#### **ORDINANCE NO. 75**

AN ORDINANCE OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, AMENDING THE INTERIM COMPREHENSIVE PLAN ADOPTED BY RESOLUTION NO. 50 AND RATIFIED BY ORDINANCE NO. 72.

WHEREAS, the Interim Comprehensive Plan needed changes to correct spelling and grammatical errors, to change references from the County to the City, to delete terms that do not apply in University Place, to move selected text to applicable sections, and to make the plan easier to understand and administer; and

WHEREAS, the Comprehensive Plan states that the City should initiate a study on building design standards for new commercial and multi-family development, including existing development in the study is important given the amount of existing development in the City; and

WHEREAS, zoning designations that reflect current uses and development and do not create an excessive number of nonconforming uses are desirable; and

WHEREAS, density incentives can be used to encourage the use of innovative designs, preserve wetlands, and create more dedicated open space; and

WHEREAS, The Planning and Development Committee has recommended selected changes to the Comprehensive Plan, including prohibiting off-premise signs; NOW THEREFORE,

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

- Section 1. <u>Interim Comprehensive Plan Amended</u>. The Interim Comprehensive Plan of the City of University Place adopted, accepted, ratified and confirmed by Ordinance No. 72 as set forth in Exhibit A to Resolution No. 50, is hereby amended as set forth in Exhibit A to this Ordinance entitled "University Place Comprehensive Plan.
- Section 2. <u>Severability</u>. If any section, sentence, or phrase of the standards adopted by this Ordinance should be help invalid by a court of competent jurisdiction, such invalidity shall not affect the validity of any other section, sentence, or phrase.

Effective Date. This ordinance shall take effect five days after its Section 3. publication.

PASSED BY THE CITY COUNCIL ON DECEMBER 20, 1995.

ATTEST:

Susan Matthew, City Clerk

APPROVED AS TO FORM:

Robert J. Backstein, City Attorney

Date of Publication: December 22, 1995 December 27, 1995 Effective Date:

# CITY OF UNIVERSITY PLACE

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#### LIST OF ACRONYMS

ACE Advisory Committee on Elements

AFB Air Force Base

AFDC Aid to Families with Dependent Children

AICUZ McChord Air Force Base Air Installation Compatible Use Zone

APZ Accident Potential Zone

BMR Below Market Rate

BPA Bonneville Power Administration

CAG Citizens Advisory Group

CDBG Community Development Block Grant

CEAP Consolidated Emergency Assistance Program

**CFP** Capital Facilities Plan

CIP Capital Improvement Program

**CWSP** Pierce County Coordinated Water System Plan

CWSSA Critical Water Supply Service Area

DSHS Washington State Department of Social and Health Services

du dwelling unit

EIS Environmental Impact Statement

**EMF** Electromagnetic Fields

**EPA** Environmental Protection Agency

**ESGP** Emergency Shelter Grants Program

**EQC** Environmental Quality Commission

FAA Federal Aviation Administration

FAP Family Assistance Program

FCC Federal Communications Commission

FERC Federal Energy Regulatory Commission

FHA Federal Housing Administration

FHWA Federal Highway Administration

GIS Geographical Information System

**GMA** Growth Management Act

gpd gallons per day

GWMA Ground Water Management Area

**HCT** high capacity transit

**HOME** Home Partnerships Investment Act

**HOPE** Home Ownership for People Everywhere

**HOV** High Occupancy Vehicle

**HUD** United States Department of Housing and Urban Development

SWAC Solid Waste Advisory Committee

SWM Pierce County Storm Drainage and Surface Water Management Utility

TAR Transportation Assessment Report

TCI Telecommunications of Washington

Tef trillion cubic feet

**TDM** Transportation Demand Management

TDR Transfer of Development Rights [add]

**TPCHD** Tacoma Pierce County Health Department

TSG Technical Support Group

TSM Transportation System Management

UGA Urban Growth Area

ULID Utility Local Improvement District

V/C volume to capacity ratio

WAC Washington Administrative Code

WDOE Washington Department of Ecology

WNG Washington Natural Gas

**WSDOT** Washington State Department of Transportation

WUTC Washington Utilities and Transportation Commission

WWT Wastewater Treatment Plant

#### INTRODUCTION

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

#### WHY PLAN?

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

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

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

#### With no growth management planning, you can anticipate that:

- Uncontrolled growth sprawls. Because development is spread out, the resulting public costs of
  providing services like roads, transit, sewer, and police are extraordinarily high, and the
  taxpayer must fund the large projects.
- When our unique wetlands, streams, slopes, and open space become covered with development, they are gone, permanently. Those people who moved [move] onto them to enjoy them have [delete have] essentially eliminated [delete ed] them. Also, certain impacts to the environment continue to multiply over the years. For example, as more buildings and parking lots obstruct aquifer recharge, all those who rely on groundwater could face regular shortages.

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

- (1) <u>Urban Growth</u>. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- (2) <u>Reduce Sprawl</u>. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- (3) <u>Transportation</u>. Encourage efficient multi-model transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
- (4) <u>Housing</u>. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- (5) <u>Economic Development</u>. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
- (6) <u>Property Rights</u>. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
- (7) <u>Permits</u>. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
- (8) <u>Natural Resources Industries</u>. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
- (9) Open Space and Recreation. Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.
- (10) <u>Environment</u>. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
- (11) <u>Citizen Participation and Coordination</u>. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

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

Each element is organized as follows:

Introduction and Background Information: Specific conditions and issues.

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

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

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

#### Plan Amendments

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

#### POLICIES THAT ENCOMPASS THE ENTIRE PLAN

Each element of the Plan contains the policies that will guide University Place's development in regard to that aspect of growth. However, there are policies integral to University Place's entire planning effort — general policies that are a foundation for the policies enumerated throughout the Plan. This Chapter describes these policies.

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

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

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

#### Urban Growth Areas / Joint Planning Areas

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

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

- Joint Planning will be used where inter-local agreements are adopted to ensure consistency in planning among the jurisdictions including unincorporated Pierce County.
- Joint jurisdictional planning will occur in those areas where the respective jurisdictions agree such planning would be beneficial.

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

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

#### Protection of significant trees

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

#### Sign regulations

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

#### Commercial and Multi-family Building Design Standards

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

#### **Historic Preservation**

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

The following geographical areas that should be studied further include:

#### Potential-Annexation [Study] Areas [ (ASA) ]

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

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

- A. Recognition of resident community identification and wishes of the property owners in the area,
- B. Financial and technical ability to provide municipal services,

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

#### Resource Lands

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

#### **Open Space and Greenbelts**

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

- Existing public park and recreation areas, and natural features protected by environmental regulations will be designated as Open Space.
- A system of permanent Open Space will be maintained to preserve the region's beauty and provide for continuing enjoyment of its natural features and to meet the outdoor recreational needs of a growing population.
- University Place's Open Space system will meet the following needs:
  - a. Preserve physical and visual buffers within and between areas of urban development;
  - b. Provide for visual enjoyment and outdoor recreation; and
  - c. Preserve natural areas and environmental features with significant educational, scientific, wildlife habitat, historic or scenic values.

#### **Land Use Designations**

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

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

- 67th Avenue W. from 19th to 27th Streets W.;
- Bridgeport Way W. from 35th to 44th Streets W.;

(RCW 36.70A.020(5)).

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

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

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

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

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

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

#### **OBJECTIVES, PRINCIPLES AND STANDARDS**

#### **Location Criteria**

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

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

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

3.1.3.1 How zoning, subdivision and other land use approvals in designated Urban Growth Areas or Urban Service Areas of municipalities will be coordinated; 3.1.3.2 How appropriate service level standards for determining adequacy and availability of public facilities and services will be coordinated: 3.1.3.3 How the rate, timing, and sequencing of boundary changes will be coordinated; 3.1.3.4 How the provision of capital improvements to an area will be coordinated; and 3.1.3.5 To what extent jurisdiction(s) may exercise extrajurisdictional responsibility. 3.1.4 Joint planning may be based upon factors including, but not limited to, the following: 3.1.4.1 Contemplated changes in municipal and special purpose district boundaries; 3.1.4.2 The likelihood that development, capital improvements, or regulations will have significant impacts jurisdictional boundary; The consideration of how public facilities and services are 3.1.4.3 and should be provided and by which jurisdiction(s); or The consideration of how economic development may best 3.1.4.4 be encouraged and supported.

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

- 4.1 Encourage commercial development to locate in Centers and Mixed Use Districts in the City where suitable to the type of business and population served. Discourage the continuation of strip commercial development, and commercial development that is incompatible with surrounding land uses.
- 4.2 Locate industrial development in compact, well-defined centers within the City.
- 4.3 Attract industries to specific areas within the City by ensuring an adequate supply of industrial land with adequate public facilities and services.

#### **Community Centers**

- 5.2 Community Centers should be located and designed to meet shopping, service, and multi-family housing needs of the surrounding community.
  - 5.2.1 Community Centers should be of a size to serve the needs of more than one neighborhood while remaining small enough to be compatible with surrounding residential areas.
  - 5.2.2 New Community Centers should be located a minimum of two miles apart.
  - 5.2.3 Encourage retail trade; service; finance; insurance; real estate; and multifamily development within Community Centers.
  - 5.2.4 Discourage detached single-family residential, two-family residential and auto-oriented commercial development.
  - 5.2.5 Discourage industrial, manufacturing or commercial development which is land intensive and employs a low number of employees per acre.
  - 5.2.6 Require developments to meet design standards that further the Community Center objectives.
    - 5.2.6.1 Sidewalks, skywalks, boardwalks, bicycle paths, and other means of internal pedestrian and non-motorized circulation are a priority.
    - 5.2.6.2 Parking should be shared and parking management programs implemented.
    - 5.2.6.3 Control vehicular access.
    - 5.2.6.4 Landscaping, plazas, and other amenities should be required.
    - 5.2.6.5 Sites should be developed without front yards [ **Delete** ? ]
    - 5.2.6.6 Multi-level parking facilities are encouraged. [ Delete ]
  - 5.2.7 Community facilities are encouraged to locate in Community Centers.
  - 5.2.8 Community Centers should be designated as receiving zones for transfer of development rights. [don't delete, but move to mixed use district]

- 7.3 Provide incentives to control vehicular access along major arterials.
- 7.4 Provide incentives for pedestrian friendly developments, i.e., sidewalks, and walkways.
- 7.5 Incentives should be utilized to encourage inclusion of a multi-family residential component within the Mixed Use Districts.
- 7.6 Multi-family residential development should be encouraged in those Mixed Use Districts, or parts thereof, that are undeveloped, residential in character, or contain non-residential structures that have outlived their usefulness.
- 7.7 Low intensity commercial and office development can be located in Mixed Use Districts with adequate buffering, landscaping and height restrictions.
- 7.8 Uses and properties within the Mixed Use Districts should be encouraged to utilize common access points onto the roadway, allow cross-access for employees, patrons and residents of abutting developments. Developments should be encouraged to access side streets rather than directly onto the corridor roadway.
- 7.9 Define building heights in Mixed Use Districts in consideration of anticipated land uses, surrounding land uses, safety and emergency measures, transportation networks, and efficient use of land.

