

Element 2

LAND USE



I. Introduction

A. Preface

Land use is the traditional foundation of a comprehensive plan. A detailed land use plan and strategies for implementation are essential for a city such as Fife to achieve its vision of the future. They give expression to the community's desires regarding where expected growth will go and in what densities, forms, and quantities.

This Land Use Element establishes goals for the physical structure of the City as it continues to develop, and describes how the community will implement its vision of future distribution of land uses through land use policies and regulations. The Element has been written to be consistent with and supported by the other elements of the Comprehensive Plan. It also serves as the basis for revisions and creation of new land use and development regulations to implement its goals and policies. Under the Growth Management Act, a city's land use regulations must be consistent with the land use element of its comprehensive plan.

B. State Growth Management Act

Pierce County and the City of Fife are subject to the Washington State Growth Management Act (GMA). This Land Use Element has been prepared to comply with the GMA, which makes land use a mandatory element of a comprehensive plan. RCW Chapter 36.70A.070 (1) requires:

A land use element designating the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses. The land use element shall include population densities, building intensities, and estimates of future population growth. The land use element shall provide for protection of the quality and quantity of groundwater used for public water supplies. Where applicable, the land use element shall review drainage, flooding, and storm water run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters entering Puget Sound.

Fourteen state goals have been adopted in the GMA to guide the development and adoption of local comprehensive plans. Subjects addressed are containment of urban growth, reduction of sprawl, transportation, housing, historic preservation, economic development, property rights, timely permitting, environmental protection, open space and recreation, public facilities and services, citizen participation and coordination, natural resource industries, and the Shoreline Management Act (SMA).

The GMA land use goals include:

- Cluster urban growth where adequate public facilities and services exist;
- Reduce low-density sprawl;
- Encourage the availability of affordable housing;
- Protect property rights from arbitrary and discriminatory practices;
- Maintain and enhance natural resource-based industries including agricultural productivity and sand and gravel extraction;
- Encourage retention of open space and development of recreational opportunities;

- Maintain concurrency between the availability of public facilities and service and the advent of new development, requiring new growth to pay its share for those facilities and services;
- Encourage active involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts; and
- To prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines (Shoreline Management Act).

The Growth Management Act creates a mandatory framework for several other planning principles and techniques used in the land use element:

- Establishment of an urban growth area;
- Consistency with countywide planning policies;
- Consistency between the land use element and development regulations; and
- Identification of lands useful for public purposes, such as utility and transportation corridors, landfills, sewage treatment facilities, recreation, schools, and other public uses.

C. County-Wide Planning Policies

The Pierce County County-Wide Planning Policies (CPPs) are statements establishing a regional framework within which County and municipal comprehensive plans are developed and adopted. The policies and implementation strategies were developed with a growing awareness that a local government's land use decisions often influence and impact areas outside its jurisdiction. The regional framework is intended to ensure that municipal and county comprehensive plans are consistent. Coordination and consistency among all levels of government are two of the most important goals of the Growth Management Act.

The policies address issues that affect the County as a whole, including affordable housing, agricultural lands, economic development and employment, education, fiscal impact, historic, archaeological, and cultural preservation, natural resources, open space, protection of environmentally sensitive lands, siting of public capital facilities of a countywide or statewide nature, transportation, and urban growth areas. These policies were used as a guide in developing this Land Use Element.

D. Sections of the Land Use Element

The remainder of this Land Use Element is divided into the following sections:

II. Factors Affecting Land Use - This section contains background information and data necessary to understand land use issues in the City, including current land use inventories of vacant and developable lands, economic projections, issues concerning Puyallup Indian lands, and population growth.

III. Future Land Use - This section bring together existing background information with projections of future conditions, including the community's vision as expressed in the goals, policies and implementation strategies. The proposed Future Land Use map is intended to reflect the land use needs of the forecasted population. It is used to guide development in the City of Fife and in Fife's Urban Growth Area.

IV. Land Use Goals, Policies, and Implementation Strategies – These are expressions of the community's desired means to meet the challenges and opportunities presented by expected growth.

The goals, policies, and implementation strategies are divided into sections relating to residential, commercial, and industrial development. Goals, policies, and implementation strategies for other types of land use issues, such as housing, community facilities, parks, and open space are also discussed in other elements of the Plan.

II. Factors Affecting Land Use

A. Introduction

In 2014, the City of Fife encompassed approximately 3,708 acres. Table LU-1 summarizes the results of a Land Use Inventory conducted in 2014. Developed land in the City totaled 2,031 acres. There were 1,183 acres of vacant, developable land. The land use breakdown within the current city limits is summarized in Table LU-1 (2014 Land Use Inventory Summary) and shown on Map LU-1.

TABLE LU-1: 2014 Land Use Inventory Summary

* All data created using ArcGIS with the Pierce County Existing Land Use shapefile 3/18/2014

Land Use Category	Current Use	
	Acres	Percent of Gross Area
Single-Family Residential/Res Outbuildings	368	9.9
Multi-family Residential/Group & Mobile Homes	126	3.4
Total Residential	494	13.3
Commercial	511	13.8
Industrial	708	19.1
Transportation/Communication/Utilities	665	17.9
Public/Quasi-Public/Educational	147	4.0
Total Built Environment	2,031	54.8
Vacant, Developable Area	757	20.4
Parks and Recreation/Open Space/Resource	306	8.3
Non-developable lands	14	0.4
Unknown	106	2.9
Total Unbuilt Environment	1,183	31.9
GROSS AREA	3,708	100

The growth and development of any community result from the interaction of many variables. The direction and form of growth that can be expected in Fife starts with the City's current conditions, physical location, historical development trends, and population characteristics. The following subsections discuss some of the more readily identifiable factors involved in shaping the City's future.

B. Land Use Distribution and Trends

The City's primary business district runs east and west along Pacific Highway East. This area contains a large number of commercial establishments, scattered industrial uses, small residences, and vacant land. The area along 20th Street East has also developed with heavy commercial uses, including car and recreational vehicle dealerships.

Industrial uses in the City are mainly located in three areas: south of 20th Street East between 54th Avenue and Port of Tacoma Road; along 54th Avenue East, north of Pacific Highway East; and south of 20th Street East, east of 62nd Avenue East.

Residential neighborhoods include the dwellings on Circle Drive/David Court/Berry Lane, Harry Smith Road, Dale Lane/Holm Drive, and Valley Haven plus the planned residential developments of Radiance, Sheffield Place, Wapato Pointe, Kelsey Lane, Saddle Creek, and Wapato Pointe South. These areas, all located in the southern half of the city, are predominantly single family homes. There is also a residential community north of Pacific Highway East in the 48th Street East (formerly Willow Road) area. The Fife Urban Growth Area includes a residential community called "Fife Heights" located on the north eastern area of Fife.

