

LAND USE

INTRODUCTION

How to Use the Land Use Element

The Land Use Element specifically considers the general distribution, location, and extent of land uses and the appropriate intensity and density of land uses given development trends. It has been developed in accordance with GMA requirements, King County and Pierce County Countywide Planning Policies, and the Puget Sound Regional Council's Multicounty Planning Policies contained in VISION 2050. The Land Use Element has also been integrated with all other Pacific Comprehensive Plan elements to ensure consistency.

Future Land Use Map

The Future Land Use Map establishes the future distribution, extent, and location of generalized land uses.

Future Land Use Designations

Each designation on the Future Land Use Map is unique and is defined as follows:

<<PLACEHOLDER FOR NEW FUTURE LAND USE DESIGNATION TABLE>>

<<PLACEHOLDER FOR FUTURE LAND USE DESIGNATION DESCRIPTIONS>>

GOALS AND POLICIES

Plan for Growth

Goal LU-1: Plan for adopted population and employment growth targets for 2024-2050 period.

POLICIES

Policy LU-1.1: Maintain urban growth boundaries to contiguous land where the City can efficiently provide urban services which meet the community's desired levels of service.

Policy LU-1.2 Accommodate King County adopted growth targets and Pierce County adopted growth targets and plan for additional growth in a 20-year planning horizon.

Coordinated Planning

Goal LU-2: Coordinate growth and development with adjacent jurisdictions (i.e., cities and counties) to promote and protect inter-jurisdictional interests.

POLICIES

Policy LU-2.1: The urban growth area (UGA) is subject to joint planning between the City of Pacific and King and Pierce Counties. Establish coordinated land use designations and development proposal review procedures to ensure that the character of these areas remains consistent with the goals of this Comprehensive Plan.

Policy LU-2.2: Coordinate with agencies providing social services in the City to provide effective and needed services for Pacific.

Land Use Patterns

Goal LU-3: Ensure that the land use pattern of the City encourages needed, diverse, and creative development, protects existing uses, safeguards the environment, promotes efficient use of land, encourages alternative modes of transportation and alternative energy sources, and helps maintain Pacific's sense of Community.

POLICIES

Policy LU-3.1: Encourage attractive, stable, high-quality residential neighborhoods and commercial developments with an appropriate variety of housing, shopping, employment, and services.

Policy LU-3.2: Provide residential opportunities that offer a variety of housing densities, types, sizes, costs, and locations to meet the future demand and changing preferences of all economic levels and age groups.

Policy LU-3.3: Remove redundant or inconsistent development requirements and balance environmental protection, public participation, housing, and economic development goals.

Goal LU-4: Design Pacific so that housing, jobs, daily needs, sports, and recreation, and other services are within easy walking distance of each other.

POLICIES

Policy LU-4.1: Incentivize a mix of residential-scale civic, commercial, and service uses in neighborhood centers, such as the Neighborhood Center (NC) Overlay zone and the Commercial-Residential Mixed Use (MC) zone.

Policy LU-4.2: Establish small neighborhood parks or green spaces where appropriate.

Policy LU-4.3: Allow a variety of housing and a mix of residential uses.

Commented [TT19]: Moved here from Community Character Element

Policy LU-4.4: In conjunction with the Auburn, Dieringer, Fife, and Sumner School Districts, encourage the location of schools within walking distance of most of the population they are intending to serve.

Commented [RC20]: Covered in Housing element. Delete?

Policy LU-4.5: Adopt and maintain policies, codes, design guidelines, and land use patterns that increase physical activity, particularly walking.

Commented [EM21R20]: We can keep it since it is talking about residential uses not building types

Goal LU-5: Redevelop underutilized areas to reduce sprawl and take advantage of the City's investment in existing infrastructure.

Commented [TT24]: Moved here from Community Character Element

POLICIES

Policy LU-5.1: Incentivize well-designed infill and redevelopment projects to fully utilize previous investment in existing infrastructure and reduce the consumption of undeveloped lands.

Residential Uses

Goal LU-6: Enhance existing neighborhoods while embracing necessary change.

POLICIES

Policy LU-6.1: Encourage new single-family development throughout existing single-family neighborhoods at appropriate densities.

Policy LU-6.2: Provide innovative design options that support residential neighborhoods, provide for efficient land use, and protect and enhance the natural environment. For instance, allowing a range of densities, clustering, low impact development techniques, and ample landscaping can help protect air and water quality, allow groundwater recharge, protect habitat, and contribute to more attractive neighborhoods.