#### **High Density Residential District**

- LU Objective 8. High density multi-family housing should be designed and located along or close to major arterials and transit routes in High Density Residential Districts that link housing areas with Employment Centers, Mixed Use Districts, Community Centers, Activity Centers.
  - 8.1 High Density Residential Districts should meet performance standards established for efficiency, functionality, aesthetics and livability.
  - 8.2 High Density Residential Districts should connect with Major Urban, Activity, Community or Employment Centers.
  - 8.3 High Density Residential Districts should include a mix of residential housing types with high density, relative to the specific housing type, being a common feature of all developments.
  - 8.4 High Density Residential Districts should include a mix of project sizes.
  - 8.5 Stable single-family housing stock within High Density Residential Districts is to be maintained and taken into account in the placement of new higher density projects adjacent to those areas.

- as Employment Centers with high noise, risk of explosion or fire, odor, dust or glare.
- 10.7 Living areas should be located in areas which are economical and energy efficient to develop, affordable, and where residential densities with a range of choices can be insured.
- 10.8 Living areas should be buffered from resource lands.

#### [ Delete ]

- LU Objective 11. Provide for a variety of residential densities in an Urban Growth Area based on: community values, development type and compatibility, proximity to facilities and services, immediate surrounding densities, affordability, critical area protection and capability, applicable mitigation activities, and utilizing performance standards such as buffers, as well as innovative building and development techniques.
  - 11.1 Single-family and two-family development [add in MSF] should generally range from two to six [four] dwelling units per acre. Up to six dwelling units per acre in MSF may be allowed if the developer provides Residential Density Incentives (RDI), and/or can Transfer Development Rights (TDR), and/or designs a Planned Development District (PDD). [Text Added] Higher single-family and two-family densities should be allowed in High Density Residential and Mixed Use Districts. Specific densities should be based on land characteristics and the availability of urban services such as sewers.
  - Multi-family residential development densities should not exceed 10 dwelling units per acre where sewer services are available. Specific densities should be based on land characteristics, type of multi-family development, and the availability of facilities and services.
    - 11.2.1 A density of up to 10 units per acre should be allowed in Community Centers, Activity Centers, [ delete ] High Density Residential Districts and Mixed Use Districts, where sewer services are available.
    - 11.2.2 A density of up to 8 or 10 units per acre should be allowed in, Community Centers, Activity Centers, [ delete ] High Density Residential Districts, and Mixed Use Districts until sewer services are available, provided Health Department requirements are met.
  - In order to increase compatibility with the adjacent Moderate Density Single-Family designation and uses, High Density Residential and Mixed Use Districts shall utilize a range of maximum densities based on the depth of blocks in established neighborhoods and the density and type of housing on opposite streets facing the districts.

- 12.2 Provide for a range of housing designs and densities, including small lot single-family, zero-lot-line developments, cluster housing, planned unit developments, town houses, duplexes, triplexes, apartments (high and low density), and mobile home parks.
- 12.3 Locate and design new residential developments, and improve existing developments, to facilitate access and circulation by transit, car and van pools, pedestrians, bicyclists, and other alternative transportation modes.
- Transfer of development rights may be utilized to exceed density limits in , and Community Centers. [HRD and MUD zones] { change to 12??? }
- 12.5 New multiple-level multi-family development, especially at higher densities, shall generally be located adjacent to the right-of-way edge of a Mixed Use or High Density Residential District roadway and no closer than 660 feet to a Moderate Density Single-Family Designation without undergoing design review.
- 12.6 New ground-level multi-family development may be located throughout the Mixed Use or High Density Residential Districts and especially in areas where it can serve as a transition between multiple-level multi-family and commercial uses and lower density single-family detached and two-family areas.
- 12.7 New high density single-family detached or two-family development should serve as a buffer between lower density residential areas and multi-family and commercial development in the High Density Residential District. [delete]
- 12.8 The depth and width of High Density Residential and Mixed Use Districts should be determined based on the street and block patterns of the adjacent areas and the adjacent land uses and densities.
- 12.9 Unless separated by a primary or secondary arterial, multi-family designations should be discouraged from abutting a street, or portion thereof, upon which single-family or two-family development fronts on the opposite side in order to limit traffic, noise and compatibility conflicts.
- 12.10 Design standards should be developed to ensure that new high density single-family detached, two-family and multi-family developments are compatible with surrounding residential uses. These standards should address at least the following issues:
  - Discouraging vehicular access points onto the shared street with lower density residential areas; and
  - Screening multi-family and commercial development from any single- or two-family dwellings directly opposite the multi-family or commercial development.

- 16.2.1 An appropriate mix of housing, services, and recreation;
- 16.2.2 Neighborhoods with a variety of housing options, including affordable housing for a range of income levels, consistent with a jobs-housing balance;
- 16.2.3 A phasing plan to assure orderly growth and ability to respond to market demands for economic development and housing;
- 16.2.4 An infrastructure and public facilities plan, including an analysis of a range of financing options where appropriate, that conform to the proposed phasing plan;
- 16.2.5 Site planning that encourages transit use and non-motorized transportation, and a transportation demand management plan;
- 16.2.6 Open space to promote both active and passive recreation, and centers for community activities and assembly;
- 16.2.7 Measures to protect critical areas and conserve resource lands.
- 16.3 A PUD development should be reviewed and evaluated by the Planning Director at least every five years until buildout. The review should address compliance with the conditions of approval. The review may also assess whether the development is well designed, contains a balance of uses, efficiently uses public facilities and services, and provides adequate open space.

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

#### **Location Criteria**

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

- 17.1 Shopping, service, and leisure-time areas should be located in Commercial Centers and Mixed Use Districts.
- 17.2 Shopping, service, and leisure-time areas should be served by public transit and a complete road network.
- 17.3 Shopping, service, and leisure-time areas should be located on sites which provide adequate services for their purposes.
- 17.4 Shopping and service areas should be located in concentrated Activity, and Community Centers and Mixed Use Districts and not line arterial streets in a continuous fashion.

- 20.2 Promote the functional and aesthetic improvement of existing commercial strips; such as:
  - 20.2.1 Signage,
  - 20.2.2 Building Design,
  - 20.2.3 Sidewalks, and
  - 20.2.4 Landscaping.
- 20.3 Support planning which promotes safe, efficient commercial development along arterials without encouraging strip development.
  - 20.3.1 Encourage access points onto side streets rather than directly onto the major roadway.
- 20.4 Support the concentration of commercial uses and discourage the appearance of strip-like development by:
  - 20.4.1 Limiting off-premise signage to advertisements which indicate the name and location of businesses located in the Center or District in which the signage is proposed; or [delete]
  - 20.4.2 [change to .1] Including [Limit] signs [to those] which direct attention to a business or profession conducted, or to a commodity, service, or entertainment sold, or offered upon the premises where such sign is located, or to which it is affixed.
- LU Objective 21. Design commercial developments consistent with the Comprehensive Plan.
  - 21.1 Encourage the design of commercial developments that minimize land use conflicts.
  - 21.2 Develop design standards, including but not limited to, signage, landscaping, setbacks, and buffer strips for new commercial developments, and to improve the appearance of existing commercial areas and protect existing and planned residential development.
- LU Objective 22. Provide for home occupations that meet performance standards and do not have a detrimental effect on the existing or planned character of the residential neighborhood.
  - 22.1 A Home Occupation is a limited commercial activity that is clearly incidental to the use of the residence as a dwelling.

- 25.6 Employment Center locations should be adequate in size, economical to develop, and attractively situated for particular uses intended.
- 25.7 Employment Centers should be sites with sufficient room for access, storage, handling and parking of materials, containers, and equipment.
- 25.8 Employment Centers should have direct access to commercial transportation, such as trucking, shipping or heavy rail.
- 25.9 Employment Centers should be within an easy commute to living areas.
- 25.10 Incompatible uses should be made compatible by using distance buffers or other similar mechanisms.
- 25.11 Employment Centers should offer an attractive environment.
- 25.12 If the industry involves wastes, there should be an adequate area for on-site treatment, if appropriate, or an alternatively acceptable process.
- 25.13 Employment Centers should be located to assure minimum commuter travel through residential areas on secondary or collector streets.
- 25.14 Employment Centers should be located where adequate public facilities exist or can be provided.
- 25.15 Resource-based Employment Centers should be adequately distanced from incompatible uses.

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

- LU Objective 26. Provide a predictable development atmosphere, emphasizing diversity in the range of goods and services provided and ensuring that as the economy changes, employment opportunities are balanced with a wide range of other land uses.
  - 26.1 Ensure an adequate supply of industrial land in appropriate areas.
    - 26.1.1 Allow industrial development in the City on sites where sanitary sewer, storm water management, water, and police and fire protection are available and adequate prior to or concurrent with development.
    - 26.1.2 Sites should be located in an Urban Growth Area where they can be served economically and adequately by these services, including sanitary sewers, storm water management, water, police and fire protection, and roadways.

- 28.2.1.4 Encourage the tourism industry and facilitate the coordination of its development.
- 28.2.1.5 Increase environmentally sound manufacturing in University Place.

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

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

- 29.1 Encourage the formation of locally-based business improvement areas, Main Street associations, community development corporations, and other neighborhood development organizations.
  - 29.1.1 Develop a program of neighborhood commercial district revitalization. The goal of this program will be to strengthen local businesses through local organizational development, promotion and marketing assistance, and economic restructuring.
- 29.2 Develop new investment and redevelopment opportunities for private investment in targeted areas through provision of financial incentives.
- 29.3 Identify, review, and recommend changes to any policies that act as disincentives to redevelopment or business diversity.
- 29.4 Support business assistance programs within neighborhood business districts which focus on maintenance, facade improvements, marketing, merchandising, and link the neighborhood with the city's tourism efforts.

#### <u>Infrastructure</u> [Bold, no underline?]

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

- 30.1 Develop a mechanism to coordinate the providers of water, sewer, power, natural gas, telecommunications, cable television, transportation systems, and other infrastructure.
- 30.2 Develop a mechanism to coordinate infrastructure provision among jurisdictions.
- 30.3 Target areas of high growth for future infrastructure improvements.
- 30.4 Encourage the development of appropriate facilities for tourist use.
- 30.5 Promote conservation of energy and other resources by industries.

- 33.3 University Place should evaluate local environmental regulations to enhance their consistency, predictability, timeliness, and effectiveness.
  - 33.3.1 This shall include administrative policy reviews.
  - 33.3.2 This shall include the continued refinement of cost-effective mitigation.
- 33.4 Establish mandatory timelines for each type of permit.
  - 33.4.1 Provide a fee structure that is adequate to support the timelines.
- 33.5 Allow University Place to hire private consultants to review plans for permit approval by the City and bill the cost of such to the developer or contractor.