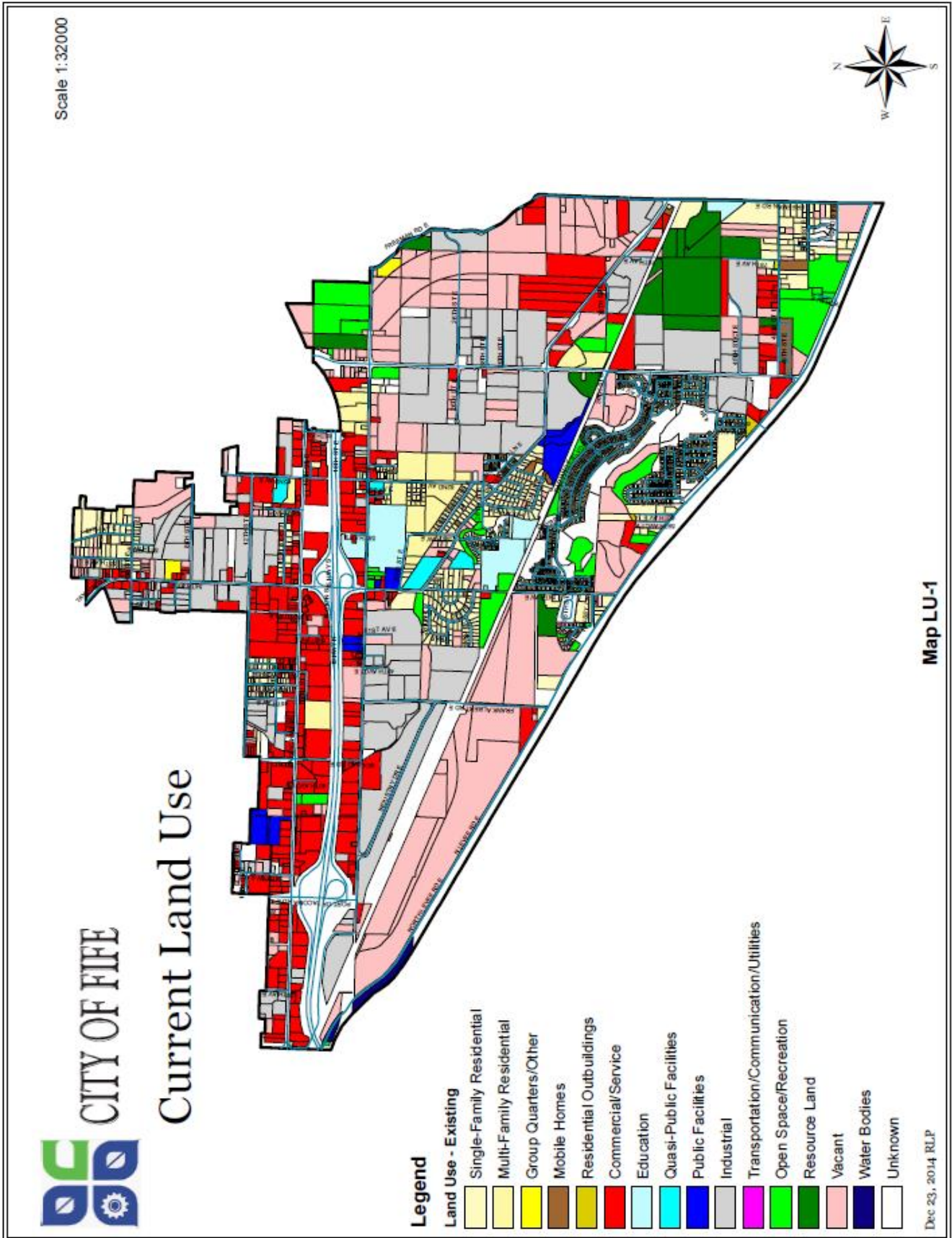
Fife has a large number of multi-family dwelling units, primarily apartment buildings. The majority of these are located off of 62nd Avenue East, 23rd Street East, and 58th Avenue East. Additional large apartment complexes are located north of 20th Street East between 62nd Avenue East and 70th Avenue East. There are several more multi-family structures located adjacent to Pacific Highway East.

In 1990, an agreement was reached by the City with the Puyallup Tribe of Indians and a number of agencies that acknowledges the Tribe as a distinct group with a unique culture and an autonomous governing body. As part of this agreement, the tribe received some properties and the right to place other tribal owned lands into "Trust", a classification similar to reservation status. Lands placed in Trust do not pay school district or governmental taxes. However, the Tribe is required to consult with the City prior to major development proposals on these lands. A special provision of the agreement requires the Tribe to compensate the City for services to Trust lands. The largest tracts of Trust lands are located in the southern portion of Fife and are generally undeveloped at this time.

The southeastern part of Fife contains industrial and agriculture lands as well as a number of single family homes. These residences are at risk of being displaced by commercial or industrial development because they are easily accessible to the area's transportation network.

The largest area of public use is near Fife High School between 23rd Street East and 20th Street East. This includes the Fife Swim Center, the Fife Community Center, the local fire station, the Fife City Hall, and two churches.

CURRENT LAND USE – Map LU-1



C. Zoning District Uses

Land use in Fife generally conforms to existing zoning designations. However, in a number of cases, land appears to be significantly underutilized in comparison with the maximum development allowed in the district. For example, some medium and high density residential zones are currently used primarily for single family residences rather than the 2, 3, or 4 dwelling unit structures or apartment buildings that are permitted. Commercial zones often contain single family residences. Land zoned Industrial is often devoted to commercial and residential uses.

Another distinct feature of the Fife land use pattern is the Puyallup Indian Trust parcels that are scattered throughout the City. Many of these parcels are vacant. The developed properties are mostly used commercially and generally do not conform to Fife zoning requirements.

Table LU-2 shows the number of acres (developed and undeveloped) contained in each of the current zoning districts.

TABLE LU-2: City of Fife Zoning Acreage*

Zoning Classification	Acres	% of the City
Industrial:		
<i>Industrial</i>	1473.67	48.6%
Total Industrial	1473.67	48.6%
Commercial:		
<i>Business Park</i>	23.11	0.8%
<i>Community Commercial</i>	220.61	7.3%
<i>Community Mixed Use</i>	210.93	7.0%
<i>Neighborhood Commercial</i>	57.23	1.9%
<i>Regional Commercial</i>	345.44	11.4%
Total Commercial	857.32	28.4%
Residential:		
<i>High Density</i>	76.09	2.5%
<i>Medium Density</i>	142.93	4.7%
<i>Neighborhood Residential</i>	117.82	3.9%
<i>Single Family Residential</i>	169.01	5.6%
<i>Small Lot Residential</i>	5.82	0.2%
Total Residential	511.67	16.9%
Public Use:		
<i>Public Use/Open Space</i>	158.60	5.2%
Total Public Use/Open Space	158.60	5.2%
Grand Total*	3032	100%

*City Wide totals are calculated by 2014 Pierce County Tax Assessors information- excluding all ROW. All totals were rounded up. Calculations are within 2 acres due to overlap in certain zones.

All data created using ArcGIS with the existing Pierce County Tax Assessor's Parcel Data shapefile 3/18/2014

D. Vacant and Developable Land

A particularly significant result of a land use inventory is the determination of total acres of land available for future development within a city. Under the Growth Management Act, such a count is the point of beginning in establishing urban growth area boundaries, densities, zoning, and future land use designations. Pierce County has created, with the input of its 23 cities and towns, the 2014 Buildable Lands Report.

This report analyzes the net amount of vacant and underutilized lands in Fife. Underutilized lands include parcels that have existing structure(s) or land use activity and have the ability to accommodate additional employment (jobs) or housing units. This term has been used to replace “Redevelopable lands” used in the previous Buildable Lands report. Map LU-2 identifies vacant and underutilized properties by zoning district.

Using density and development assumptions, the Buildable Lands Report provides the City with projected employment and housing *capacity* for the 20 year planning period to the year 2030. Furthermore, the report also projects the City’s employment and housing *needs* for the same 20 year planning period. The City of Fife’s year 2030 need and capacity for housing and employment are summarized in the tables (Tables LU-3, LU-4, LU-5 and LU-6) below.

