.3.3 The primary growth area should relate closely to the County's or the respective municipality's 6-year capital facilities plan; urban growth in the primary urban growth area shall be sensitive to *compatibility and fit* with the type and density of existing development making use of such techniques as:

- a. sliding-scale buffering and screening requirements based on adjacent use considerations
- b. performance standards

- c. height and bulk limitations
- d. provision of open space
- e. front, side and rear yard requirements
- f. protection of natural resources and environmentally-sensitive lands
- g. architectural controls and design standards.

2.3.4 The secondary, (years 7-13) and tertiary (years 14-20) growth areas shall relate to the long-range planning, capital improvement and service provision horizon.

2.3.5 In the secondary and tertiary (if applicable) growth areas, various techniques shall be made available to property owners to ensure a reasonable use within a reasonable period of time; these may include, but are not limited to, the following:

- a. conservation easements;
- b. preferential tax assessment;
- c. cluster housing, utilizing the presently authorized number of units;
- d. planned unit development;
- e. transfer of development rights;
- f. purchase of property;
- g. open space corridor designation;
- h. greenbelt designation;
- i. other innovative techniques.

2.3.6 New fully contained communities may be approved within the current tier or subsequent tiers provided that any such approval shall include a phasing plan to ensure that the various segments of the development are timely served by adequate public facilities and services in accordance with the other provisions of these policies.

2.4 Municipal urban growth boundaries shall be determined as set forth above and with consideration for the following additional factors:

2.4.1 the VISION 2020 document;

2.4.2 the carrying capacity of the land considering natural resources, agricultural land and environmentally-sensitive lands;

2.4.3 population and employment projections;

2.4.4 financial capabilities and urban services capacities;

- 2.4.5 consistency and compatibility with neighborhood, local and regional plans;
- 2.4.6 the existing land use and subdivision pattern.
- 2.5 The County's urban growth area shall be limited to the following:
 - 2.5.1 classification of centers pursuant to VISION 2020;
 - 2.5.2 New fully contained communities;
 - 2.5.3 high intensity transportation corridors;
 - 2.5.4 build-out of existing partially developed areas with urban services;
- 2.6 The County's urban growth area may be extended to allow for build-out of newly developed areas only if development capacity within municipal urban growth boundaries and growth in the areas identified in Policy 2.5 is determined to be inadequate to meet total population and employment projections consistent with the other policies set forth herein.
- 3. Within the delineated urban growth areas, the County, and each municipality in the County, shall adopt measures to ensure that growth and development are timed and phased consistent with the provision of adequate public facilities and services.
 - 3.1 "adequacy" shall be defined by locally established service level standards for local facilities and services both on the site and off-site and by the County for County-owned or operated facilities and services; the definition of levels of service standards may allow for the phasing-in of such standards as may be provided in the capital facilities element of County or municipal comprehensive plans.
 - 3.2 "public facilities" include:
 - 3.2.1 streets, roads, highways, sidewalks, street and road lighting systems, and traffic signals
 - 3.2.2 domestic water systems
 - 3.2.3 sanitary sewer systems
 - 3.2.4 storm sewer systems
 - 3.2.5 park and recreational facilities
 - 3.2.6 schools

3.3 "public services" include:

- 3.3.1 fire protection and suppression
- 3.3.2 law enforcement
- 3.3.3 public health
- 3.3.4 education
- 3.3.5 recreation
- 3.3.6 environmental protection
- 3.3.7 other governmental services, including power, transit and libraries

3.4 The following policies shall be applicable to the provision of sanitary sewer service in the County:

3.4.1 Relationship of Sewer Interceptors to Comprehensive Plans. The timing, phasing and location of sewer interceptor expansions shall be included in the capital facilities element of the applicable municipal or County comprehensive plans and shall be consistent with County-Wide Planning Policies, the Urban Growth Area boundaries and the local comprehensive land use plan. The phased expansions shall be coordinated among the County and the municipalities therein and shall give priority to existing urbanized unincorporated areas within the Urban Growth Area and to existing municipalities that do not have the ability to add capacity.