Commented [RC27]: Potential climate policy.

Policy LU-6.3: Regulatory decisions in all residential neighborhoods shall prioritize maintain, stabilize, or enhance the neighborhood.

Commented [RC28]: This policy could be edited further to address equity.

- a) The location of uses other than those permitted outright will only be allowed as specified in this Comprehensive Plan and in the zoning ordinance.
- b) The City recognizes the important role that public facilities (such as sidewalks, neighborhood parks, and elementary schools) and limited scale quasi-public uses (such as small churches and daycare centers) play in maintaining viable residential neighborhoods. Design of public buildings should contribute to a sense of community.

Policy LU-6.4: Continue to allow manufactured homes as an affordable form of home ownership.

Policy LU-6.5: Permit modular and manufactured homes on single family lots which meet minimum dimensional standards (double wide) and which are placed on permanent foundations.

Goal LU-7: Protect existing and proposed residential areas from conflicting nonresidential uses using natural and built land use buffers and by considering the existing transportation network.

POLICIES

Policy LU-7.1: Abate illegal uses or structures, encourage non-conforming and incompatible uses to relocate to more suitable zones in the City, provide information on zoning and available lands, and develop rules to sunset non-conforming and incompatible uses.

Policy LU-7.2: Avoid potential conflicts between the development of an arterial and residential uses by:

1. orienting residential units away from arterials, or
2. increasing residential setbacks along arterials, or
3. placing buffers between arterials and residential units while still allowing access between the residential area and major streets for pedestrians and bicyclists.

Policy LU-7.3: Balance the needs of existing residents with the need to accommodate new uses in areas of transition.

Policy LU-7.4: Utilize conditional use permits to reduce impacts and increase compatibility with other uses in the neighborhood.

Policy LU-7.5: Permit home occupations in residential neighborhoods if they comply with performance standards that ensure compatibility with adjacent residential uses. Greater flexibility may be appropriate for home occupations near the border of residential neighborhoods as a transition to adjacent uses.

Policy LU-7.6: Minimize the impact of infill development on existing residential neighborhoods by incorporating features such as design or landscaping themes that enhance both the neighborhood and community character.

Policy LU-7.7: Utilize and preserve natural features, including, but not limited to, topography, open spaces, parks, and stands of trees, to separate incompatible land uses and densities.

Policy LU-7.8: Implement development codes to require landscaped buffers, natural area preservation, or other measures are utilized to separate new residential developments from incompatible uses and major streets. These buffers should permit access between the residential area and the major street for pedestrians and bicyclists.

Commented [TT34]: Combined with LU-19.2 above

Commercial Uses

Goal LU-8: Zone the Neighborhood Center as a true Main Street., and achieve a mix of commercial land uses that serve the City's residents, businesses, and visitors.

POLICIES

Policy LU-8.1: Promote a mix of compatible uses that balances jobs with housing.

Policy LU-8.2: Expand the Neighborhood Center to allow for more local businesses and community gathering spaces.

Commented [TT35]: Concept from original Vision Statements.

Policy LU-8.3: Create a hierarchy of attractive commercial centers to serve both Pacific citizens and the traveling public.

Commented [TT36]: Concept form original Vision Statemnts.

Policy LU-8.4: Concentrate commercial development and distinguish between different types of commercial activities by outlining specific development standards for each commercial zoning classification.

Policy LU-8.5: Ensure that commercial development contributes the economic vitality of Pacific.

Goal LU-9: Ensure that commercial development is complementary to adjacent land uses.

Commented [TT37]: This goal moved up in the LU Element to the Commercial Uses heading.

POLICIES

Policy LU-9.1: Encourage the upgrading of commercial and industrial facilities that are adjacent to residential uses to have adequate buffering, such as increased setbacks, landscaping, decreasing the size and bulk of buildings or limiting the type and operation of commercial activities adjacent to residential uses.

Policy LU-9.2: Buffer commercial development with:

1. medium density multi-family;
2. office park;
3. design considerations such as setbacks, landscaping, or walls, or any combination thereof, to ensure preservation of a quality living environment in adjacent neighborhoods, and;
4. open space/parks.

Policy LU-9.3: Enhance compatibility among land uses through landscaping, building orientation and setbacks, traffic control, and other measures to reduce potential conflicts. Prohibit residential uses, except for caretaker's quarters, in industrial areas, and approval of commercial uses should be monitored to compliment the industrial uses.