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

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

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

#### Recreation

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

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

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

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

- 35.1 Public land which is readily accessible and designated for public access via existing roads or where roads can be reasonably extended to access the site should be preserved for recreational opportunities. Recreation areas should be located close to their prospective users and accessible to living areas by pedestrian walkways.
- 35.2 Sewer, potable water and other utilities should be readily available or extended to urban recreation sites used for active recreational uses.

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

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

- 38.1 Major parks and large open spaces should be located to take advantage of natural processes (e.g., wetlands and tidal actions) or unusual landscape features (e.g., cliffs and bluffs) or to provide for a variety of outdoor activities.
- Wooded areas that serve a functional purpose in climate, noise, light, habitat, and pollution control should be incorporated into the open space system.
- 38.3 Hazardous areas should be utilized as open space wherever possible.
- 38.4 Lands which can provide for a separation or buffer between developments, and other land uses should be incorporated into the open space system.
- 38.5 Critical areas which would contribute to the continuity of trails should be incorporated into the open space system.
- 38.6 Critical areas should be integrated into an open space network within Employment Centers.
- 38.7 Where possible, open spaces should be located contiguous to other open space areas, allowing for inter-connections and creating the potential for open space corridors.
- 38.8 Open space in the City should be readily accessible to residents where appropriate.
- LU Objective 39. Preserve open spaces, natural areas, and buffer zones, wetlands, wildlife habitats, parks, and historical, geologically unique, and archeological resources.
  - 39.2 Develop a plan for the provision of open space considering the following:
    - 39.1.1 Open space and greenbelts may also include critical areas, and
    - 39.1.2 Open space is defined in conjunction with recreation and facilities.
- LU Objective 40. Establish an open space network linking open space areas via greenbelt corridors throughout University Place. Where possible, the open space system should integrate critical areas.
  - 40.1 Develop an official open space map which identifies the general locations of open space areas and corridors in University Place.
  - 40.2 Identify different types of open space (e.g., riparian areas, farmlands) and prioritize these areas for preservation purposes.

- 42.6 Pursue public acquisition of open space lands through:
  - 42.6.1 Fee-simple purchase
  - 42.6.2 Less than fee-simple purchase (i.e., purchase of development rights, conservation easements)
  - 42.6.3 Voluntary donations with tax incentives
  - 42.6.4 Land transfers or exchanges
  - 42.6.5 Limited development techniques (develop a portion of the site for economic return and leave remainder as open space)
  - 42.6.6 Other acquisition methods
- 42.7 Promote private (land trusts) acquisition of open space lands.
- 42.8 Consider pursuing a number of funding mechanisms to acquire open space lands, including but not limited to:
  - 42.8.1 Property tax levies
  - 42.8.2 General obligation bonds and limited general obligation bonds
  - 42.8.3 Intergovernmental funds (e.g., state grants)
  - 42.8.4 User fees
  - 42.8.5 Foundation monies
- 42.9 Examine the potential of City surplus lands for open space purposes, with public input, and also consider selling or exchanging surplus lands for open space or critical areas.

#### **Public and Community Facilities**

Location Criteria [ Bold, no underline ? ]

- LU Objective 43. Public and community facilities will be located in consideration of the following criteria.
  - 43.1 Recreation facilities, schools, libraries, medical area facilities, sheriff and other community facilities, should be convenient to people using them.

- LU Objective 46. Developments with requirements that exceed the capacity of the Capital Facilities Plan should not be allowed to develop until such services can be provided and maintained.
- LU Objective 47. The Comprehensive Plan and development regulations will be used to ensure compatibility with other land uses when siting essential public facilities.
  - 47.1 Establish criteria for siting essential public facilities.
  - 47.2 Caution will be used when locating capital facilities in critical areas.
  - 47.3 In communication with State agencies, emphasize the importance of their compliance with City policies.

#### Utilities

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

- 48.1 Include utility facilities as permitted uses in appropriate land use classifications. (See also the Utilities element.)
- 48.2 Locate utility facilities close to areas currently containing or identified for future planned Employment Centers, commercial and industrial development.

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

- 49.1 Site new utility facilities and provide standards to reasonably avoid or mitigate adverse environmental effects.
- 49.2 Encourage utility lines to be located underground wherever practical, using sound engineering judgment, and in accordance with rules, regulations and tariffs applicable to the serving utility.
- LU Objective 50. Encourage water and energy conservation through land use controls.
- LU Objective 51. Base the type of land use and development intensity on the existence or planned construction of utility facilities.

#### Other Land Uses

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

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

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

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

- 55.1 Protection of existing facilities should take preference over the protection of undeveloped lands.
- Land use and related regulations and zoning should reflect the natural constraints of the streams floodplains, meander zones and riparian habitat zones.

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

- 56.1 Strategies for surface water management should balance engineering, economic, environmental and social factors in relationship to stated comprehensive planning goals and objectives.
- Nonstructural measures should be preferred over structural measures.
- 56.3 Integrate watershed plans, including interagency plans, into the Comprehensive Plan.
- 56.4 Cooperate in identifying priority watersheds and in developing and implementing nonpoint pollution watershed action plans.
- 56.5 Public understanding of the various capabilities and limitations associated with stormwater management should be improved through a variety of educational efforts.
  - 56.5.1 Work toward achieving community awareness of the importance of water quality protection and public involvement in water quality planning and implementation strategies.
- 56.6 The University Place Storm Drainage and Surface Water Management Plan should be evaluated at regular intervals to maintain consistency with the Comprehensive Plan and other related programs affecting the environment.
- 56.7 Adopt and enforce ordinances controlling runoff from new development and redevelopment.
  - 56.7.1 University Place is encouraged to either adopt the Department of Ecology's technical manual or one substantially equivalent to address stormwater control.

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

- 59.1 Planning, design and construction of stormwater management measures should include opportunity for comment by the general public and interested agencies.
- 59.2 Efforts should be made to work with other jurisdictions toward standardization of regulations that impact stormwater management.
  - 59.2.1 Coordinate water quality monitoring and database management interlocally and with state agencies, using common protocols.

#### PROPOSED LAND USE MAP

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

#### Wetlands

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

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

#### Aquifer Recharge Areas

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

#### Fish and Wildlife Habitat

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

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

#### Water

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

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

### EXISTING REGULATIONS ADDRESSING THE ENVIRONMENT AND CRITICAL AREAS

#### **University Place Critical Areas Regulations**

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

#### **SEPA/University Place Environmental Regulations**

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

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

#### **OBJECTIVES, PRINCIPLES, AND STANDARDS**

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

- 1.1 Attain full compliance with all existing 1994 state and federal air quality standards by the year 2000.
- 1.2 Achieve "no net loss" of wetland areas and important fish and wildlife habitat.
- 1.3 Reach full compliance with existing 1994 state water quality standards by the year 2000.
- 1.4 Improve water quality and quantity and watershed conditions so that wild runs of fish can be restored to healthy, viable populations.
- 1.5 Achieve a 50 percent or greater recycling rate.
- ENV Objective 2. Coordinate with other governmental entities (e.g., state and federal agencies, local municipalities, tribal governments) to protect critical areas and address environmental issues.
- ENV Objective 3. Attain a high level of air quality in University Place to ensure a reduction in adverse health impacts and to provide clear visibility for the scenic views enjoyed by residents.
  - 3.1 Establish educational programs to provide information to the public on air quality problems and measures which each person can take to improve air quality.
    - 3.1.1 Provide information to the public on proper use of wood stoves.
  - 3.2 Develop land use practices which improve air quality.
    - 3.2.1 Ensure that wood waste recycling facilities are allowed to locate in appropriate locations.
    - 3.2.2 Avoid incompatible land uses that create or exacerbate local air quality problems.
    - 3.2.3 Encourage higher density land use development patterns, well served by public transportation, within urban growth areas.
      - 3.2.3.1 Promote "infill" developments that contribute to a better jobs and housing balance and greater non-automobile transportation accessibility to residents and workers.

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

- 4.1 Identify and map important aquifers, aquifer recharge areas, and surface waters.
  - 4.1.1 Complete a city-wide delineation which identifies important aquifer recharge areas. Identify aquifer recharge areas with water quality or quantity concerns.
- 4.2 Manage and plan water resources on a watershed basis.
  - 4.2.1 Continue the development and implementation of watershed action plans to coordinate approaches in preventing and controlling nonpoint source pollution.
  - 4.2.2 Complete a groundwater resource inventory for University Place, including an analysis of groundwater quantity and quality.
  - 4.2.3 Manage watersheds supplying water to University Place residents to maintain base flows of surface waters, maintain groundwater levels, control flooding, and maintain or improve water quality.
  - 4.2.4 Develop planning and implementation programs for protecting groundwater in areas susceptible to contamination. Pinpoint specific remedial actions for groundwater protection.
- 4.3 Develop performance standards and regulate uses for activities which can adversely impact water quality or quantity in aquifers, watersheds, and surface waters, consistent with state and federal laws and regulations.
  - 4.3.1 Establish performance standards to maintain aquifer recharge and protection. Require that new developments meet these performance standards and that existing facilities be retrofitted, where feasible, to meet the standards.
  - Developments near surface waters should be designed so that impacts to the surface waters are minimized.
  - Evaluate and strengthen, as needed, regulation and enforcement of agricultural animal waste disposal, failing septic systems, and other activities which contribute to fecal contamination of water.
  - 4.3.4 Areas of employment and community facilities (except parks and recreational facilities) should be located outside of shorelines and constructed to protect major aquifers providing drinking water for the community. Water dependent uses may locate in shorelines provided the impacts are mitigated.