3.4.2 Sewer Interceptor Extensions/Expansions

- a. sewer interceptors shall only extend outside of Urban Growth Areas where (i) sewer service will remedy ground water contamination and other health problems by replacing septic systems and community on-site sewage systems, or (ii) a formal binding agreement to service an approved planned development was made prior to the establishment of the Urban Growth Area;
- b. Sewer interceptors inside Urban Growth Areas must follow Tier phasing of capital facilities (1-6), (7-13), (14-20) unless (i) sewer service will remedy ground water contamination and other health problems by replacing septic systems and community on-site sewage systems, or (ii) a

formal binding agreement to service an approved planned development was made prior to the establishment of the Urban Growth Area;

- c. sewer service connections from interceptors shall not be made available to properties along the interceptor alignment where urban intensity development is not consistent with the Urban Growth Area boundary or tier designations and the County or municipal comprehensive land use plans.

3.4.3

On-Site and Community Sewage Systems

- a. in order to protect the public health and safety of the citizens of Pierce County and of the municipalities in the County, to preserve and protect environmental quality including, but not limited to, water quality and to protect aquifer recharge areas, it is necessary to adopt policies on the location and use of on-site and community sewage systems;
- b. the County and municipalities shall ask the Tacoma-Pierce County Board of Health to direct the Health Department to develop the necessary regulations to eliminate the development of new residential and commercial uses on on-site and community sewage systems within the urban areas in the unincorporated County or within municipal boundaries consistent with the County-wide planning policies. The goal of these regulations shall be the elimination of all new permanent on-site and community septic systems within the urban areas in the unincorporated County or within municipal boundaries, but would allow for interim on-site approved septic systems where sewer facilities are not available. For commercial development, these regulations shall recognize the differences in the strength, nature and quantity of effluent. These regulations shall be developed by July 1, 1993.
- c. new industrial development on community or on-site sewage systems shall not be allowed in urban areas in the unincorporated County or within municipal boundaries. Sanitary facilities

necessary for recreation sites may be exempt from this policy.

- d. it is not the intent of these policies to require any individual property owner on an existing, properly permitted and functioning septic system to connect to a public sewer unless the septic system fails or the current use of the property changes or the density of development on the property increases.

3.4.4 The availability or potential for availability of sewer treatment plant capacity shall not be used to justify expansion of the sewer system or development in a manner inconsistent with the County-Wide Planning Policy, Urban Growth Area boundaries and the applicable municipal or County comprehensive land use plans.

3.5 Non-Municipal Service-Provision Entities

3.5.1 Special purpose districts shall conform their capital facility and service plans so as to be consistent with the capital facility element of the County or municipal comprehensive plans.

3.5.2 Where facilities and services will be provided by special purpose, improvement or facility service provision entities, such entities shall coordinate the provision of facilities and services with the County, and each affected municipality in the County, so that new growth and development is, in fact, served by adequate public facilities and services at the time of development.

3.6 The County, and each municipality in the County, shall adopt plans and implementation measures to ensure that sprawl and leapfrog development are discouraged in accordance with the following:

3.6.1 urban growth within UGA boundaries is located first in areas already characterized by urban growth that have existing public facility and service capacities to serve such development;

3.6.2 urban growth is located next in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services

and any additional needed public facilities and services that are provided by either public or private sources;
"urban growth" refers to a predominance of areas or uses within the Urban Growth Area which exhibit one or a combination of the following:

3.6.3

- a. intensive use of land for buildings and structures;
- b. high percentage of impermeable surfaces;
- c. incompatibility with the primary use of land for the production of food, other agricultural products or fiber, or the extraction of mineral resources;
- d. need for urban governmental services.

3.6.4

"Characterized by urban growth" refers to:

- a. land having urban growth on it;
- b. land located in relationship to an area with urban growth on it as to be appropriate for urban growth.

3.6.5

Urban government services shall be provided primarily by cities and urban government services shall not be provided in rural areas.