Table LU-3: City of Fife: Housing Unit Needs				
2010 Housing Units¹	2030 Housing Units Needed²	Additional Housing Needed ('10-'30)	Plus Displaced Units	Total Housing Units Needed
3,895	4,457	562	78	640

¹2010 Census, ²Adopted by Pierce County Ordinance No. 2011-36s
Source: Pierce County 2014 Buildable Lands Report

Table LU-4: City of Fife: Housing Unit Capacity						
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (single-unit) Lot	Pipeline	Housing Capacity
SFR	26.37	4	105	0	0	105
SLR	1.28	7	9	0	0	9
MDR	24.41	10	244	56	0	300
HDR	3.06	14	43	0	36	43
NR	13.71	10	137	45	0	182
RC	34.37	10	344	0	0	344
CC	6.97	10	70	49	0	119
CMU	4.34	10	43	0	0	43
Total Housing Capacity						1,181

*Numbers are rounded and may not calculate correctly as shown
Source: Pierce County 2014 Buildable Lands Report

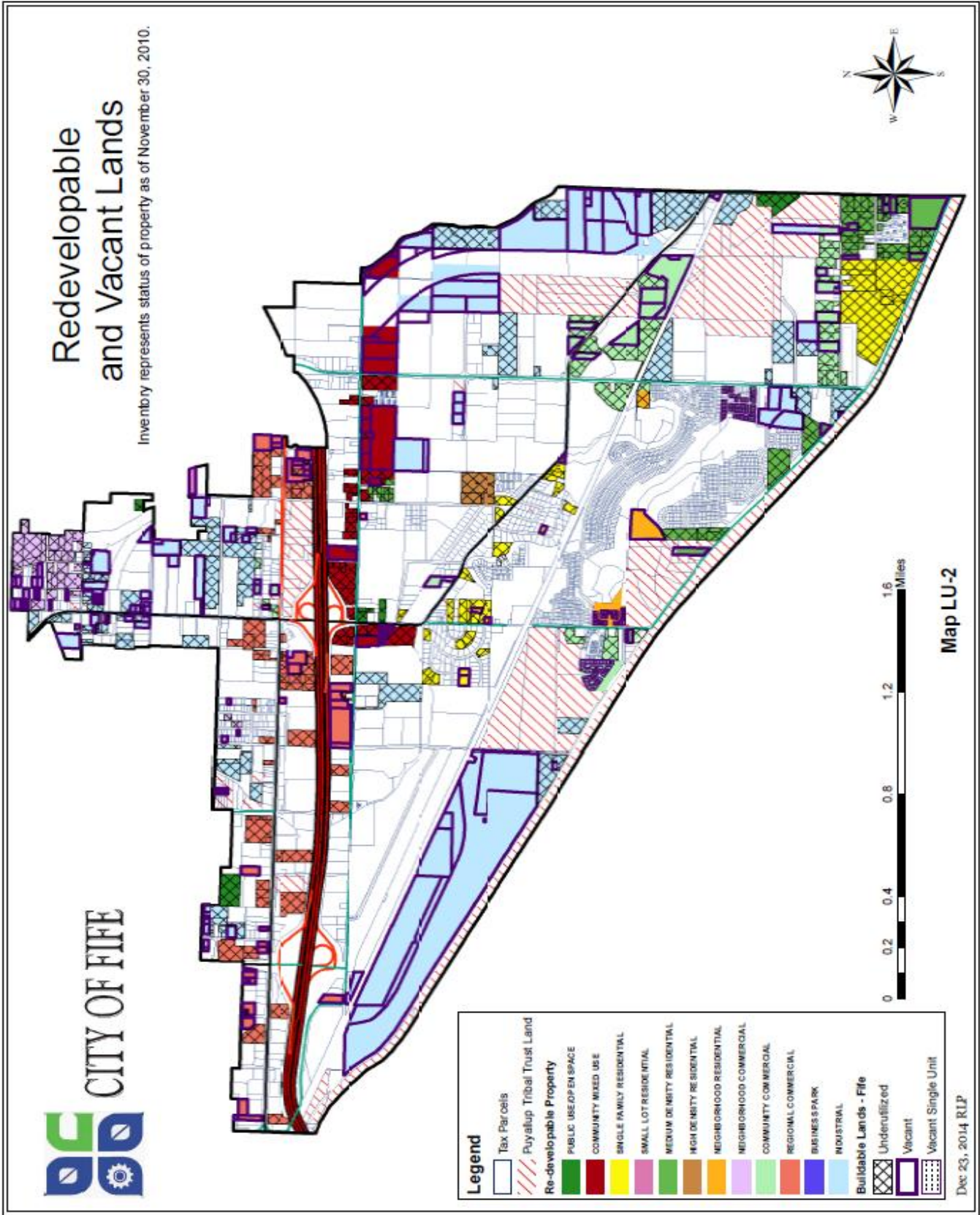
Table LU-5: City of Fife: Employment Needs					
2010 Employment Estimate	Adjusted 2030 Employment Target	Employment Growth (2010-2030)	Employment Growth Excluding Mobile/Home- Based Employees	Plus Displaced Employees from Underutilized Commercial	Additional Employment Needs
12,504	19,300	6,796	5,974	578	6,561

Source: Pierce County 2014 Buildable Lands Report

Table LU-6: City of Fife: Employment Capacity				
Commercial/ Industrial Designation	Zoning District	Adjusted Net Acres	Employees per Acre	Employment Capacity
Commercial	NC	24.22	19.37	469
	NR	2.97	19.37	58
	CC	76.98	19.37	1,491
	RC	16.75	19.37	324
	CMU	47.89	19.37	928
	PI	10.13	19.37	196
Industrial	I	504.46	8.25	4,162
		Total Employment Capacity		7,628

Source: Pierce County 2014 Buildable Lands Report

REDEVELOPABLE AND VACANT LANDS – Map LU-2



The Pierce County Buildable Lands analysis shows that sufficient land capacity exists to meet the year 2030 housing unit and employment targets. The 2030 *additional* housing unit target is 640; the housing unit capacity is 1,181. The 2030 *additional* employment target is 6,561; the employment capacity is 7,628.

The Puget Sound Regional Council 2035 housing unit and employment forecasts for the city of Fife are 4,602 housing units (145 more housing units than the Buildable Lands 2030 target) and 20,350 employees (1,050 more employees than the Buildable Lands 2030 target). Based on this, the City of Fife has ample housing unit capacity to accommodate the PSRC’s 2035 Housing Unit projection of 4,602 housing units; the capacity for employment is adequate but with a surplus of only 17 jobs (see Table LU-7).

TABLE LU-7: Buildable Lands (Year 2030) and PRSC (Year 2035)

Capacity Analysis	Housing Units	Employment
Needed to 2030 (Buildable Lands)	640	6,561
Needed to 2035 PSRC Forecasts	685	7,611
Capacity (per Buildable Lands)	1,181	7,628
Excess Capacity to 2035	496	17

E. Urban Growth Area

1. Introduction

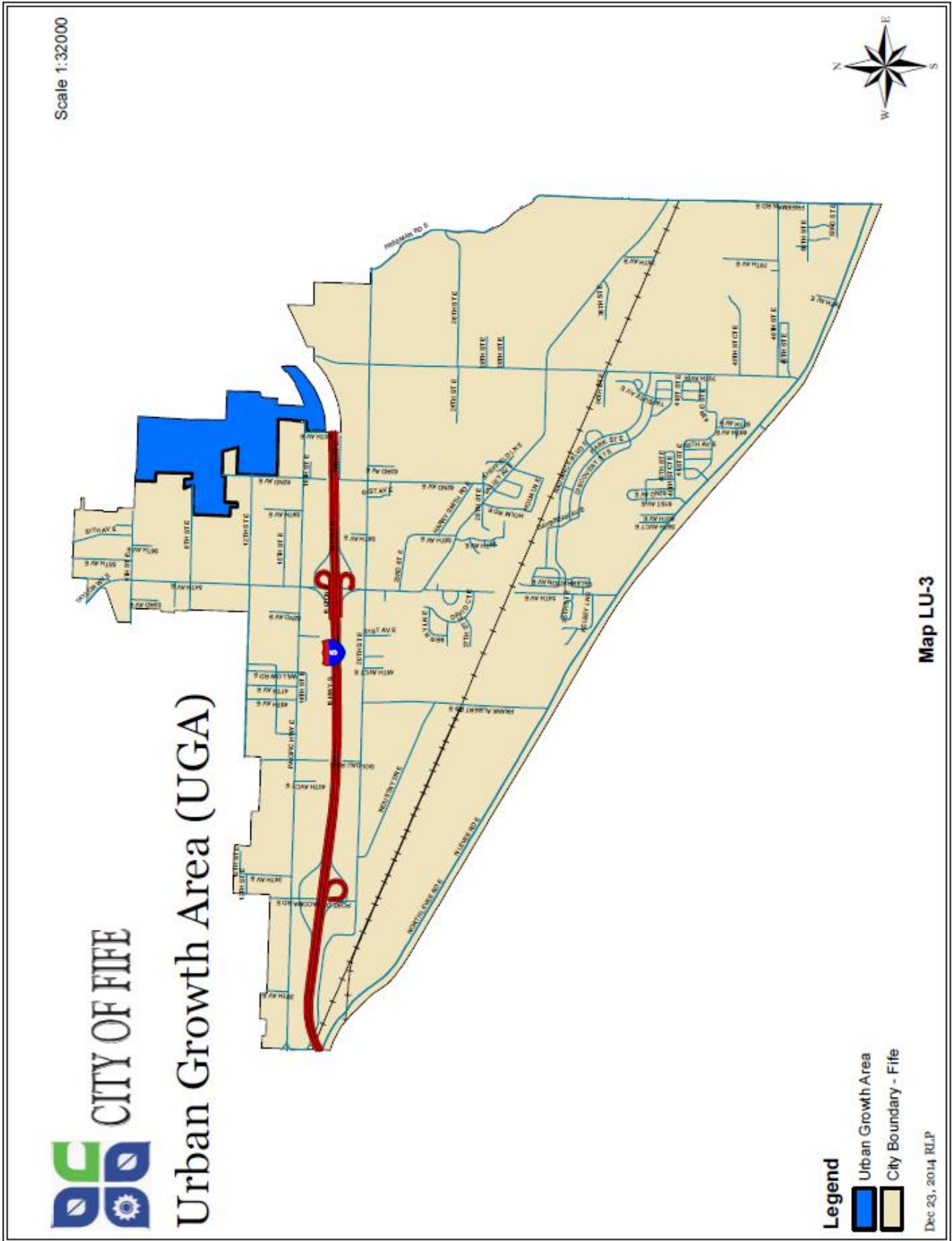
Under the Growth Management Act, each county must designate urbanized and urbanizing areas within which its future growth will be focused. The purpose of designating the Urban Growth Area (UGA) is to promote compact city development patterns, ensure efficient utilization of land, and facilitate the provision of urban services to new development in the most economic and logical manner possible.