- 4.5.3 Evaluate and pursue alternatives to roadside spraying.
- 4.5.4 Require conservation measures and best management practices to include:
  - 4.5.4.1 Require new construction and renovations to install water saving devices;
  - 4.5.4.2 Investigate the feasibility of utilization of low grade process water by industry. If practical, encourage locating industrial sites near stormwater outfalls;
  - 4.5.4.3 Encourage the co-location of industries requiring substantial amounts of water;
  - 4.5.4.4 Encourage landscaping and site development techniques which conserve water;
  - 4.5.4.5 Provide economic incentives for Businesses and homes utilizing water conservation practices; and
  - 4.5.4.6 Investigate possible uses of grey water, reclaimed water and other water reuse opportunities.
- 4.5.5 New developments should be designed to minimize areas of impervious ground cover.
- 4.5.6 Consistent with stormwater NPDES requirements, investigate disallowing the discharge of stormwater pollutants into surface or groundwater and allowing for operation and maintenance of new and existing stormwater systems.
- 4.6 Provide information to University Place residents and coordinate with other interested agencies and groups to strengthen educational programs on practices that protect groundwater and surface water quality and methods which can be used to conserve water resources.
  - 4.6.1 Coordinate education efforts among various University Place departments and other agencies.
    - 4.6.1.1 Coordinate with local water utilities to develop public education programs on water conservation and drinking water quality.
  - 4.6.2 Provide information to University Place residents and workers about using landscaping, site development and maintenance practices to

- 5.4.1 Require that new development proposals on or near critical habitat areas be assessed to determine impacts on fish and wildlife. If impacts are likely, require the preparation of habitat management plans which mitigate these impacts consistent with the Critical Area Regulations.
- 5.4.2 Encourage subdivision dedication of critical fish and wildlife habitat as open space, as follows:
  - 5.4.2.1 Provide incentives by allowing increased densities on less-sensitive areas of site;
  - 5.4.2.2 Ensure that open space dedications best fulfill needs of fish and wildlife, and can be linked to adjacent open spaces to provide wildlife corridors; and
  - 5.4.2.3 Explore the use of transfer of development rights to direct growth away from important habitat areas.
- 5.4.3 Discourage incompatible land uses near critical habitat areas.
  - 5.4.3.1 Critical fish and wildlife habitat areas should be buffered and protected from employment areas, residential areas, and community facilities (except parks and recreational facilities).
- 5.4.4 Evaluate the University Place shoreline master program and shoreline management use regulations to determine whether the habitat needs of fish, other aquatic life, and wildlife are met. Where necessary, amend or develop new regulations and policies which provide habitat benefits.
  - 5.4.4.1 Designate appropriate shoreline environments for critical areas such as kelp and eelgrass beds and commercial and recreational shellfish sites.
  - 5.4.4.2 Consider special performance standards for shoreline protection structures (bulkheads, revetments) in kelp and eelgrass bed areas.
- 5.4.5 Evaluate University Place site development regulations to determine their effectiveness in providing for critical fish and wildlife habitat areas and corridors and consider the following:

- Ensure that property owners in hazardous areas are educated and notified about the presence of hazardous areas and the threat which they pose.
  - 6.2.1.1 Require notification statements to be placed on the face of all title documents and plats of properties containing hazardous areas.
  - 6.2.1.2 Develop public outreach programs which educate the citizenry about the threats posed by hazardous areas and about measures which they can take to avoid the hazards.
- Hazardous areas should be utilized as open space whenever possible. Consider incentives for maintaining hazardous areas as open space by allowing increased densities on less-sensitive areas of the site.
- 6.2.3 Solid waste facilities should be carefully sited to avoid hazardous areas.
  - 6.2.3.1 Mixed municipal solid waste landfills should not be located in geologically hazardous areas or within the 500-year floodplain. (WAC 173-304 and 173-351.
  - 6.2.3.2 Baling and compaction stations and source separation facilities should not be located in hazardous areas.
  - 6.2.3.3 Waste-to-energy facilities should not be located in hazardous areas.
- 6.3 Develop and adopt in cooperation with the Federal Emergency Management Agency an evacuation plan.

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

- 6.4 Establish land use practices in geologically hazardous areas so that development does not cause or exacerbate natural processes which endanger the lives, property, and resources of the citizens of University Place.
  - Require stringent design standards for sewer lines and utilities within seismic hazard areas.
  - Establish low densities and low intensity land uses in mine hazard areas.
  - 6.4.3 In areas with landslide and erosion hazards, encourage the use of cluster developments, directing building site development to areas

- 6.7.5 Consider independent review of geotechnical reports for projects in seismic areas, rather than in-house technical review.
- 6.8 Ensure that public facilities are structurally secure in the event of an earthquake.
  - 6.8.1 Inventory public and critical facilities to determine which do not meet current seismic construction standards.
  - Establish a program to retrofit public and critical facilities which do not meet current seismic construction standards.

## Flood Hazards [Bold, no underline?]

- 6.9 Establish land use practices in flood hazard areas so that development does not cause or exacerbate natural processes which endanger the lives, property, and resources of the citizens of University Place.
  - 6.9.1 Encourage low intensity land use activities including agricultural and recreational land uses in floodplain areas and discourage other land uses in these areas.
    - 6.9.1.1 Establish lower densities and low-intensity land uses in floodplain areas which discourage conversion of land to urban uses.
- 6.10 Direct critical facility development away from areas subject to catastrophic, life-threatening flood hazards where the hazards cannot be mitigated.
  - 6.10.1 Prohibit the construction of critical facilities (e.g., hospitals, toxic material storage sites) in flood hazard areas.
- Where the effects of hazards can be mitigated, require appropriate standards for site development and for the design of structures in areas subject to flood hazards.
  - 6.11.1 Require compensatory storage and a "no net loss" approach to maintaining flood water storage capacity in flood hazard areas.
  - 6.11.2 Require flood-proofing of renovated and new structures in flood hazard areas.
  - 6.11.3 Maintain existing flood control structures on University Place rivers and streams (including dams, dikes, levees, etc.).
  - 6.11.4 Require best management practices for maintaining natural river channel configurations during dredging and gravel removal.

- 7.9 Review and where necessary amend the University Place Wetland Management Regulations to provide wetland protection in accordance with the Comprehensive Plan.
- 7.10 The City prefers that wetland impacts be avoided. When allowed, development of wetlands may occur with appropriate mitigation which considers the regional needs for wetland functions and which equals or exceeds established wetlands replacement ratios, consistent with University Place Wetland Management Regulations.
  - 7.10.1 Mitigation and/or wetland replacement should occur in the same watershed and preferably within the same sub-basin.

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

- 8.1 Reduce, mitigate, and where possible eliminate problems associated with noisegenerating land uses, especially when located in close proximity to noise sensitive land uses.
  - 8.1.1 Avoid the designation and placement of land uses which produce high noise levels where the use would be in proximity to noise sensitive land uses (e.g., residences, schools).
  - 8.1.2 Establish performance standards for noise generating land uses.
    - 8.1.2.1 Require placement of natural or manmade barriers between noise sources and noise sensitive land uses.
  - 8.1.3 Encourage the retention of trees and natural vegetation along the following:
    - 8.1.3.1 The perimeter of new subdivisions to reduce noise impacts between development sites.
    - 8.1.3.2 Major and secondary arterials to reduce noise impacts of automobile and truck traffic.
- 8.2 Recognize and fully support existing policies and regulations concerning noise.
  - 8.2.1 Provide adequate funding to support enforcement of noise control ordinances and to provide for long-term monitoring of noise.
    - 8.2.1.1 Review and if necessary amend existing noise control ordinances to ensure that they meet or exceed federal and state standards.

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#### **DEFINITIONS**

#### **Historic Properties**

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

### **Cultural Properties**

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

## **Archaeological Properties**

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

#### STATE GOALS

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

#### **OBJECTIVES, PRINCIPLES, AND STANDARDS**

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

- 1.1 Contribute to environmental balance and conservation by recycling buildings, rehabilitating communities and conserving open space. Recognize unique features of the environment, including resources and scenic views for their role in sustaining cultural tradition
  - 1.1.1 Create a University Place inventory of historic and cultural resources. It should be structured to include resource categories such as historic neighborhoods, sites, cultural properties, and others as a part of the update. Encourage support of local groups with available resources and staff if the local groups are doing the updating and require assistance or guidance.

- a. It provides recreational opportunities and value, tourism and high aesthetic quality;
- b. It structures urban growth by providing quality, affordable housing in highly livable neighborhoods; and
- c. Preservation and revitalization programs enhance civic pride and stability, which, in turn, promote local and regional economic opportunities.
- 3.2.1 Develop ways to link historic and cultural preservation with tourism and local economic development strategies.
- 3.2.2 Utilize a variety of financial incentives to encourage historic and cultural preservation including low interest loans for rehabilitation and tax incentives for restoration and rehabilitation, and preservation.

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

- 4.1 Increase a sense of involvement within communities by encouraging collaboration of individuals, groups, and other organizations interested in historic and cultural preservation.
  - 4.1.1 Cooperate with municipalities in order to promote historic and cultural preservation. Allow interjurisdictional or interlocal agreements whenever it is mutually beneficial for the City.

#### **OBJECTIVES, PRINCIPLES AND STANDARDS**

- HS Objective 1. Promote education and awareness addressing compatibility between various dwelling types and community standards.
- HS Objective 2. Encourage creative solutions to housing issues through quality design which is functional as well as livable.
  - 2.1. New housing [ and commercial ] developments which occur as infill in existing neighborhoods should be placed on the property in harmony with the surrounding development.
  - 2.2 New residential [ and commercial ] buildings which extend higher than the residential buildings on adjacent lots should be carefully designed to minimize impacts on privacy, solar access, and views.
  - 2.3 Provide for open space and recreational facilities associated with residential developments.
  - 2.4 Upgrade and preserve existing housing units, where appropriate and feasible, with special emphasis on historically significant structures.
  - 2.5 Design and build developments in a manner which retains natural vegetation or provides minimum landscaping requirements for those sites where retention of natural vegetation is not appropriate.
  - 2.6 Design and build developments in a manner which protects critical areas.
  - 2.7 Multi-family developments should be designed to provide residents a safe, friendly living environment.
    - 2.7.1 Buildings, open space, and circulation should be organized to provide opportunities for residents to experience or express a sense of territory around a housing unit.
    - 2.7.2 Pedestrian pathways around and through a development should be located to minimize visual and physical intrusion onto private areas within or around each housing unit.
    - 2.7.3 Lighting should be used to increase visibility at night and to increase security and safety.
    - 2.7.4 Residential buildings should be sited to create usable open space.
      - 2.7.4.1 Useable open space should provide an amenity to residents as well as a way to improve the developments' visual qualities.

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

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

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

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

- 7.1 Encourage economic and racial diversity within neighborhoods.
  - 7.1.1 Encourage local lending practices that assist in the accomplishment of community housing goals.
- 7.2 Promote fair and equal access to housing for all persons in accordance with state law.
- 7.3 Strengthen interjurisdictional efforts to provide a fair and equitable distribution of housing to all segments of the University Place population.
- 7.4 Recognize the different physical, social, and economic needs of the residents.
  - 7.4.1 Provide for broad range of housing choices in terms of cost, size, design, and suitability for various household types, e.g., families, elderly, couples, and persons with disabilities or special needs.

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

- 8.1 Encourage and support the development of affordable special needs housing in University Place by providing incentives and technical assistance for housing development.
- 8.2 Strengthen interjurisdictional efforts to ensure a fair, equitable and rational distribution of low-income, moderate-income and special needs housing consistent with land use policies, transportation and employment locations.