3.7 Public facilities and services will be considered available "*at the time of development*" as follows:

3.7.1

as to all public facilities and services other than transportation, if the facility or service is in place at the time demand is created, or if the County or municipality has made appropriate provision to meet the demand for the public facility or service through one or more of the following techniques:

- a. inclusion of the public facility or service in the applicable County or municipal capital facilities plan element and specification of the full source of the funding for such project;
- b. impact fees;
- c. required land dedication;
- d. assessment districts;
- e. users fees and charges;
- f. utility fees;

g. other.

3.7.2 as to transportation facilities, if needed transportation improvements are within the then existing 6-year capital facilities plan element and program, but only if a specific financial commitment to the transportation improvement project has been made.

3.7.3 public facilities and services will not be considered available at the time of development unless they are provided consistently with the applicable level of service standards adopted in the capital facilities element of the Comprehensive Plan.

3.8 Public facility and service *adequacy* shall be determined by the County, and each municipality in the County, based upon:

3.8.1 the specific public facility or service;

3.8.2 the adopted or established level of service standard

- a. established by each municipality for local facilities and services;
- b. established by the County for County-wide facilities and services;
- c. established through interlocal agreements for cross-jurisdictional facilities and services.

3.8.3 the current usage of the existing public facilities and services, existing development commitments and obligations, the vested or non-vested status of pipeline approvals or existing lots of record, and new development applications.

3.8.4 where development projects partially meet adequacy of public facilities and services standards, development approval may be authorized for that portion of the project that meets the adequacy standards or the project may be phased to coincide with the phasing of future availability of adequate public facilities and services.

3.9 Facility and service provision/extension to new development areas shall be subject to the following:

3.9.1 imposition of requirement for payment of the full, but fair, share of costs of needed facilities and services on the new development through:

- a. impact fees;
- b. assessment districts;
- c. user fees and charges;
- d. surcharges;
- e. dedication;
- f. utility fees;
- g. other, as appropriate.

3.9.2 consideration of the total impact of the facility or service extension on the achievement of other policies, goals and objectives, in addition to the impact on the area being served.

3.9.3 if necessary to minimize off-site impacts, specify that such service extensions (e.g., sewer, water) are *not* subject to connection by intervening landowners.

4. Joint planning. Designated Urban Growth Areas of municipalities, outside of municipal corporate limits, shall be subject to joint municipal-County planning. Joint jurisdictional planning shall occur in those other areas where the respective jurisdictions agree such joint planning would be beneficial.

4.1 Joint planning may be municipal-municipal as well as municipal-County.

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

4.2.1 how zoning, subdivision and other land use approvals in designated urban growth areas of municipalities will be coordinated;

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

4.2.3 how the rate, timing, and sequencing of boundary changes will be coordinated;

4.2.4 how the provision of capital improvements to an area will be coordinated;

4.2.5 to what extent a jurisdiction(s) may exercise extrajurisdictional responsibility.

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

- 4.3.1 contemplated changes in municipal and special purpose district boundaries;**
- 4.3.2 the likelihood that development, capital improvements, or regulations will have significant impacts across a jurisdictional boundary;**
- 4.3.3 the consideration of how public facilities and services are and should be provided and by which jurisdiction(s).**

UNOFFICIAL DOCUMENT

COUNTY-WIDE PLANNING POLICY ON AMENDMENTS AND TRANSITION

■ Background - Requirements of Growth Management Act

The Washington Growth Management Act contemplates that the County-Wide Planning Policies will remain effective throughout the comprehensive plan preparation, adoption and implementation processes to ensure that municipal and county comprehensive plans are consistent, as required by the Act [RCW 36.70A.210(1)]. Because the factors, data and analysis upon which the County-Wide Planning Policies have been formulated are subject to change, it is important that a process be established to effectuate such changes, when appropriate and needed.

The Washington Growth Management Act requires that each County which adopts a comprehensive plan designate an urban growth area or areas within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature [RCW 36.70A.110(1)]. As discussed above, the factors, data and analysis upon which the UGA designations are initially made are similarly subject to change.