Each UGA must be sized to accommodate an allocated share of the county’s projected population growth. A city must be able to demonstrate, through the capital facilities, utilities, and transportation elements of its comprehensive plan, an ability to provide urban services to development in the UGA in a timely and efficient manner. If such ability cannot be demonstrated, the UGA's must be reduced in size and increased in density, or alterations must be made in other elements to demonstrate that services can be adequately provided. In designating its UGA, the City of Fife and Pierce County considered information related to existing land use and development patterns, utility service areas, jurisdictional boundaries, and special district boundaries. The UGA for the City of Fife encompasses approximately 3,708 acres (including city), and is depicted on Map LU-3, Urban Growth Area.

2. Current Land Use in the UGA

Pierce County data for land use in Fife's Urban Growth Area outside the city limits is summarized in Table LU-8. It shows that approximately 54% of this area is residential and 38% vacant.

URBAN GROWTH AREA (UGA) – Map LU-3



3. Vacant and Developable Land in the UGA Outside the City Limits

Table LU-9 lists land that is vacant in the UGA outside the city limits and provides estimates for acreage that is anticipated to be available for development during the planning period. Table LU-9 also calculates 80% buildout figures for developable land. Capacity to accommodate growth in the UGA is based on the assumption that only a portion of available land will be developed during the planning period.

Pierce County has prepared 2030 housing and employment target allocations for city/town urban growth areas. The City of Fife Urban Growth Area is identified as having a 47 housing unit target and an employment target of 1.

TABLE LU-8: Land Use in the UGA (Outside the City Limits)

Type of Use	Total Acres
Residential	74.65
Commercial	6.99
Transportation/Communication/Utilities	.20
Industrial	.89
Agricultural/open Space/Recreation	2.92
Vacant	53.55
TOTAL	139.21
Source: Pierce County GIS (Tax Parcels Layer)	

TABLE LU-9: Vacant and Developable Land in the UGA

Current Use	Acres	Development Constraints					Developable Land	
		Wetlands	200 foot Shoreline Jurisdiction	Slopes 20% or greater	Combined Areas of Constraint	Total	100%	80%
Vacant	139.21	0.0	32.58	27.38	59.96	59.96	79.25	63.4
Source: Pierce County GIS Layer								

F. Population and Forecasts

To help assure a high level of coordination and plan compatibility, the GMA requires all jurisdictions in the state to use population projections supplied by the State of Washington Office of Financial Management (OFM). The OFM provides these projections to counties based on expected state population gains among its cities, towns, or other subareas. This uniform data distribution assures that counties and the jurisdictions within the counties adequately plan for growth on a regional basis. It allows the state, counties, and local entities to anticipate regional growth impacts, such as those to transportation systems.

The Puget Sound Regional Council population projection for the year 2035 for Fife is 9,515, an increase of 110 from the 2014 OFM figure of 9,405. Allocations are depicted in Table LU-10. Population forecasts are periodically reviewed as the City implements its growth management program.

Fife has grown over the last two decades. As the land supply is reduced, land values escalate, and negative impacts of growth (such as traffic congestion) are felt, it is assumed that the rate of growth will decrease. However, examination of historic trends and economic factors indicate that rates in Fife can be expected to remain significantly higher than in the surrounding communities.

TABLE LU-10: Population and Change

AREA	2010 ¹	2030 ²	2035 ²
Fife	9,173	9,425	9,515
Countywide Planning Policies		9,425	

¹U.S. Census Bureau 2010
²PSRC 2013 Land Use Targets.

G. Employment and Economic Conditions

1. Existing Conditions

The Puget Sound Regional Council (PSRC) indicates that there were 12,346 covered employment positions in Fife in 2010. This represented about 4.4% of all of Pierce County’s 280,750 covered employment positions for the same year. Pierce County’s employment, in turn, represented about 15.47% of all of Puget Sound’s 1,814,717 covered employment positions for the same year.

By category, the largest employers in Fife were in the warehousing, transportation, and utilities sector (40.71%), finance, insurance, real estate, and service (26.51%), and retail (16.22%). The composition of covered employment in Fife was different than Pierce County and the Puget Sound region, where the largest employment categories were finance, insurance, real estate, and services (43.66%), warehousing, transportation, and utilities sector (17.69%), and retail (16.31%). The unique compositions of covered employment positions in Fife, compared to the surrounding region, reflect the City’s location and transportation advantages and the types of businesses the City has attracted as a result.

Historically, agricultural farming practices were a dominant part of the local economy. However, because of rising land values, farming costs, and reduced land supplies in the Fife area, commercial

farming is no longer considered economically viable. In 1992, the City held an open house on the issue of farming as a future land use in the UGA. Farmers in and around Fife agreed that agriculture is no longer an economically viable enterprise. They did request that they be allowed to farm until they are able to redevelop their properties. In order to accommodate this, the City allows farming activities in most zones. However, there are no agricultural designations in the Comprehensive Plan. Instead, Fife preserves the farmers' right to continue farming and assures that they will not be restricted in their continued normal farming practices when development occurs around them.

2. Projections

According to PSRC reporting data, Fife's total employment will increase from 12,346 in the year 2010 to 20,350 by the year 2035, or by 65%. By comparison, Pierce County will increase by 84% and Puget Sound by 63% between 2010 and 2035.

The largest employment category in Fife will be finance, insurance, real estate, and services. The total of these categories will increase from 3,273 employees or 27% of all employment in 2010 to 7,553 employees or 37% of all employment in 2035. Warehousing, transportation, and utilities will be the second largest employment category. The total of these categories will change from 5,026 employees or 41% of all employment in 2010 to 6,876 employees or 34% of all employment by 2035.

According to PSRC projections, Fife's employment composition will gradually reflect a more specialized warehouse, transportation, and utilities role in the region but with an increasing share of retail, finance, insurance, real estate, and other service employment resulting from the City's increased population growth. Like the surrounding region, Fife's manufacturing employment is expected to gradually decline due to increases in productivity and changes in the overall manufacturing sectors.