Industrial Development

Goal LU-10: Reserve areas appropriate for industrial development to achieve a healthy local economy.

Commented [RC39R38]: Fix numbering if taking out

Commented [RC40R38]: Can nest under Goal LU-11 (or LU-10 with renumbering), i.e. Policy LU-11.7: Use office park uses to provide a buffer and transition from light industrial to residential and other less intense uses.

POLICIES

Policy LU-10.1: Require significant industrial development to provide a balance between service demands and impacts placed on the City's quality of life and the local benefits derived from such development.

Policy LU-10.2: Encourage the grouping of uses which will mutually benefit each other or provide needed services.

Policy LU-10.3 Compatible commercial uses will be allowed in designated industrial areas, particularly those that primarily serve industrial businesses or their employees.

Policy LU-10.4 Encourage planned developments, such as office parks, which provide a mixture of light industrial use, related office use, and small supporting commercial uses.

Policy LU-10.5 When allowed in industrial areas, non-related office and retail uses will be limited in size, extent, and location.

Policy LU-10.6 Protect Industrial areas from incompatible non-industrial uses.

Policy LU-10.7 Design industrial development to avoid critical areas and reduce environmental impacts, provide landscaping and energy conservation, and consider Transportation Demand Management and Commute Trip Reduction strategies.

Goal LU-11: Encourage high-quality industrial development. Establish performance standards and design guidelines for industrial areas.

POLICIES

Policy LU-11.1: Amend the zoning codes and performance standards for industrial development to:

Commented [RC42]: Has this been done?

1. Regulate development in light industrial areas to incorporate aesthetically pleasing building and site design.
2. Regulate development in heavy industrial areas to incorporate site development standards and landscaping which screens unsightly views from adjacent non-industrial sites

Policy LU-11.2: Master planning for new industrial and manufacturing land uses will include such features as open space, landscaping, integrated signage, traffic control and overall management and maintenance.

Policy LU-11.3: Require new industrial land uses to locate on properly zoned sites with suitable topography and soils to minimize impacts to the environment and residential use, and to provide good transportation access for trucks and employees, and adequate public facilities and services. Encourage clean and light manufacturing land uses in appropriate locations convenient to major transportation corridors.

Policy LU-11.4: Industrial uses should be designed with safe, convenient, and comfortable pedestrian connectivity between businesses, public streets, and transit stops.

Energy Efficiency

Goal LU-12: Encourage energy-efficiency development practices.

Commented [RC45]: Potential climate policy.

POLICIES

Policy LU-12.1: Require the consideration of efficient passive and active solar heating in the orientation and siting of residential dwelling units, and commercial and industrial buildings.

Commented [RC46]: Potential climate policy.

Policy LU-12.2: Develop an energy conservation plan for City-owned buildings, facilities, and fleet. Conduct an energy audit and identify priority actions to reduce energy.

Commented [RC47]: Potential climate policy.

Policy LU-12.3: Conduct an energy audit and identify priority actions to reduce energy, and to be a model for the community.

Commented [RC48]: Any updates?

Policy LU-12.4: Support energy conservation through application of the Washington State energy code requirements, and through voluntary programs such as Leadership in Energy & Environmental Design (LEED) certification and green energy programs by Puget Sound Energy.

Commented [RC49]: Potential climate policy.

Policy LU-12.5: Reduce building energy use in existing and new development by incentivizing green buildings, retrofit of existing buildings, and low impact development.

Commented [RC50]: NEW; potential climate policy.

Policy LU-12.6: Coordinate with Puget Sound Energy to help inform community members and implement renewable energy programs.

Community Livability

Goal LU-13: Ensure healthy and livable communities for all members in the City by managing land use changes and developing City facilities and services.

Policy LU-13.1: Assess the growth impacts of development proposals through the State Environmental Policy Act process and regular permit reports.

Policy LU-13.2: Encourage improvements, such as signs, crosswalks, traffic calming improvements, trail development, fencing, special lighting, or landscaping, that enhance neighborhood appearance, safe travel by foot, car, bike, or other means, general safety for homes, businesses, schools, etc. and pedestrian and vehicular safety.

Policy LU-13.3: Abate all potentially blighting influences through enforcement of nuisance, junk vehicle, and building codes.

Policy LU-13.4: Encourage rehabilitation of deteriorating structures and facilities while also mitigating for the potential displacement of current residents.