The County-Wide Planning Policy on Urban Growth Areas, Promotion of Contiguous and Orderly Development and Provision of Urban Services to Such Development provides that the County and each municipality in the County shall designate "tiers" *within* their designated urban growth areas. The "tier" delineations would be generally consistent with a *primary* urban growth area based on the 6-year comprehensive plan capital facility element; a *secondary* urban growth area based on the 7-13 year comprehensive plan capital facility element; and a *tertiary* urban growth area based on the 14-20 year comprehensive plan capital facility element. The "tier" delineations are not necessarily static; therefore, the County and each municipality in the County should adopt a process, as well as standards and criteria by which land can be shifted from one tier to another.

■ County-Wide Planning Policy

1. County-Wide Planning Policies adopted pursuant to the Growth Management Act may be amended by Pierce County and ratified by the municipalities in the County using the same process by which the County-Wide Planning Policies are originally adopted as set forth in the Interlocal Agreement: Framework Agreement for the Adoption of the County-Wide Planning Policy (Pierce County Council Resolution No. R91-172, September 24, 1991).

1.1 Ratification of a proposed amendment shall require the affirmative response of 60% of the affected governments in the County (12 of 19)

representing a minimum of 75% of the total Pierce County population as designated by the State of Washington Office of Financial Management on June 28, 1991 (452,850 of 603,800).

- 1.2 Demonstration of ratification shall be by execution of an interlocal agreement or by adoption of an amendment to the initial Interlocal Agreement.
 - 1.3 An amendment to the County-Wide Planning Policies, or to any individual policy (all hereinafter referred to as proposed amendments) may be initiated by the County or any municipality in the County or by the Steering Committee or its successor entity. The proposed amendment shall include the following:
 - 1.3.1 the exact language of the proposed amendment (shown in "strike out" for deletions and "underlineation" for additions);
 - 1.3.2 a brief explanation of the need for the proposed amendment, including the factors, data or analyses that have changed since the original adoption of the County-Wide Planning Policies and/or the experiences with the existing County-Wide Planning Policies that have prompted the proposed amendment.
 - 1.4 A proposed amendment to the County-Wide Planning Policies shall be initially referred to the Steering Committee or its successor entity for analysis and recommendation.
2. Urban Growth Area boundaries designated by the County pursuant to the Growth Management Act may be amended by Pierce County and accepted by the municipalities in the County pursuant to the same process by which the Urban Growth Areas were originally adopted and pursuant to subpolicies 1 and 2 of the "County-Wide Planning Policy on Urban Growth Areas, Promotion of Contiguous and Orderly Development and Provision of Urban Services to Such Development."
- 2.1 An amendment to Urban Growth Area boundaries may be initiated by the County or any municipality in the County or by the Steering Committee or its successor entity.
 - 2.2 A proposed amendment to Urban Growth Area boundaries shall include:

- 2.2.1 a map indicating the existing urban growth area boundary and the proposed boundary modification;
 - 2.2.2 a statement indicating how, and the extent to which, the proposed boundary modification complies with each of the factors listed in subpolicies 2.2, 2.4, 2.5 and 2.6 of the County-Wide Planning Policy on Urban Growth Areas, Promotion of Contiguous and Orderly Development and Provision of Urban Services to Such Development.
 - 2.2.3 a statement indicating the factors, data or analyses that have changed since the designation of the initial Urban Growth Area boundaries and/or the experience with the existing Urban Growth Area boundaries that have prompted the proposed amendment.
- 2.3 A proposed amendment to the Urban Growth Area boundaries shall be initially referred to the Steering Committee or its successor entity for analysis and recommendation.
3. "Tier" designations by the County, and each municipality in the County, pursuant to subpolicy 2.3 of the County-Wide Planning Policy on Urban Growth Areas, Promotion of Contiguous and Orderly Development and Provision of Urban Services to Such Development may be amended, and land in one tier may be shifted to another, only upon adoption by the County and/or affected municipality of a process, standards and criteria in accordance with these policies.
4. The existence of the Steering Committee shall be extended until October 1, 1992 and the following additional responsibilities shall be added to those already specified in the Interlocal Agreement: Framework Agreement for the Adoption of the County-Wide Planning Policy (Pierce County Council Resolution No. R91-172, dated September 24, 1991.)
- 4.1 development of model, uniform implementation methodologies for the County, and all cities in the County, to be used at their discretion;
 - 4.2 assistance in resolution of interjurisdictional disputes;
 - 4.3 input to joint planning issues in Urban Growth Areas;
 - 4.4 input with respect to County-wide facilities;
 - 4.5 advice and consultation on phased development, short plats, vested rights and related issues;