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

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

#### STATE GOALS

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

#### STATE MANDATES

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

### **OBJECTIVES, PRINCIPLES AND STANDARDS**

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

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

#### 1.1 High Capacity Transit.

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

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

- 1.5.4 Assignment of responsibility for the provision, management and maintenance of HOV related facilities;
- 1.5.5 A mechanism for regional coordination of HOV services and programs provided by transit operators in the region;
- Program monitoring to assess the success of various strategies and to revise the program when appropriate; and
- 1.5.7 A TDM/HOV manual for use by City departments, local jurisdictions, and private developers and employers with guidelines for:
  - a. Parking management programs that provide incentives for HOVs and discourage Single Occupant Vehicles, (SOVs);
  - b. Transportation support services which enhance the convenience of HOV use, such as ridematching, education and guaranteed ride home programs;
  - c. Policies and programs to encourage land use and development design that create an environment in which HOVs and transportation demand management programs can operate more successfully;
  - d. Providing convenience services at park-and-ride lots to encourage more people to use the lots and to decrease total trip making;
  - e. Providing financial and other incentives to use transit/HOVs, such as transit/vanpool subsidies, and parking pricing strategies;
  - f. Promoting flex time and alternative work hours to reduce travel demand during peak hours; and
  - g. Providing convenient transfers between different travel modes, intercity and local bus services, ferry service, and airporter service at key locations.

#### 1.6 New Developments Designed to Encourage TDM.

Require those developments that are found to significantly impact transportation facilities and services to provide TDM/HOV programs. A "threshold definition" (e.g., size and type of development and location of the development in relation to congested corridors, etc.) will be used to link specific TDM/HOV improvements to

#### 1.10 School Bus Transportation.

Require developers of residential developments to provide waiting areas, including bus shelters, when appropriate for the safe congregation of school-age children transported by bus to school.

TRN Objective 2. NONMOTORIZED TRANSPORTATION. Meet the needs of bicyclists, pedestrians and equestrians traveling on roads in the City and encourage the provision of non-motorized facilities, including sidewalks, where it is appropriate to provide safe and convenient access between properties and facilities.

#### 2.1 Nonmotorized Travel Modes.

Coordinate planning efforts for nonmotorized modes of travel with other jurisdictions, local communities and specific nonmotorized travel interest groups to develop an integrated area-wide plan for bicycles and other nonmotorized travel modes that ensures continuity of routes.

#### 2.2 Pedestrian and Bicycle Facilities.

Require developers of large lot subdivisions, short plats, subdivisions and other types of development to provide safe and convenient facilities for pedestrians and bicyclists. Develop and adopt facility design standards and threshold levels which reflect the needs of the local community. Such facilities include:

- 2.2.1 Sidewalks, improved shoulders, or off-street trails within developments to accommodate internal circulation; and
- 2.2.2. Connections to adjacent property and transportation facilities (such as roads, trails, and transit routes) to facilitate safe and convenient access to nearby parks, schools, business and residential areas, transit routes and trails.

#### 2.3 Facilities for Nonmotorized Travel.

Provide facilities for travel by nonmotorized travel modes by:

- 2.3.1 Incorporating improvements for nonmotorized travel into programmed road improvement projects. The most appropriate design for such facilities will be determined on a case by case basis for individual road improvement projects using criteria including, but not limited to:
  - a. The supplemental classification designations for the roadway for pedestrians, bicycles and equestrians
  - b. The City's adopted road design standards

- h. Supplemental classification of the roadway for pedestrian, bicycle and/or equestrian modes
- i. Connections and/or relationship to other facilities for nonmotorized travel and/or transit
- j. Community support
- 2.3.3 Proceeding with the development of a comprehensive plan for nonmotorized transportation in University Place.

#### 2.4 Coordination with Schools.

Coordinate with each school district and accredited private school to identify safe school walking routes which address pedestrian needs around school facilities.

#### 2.5 Low Cost Improvements for Nonmotorized Travel.

Explore opportunities to provide low cost improvements within existing public rights-of-way to improve conditions for nonmotorized travel modes.

#### 2.6 Nonmotorized Travel and TDM.

Encourage the use of nonmotorized travel modes as part of the City's TDM program to reduce the use of motorized travel modes.

#### 2.7 Facilities for Persons with Disabilities.

Consider the needs of persons with disabilities when developing plans and programs for nonmotorized transportation.

# TRN Objective 3. ROADS. Provide an efficient road network as an additional transportation option in order to provide adequate mobility for all people, goods and services.

#### 3.1 Functional Classification.

Classify the University Place transportation system in accordance with federal, state, regional and local guidelines based on:

- 3.1.1 Washington State Department of Transportation's "Guidelines for Amending Urban Boundaries, Functional Classifications, and/or Federal Aid Systems," except that in the labeling of arterials, the City's adopted system of Major, Secondary and Collector arterials, shall be used;
- 3.1.2 Supplemental classifications for transit, trucks, bicycles, and equestrians; and
- 3.1.3 A special classification for "alleys," defined and applied throughout the City.

- b. Promote compatibility among jurisdictions in the design of transportation facilities; and
- c. Comply with federal and state design criteria.

#### 3.7 Threshold Levels.

Specific "threshold levels" will be established to determine which roadway design standards should apply to individual roads based on the projected ultimate usage of the roadway (i.e., daily traffic volumes and access needs) and its relationship to the City's overall transportation system.

- Public roads identified on the City's Transportation Plan may not be constructed and operated as private roads, although an interim private road in a planned future public road corridor may be allowed to serve single-family residential development until a route establishment study has been completed by the City.
- 3.7.2 Private roads that do not meet the "threshold level" established for public roads will not be accepted into the City road system unless they have been identified through the transportation planning process as serving public, through traffic needs.
- 3.7.3 Street names and addresses for new private roads will conform to the University Place street naming system except where specifically exempted by the City Council.

#### 3.8 Standards for Different Travel Modes.

Incorporate the special design parameters required for transit, truck, bicycle, pedestrian and equestrian use into the University Place roadway design standards. These special design parameters should:

- a. Be compatible with the City's new supplemental classification system;
- b. Be applied consistently and equitably;
- c. Promote improved transit accessibility features such as bus turnouts, pedestrian access to bus stops and bus shelters; and
- d. Keep "at grade" railroad crossings to a minimum and provide for traffic control safety devices consistent with Washington Utilities and Transportation Commission regulations for existing and new crossings.

#### 3.9 Arterial Standards Updates.

Review University Place policies, standards and practices related to access control and spacing of major, secondary, and collector arterials to see if they are adequately

f. Regulating truck delivery hours and establishing size limits on trucks in certain areas to facilitate traffic flow.

#### 3.12 Service Standards for Roads.

Use screenline Service Standards to monitor the quantity of traffic within the City and between other cities and the regional transportation system.

- a. Base Service Standard measurements on the total traffic volumes divided by total traffic capacity of arterial roadway segments crossing a screenline.
- b. Monitor and mitigate site-specific transportation impacts through the State Environmental Policy Act review process.

#### 3.13 Road Improvement Districts.

University Place encourages the use of Road Improvement Districts (RIDs)

# TRN Objective 4. OTHER MOTORIZED TRANSPORTATION. Coordinate other transportation facility and service plans with the City Transportation Plan.

#### 4.1 Airports.

Participate in regional airport planning to ensure that City needs are met and that City concerns are addressed. To do this, City agencies will keep the City Council up to date regarding the status of airport planning in the region and its likely impact on University Place.

#### 4.2 Methods to Ensure Compatibility.

Support the use of the following methods, to provide for compatibility between air facilities and surrounding land uses:

- a. Public education regarding airport locations, usage, plans, and potential impacts;
- b. An expanded State Environmental Policy Act review process to address the impacts of aircraft noise within an air facility's flight paths and on the ground and water surface;

#### 4.3 Preserving Rail Rights-Of-Way.

Strongly encourage the preservation of rail rights-of-way for future rail or other transportation purposes. Actions to preserve rail rights-of-way include:

a. Identification of abandoned or to be abandoned rail lines and rights-of-way in conjunction with the state, local communities, railroads, labor groups, and shippers;

involved in the provision of transportation facilities and services to improve the coordination of individual transportation improvement projects.

#### 5.4 Multimodal Coordination.

Coordinate planning and operation of transportation facilities and programs to optimize multimodal transportation programs, transportation service connections, and transfer at designated transfer points, including existing and future transit centers. The City encourages:

- a. Pierce Transit to review options for accommodating cyclists, including bike racks on buses, and bike racks at major transit facilities and bus stops;
- b. The Washington State Department of Transportation and local jurisdictions to upgrade depot facilities and provide for multimodal use of these facilities;
- c. Integration of nonmotorized modes of travel into the roadway system where appropriate; and
- d. Integration of nonmotorized modes of travel into the countywide and regional off-road trail system.

#### 5.5 Utilities.

Coordinate the location of major utility and transportation corridors and the construction of roadway and utility improvement projects with utility companies/providers in order to minimize right-of-way disruptions caused by construction, minimize costs, and maintain pavement integrity.

#### 5.6 **Identifying Right-of-Way Needs.**

Use the transportation planning process to identify transportation system needs throughout the county in order to:

- a. Provide adequate transportation facilities and services to meet current and future travel needs;
- b. Identify specific transportation corridors and alignments where public roads are needed; and
- c. Locate and protect needed rights-of-way as soon as possible.

## 5.7 Acquiring Rights-of-Way.

Reserve property for needed rights-of-way as quickly as possible. Methods to acquire and preserve right-of-way include, but are not limited to:

- a. Requiring dedication of right-of-way as a condition for development;
- b. Requesting donations of right-of-way to the City;

- b. Route major and secondary arterials around, rather than through, neighborhoods so as to minimize traffic impacts on residential neighborhoods;
- c. Prevent new residential areas from fronting on major or secondary arterials;
- d. Provide landscaping and other types of buffers along major transportation facilities; and
- e. Provide facilities for bicyclists and pedestrians to access public transit.

#### 5.11 Allowable Land Use Changes.

Allow land use changes (such as master plan developments, rezones, plats and conditional use permits) only when these changes are accompanied by specific documentation or proposed plans showing how the transportation system can adequately support the needs of existing and proposed development. University Place will establish threshold levels for this policy so that small landowners will not be unfairly disadvantaged, and will tie implementation of this policy to impact mitigation planning that seeks to fairly allocate the costs of transportation improvements among and between the City and all affected parties.

#### 5.12 Environmental Protection and Conservation.

Minimize negative environmental impacts created by City transportation facilities and activities by:

- a. Appropriately designing, constructing, operating, and maintaining transportation facilities to minimize degradation of existing environmental conditions;
- b. Aligning and locating transportation facilities away from environmentally sensitive areas to preclude direct environmental degradation caused by a facility and indirect environmental degradation created by development around facilities;
- c. Mitigating unavoidable environmental impacts; and
- d. Soliciting and incorporating the concerns and comments of interested parties regarding environmental issues into the planning, design, construction, operation, and maintenance of the county transportation system.

#### 5.13 Responsibility for Transportation Network.

Provide and maintain a basic network of transportation facilities and services. The City seeks to equitably distribute costs and benefits among all modes of travel (to encourage the growth of a balanced, multimodel transportation system), and to allocate resources fairly and equitably to all areas of the City.