Fife has historically experienced significantly higher levels of economic and employment growth than the surrounding region. It is assumed that this is due primarily to the availability of relatively inexpensive land for commercial and industrial development, combined with the city's advantageous location and tax structure. As available land supply diminishes and the community considers new long range planning priorities, including annexations, changes in impact fees, and local business taxes, the City's rate of economic growth might change.

H. Utilities

1. Water Supply

The availability of potable water is necessary for development at urban densities. Water for all types of land use must be provided in quantities to meet both fire flow requirements and consumption demands.

A description of the existing water system is contained in the Utilities Element. The Capital Facilities Element discusses future system needs, projects and financing.

The City of Fife was incorporated in 1957 but has settled for over 125 years. At the time of incorporation, the City had an estimated population of 1,041 people, and by 1960, the City had reached a population of 1,463, according to the U.S. Census. For the next 20 years, Fife population remained relatively stable. However, it started experiencing rapid growth in the 1980s. That rapid growth is continuing today, primarily as residential and commercial growth. One well originally provided water supply to the City's water system. Since that time, the City has added five additional

production wells and constructed two connections to the City of Tacoma water system to meeting its daily water demand. Over the last several years, the City has experienced production declines at its well sources and has come to rely on Tacoma for over 90 percent of its total annual water supply. At the time of the last Comprehensive Water Plan update (2008), only one well is operational.

2. Sanitary Sewers

The provision of sanitary sewers is a key element to the development of an area. Due to the nature of the soils and high winter water table found in the UGA, urban density development requires the provision of sanitary sewers.

The Fife sanitary sewer system was installed in 1968 and consists of trunk sewer mains, lift stations, and collection mains. The relatively level topography of Fife requires lift stations at periodic points to allow the sewage to flow. Treatment is provided by the City of Tacoma.

Approximately 90% of the built-up area of Fife is now served with sewer. The system service area is the entire 2014 city limits of the City of Fife and a portion located within the City of Edgewood just east of Freeman Road. The City of Fife adopted an updated sewer plan as part of this 2015 Comprehensive Plan Update which will include a portion of the City of Edgewood within the Fife sewer area.

The City's sanitary sewer system was designed to allow expansion. The northern part of the system can be expanded by about one-half again its present length beyond the present City boundary. To the northeast, the system could be extended to the high point of Fife Heights. The southern half of the sanitary sewer system was designed to extend to the Puyallup River. To the southeast, the sewer system was planned to reach Freeman Road.

The City adopted a Sewer System Plan on November 24, 1998 and updated in 2014. The 2014 Sewer System Plan update reflected the inclusion of part of the City of Edgewood into the City of Fife Sanitary Sewer Service Area.

A new updated Sanitary Sewer System Plan is being prepared at the time of the 2015 GMA Update. That Sanitary Sewer System Plan, which has a planning horizon of 2035, will be reviewed and incorporated as part of a subsequent Comprehensive Plan amendment cycle.

A description of existing sewer facilities is contained in the Utilities Element. A discussion of future system needs and financing is contained in the Capital Facilities Element.

3. Stormwater

The collection and removal of stormwater from properties is a necessary part of urban development. The majority of the planning area is both flat and poorly drained, making drainage a key planning consideration. Portions of the area are sometimes subject to flooding or inundation due to the limited capacity of the storm drainage systems at various locations. Land use planning can help to avoid drainage problems by diverting growth from areas with potential problems and by providing a policy framework for the improvement of current facilities. Recent experience in Fife indicates that winter runoff in Hylebos Creek may be increasing over time. This is probably due to continued development and the associated increase of impervious surfaces in the upper Hylebos drainage basin, primarily in the Federal Way area. One of the goals of the Growth Management Act is to increase interlocal planning coordination to reduce these types of cross-border impacts in the future.

Drainage services in the Fife area are provided by the City of Fife and by Pierce County Drainage Districts 23. Drainage District 23 is a special taxing district created through state law solely for the purpose of constructing and maintaining drainage ditches and facilities. These districts are basically limited to a program of maintaining existing facilities, some of which are inadequate for current needs.

The City requires all developers to collect, clean, and detain stormwater on their own property before releasing the water to the ditch system at a controlled rate. On-site detention can occur either through detention ponds, through mechanical underground systems, or other Low Impact Development (LID) facilities.

A Comprehensive Stormwater Management Plan was adopted by the City on October 22, 2002 and updated in 2014. This Plan sets forth in much greater detail the condition, future requirements, and development policies of the City's stormwater system.

A description of existing stormwater management facilities is contained in the Utilities Element. A discussion of future system needs and financing is contained in the Capital Facilities Element.

I. Transportation

1. Existing Conditions

The movement of people and goods within and through a community plays a significant role in determining land use patterns. High volume arterials typically generate commercial or industrial development on adjacent properties, while less frequently utilized roads remain appropriate for residential and other less intensive land uses. Major transportation routes such as Interstate 5 exert even greater influences on land use, providing easy access to an area for a large number of people.

The City of Fife is located at the hub of a large transportation network. High volumes of vehicular traffic pass through the City from all directions. The City's proximity to the Port of Tacoma, the City of Tacoma, south King County and major employment areas, plus its accessibility to the interstate highway system has contributed to the recent high rate of growth in the area. Water transportation is available at the Port of Tacoma, railroad lines pass through the southern portion of the City, and air transport is available at the Seattle-Tacoma International Airport, located 16 miles to the north. All of these factors contribute to making the Fife area road network one of the most heavily traveled in Pierce County.

In general, traffic problems in the UGA stem primarily from roads of inadequate width (number of lanes) and insufficient quality to accommodate heavy truck traffic. The City's maintenance program addresses immediate needs, but does not allow the City to keep up with all necessary improvements to the street system. Developers are typically required only to perform road improvements to mitigate impacts directly attributable to their project's impact on the street system.

2. Traffic Projections

The future transportation system in Fife will be affected by population and employment growth, both at the local and regional level. This section describes the local land use and transportation network changes that are expected to affect transportation in Fife. A more detailed discussion may be found in the Transportation Element of this Comprehensive Plan.

3. Traffic Planning

Traditionally, circulation policies in a comprehensive plan are general in nature and place no time limits as to when they should be implemented, while the state mandated Six Year Transportation Improvement Plan (TIP) is a specific capital improvement plan for programming funds and date of implementation for specific road improvements. TIPs are updated each year in order to maintain agency eligibility for outside sources of funding for road improvements. There should be a connection between the projects programmed in the TIP and the overall policies and goals for the future of the City called for in the Comprehensive Plan and its Capital Facilities Element.

The Growth Management Act requires consistency between the land use element of the comprehensive plan and transportation plans, capital facilities funding plans, housing needs, public utilities, and environmental protection. It is now required that the transportation element assure that a financial commitment is in place to provide necessary transportation facilities or improvements needed to any new developments permitted within the current six year period. Among the impacts of these requirements is that the TIP must now clearly serve to implement the overall goals of the comprehensive plan.

The City's Transportation Plan was adopted on December 10, 2002 and updated in 2014. It is a comprehensive study of Fife's transportation system and contains updated traffic data, projections, and policies.

III. Future Land Use

A. Introduction

While this Land Use Element has been prepared in accordance with the requirements of the Growth Management Act, the Pierce County County-Wide Planning Policies and other mandates, its primary intent is to provide a guide for local decision making that allows the growth and development of the community as described in Section I. Growth is to be accommodated in a manner consistent with the vision of a livable community as expressed by Fife's residents. This vision is reflected in the Goals and Policies section of this Element as well as throughout the Comprehensive Plan.

While this Element recognizes that commercial and industrial development serves local and regional needs, it also attempts to meet the requirements of those who live in Fife. The residents agree that Fife is a logical location for commercial and industrial development. However, they have also expressed a desire for stable, family-oriented neighborhoods that retain the small town atmosphere for which most people move here. Consequently, this and other elements of the Plan strive to implement two goals that have often conflicted in the past: (1) to provide for reasonable economic growth for the community (and the region), and (2) to preserve and strengthen the quiet, family-oriented residential qualities of the City that its residents' value.