- 4.6 coordination of these responsibilities with the Puget Sound Regional Council;
- 4.7 making a recommendation on the respective location of municipal and the County Urban Growth Area boundaries consistent with these policies;
- 4.8 making a recommendation with regard to dissolution of the Boundary Review Board;
- 4.9 monitoring development in the County, including population and employment growth and its effect on the development capacity within urban growth areas;
- 4.10 advice and consultation on population disaggregation.

1 FILE NO. 160

PROPOSAL NO. 92-74

2 Requested by: Pierce County Council

3 Sponsored by: Pierce County Council

4
5 ORDINANCE NO. 92-74
6

7 AN ORDINANCE OF THE PIERCE COUNTY COUNCIL ADOPTING COUNTY-WIDE PLANNING
8 POLICIES FOR PIERCE COUNTY, AS REQUIRED BY RCW
9 36.70A.210,, TO BE USED SOLELY FOR ESTABLISHING A
0 FRAMEWORK FROM WHICH THE COMPREHENSIVE PLANS OF PIERCE
COUNTY AND THE CITIES AND TOWNS WITHIN PIERCE COUNTY ARE
DEVELOPED AND ADOPTED; ADOPTING A NEW SECTION 19.02.050 OF
THE PIERCE COUNTY CODE; AND ADOPTING FINDINGS OF FACT.

1 WHEREAS, during the 1990 legislative session, the Washington State
2 Legislature enacted the Growth Management Act (Chapter 36.70A RCW)
3 which requires Pierce County to adopt a revised comprehensive plan by
4 July 1, 1993; and

5 WHEREAS, during the 1991 legislative session, the Washington State
6 Legislature amended the Growth Management Act to require Pierce County
7 to adopt County-wide Planning Policies by July 1, 1992, to be used
8 solely for establishing a county-wide framework from which the County
9 and city and town comprehensive plans are developed and adopted; and

10 WHEREAS, pursuant to RCW 36.70A.210 (2)(a), on August 13, 1991,
11 the Pierce County Council passed Resolution No. R91-158, convening a
12 meeting with the representatives of all Cities and Towns within the
13 County in order to establish a collaborative process to provide a
14 framework for adoption of County-wide Planning Policies; and

15 WHEREAS, pursuant to RCW 36.70A.210 (2)(b), on August 19, 1991,
16 the elected representatives of the County and Cities and Towns within
17 the County met to discuss a collaborative process for development and
18 adoption of County-wide Planning Policies; and

19 WHEREAS, on September 24, 1991, the Pierce County Council passed
20 Resolution No. R91-172, authorizing the Pierce County Executive to
21 execute an interlocal agreement among the County and Cities and Towns
22 within the County, which outlines the collaborative procedures for
23 adoption of County-wide Planning Policies; and

24 WHEREAS, the Pierce County Executive executed the interlocal
25 agreement on September 24, 1991; and

26 WHEREAS, Article 2 of the interlocal agreement created a 19-member
27 County-wide Planning Policy Steering Committee (Steering Committee)
28 consisting of one elected official from Pierce County and one elected
official from every city and town within Pierce County, to develop the
County-wide policy; and

1 WHEREAS, in mid January 1992, the Steering Committee, with the
2 assistance of consultants, began developing the County-wide Planning
Policies, including, but not limited to, the policy components required
by RCW 36.70A.210(3); and

3
4 WHEREAS, in addition to all of the Steering Committee meetings
being open public meetings, the Steering Committee held four public
workshops on April 11, 14, 15, and 20, 1992, and a mini-convention for
5 all elected officials on May 13, 1992, to review the proposed County-
wide Planning Policies; and