- i. Making application to the federal government for mitigation funds needed to accommodate military traffic; and
- j. Considering road impact fees.

#### 5.17 Impact Mitigation.

Recognize that the provision of adequate transportation is the shared responsibility of the public and private sectors. The City requires that developers of land along identified transportation corridors contribute their fair share towards transportation improvements necessitated by their development(s). Impact mitigation efforts may include:

- a. Taking the lead in forming a group of concerned citizens, policy level officials from affected jurisdictions, developers, and other interested parties to develop a transportation impact fee program;
- b. Requiring that developers assist the City and other jurisdictions in the provision of additional transportation facilities and services needed to serve new developments in proportion to the impacts and needs generated by their projects; and
- c. Allowing developers to use lower rates in estimating traffic impacts if a development's access to transit or construction of transit improvements can be shown to result in lower traffic generation rates.

#### 5.18 **Priority Process.**

Use a standardized, well documented priority process to establish clear priorities for transportation expenditures in the City. The process is clearly stated so that all participants and the general public can easily understand the process and the recommendations that result from its use. University Place encourages public input in the priority process and provides opportunities for review and comment by the community regarding the City's priorities. University Place coordinates with and includes other jurisdictions in determining its priorities for transportation improvements.

- c. Replacement of bridges, roadways and other capital facilities which are near or past the end of their useful lives, or that may become structurally unsound in the near future;
- d. Widening of existing roadways to alleviate existing capacity problems; and
- e. Construction of new roadways to complete the roadway network, and to accommodate expected growth in travel demand.

#### 5.24 Ranking Projects.

Use a consistent process to determine capital project priorities that includes the following steps:

- 5.24.1 Comprehensive identification and ranking of transportation problems throughout the City using the following criteria:
  - a. Safety/Accidents
  - b. Congestion and level of service
  - c. Incomplete roadway system (links in the system are missing or inadequate)
  - d. Through traffic negatively impacting neighborhoods
  - e. Incomplete transit system
  - f. Environmental concerns
  - g. Incomplete pedestrian system
  - h. Incomplete bicycle system
- 5.24.2 Identification and evaluation of the transportation improvements needed to address identified problems;
- 5.24.3 Development of specific transportation improvement recommendations which rank individual projects using the following set of criteria:
  - a. Safety
  - c. Transportation system completeness
  - d. Economic feasibility
  - e. Capacity/congestion

private ground transportation providers, and international, state and local ferry services.

#### 5.28 Special Needs Transportation.

Support the mobility of all riders including those persons who are elderly, young, low income, and all persons with disabilities by maximizing transportation system accessibility, affordability, and expanded service capacity through:

- a. Design standards that reflect the infrastructure needs of persons who are elderly and all persons with disabilities;
- b. Identifying and improving existing transportation facilities and developments that are not accessible or usable by persons who are elderly or by persons with disabilities; and
- c. Encouraging greater coordination of public and private transportation operators to accommodate the special needs of persons who are elderly and all persons with disabilities.

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

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

**Public Facilities and Services.** Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards. (RCW 36.70A.020 (12))

#### STATE MANDATES

Each comprehensive plan shall include a plan, scheme, or design for each of the following. . . A utilities element consisting of the general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines. (RCW 36.70A.070(4))

Each county and city that is required or chooses to prepare a comprehensive land use pan under RCW 36.70A.040 shall identify lands useful for public purposes such as utility corridors, transportation corridors, landfills, sewage treatment facilities, storm water management facilities, recreation, schools, and other public uses. The county shall work with the state and the cities within it borders to identify areas of shared need for public facilities. The jurisdictions within the county shall prepare a prioritized list of lands necessary for the identified public used including an estimated date by which the acquisition will be needed. (RCW 36.70A.150)

#### **OBJECTIVES, PRINCIPLES AND STANDARDS**

#### **GENERAL**

## UT Objective 1. Maintain consistency between utility providers and City Plans.

- 1.1 Provide for coordination between University Place and utility providers for consistency between the comprehensive system plans of each utility and the growth plans of the City.
  - 1.1.1 University Place shall retain copies of comprehensive system plans of each utility serving the City.
  - 1.1.2 University Place shall refer to the comprehensive system plans of utilities in amendments to the Comprehensive Plan.
- 1.2 Encourage utility providers to utilize the University Place Comprehensive Plan in planning future facilities.

- 3.2.1 Promote the coordination of joint planning of new road construction and maintenance of existing roads with utility trenching activities.
- 3.2.2 Make provisions (for example, through franchise agreements) for the installation of utility facilities by utility and cable providers within public rights-of-way and easements.
- 3.2.3 Provide timely notice of new construction and maintenance and repair of existing roads to utilities.
- 3.2.4 Coordinate construction timing to minimize construction-related disruptions to the public and reduce the cost to the public of utility delivery.
- 3.2.5 Work with the WUTC to allow utilities to provide least cost service to existing and new consumers.
- 3.3 Provide urban level public facilities and services in the City to avoid health hazards, enhance the quality of life, and to maintain viable, efficient, and cost-effective delivery.
- 3.4 Encourage coordination to resolve conflicts between public facility providers with established utility service areas within the City and newly annexed areas.
  - 3.4.1 Annexation studies should identify effects on the provision of utility service.
  - 3.4.2 Negotiate interlocal agreements and contracts that resolve:
    - a. Boundary disputes,
    - b. Identify how service areas will be adjusted and service provided after annexations and incorporations, and
    - c. Levels of service differences.
- 3.5 Coordinate and consolidate public service or public facility districts, where feasible, to distribute public services and facilities more efficiently.

# UT Objective 4. Conserve resources to save money and to promote reliability of existing supply, consistent with the serving utilities' public service obligations.

- 4.1 Research and implement state of the art resource conservation technologies in all areas of new construction and large scale renovation public facilities.
- 4.2 Facilitate the conversion to cost-effective and environmentally sensitive alternative technologies and energy sources.
- 4.3 Consider cost-effective water and energy conservation technologies, including but not limited to, site plans, construction methods and materials, landscaping in land use policies, and development regulations. Such technologies for methods and

#### ELECTRICITY

#### **UT Objective 8.**

#### Accommodate regional electrical facilities.

- 8.1 Make decisions on electric utility facilities so that the availability of safe, adequate and efficient electrical service in other jurisdictions is not negatively affected.
- 8.2 Accommodate additions and improvements to electric utility facilities that enhance the capacity and reliability of regional resources, particularly when multijurisdictional benefits within the region can be achieved.
- 8.3 Provision should be made for utility corridors to provide electric service within University Place and to provide appropriate electric service outside University Place.

# UT Objective 9. Provide for expansion of electric utility facilities to meet future load requirements and support conservation measures to aid in meeting future growth needs.

- 9.1 Conserve the use of electric energy in public facilities.
- 9.2 Require conservation and encourage the use of alternative energy sources.
  - 9.2.1 Encourage the installation of utility lines to connect non-utility owned electric generation sites to the power grid.
  - 9.2.2 Encourage building, landscaping, and site design that maximizes passive solar gain.
  - 9.2.3 Provide appropriate locations for alternative energy sources.
- 9.3 Monitor research concerning possible health effects of electromagnetic fields (EMF).
  - 9.3.1 The question of electromagnetic fields is a potential health concern requiring further scientific study before policies can be adopted by University Place.
- 9.4 Recognize the integrated resource plan the serving utility develops and submits to its regulatory body for review and approval.

#### **NATURAL GAS**

#### UT Objective 10. Encourage natural gas service within an [the] City limits.

10.1 Foster the extension of natural gas distribution lines to and within an City limits.

- The design incorporates dry sewer facilities to the edge of an adjacent rightof way to facilitate future hook-up; and
- The applicant agrees not to object to future Local Improvement Districts (LID) or hook-up actions.
- 13.5 At the time of new development or expansion which increase the amount of wastewater generated, property owners [, at their own expense, ] shall be required to hook up to existing and available sewers lying within 300 feet of the property at the property owners expense.
- 13.6 University Place should continue to plan for capacity and facilities needed to serve the projected population within an [ the ]City limits, continuing to build upon the long-term centralized regional approach.

### UT Objective 14. Promote reliable and cost-effective service.

- 14.1 Encourage the State Department of Health and the Tacoma Pierce County Health Department to investigate alternative techniques or innovative systems for sewage and biosolids use.
- 14.2 Preferred routing for sewer lines is through road rights-of-way, powerline rights-of-way, and other existing easements.
- 14.3 [ Allow the expansion of ] Expand the Chambers Creek Wastewater Treatment Plant to meet needed capacities [ add of the Urban Growth Area ] and to further reduce pollutants discharged to Puget Sound from the Chambers Creek-Clover Creek Sewer Basin.
- 14.4 Encourage Pierce County to plan and construct facilities needed to create a Class A biosolid product suitable for all land applications. [ delete ]
- 14.5 [14.4] Promote pretreatment of industrial wastes.
- 14.6 [14.5] Encourage Pierce County to maintain emergency response plans for the wastewater treatment plant and related sewer system facilities.

#### SOLID WASTE MANAGEMENT

## **UT Objective 15.** Provide reliable and cost-effective service.

- 15.1 University Place shall consider privately owned transfer stations as private facilities providing a public service.
  - 15.2 Evaluate new technologies for disposal of solid waste produced by University Place residents.

17.3 Provide convenient waste transfer locations for public and commercial needs.

#### UT Objective 18. Protect the environment while providing for solid waste facilities.

- 18.1 Design and locate solid waste facilities with proper consideration for present and future health and environmental impacts, while recognizing the need to provide these facilities within the City.
- 18.2 Promote pretreatment of industrial wastes.
- 18.3 Provide an environmentally safe and reliable system(s) which protects human health and reduces dependency on landfills.
- 18.4 Provide for maximum protection of the environment and support clean activities of facilities with existing environmental problems.

#### UT Objective 19. Provide for adequate disposal of special wastes.

- 19.1 Provide guidelines and strategy for disposal of all special waste types.
- 19.2 Ensure that management strategies for special wastes follows the State Best Management Strategies.

#### DOMESTIC WATER SYSTEMS

#### UT Objective 20. Promote reliable water service throughout University Place.

- 20.1 The Pierce County Coordinated Water System Plan must be updated to ensure that there is a balance between water supply service provision and demand.
  - 20.1.1 Any update to the Pierce County Coordinated Water System Plan (CWSP) should contain a contingency plan for water supply emergencies.
- 20.2 University Place should develop criteria to identify the necessary qualifications for adequate and reliable water service providers in coordination with the State guidelines.
- 20.3 All water systems included within the City must meet guidelines for adequate and reliable water systems, which would include flexible fire flow standards which take into consideration fire resistant building technologies.
- 20.4 Within the City prohibit new individual wells except for special circumstances.