Commented [RC55]: Could cause displacement without mitigation.

Policy LU-13.5: Invest in infrastructure and improve access to available funds, such as Community Development Block Grant Funds, by coordinating with regional health and social service providers, and educating property owners and building managers.

Policy LU-13.6: Encourage compact urban development, provide protection of critical areas and resource lands (including, but not limited to areas of steep slopes or wetlands), and to facilitate non-motorized transportation.

Goal LU-14: Implement clear design standards and guidelines that foster a friendly, small-town atmosphere, a dynamically growing regional employment center, and natural open space, parks, recreational areas, and trails.

Commented [TT56]: Moved here from Community Character Element

POLICIES

Policy LU-14.1: Implement design guidelines and a design code which address streetscape, landscape, and building design.

Policy LU-14.2: Develop specific design standards that promote the City’s function as the “Hub” of White River Valley by creating a friendly welcoming atmosphere to all segments of the community including:

- Single-family neighborhoods
- Neighborhood Center
- Highway Commercial Center
- Regional Industrial Employment Center
- Trails and parks

Commented [TT57]: Review with PC. May not want design standards for all of these zones.

Goal LU-15: Adopt design standards to create distinctive reference points in the community.

POLICIES

Policy LU-15.1: Adopt design criteria for development proposals so new projects contribute to the community, enhance public safety, preserve the natural environment, incorporate quality architecture and design, and complement adjacent development.

Policy LU-15.2: Ensure that development relates, connects, and continues the design quality and site functions from site to site in residential, public facility, and commercial areas.

Policy LU-15.3: Encourage small blocks of 660 feet by 330 feet in the “Neighborhood Center” to promote small-scale development, pedestrian movement, and improved access to businesses.

Policy LU-15.4: Encourage development in the Neighborhood Center and adjacent to public places surrounding the Center. Enrich those places and encourage people to use them through enhanced architectural elements and building materials.

Policy LU-15.5: Adopt design standards for public amenities, such as public and pedestrian access, pedestrian-oriented building design, mid-block connections, public spaces, community or city sponsored activities, openness, sunlight, and view preservation.

Policy LU-15.6: Adopt incentives for developers to incorporate artwork into the design of their projects.

Commented [TT58]: Moved here from Community Development Element

Public Places

GOAL LU-16: Maintain and improve the highly visible public realm to maintain community character and increase public safety.

POLICIES

Policy LU-16.1: Ensure that public places are designed to provide pedestrian amenities, including, but not limited to seating, landscaping, kiosks, walkways, pavilions, canopies, and awnings and appropriate to the size and scale of the public use.

Policy LU-16.2: Consider the edges of public places that abut residential property for special design treatment to create a buffer effect.

Commented [TT59]: Moved here from Community Character Element

Policy LU-16.3: Maximize solar exposure to public open space and parks by appropriately placing adjacent structures.

Concurrency + Predictability

Goal LU-17: Coordinate all land use and development for concurrency and predictability.

POLICIES

Policy LU-17.1: Coordinate future land uses with the Transportation, Natural Environment, and Parks, Open Space, Recreation, and Trails elements of this Comprehensive Plan.

Policy LU-17.2: Ensure needed rights-of-way, on-site and off-site road improvements, and utilities are available before development occurs.

Require onsite and frontage improvements and contributions to offsite transportation and utility network improvements using impact fees and SEPA conditions of approval as appropriate.

Policy LU-17.3: Require individual development projects to provide for minimal improvements in accordance with established City performance standards, regardless of size.

Policy LU-17.4: Develop unincorporated land near the City in a manner that minimizes adverse impacts on the City and its residents. Continue to coordinate permit review with King and Pierce Counties and adjacent cities to ensure impacts to Pacific are considered and mitigated.

Policy LU-17.5: Process applications for both State and local development permits in a timely and fair manner to ensure predictability.

Policy LU-17.6: Require the City Council to review the Capital Facilities Element of this Comprehensive Plan and adopt those financing plans needed for future development as a Capital Improvement Program. Review and update this budget annually as appropriate based upon the needs of the City.

Historic and Cultural Resources

Goal LU-18 Identify, preserve, and enhance Pacific's cultural, scenic, and historic resources.

POLICIES

Policy LU-18.1: Coordinate with local tribes and the State Department of Archaeology and Historic Preservation to identify potential historic and archaeological sites.