This Element addresses these goals by providing significant new areas for commercial and industrial development, encouraging the creation of new residential areas by allowing various residential densities and housing types, and by requiring or providing for incentives for the provision of buffers or open space between incompatible uses.

B. General Land Use Pattern

The City's future land use is set forth on Map LU-4. This map is based on an analysis of current land use, growth projections, County-Wide Planning Policies, and implementation of the policies and goals established in Section IV. Zoning code amendments, revised development standards, and other regulatory and non-regulatory methods to implement the generalized land use designations and pattern outlined by this Land Use Element have been developed to help implement the Comprehensive Plan. The following paragraphs are generalized descriptions of the land use designations incorporated in the Plan.

C. Residential Development and Density

The GMA calls for reducing urban sprawl and its resultant problems by concentrating new population in existing urban areas. It directs local governments to find methods for creating this increased density in ways that are acceptable and attractive to their communities. In Fife, this means increasing the population of the City by finding housing types and densities that are attractive to both the community and developers. Residential development within the City has primarily been through the development of single-family homes.

For existing and new residential development to co-exist with high intensity uses, such as industrial and commercial, transition zones and buffers should be provided between such uses to reduce any related land use conflicts. Conventional buffers, such as road and railroad rights-of-way or landscaped areas, work fairly well between various densities of similar uses, and between residential and commercial uses. However, lower density residential developments immediately adjacent to industrial areas may encounter problems, including noise, glare, and a loss of community character and sense of neighborhood. Therefore, single family, small lot, and medium density residential land use designations should be separated from industrial land use by a high density, mixed use, or commercial designation.

D. Mixed Use Areas

In addition to the areas designated for residential development, this Plan calls for measures to encourage residential uses within all existing and new commercial areas. This can include commercial or office uses on the first floor with residences above, or other mixes of uses on a particular site. In addition, new residential development that is compatible with nearby commercial areas is encouraged through incentives. Mixed-use areas are generally transit-oriented and can provide affordable housing, and an increased quality of design.

E. Comprehensive Plan (Future) Land Use Designations

All land within the Fife Urban Growth Area is classified under the following Land Use Designations:

1. Low Density Single Family Residential

In some areas, minimum lot sizes remain at about 10,000 square feet. This allows fairly low-density neighborhoods of single-family homes similar to those found in the David Court area. Density in these areas is 4 to 5 dwellings per acre. The City's Single Family Residential (SFR) zoning district is the only zoning district allowed in that Land Use Designation.

2. Small Lot Single Family Residential

In these areas, lot sizes can be reduced to approximately 5,000 square feet. Reduced setback and other requirements allow more dwellings per acre (about 8) than in the traditional single-family

residential areas. Property within this designation must be zoned Small Lot Single Family Residential (SLR).

3. Medium Density Residential

In these areas, a variety of both densities and housing types are encouraged. Density bonus and other incentives are offered to developers who provide townhouses, clustered housing, and other types of housing. Densities could range from 10 to 15 dwelling per acres. Medium Density Residential (MDR) is the only zoning district allowed in this Land Use Designation.

4. High Density Residential

New high density residential development is envisioned in a relatively small portion of the City. This type of housing consists primarily of apartment buildings. Density bonuses are offered for amenities such as open space, recreational areas and facilities, day care, meeting places, and other attractions that foster a neighborhood-like atmosphere. Densities could range from 14 to 25 units per acre. Appropriately sited multifamily dwelling units will help meet the needs of lower income households unable to afford detached single family housing, as well as senior citizens who may be looking to downsize their living space. Areas designated High Density Residential should be located to take advantage of commercial areas and arterials served by public transit. High Density Residential (HDR) is the only zoning district allowed in this Land Use Designation.

5. Mixed Medium Density Residential/Commercial

This Plan envisions approximately 670 acres of Mixed Medium Density Residential/Commercial, comprised of several areas of the city. These are located south of Valley Avenue East west of 70th Avenue East to Levee Road and beyond 54th Avenue East, and north of Valley Avenue East. A goal for the mixed use areas is to provide fairly intense land uses while creating residential development that is mixed with offices, small stores, and service businesses. This facilitates low cost housing options, reduces automobile use, and can help create more interaction between the residents. Neighborhood Residential (NR), Neighborhood Commercial (NC), and Community Commercial (CC) are all zoning districts allowed in this Land Use Designation.

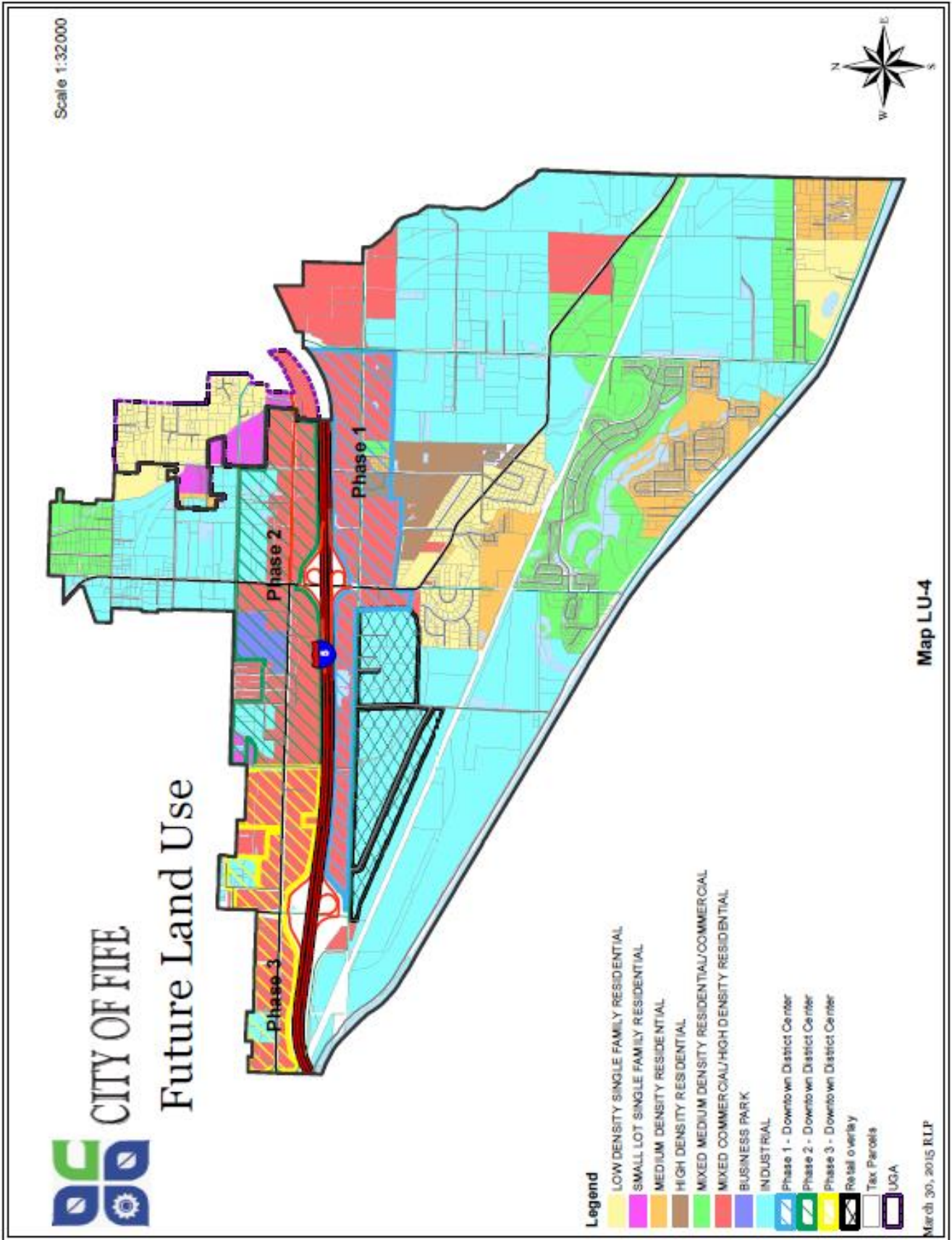
6. Mixed Commercial/High Density Residential

A Mixed Commercial/High Density Residential area is envisioned in the southeast portion of the City adjacent to Valley Avenue East. Areas located along the Pacific Highway corridor, along 20th Street East, and along portions of 54th Avenue East are also so designated. Approximately 670 acres are assigned this designation. Community Commercial (CC), Regional Commercial (RC) and Community Mixed Use (CMU) are the zoning districts allowed in this designation.