#### UT Objective 24. Protect the quality of groundwater used for domestic water supplies.

- 24.1 Reduce the risk of salt water intrusion.
- 24.2 Improve well construction and abandonment practices.
- 24.3 Request that the TPCHD develop special on-site sewage disposal system permitting requirements for commercial facilities. The special permitting requirements should include preparation of a hazardous materials management plan for each facility, compliance with the hazardous materials related pretreatment standards of the Pierce County Department of Public Works & Utilities, and annual re-permitting and inspection provisions.
- 24.4 Implement a long-term groundwater quantity and quality monitoring program for basins that provide domestic water supplies.
- 24.5 Request the Tacoma Pierce County Health Department to start a program to prevent septic failures through public education and routine septic checks.
- UT Objective 25. Support the review of the following previously adopted plans, correct deficiencies and inconsistencies which appear, and adopt and amend portions of such plans which are consistent with the Comprehensive Plan:
  - 25.1 The Pierce County Coordinated Water System Plan, 1988 Clover Chambers Creek Groundwater Management Plan
- Ut Objective 26. Protect the quality of groundwater and minimize damage from flooding by implementing an effective surface water management program.

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- "Biosolid land application site" means a site where stabilized biosolids, septage and other organic waste is applied to the surface of the land in accordance with established agronomic rates for fertilization or soil conditioning. There are five (5) categories of sludge sites. Sites meeting S-1, S-2, and S-3 standards meet established agronomic rates and need no zoning permit. Sites in the S-4 and S-5 categories are treated as landfills. (Pierce County Code 18.10.219.095)
- "Biosolids (sludge)" means a semisolid substance consisting of settled solids combined with varying amounts of water and dissolved materials generated from a wastewater treatment plant or system or other sources, including septage biosolids, sewage biosolids, and industrial biosolids. (WAC 173 304-100)
- "Buffer" means open spaces, landscaped areas, fences, walls, berms, or any combination thereof used to physically separate or screen one use or property from another so as to visually shield or block noise, lights, or other nuisances. A "Buffer" may also mean undisturbed areas of natural vegetation contiguous to a critical area which helps maintain the natural functions of the critical area.
- "Buy-back recycling center" means any facility which collects, receives, or buys recyclable materials from household, commercial, or industrial sources for the purpose of accumulating, grading, or packaging recyclable materials for subsequent shipment and reuse, other than direct application to the land. (Pierce County Code 18.10.223.015)
- "Capacity" means the maximum amount or number that can be contained or accommodated. (Regional Growth Management Act Inter-Utility Report)
- "Capital improvement" means land, improvements to land, structures (including design, permitting, and construction), initial furnishings and selected equipment. Capital improvements have an expected useful life of at least 10 years. Other "capital" costs, such as motor vehicles and motorized equipment, computers and office equipment, office furnishings, and small tools are considered to be minor capital expenses in the County's annual budget, but such items are not "capital improvements" for the purposes of the Comprehensive Plan, or the issuance of development permits.
- "Carrying Capacity" means the level of development density or use an environment is able to support without suffering undesirable or irreversible degradation.
- "Category of public facilities" means a specific group of public facilities, as follows:
- Category A public facilities are facilities owned or operated by Pierce County and subject to the requirement for concurrency.
- Category B public facilities are facilities owned or operated by federal, state and city governments, independent districts, and private organizations and subject to the requirement for concurrency.

- "Concurrency" means that adequate public improvements or strategies are in place at the time of development. For transportation improvements, concurrency means that a financial commitment is in place to complete the improvements or strategies within six years. (RCW 36.70A.070)
- "Concurrency Management System" means the procedures established by Pierce County [University Place] to insure that adequate public capital facilities are provided as development occurs so that established levels of service for those capital facilities are always maintained.
- "Conservation" means improving the efficiency of energy use; using less energy to produce the same product.
- "Consistency" means that no feature of a plan or regulation is incompatible with any other feature of a plan or regulation. (WAC 365-195-210)
- "Contiguous development" means development of areas immediately-adjacent to one another: (WAC 365-195-210)
- "Cooperative" means a private, nonprofit utility, operating within state law but essentially self-regulated by a board of directors elected from its membership. (Electricity I.P.)
- "Critical areas" means wetlands, flood hazard areas, fish and wildlife habitat areas, aquifer recharge areas, and geologically hazardous areas.
- "Critical facilities" means those facilities occupied by populations or which handle dangerous substances, including but not limited to hospitals and medical facilities; structures housing, supporting or containing toxic or explosive substances; covered public assembly structures; school buildings through secondary including day-care centers; buildings for colleges or adult education; jails and detention facilities; and all structures with occupancy of greater than 5,000 people.
- "Cumulative Financial Impact" means the collective costs associated with a government decision or action that affects the acquisition, development, operation, or service of a parcel of land and the buildings upon a parcel of land.
- "Dangerous waste" means any discarded, useless, unwanted or abandoned nonradioactive substance, including, but not limited to, certain pesticides, or any residues or containers of such substances which are disposed of in such quantity or concentration as to pose a substantial present or potential hazard to human health, wildlife, or the environment because such wastes or constituents or combinations of such wastes: (a) Have short-lived, toxic properties that may cause death, injury, or illness, or have mutagenic, teratogenic, or carcinogenic properties; or (b) Are corrosive, explosive, flammable, or may generate pressure through decomposition or other means. (RCW 70.105.010)
- "Demolition waste" means solid waste, largely inert waste, resulting from the demolition or razing of buildings, roads, and other man-made structures. Demolition waste consists of, but is not limited to, concrete, brick, bituminous concrete, wood and masonry, composition roofing and roofing

- "Development regulations" means any controls placed on development or land use activities by a county or city, including, but not limited to, zoning ordinances, subdivision ordinances, and binding site plan ordinances. (RCW 36.70.030)
- "Distribution lines" means the most commonly found type of power line use to deliver power from substation to homes or businesses. (Regional Growth Management Act Inter-Utility Report)
- "District" means any of the following designations: Mixed Use District or High Density Residential District. Districts are located along major arterials and major transit routes that connect to Activity, Community or Employment Centers.
- "Domestic water system" means any system providing a supply of potable water which is deemed adequate pursuant to RCW 19.27.097 for the intended use of development.
- "Drop-off recycling center" means any facility which provides collection boxes or other containerized storage where citizens can leave materials for recycling.
- "Economic diversity" means the wide spectrum of business enterprises and industries. Diversity minimizes the risk of economic slowdown by basing growth on a wide range of business enterprises.
- "Economic development" means the process of creating wealth through the mobilization of human, financial, capital, physical, and natural resources to generate marketable goods and services.
- "Electric and Magnetic Fields (EMF)" means the two kinds of fields existing in nature and produced around all types of electrical devices. (Puget Power)
- "Electrical transmission lines" means the lines that transfer electricity between power sources and substations.
- "Employment Center" means Moderate Intensity Employment Center.
- "Erosion" means the wearing away of the earth's surface as a result of the movement of wind, water, or ice.
- "Erosion hazard areas" means those areas that because of natural characteristics, including vegetative cover, soil texture, slope gradient, and rainfall patterns, or human-induced changes to such characteristics, are vulnerable to erosion. (Pierce County Ordinance 91-117S2)
- "Essential public facilities" means capital facilities which are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in patient facilities including substance abuse facilities, mental health facilities, and group homes. (RCW 36.70A.200)
- "Extractive industries" means industries that extract natural resources from the earth. This includes, but is not limited to, surface mining.

- "Geographical Information System (GIS)" means a computer based information system that stores parcel data for specified land masses. Information can be retrieved in several formats that include computer generated maps, reports, etc.
- "Geologically hazardous areas" means areas, that because of their susceptibility to erosion, sliding, earthquake, or other geological events, may pose a risk to the siting of commercial, residential, or industrial development consistent with public health or safety concerns. (RCW 36.70A.030 and Pierce County Ordinance 91-117S2)
- "Geothermal" means power generated from heat energy derived from hot rock, hot water, or steam in the earth's surface. (Regional Growth Management Act Inter-Utility Report)
- "Greenbelt" means a linear corridor of open space which often provides passive recreational and non-motorized transportation opportunities, serves as a buffer between developments and varying land uses, or creates a sense of visual relief from dense urban landscapes.
- "Ground Level Multi-Family" means a multi-family structure containing more than two dwelling units each of which have ground floor access and are joined to one another only by party walls. Examples of "Ground Level Multi-Family" are "Townhouses", or single-story "tri-plexes" or "four-plexes".
- "Group A Water System" means, for the purpose of this Plan and implementing regulations, a water system which: (1) is regulated by the State Department of Health and has an approved comprehensive water system plan; (2) is designated as a satellite system management agency; and (3) has one hundred or more hookups. "Group A Water System" means, for the purpose of this Plan and implementing regulations, a water system which; 1) is regulated by the State Department of Health and has an approved comprehensive water system plan; 2) is designated as a satellite system management agency; and 3) has 100 or more hookups.
- "Habitat" means the sum total of all the environmental factors of a specific place that is occupied by an organism, a population or a community.
- "Hazardous areas" means areas subject to geologic hazards or flood hazards.
- "Hazardous waste" means all dangerous and extremely hazardous waste, including substances composed of both radioactive and hazardous components. (RCW 70.105.010)
- "Hazardous waste treatment and storage facility" means a facility that treats and stores hazardous waste and is authorized pursuant to RCW 70.105, WAC 173-303. It includes all contiguous land and structures used for recycling, reusing, reclaiming, transferring, storing, treating or disposing of hazardous waste. (Pierce County Code 18.10.208.004)
- "High capacity transit" means any transit technology that operates on separate right-of-way and functions to move large numbers of passengers at high speeds, e.g., busway, light rail, commuter rail, etc. (Pierce County Transportation Plan)

- "Inert wastes" means noncombustible, nondangerous solid wastes that are likely to retain their physical and chemical structure under expected conditions or disposal, including resistance to biological attack and chemical attack from acidic rainwater. (WAC 173-304-100)
- "Infill" means the development of housing or other buildings in vacant sites in an already developed area.
- "Infrastructure" means facilities and services needed to sustain industry, residential, and commercial activities. Infrastructure may include, but not be limited to, water and sewer lines, streets, and communication lines. From an Economic Development perspective, infrastructure also includes environmentally safe siting, an adequately trained labor force, and a transport network that includes an adequate commercial transportation system of roadways, rail system, and air freight.
- "Interim solid waste handling facility" means any facility where solid waste is collected or subjected to interim processing before being transported to a permanent disposal site. This includes transfer stations, drop boxes, baling and compaction sites, material resource recovery facilities, and source separation.
- "Intertie" means a line or system of lines permitting a flow of energy or water between major systems.
- "Investor-owned utility" means a utility which is organized under state law as a private corporation for the purpose of providing utility services. (Puget Power)
- "Joint planning" means cooperative planning to occur between jurisdictions in areas of mutual concern to ensure consistency in planning among jurisdictions.
- "Junk, salvage or wrecking yard" means any waste processing facility which dismantles, wrecks, stores, buys or sells scrap materials, junk or vehicles.
- "Kitchen" means any room or rooms, or portion of room or rooms, used or intended or designed to be used for cooking or the preparation of food.
- "Level of service" means an established minimum capacity for public facilities or services that is planned to be provided per unit demand or other appropriate measure of need and is used as a gauge for measuring the quality of service. Levels of service are usually quantifiable measures of the amount of public facilities that are provided to the community. Levels of service may also measure the quality of some public facilities. Levels of service should be set to reflect realistic expectations consistent with the achievement of growth aims. Levels of service standards are valuable planning and budgetary tools, even if concurrency is not required for specified facilities, given that they are a measure of quality of service.
- "Lifeway values" means the values embodied in a cultural tradition or lifeway expressed in beliefs, practices, arts, crafts, and social institutions of a community.