6
7 WHEREAS, on April 22, 1992, the Pierce County Planning Commission
reviewed the proposed County-wide Planning Policies and on April 29,
1992, held a public hearing on them; and

8
9 WHEREAS, based upon comments and suggestions offered during public
hearings and at the May 13, 1992, mini-convention, the Steering
Committee revised the proposed County-wide Planning Policies; and

10
11 WHEREAS, at its May 28, 1992, meeting, the Steering Committee
recommended that the County-wide Planning Policies be adopted and
ratified by Pierce County and the Cities and Towns within the County;
12 and

13 WHEREAS, Article 9 of the interlocal agreement sets forth the
14 ratification process, which requires the affirmative response of 60
percent of the affected governments in Pierce County (12 of 19
jurisdictions) representing 75 percent of the total Pierce County
15 population (425,850 of 603,800) as designated by the Washington State
Office of Financial Management on June 28, 1991; and

16
17 WHEREAS, on June 4, 1992, an additional mini-convention was held
to further brief the elected officials of Pierce County on the
ratification process and the County-wide Planning Policies; and

18
19 WHEREAS, the responsible official conducted an environmental
review of the County-wide Planning Policies and on June 17, 1992,
20 issued a Determination of Significance and adopted an existing
environmental document, with an addendum; and

21
22 WHEREAS, on June 17, 1992, the Pierce County Planning Commission
reviewed and held a public hearing on the County-wide Planning
Policies, and forwarded their comments to the Council; and

23
24 WHEREAS, pursuant to RCW 36.70A.210(2)(e), the Planning and
Environment Committee of the Pierce County Council held public hearings
on the County-wide Planning Policies (Proposal No. 92-74) on June 4,
11, and 25, 1992, and on June 25, 1992, recommended do pass to the full
25 Council; and

26
27 WHEREAS, on June 30, 1992, the Pierce County Council passed
Resolution R92-86, approving and ratifying the County-Wide Planning
Policies; and

1 WHEREAS, as of June 30, 1992, pursuant to Article 9 of the
2 interlocal agreement, the legislative bodies of twelve (12) of the
3 nineteen (19) jurisdictions within Pierce County, including Pierce
4 County, have ratified the County-wide Planning Policies; and

5 WHEREAS, the Pierce County Council finds it necessary and in the
6 public interest of the citizens of Pierce County to adopt the County-
7 wide Planning Policies developed and recommended by the Steering
8 Committee pursuant to RCW 36.70A.210; NOW, THEREFORE,

9 BE IT ORDAINED by the Council of Pierce County:

10 Section 1. The County-wide Planning Policies for Pierce County,
11 as required by RCW 36.70A.210, are hereby adopted as shown in Exhibit
12 "A", attached hereto and incorporated herein by reference. The County-
13 wide Planning Policies, as adopted by this Ordinance, are to be used
14 solely for establishing a County-wide framework from which the
15 comprehensive plans for Pierce County and the Cities and Towns within
16 Pierce County are developed and adopted pursuant to RCW 36.70A.

17 Section 2. A new Section 19.02.050 of the Pierce County Code is
18 hereby adopted as shown in Exhibit "B", attached hereto and
19 incorporated herein by reference.

20 Section 3. The Findings of Fact are hereby adopted as shown in
21 Exhibit "C", attached hereto and incorporated herein by reference.

22 PASSED this 30th day of June, 1992.

23 ATTEST:

24 PIERCE COUNTY COUNCIL
25 Pierce County, Washington

26 [Signature]
27 Clerk of the Council

28 [Signature]
Council Chair

29 Approved As To Form Only:

30 PIERCE COUNTY EXECUTIVE

31 [Signature]
32 Chief Civil Deputy
33 Prosecuting Attorney

34 [Signature]
35 Approved ☒ Vetoed ☐
36 this 6th day of July,
37 1992.