Policy LU-18.2: Through the environmental review and permit process, consider potential impacts to historic archaeological resources and identify appropriate measures to avoid, minimize, and mitigate impacts consistent with federal and state laws.

Policy LU-18.3: Recognize the heritage of the community by naming parks, new streets, and other public places after and in honor of major City figures and events.

Policy LU-18.4: Designate and inventory historic landmark sites and structures.

Policy LU-18.5: Work jointly with other jurisdictions, agencies, organizations, and property owners to preserve historic resources.

Policy LU-18.6: Explore adoption of the State Historic Building Code, as an additional guideline or alternative to the Uniform International Building Code.

Policy LU-18.7: Explore the creation of a community Arts Commission to fund and promote art and community activities in Pacific.

Commented [RC72]: Has this been done?

Commented [RC73]: Has this been done?

Property Rights

Goal LU-19: Respect private property rights in the development and implementation of any land use regulations.

POLICIES

Policy LU-19.1: Private property will not be taken by the City for public use without just compensation having been made. Protect the property rights of landowners from arbitrary and discriminatory civil action.

Process for Siting Essential Public Facilities

Goal LU-20: Establish and maintain a process for siting essential public facilities.

Essential public facilities include facilities and uses that are difficult to site, such as airports, state education facilities, state transportation facilities, solid waste handling facilities, inpatient facilities, group homes, and others identified in GMA. Policies in this section are designed to be consistent with RCW 36.70A.200 which require a process to site such facilities and indicate a county or city may not preclude the siting of them.

POLICIES

Policy LU-20.1: Subject essential public facilities which are included on the State Office of Financial Management list of essential state public facilities that are required or likely to be built within the next six (6) years to the following siting process:

1. When essential public facilities are proposed the City of Pacific will appoint an advisory "County-Wide Site Evaluation Committee" composed of citizen members selected to represent a broad range of interest groups and expertise. The committee shall also include at least one individual with technical expertise relating to the type of facility. If there are no residents with the appropriate technical knowledge, the City Council may select a non-resident with the

Commented [RC74]: Drafted since these policies didn't have a corresponding goal.

appropriate technical knowledge. The committee will review the proposed project and site using the “Countywide Planning Policy on Siting of Public Capital Facilities of a Countywide or Statewide Nature,” in accordance with King County’s Countywide Planning Policy.

2. The City will use timely notification processes of posting notices in the official newspaper of the City of Pacific, prepare and issue press releases, notices to the School District, and public hearings to notify citizens of the proposed project.
3. The City will also notify adjacent jurisdictions of the proposed project and will solicit review and comment on the recommendations of the County-Wide Site Evaluation Committee.

Policy LU-20.2: Ensure essential public facilities of a county-wide or state-wide nature, (e.g., hazardous waste facilities) meet state laws and regulations requiring specific siting and permitting requirements.

Policy LU-20.3: Ensure the City's comprehensive plan and development regulations does not preclude the siting of essential public facilities. Include standards to ensure reasonable compatibility with local land uses in development regulations.

Expansion and Annexation

Goal LU-21: Ensure the orderly development and annexation of the City’s potential annexation area to achieve adequate and cost-effective provision of required urban services and facilities, reduce sprawl, and implement the goals, objectives, and policies of the Pacific Comprehensive Plan.

POLICIES

Policy LU-21.1: Allow annexation to Pacific only when consistent with State laws and when the property to be annexed pays for its impact on the existing City services, including public safety, utilities, streets, and parks services.

Policy LU-21.2: The City will prepare a fiscal analysis considering the balance of potential future revenues from taxes and the costs of City service operations and capital needs of the proposed annexation area.

Policy LU-21.3: Only consider annexation where natural resource lands and critical areas are and actively protected.

Policy LU-21.4: The City will coordinate inter-jurisdictional review of land use activities in the urban growth area prior to annexation to the City to ensure compatibility with Pacific upon annexation.

Policy LU-21.5: Areas desiring annexation to Pacific shall be required to provide adequate parks along with an adequate tax base for maintenance funding.

Commented [RC75]: Might be good to move these goals (LU-33 and Policies LU-34.1-34.3) before the shoreline sections to better organize the flow of land use topics.

Commented [RC76R75]: (I moved and changed the numbers respectively but we can change back need be).

Commented [TT77]: Moved farther down in list of Goals

Commented [TT78]: Moved to annexation goal

Commented [TT79]: Moved to Annexation Goal

Commented [TT80]: Moved to Annexation Goal