- "Mixed Use District" means a land use zoning designation which has as its characteristics concentrations of limited commercial, office and multi-family developments located along major arterials, between Moderate Intensity Employment, Activity or Community Centers. Commercial activity in Mixed Use Districts caters to a customer base within the surrounding neighborhoods. Multi-family, limited retail, and office uses are allowed within Mixed Use Districts to provide economic diversity and housing opportunities near transit routes and business activity. There
- "Mobile home" means structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intented for human occupancy, that is being used for residential purposes, and that was constructed between January 1, 1962 and June 15, 1976 and met the construction requirements of Washington State mobile home laws in effect at the time of construction.
- "Mobile Home/Manufactured Home Park". Mobile home park means a tract of land designed and maintained under a single ownership of unified control where two or more spaces or pads are provided solely for the placement of mobile or manufactured homes for residential purposes with or without charge. A mobile home/manufactured home park shall not include mobile home/manufactured home subdivisions or recreational vehicle parks.
- "Moderate Density Single Family" land use designation means areas designated for single-family or two-family dwellings. Multi-family housing, commercial or industrial uses are prohibited. Specific densities are based on land characteristics and the availability of urban services such as sewers.
- "Moderate Intensity Employment Center" means areas intended to meet the light industrial and corporate office needs of the County.
- "Moderate-risk waste" means any waste that (a) exhibits any of the properties of hazardous waste but is exempt from regulation under this chapter solely because the waste is generated in quantities below the threshold for regulation, and (b) any household wastes which are generated from the disposal of substances identified by the Department as hazardous household substances. (RCW 70.105.010)
- "Multi-family" means a structure containing three or more dwelling units, with the units joined to one another. "Ground Level Multi-Family" and "Multiple Level Multi-Family" are forms of multi-family housing.
- "Multimodal" means two or more modes or methods of transportation. Examples of transportation modes include: bicycling, driving an automobile, walking, bus transit or rail.
- "Multiple level multi-family" means a multi-family structure containing three or more dwelling units and where such units are joined to one another by party walls and ceilings/floors and do not all have ground floor access. Examples of "Multiple Level Multi-Family" are "Garden apartments", "Mid-rise Apartments" and two-story "Tri-plexes" and "Four-plexes".

- "Open space" means a landscape which is primarily unimproved. Open space areas may include: critical areas; wooded areas; parks; trails; privately owned nature reserves; abandoned railroad lines; utility corridors; and other vacant rights of way. Permanent dedication, designation or reservation of open space for public or private use may occur in accordance with Comprehensive Plan policies.
- "Overnight lodging" means permanent, separately rentable accommodations which may include a kitchen and are available to the general public for short term use. The accommodations are intended for visitors rather than for full-time residents. Overnight lodgings include hotel or motel rooms, and time share units. Individually-owned units other than timeshare units may be considered overnight lodgings if they are available for overnight rental use by the general public for at least 45 weeks per calendar year.
- "Park-and-ride" means a system in which commuters individually drive to a common location, park their vehicles, and continue travel to their final destination via public transit. (Pierce County Transportation Plan)
- "Passive solar gain" means utilizing heat from the sun by allowing the space to be heated to directly absorb sunlight, thus serving as a collector, storage space and distribution system in one.
- "Peak load" means the maximum electrical load demand in a stated period of time. On a daily basis the peak load occurs at midmorning and in the early evening. On an annual basis it occurs in hot or cold weather periods. (Regional Growth Management Act Inter Utility Report)
- "Peak capacity" means the maximum capacity of a system to meet loads. (Regional Growth Management Act Inter-Utility Report)
- "Per capita income" means the mean income computed for every man, woman and child in a particular group. It is derived by dividing the total income of a particular group by the total population in that group. (US Census)
- "Performance standards" means a set of criteria or limits relating to certain characteristics that a particular use or process must meet. The standards usually cover noise, vibration, glare, heat, air or water contaminants, and traffic.
- "Policy plan" means a plan that consists mainly of policy statements expressing general community goals and policies and desirable relationships among human activities. A policy plan may be a comprehensive plan, although more flexible and general than traditional comprehensive plans.
- "Planned development district (PDD)" means a flexible zoning concept which provides an opportunity to mold a district so that it creates a more desirable environment, and results in a better use of land than that [ add which could have been provided ] produced through the limiting standards provided in the regular zoning classifications.

- "Ridesharing" means any type of travel where more than one rider occupies or "shares" the same vehicle, such as a carpool, vanpool, or transit vehicle. (Pierce County Transportation Plan)
- "Right-of-Way (ROW)" means land owned by a government or an easement for a certain purpose over the land of another, used for a road, ditch, electrical transmission line, pipeline, or public facilities such as utility or transportation corridors.
- "Riparian areas" means lands situated along streams.
- "Sanitary sewer" means the system that carries liquid and waterborne wastes from residences, commercial buildings, industrial plants and institutions together with minor quantities of ground, storm and surface waters to a wastewater treatment facility. (Sewer Issue Paper)
- "Satellite management program" means a program established to provide for technical assistance, contract services, and other resources to meet long-term management needs of satellite systems.
- "Satellite system" means a water or sewer system whose service area is remote from other systems and for which connection to adjacent water or sewer systems is not feasible. Under provisions of the Coordination Act, technical assistance and administrative services may be provided to satellite systems.
- "Secondary treatment" means the second step in purifying sewage which uses biological processes in addition to settling and provides purification from 85 to 95 percent. (Sewer Issue Paper)
- "Seismic hazard areas" means areas subject to severe risk of damage as a result of earthquake induced ground shaking, slope failure, settlement, or soil liquefaction.
- "Service lateral" means lines that carry power to a meter, fuse box or breaker panel.
- "Set-aside lands" means land that is held for future development. Set aside lands may be able to develop at increased densities if the Comprehensive Plan designation is amended in the future.
- "Sewer" means the closed pipe which carries raw sewage from a home or business to a treatment plant. (Sewer Issue Paper)
- "Signal interconnect systems" mean a system for coordinating and connecting traffic signals.
- "Single family" (detached) means a dwelling unit that is not attached to another dwelling unit by any means.
- "Site development standards" means a variety of standards applied to site development that can include, among others, principles for placement of buildings on site, provision of open space, access roads, drainage facilities, lighting, parking and landscaping.

- "Sub-basin watershed" means an individual drainage basin or grouping of drainage basins which forms a part of a Water Resource Inventory Area, as identified by the Washington Department of Fisheries.
- "Substation" means an electric power station which serves as a control and transfer point on an electrical transmission system. Substations route and control electrical power flow, transform voltage levels, and serve as delivery points to individual customers.
- "Surface waters" means streams, rivers, ponds, lakes, or other waters designated as "waters of the state" by the Washington Department of Natural Resources (WAC 222-16-030)
- "Taking" means the appropriation by government of private land for which compensation" must be paid.
- "Tertiary treatment" means the third step in purifying sewage that removes additional nutrient levels. (Sewer Issue Paper)
- "Thermal generation" means the production of electricity from combustion and steam powered turbines. The heat in thermal plants can be produced from a number of sources such as coal, oil and gas, and nuclear fuel.
- "Time share unit" means units where an individual has the rights of ownership to use overnight lodging for a specified interval of time.
- "Tipping fee" means the fee assessed for disposal of waste. This fee is used when estimating the cost of producing electricity from municipal solid waste.
- "Toxic waste sites" means locations where hazardous or toxic substances are handled or disposed.
- "Traditional development" means single-family residential development that has detached houses on individual lots.
- "Transfer station" means a permanent, fixed supplemental collection and transportation facility used by persons and route collection vehicles to deposit solid waste into a large transfer vehicle for transport to a permanent disposal site. Transfer stations may include recycling facilities. (Pierce County Code 18.10.209.005)
- "Transfer of Development Rights (TDR)" means the transfer of the right to develop or build, expressed in dwelling units per acre, from land in one zoning district to land in another district where such density/development is permitted.
- "Transformer" means a device which raises or lowers voltage. (Puget Sound Electric Utilities Task Force on the Growth Management Act)
- "Transit Center" means a focal point for transit services which any [ may ] allow interconnections with other route and intermodal transfers.

- "Utility service review procedure" means an administrative procedure set up under local agency jurisdiction to identify the water purveyor best able to serve an area where new public water service is requested.
- "Vesting" means the legal principle whereby a point in time exists at which the right to proceed with a development action may not be cancelled by the City.
- "Visioning" means a process of citizen involvement to determine values and ideals for the future of a community and to transform those values and ideals into manageable and feasible community goals.
- "Volt" means the unit of voltage or potential difference. (Regional Growth Management Act Inter-Utility Report)
- "Waste recycling facility" means any waste processing facility which collects, stores, or treats waste materials, other than hazardous waste, for reuse. This includes, but is not limited to, (1) buy-back recycling centers; (2) drop off recycling centers; (3) junk, salvage, or wrecking yard; (4) reclamation site; and (5) accumulation of wastes in piles for storage, treatment, and composting for recycling or utilization (such as tire piles). (Pierce County Code 18.10.223.015)
- "Waste-to-energy facility" means a facility designed to process solid or liquid waste into usable secondary materials, including fuel and energy (hot water, steam or electricity), through mass burning, refuse derived fuel incineration, pyrolysis or other means of combustion.
- "Water supply system" means a system of facilities required to obtain, treat, and distribute water to customers.
- "Watershed" means the region drained by or contributing water to a stream, lake, or other body of water.
- "Water dependent uses" means all uses which cannot exist in any other location and are dependent on the water by reason of the intrinsic nature of the operation.
- "Watt" means an electric unit of power or a rate of doing work. (Regional Growth Management Act Inter-Utility Report)
- "Wetland or Wetlands" means areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands generally do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities. However, wetlands may include those artificial wetlands intentionally created from nonwetland areas created to mitigated conversion of wetlands, if permitted by the City. (RCW 36.70A.030 and the City's Critical Areas and Natural Resource Lands regulations).

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