38 Date of Publication of
39 Notice of Public Hearing: June 10, 1992

40 Effective Date of Ordinance: July 16, 1992

41 prop/92-74.ord

1 FILE NO. 160

PROPOSAL NO. R92-86

2 Sponsored by Councilmember Paul Cyr

4 RESOLUTION NO. R92-86

6 A RESOLUTION of the Pierce County Council Authorizing the Pierce County
7 Executive to Execute an Interlocal Agreement with Cities
8 and Towns of Pierce County, Thereby Ratifying the County-
9 Wide Planning Policies Recommended by the County-Wide
Planning Policy Steering Committee; and Authorizing the
Steering Committee to Continue Until October 1, 1992.

10 WHEREAS, during the 1991 legislative session, the Washington State
11 Legislature amended the Growth Management Act to require Pierce County
to adopt County-wide Planning Policies by July 1, 1992, in cooperation
with the cities and towns located within the County; and

12 WHEREAS, pursuant to RCW 35.70A.210(2), the County-wide Planning
13 Policies are solely for establishing a county-wide framework from which
County and city and town comprehensive plans are developed and adopted;
14 and that this framework shall ensure that city and county comprehensive
plans are consistent; and

15 WHEREAS, on August 19, 1991, Pierce County convened a meeting with
16 the representatives of all cities and towns within the county in order
to establish a collaborative process for the development, adoption, and
17 ratification of the County-wide Planning Policies; and

18 WHEREAS, on September 24, 1991, Pierce County approved an inter-
19 local agreement among the county, and cities and towns within the
county, for development, adoption, and ratification of the County-wide
Planning Policies; and

20 WHEREAS, the interlocal agreement created a 19-member County-wide
21 Planning Policy Steering Committee (Steering Committee) consisting of
one elected official from Pierce County, and one elected official from
every city and town within the County; and

22 WHEREAS, at its May 28, 1992, meeting, the Steering Committee
23 recommended that the County-wide Planning Policies be adopted by Pierce
County and ratified by the cities and towns within the County; and

24 WHEREAS, the interlocal agreement sets forth the ratification
25 process which requires the affirmative response of 60 percent of the
affected governments in Pierce County (12 of 19 jurisdictions)
26 representing 75 percent of the total Pierce County population (425,850
of 603,800) as designated by the Washington State Office of Financial
27 Management on June 28, 1991; and

1 WHEREAS, future growth requires the cooperation of the cities,
2 towns, and Pierce County to ensure common goals toward managed develop-
3 ment, economic prosperity, environmental protection, and preservation
4 of the quality of life; and

5 WHEREAS, the County-wide Planning Policies set forth policies for
6 coordinated planning among all governmental jurisdictions, provide for
7 orderly development, and establish guidelines for consistency with the
8 Growth Management Act; NOW, THEREFORE,

9 BE IT RESOLVED by the Council of Pierce County:

10 Section 1. The Pierce County Executive is hereby authorized to
11 execute the Interlocal Agreement, attached hereto as Exhibit "A" and by
12 this reference incorporated herein, thereby approving and ratifying the
13 County-wide Planning Policies recommended by the County-wide Planning
14 Policy Steering Committee and authorizing the Steering Committee to
15 continue until October 1, 1992.

16 PASSED this 30th day of June, 1992.

17 ATTEST:

18 PIERCE COUNTY COUNCIL
19 Pierce County, Washington

20 Lerie Rasmussen
21 Clerk of the Council

22 Sam Allen
23 Council Chair

24 Approved As To Form Only:

25 Ken Green
26 Chief Civil Deputy
27 Prosecuting Attorney
28

INTERLOCAL AGREEMENTRATIFICATION OF
COUNTY-WIDE PLANNING POLICY

This agreement is entered into by and among the cities and towns of Pierce County and Pierce County. This agreement is made pursuant to provisions of the Interlocal Cooperation Act of 1967, Chapter 39.34 RCW and the "Interlocal Agreement - Framework Agreement for the Adoption of the County-wide Planning Policy". This agreement has been authorized by the legislative body of each jurisdiction pursuant to formal action and evidenced by execution of the signature page of this agreement.