7. Business Park

The Business Park designation is intended to provide for areas characterized by a mix of relatively small light manufacturing uses, product assembly and wholesale trade, professional services, research, business and corporate offices, and limited retail and commercial uses. This designation is further intended to encourage planned developments, featuring significant open space and landscaping, integrated architecture and signs, and unified ownership and management. Approximately 25 acres between Pacific Highway East and 12th Avenue East are designated as Business Park. The Business Park (BP) zoning district is the only district allowed in this designation.

FUTURE LAND USE MAP – Map LU-4



8. Industrial

The Industrial designation permits new industrial development in areas east of 70th Avenue East and south of the Union Pacific Railroad tracks. Adjacent residential uses can be protected from these areas by existing wetlands, railroad tracks, and other buffers. For industrial activity to co-exist with residential communities, land designated industrial can also be buffered from single family and medium density residential designations by existing or new high density residential, mixed use, or commercial designations. Approximately 1,473 acres are designated for industrial development, which comprises 48.6 percent of the entire City. The Industrial (I) district is the only zoning district allowed in this designation.

F. Transition Zones

For existing and new residential development to co-exist with higher intensity uses, such as industrial and commercial, transition zones should be provided between such uses to reduce any related land use conflicts. Conventional methods, such as road and railroad rights-of-way or landscaped areas, work fairly well between various densities of similar uses, and between residential and commercial uses. However, lower density residential developments immediately adjacent to industrial areas may encounter problems, including noise, glare, and a loss of community character and sense of neighborhood. Therefore, single family, small lot, and medium density residential land use designations should be separated from industrial land use by a high density, mixed use, or commercial designations.

G. Public Use: Parks, Open Space, Bike and Pedestrian Pathways

In order to identify publicly owned lands, government services, and parks and recreation areas, the City is establishing a Public Use/Open Space land use designation and zoning district. Examples of government services include offices, fire and police stations, libraries, and senior activity centers. This district is intended to support the City's Comprehensive Parks, Recreation and Open Space Plan, as well as the goals and policies of the Comprehensive Plan. It will be permitted within all Land Use Designations established by the Comprehensive Plan. When properties within the City are converted to parks or any other public use as set forth in the Public Use/Open Space zoning district, they can be rezoned to that district without the needs of a Land Use Designation amendment. Such land could become public through direct acquisition, donation, joint use of rights-of-way, or the utilization of wetland buffers or other environmentally sensitive areas.

The preferred locations for parks, open space corridor areas, bicycle routes, and walking paths are indicated on maps contained in the City's 2014 Comprehensive Parks, Recreation and Open Space Plan. This Plan takes an updated and more detailed look at all parks, open space, and recreational needs and potential sites in the planning areas.

H. Future Residential Build-out Population Accommodation

Table LU-11 lists land available for residential development. The totals were generated by parcel-specific counts of vacant and developable land in the Fife Unincorporated Urban Growth Area. More land than necessary to accommodate projected population growth will be designated for residential, commercial, industrial, and other uses. This is to assure that the land use designations in the plan do not restrict land supply to the point that market forces are unduly altered. To foster residential development, the amount of land designated for residential use should be relatively high. In addition, the number and size of wetlands, habitat areas, and other environmentally sensitive lands may be larger than indicated by present information or best available current data.

TABLE LU-11: Residential Acres Developable - 2014 Unincorporated UGA¹

Fife ¹						
Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	One Dwelling Unit per Vacant (single-unit) Lot	Pipeline	Housing Capacity
SFR	26.37	4	105	0	0	105
SLR	1.28	7	9	0	0	9
MDR	24.41	10	244	56	0	300
HDR	3.06	14	43	0	36	79
NR	13.71	10	137	45	0	182
RC	34.37	10	344	0	0	344
CC	6.97	10	70	49	0	119
CMU	4.34	10	43	0	0	43
Total						1,181

¹ 2014 Buildable Lands Report Summary of Table 8.

By applying appropriate density values to the designated lands and multiplying by projected persons per dwelling unit factor, a range of population that can be accommodated under the Plan is calculated for the unincorporated UGA. Table LU-12 depicts calculations for housing capacity accommodated by this Plan. Under the acreages and densities envisioned, residential areas in Fife will support approximately 1,181 additional dwelling units.

TABLE LU-12: Residential Buildout Population Analysis - 2014 Unincorporated UGA¹

Residential Type/Zoning	Acres	Densities (dwellings per acre)								Population	
		4-5		7-9		10-14		15-20			
SFR	<i>26.37</i>	105	132							243	303
SLR	<i>1.28</i>			9	12					21	26
MDR	<i>24.41</i>					244	342			561	786
HDR	<i>3.06</i>							46	61	106	141
NR	<i>13.71</i>					137	192			315	441
RC	<i>34.37</i>					344	481			791	1107
CC	<i>6.97</i>					70	98			160	224
CMU	<i>4.34</i>					43	61			100	140
	<i>114.51</i>	Dwelling Units								Additional Population Accommodated	
Totals		998	1378							2296	3169

¹ Assumptions include 2.3 persons per household average. Total acres developable derived from Table 8, 2012 Buildable Land Report

I. Agricultural Lands

The City has not designated any lands within its Urban Growth Area as agricultural. No long-term commercially significant lands could be determined in accordance with RCW 36.70A.170. Also, state law requires that in order to designate land as agricultural, the City would have to establish a transfer or purchase of development rights program under RCW 36.70A.060(4). The City does not intend to establish such a mandatory program. However, it can use a voluntary program in conjunction with Pierce County, and it does support agricultural uses within its UGA.

The City has established a separate policy for agricultural lands and their conservation because of their unique importance in Fife, the desire to support the continued use of land for agricultural purposes without restructuring future options of the land owner, and because the requirements were included in the Pierce County County-wide Planning Policy on agricultural lands that is a part of the interlocal agreement, *Framework Agreement for the Adoption of the County-Wide Planning Policy*.

The purposes of agricultural land conservation in Fife are to:

1. Ensure that agricultural lands are sensitively treated relative to their location and the presence of urban growth pressures;
2. Retain natural systems and natural processes;
3. Maintain specialty crops;
4. Encourage development of a voluntary transfer of development rights program in cooperation with Pierce County;
5. Permit anti-nuisance and right to farm laws to protect agricultural activities from being defined as public nuisances and to minimize conflicts with other allowed uses;
6. Encourage preferential tax treatment from the County Assessor; and
7. Promote other innovative techniques for farm preservation.

The City recognizes that agricultural uses may occur within its Urban Growth Areas. Such uses are allowed in all zones (excluding the Community Mixed Use Zone), except for the slaughtering and processing of animals. The keeping of animals is subject to minimum requirements as an accessory use to a residence.

J. Policy Direction for the Areas Surrounding the Urban Growth Area

There is always the possibility for land use designations in the Pierce County Comprehensive Plan or in the plans of adjacent cities to differ from the Fife Comprehensive Plan. Potential inconsistencies between such designations should serve as a basis for joint planning in those areas within the framework of the GMA and the County-Wide Planning Policies.

IV. Land Use Goals, Policies, and Implementation Strategies

The Fife Comprehensive Plan is based on the vision of the future held by its citizens. The community has developed the following goals and policies to implement the provisions of the Land Use Element of the Plan. These goals and policies serve as a guide to community leaders in making land use decisions that affect the future direction of the City. They bring specific form and shape to the community’s vision of the future. Implementation measures have also been developed from these goals and policies. These are specific actions that the City of Fife should take to carry out the policies and provisions of the Land Use Element. They are listed here in a form that can be used as a work program for the City’s decision makers and staff.