1. BACKGROUND:

A. GROWTH MANAGEMENT ACT: Continued growth and development in Pierce County necessitate coordination and cooperation among the cities, towns and the county to achieve better management of this development. In the Washington State Growth Management Act, the state legislature found that uncoordinated and unplanned growth, together with a lack of common goals expressing the public's interest in the conservation and the wise use of our lands, pose a threat to the environment, sustainable economic development, and to the health, safety and high quality of life enjoyed by residents of this state.

In 1991, the state legislature amended the Growth Management Act to require the legislative authority of the County to adopt a county-wide planning policy, in cooperation with the cities and towns within the County. This policy is intended to provide a county-wide framework from which the comprehensive plans of the county, city and towns are developed and adopted.

Pierce County and the cities and towns within Pierce County believe the coordinated development of a county-wide planning policy is necessary for consistency among the comprehensive plans and regulations and is in the best interest of the citizens.

B. FRAMEWORK AGREEMENT: The "Interlocal Agreement - Framework Agreement for the Adoption of the County-wide Planning Policy" created the County-wide Planning Policy Steering Committee to develop and recommend a county-wide planning policy to the cities, towns and county. This framework agreement and the Steering Committee created by that agreement, remain in force and effect until the completion of the designated duties by the Steering Committee or July 1, 1992, whichever comes first, unless extended by vote of 60 % of representative units of government representing 75 % of the Pierce County Population.

C. COUNTY ADOPTION: The Growth Management Act dictates that the County shall adopt a county-wide planning policy after holding a public hearing on the Steering Committee's proposed county-wide planning policy. RCW 36.70A.210 (2) (e).

D. STEERING COMMITTEE: The Steering Committee has recommended a county-wide planning policy to the County Council attached hereto as Attachment "1". This county-wide planning policy addresses the following policy areas: agricultural lands; historic, archaeological and cultural preservation; affordable housing; natural resources, open space and protection of environmentally sensitive lands; education; fiscal impact; economic development and employment; siting of public capital facilities; transportation; urban growth areas and amendments and transitions.

2. PURPOSE: This agreement is entered into by the cities and towns of Pierce County and Pierce County pursuant to the "Interlocal Agreement - Framework Agreement for the Adoption of the County-wide Planning Policy" in order to ratify and approve the proposed policy of the Steering Committee as shown in Attachment "1". Further, by this agreement, the Steering Committee is hereby extended to October 1, 1992 to ensure continuity during the transition between the expiration of the framework agreement and creation of the Steering Committee's successor organization.

3. DURATION: This agreement shall become effective upon execution by 60 % of all units of government in Pierce County, including Pierce County, representing 75 % of the total Pierce County population. This agreement shall remain in effect until terminated by 60 % of governmental units which represent 75 % of the Pierce County population.

4. AMENDMENTS: Amendments to this agreement may be proposed by any city or town or Pierce County, and shall be adopted by affirmative resolution of 60 % of all units of government in Pierce County, including the County, representing at least 75 % of the population.

5. SEVERABILITY: If any of the provisions of this agreement are held illegal, invalid or unenforceable, the remaining provisions shall remain in full force and effect.

6. FILING: A copy of this agreement shall be filed with the Secretary of State, Department of Community Development, County Auditor and each City/Town Clerk.

IN WITNESS WHEREOF, this agreement has been executed by each member jurisdiction as evidenced by signature pages affixed to this agreement

INTERLOCAL AGREEMENT

RATIFICATION OF
COUNTY-WIDE PLANNING POLICY

SIGNATURE PAGE

The legislative body of the undersigned jurisdiction has authorized execution of the "Interlocal Agreement - Ratification of County-wide Planning Policy".

I N W I T N E S S W H E R E O F

This agreement has been executed by Pierce County
(Name of City/Town/County)

BY: Joe Stottin
(~~Mayer~~/Executive)

Date: 7/10/92

Approved:
BY: Mike [Signature] Acting
(~~Director/Manager~~/Chair
of the County Council)

BY: Shirley [Signature]
Assistant City Attorney /
Deputy Prosecuting Attorney
(Approved as to form only)

UNOFFICIAL DOCUMENT