The goals and policies for land use are related to other goals and policies in the Plan. They are all based on and serve to fulfill the Plan’s Vision Statement. The goals and policies listed in this section support those for transportation, housing, utilities, and capital facilities, thereby helping to insure that the Plan is internally consistent.

Goal 1 Maintain a reasonable and sustainable land use pattern as growth occurs while discouraging sprawl.

Policy 1.1 Use land use controls, concurrency requirements, and other methods to create orderly, desirable growth in locations and at rates consistent with the provision of adequate services and facilities.

Implementation 1.1.1 Development shall be approved only if adequate sewer, water, road, and school capacity are available.

Policy 1.2 Guide growth toward the creation of compact, efficient patterns of land use.

Implementation 1.2.1 Development shall be in accordance with the Future Land Use Map and City concurrency requirements to ensure that it is properly timed and located to limit premature conversion of undeveloped land in a manner inconsistent with surrounding uses.

Implementation 1.2.2 The City's street standards should be periodically reviewed to determine if new standards could be implemented to encourage compact development.

Policy 1.3 Where possible, make land use patterns consistent and compatible with those established by adjacent entities. Engage in cooperative planning to assure this compatibility.

Implementation 1.3.1 Joint planning shall occur in all areas where the City abuts another jurisdiction.

Policy 1.4 Encourage infill development of vacant or underutilized land within existing urbanized areas.

Implementation 1.4.1 Encourage infill development by establishing concurrency requirements for the provision of urban services to outlying

areas.

Implementation 1.4.2 *Maintain reasonable level of service standards for streets, utilities, and other services in specified infill areas to reduce costs of infill development.*

Policy 1.5 Recommend to the Pierce County Council any amendment to the Fife Urban Growth Area that is consistent with the criteria for designation of such area as contained in the Growth Management Act and Pierce County's County-Wide Planning Policies.

Implementation 1.5.1 *Adopt a parallel ordinance amending the UGA if necessary.*

Policy 1.6 Maintain land use designations within the Urban Growth Area in a manner consistent with the policies and implementation strategies in the Pierce County County-Wide Planning Policies.

Implementation 1.6.1 *Review and amend land use designations within the UGA as necessary and incorporate them into the development regulations.*

Policy 1.7 Consider neighborhood area plans as a mechanism to address specific area concerns and impacts to those areas.

Implementation 1.7.1 *As areas annex and neighborhoods are developed, the City should consider requiring neighborhood area plans as appropriate.*

Policy 1.8 Provide for logical and efficient location of various commercial activities in the City.

Implementation 1.8.1 *Maintain zoning code standards to segregate commercial activities according to their intensity and the market they serve.*

Goal 2 Maintain land use policies and patterns that adequately protect and preserve environmental systems and amenities including wetlands, floodplain areas, shorelines, seismic hazard areas, and fish and wildlife habitats.

Policy 2.1 Maintain and update as required critical area ordinances to protect wetlands, aquifer recharge areas, flood areas, seismic hazard areas, and fish and wildlife habitats from incompatible levels or types of development as required by the Growth Management Act.

Implementation 2.1.1 *Update critical areas ordinances consistent with the Growth Management Act.*

Implementation 2.1.2 *Require on-site detention swales and/or infiltration facilities for stormwater as new development occurs.*

Policy 2.2 Encourage the preservation of open space and the retention of natural areas within the City.

Implementation 2.2.1 Through easements, acquisition, or other appropriate means, preserve desired open spaces as established in the Parks, Open Spaces, Bikeways/Pathways Map of this plan and the Comprehensive Parks, Recreation and Open Space Plan.

Policy 2.3 Require applicants proposing land uses that present a high potential for ground water contamination to provide design/engineering solutions that mitigate any threat to ground water quality.

Implementation 2.3.1 Maintain stringent development regulation policies that reduce or eliminate negative impacts of development on ground water and stormwater drainage capacities and systems.

Implementation 2.3.2 Encourage retention of native vegetation or creation of vegetative buffers near drainage courses to preserve water quality.

Policy 2.4 Provide for protection of City wellheads from land uses that present a threat to well water quality.

Implementation 2.4.1 Maintain a wellhead protection ordinance consistent with Washington State law.

Goal 3 Provide for a balance between residential, and commercial/industrial growth.

Policy 3.1 Maintain specific development regulation policies and plans that will result in more balance between residential, commercial, and industrial land use activities in the City as well as protect residential uses from impacts of Interstate-5.

Implementation 3.1.1 Protect existing and future residential areas and uses from incompatible development with new development regulations for setbacks, landscaping, and open space.

Implementation 3.1.2 Require new residential, commercial, office, and industrial developments to provide private active or passive recreational facilities for the benefit of project residents or employees. Enact appropriate standards to assure that these amenities are provided.

Implementation 3.1.3 Buffer new “Small Lot Single Family Residential”, “Low Density Single Family Residential”, and “Medium Density Residential” future land use designations from existing and new “Industrial” land use plan map designations by “High Density Residential” or “Mixed Medium Density Residential/Commercial” land use designations. Implementing commercial zoning districts (e.g. “Regional Commercial”) are the preferred buffer between industrial and residential uses to reduce noise, air quality, traffic, health and other impacts of industrial uses on residents.

Implementation 3.1.4 Utilize the SEPA process and implement development

regulations and building codes to address adverse noise and air pollution impacts of Interstate-5 on residential uses. Examples might include siting the residential portion of mixed use developments away from the freeway with commercial uses being located on the I-5 frontage.

Implementation 3.1.5 Encourage additional retail uses in certain areas along the 20th Street Corridor.

Policy 3.2 Provide for a variety of housing densities and types throughout the area, with emphasis on owner-occupied residences.

Implementation 3.2.1 Implement and maintain policies and plans that encourage single-family, detached housing as the residential development pattern of choice, and include a mixture of housing types and densities in appropriate areas.

Policy 3.3 Protect the rights of residences in non-residential zones.

Implementation 3.3.1 Protect areas that are currently in residential use but zoned for more intensive use, from indiscriminate development by appropriate residential use provisions within the City zoning code.

Policy 3.4 Provide for review of development applications that results in consistent enforcement of landscape and sign codes and construction of streets, curbs, gutters and sidewalks to city standards as development occurs.

Implementation 3.4.1 Review and revise development standards as necessary to require provision of a unified master plan of development for commercial and industrial projects that address landscaping, open space, design standards, signs, lighting and traffic control. The review shall include buffer/transition areas in developments adjacent to residential uses.

Goal 4 Provide for a wholesome neighborhood-like atmosphere in residential areas and provide recreational opportunities for residents.

Policy 4.1 Maintain policies and development regulations to provide for adequate buffering between residential areas and non-residential uses.

Implementation 4.1.1 Amend the zoning code when necessary to provide adequate buffers/open space requirements between residential areas and future industrial and commercial areas, and major arterials. Density bonuses may be offered to reduce impact to developers.

Policy 4.2 Encourage single family developments through mechanisms such as allowing smaller minimum lot sizes for cluster housing and zero-lot line developments when provisions are made for neighborhood

amenities.

Implementation 4.2.1 *Allowed density in new single-family residential districts will be increased by lowering the minimum lot size, allowing clustered housing types, zero lot line designs, and other innovative housing types that are single-family in character when neighborhood amenities are provided by the developer. Single-family residential development shall be encouraged by incentives such as lowering street standards and relaxation of other appropriate development standards for such development.*

Policy 4.3 **Make provisions in large multi-family and single-family developments for on-site recreational opportunities.**

Implementation 4.3.1 *Offer incentives in residential districts allowing medium or larger sized multi-family complexes in exchange for amenities that serve to provide for a better living environment and family orientation in the complex. These include recreational areas and equipment, community meeting areas, educational resources, day care facilities, employment, low intensity shopping and services, trails and links to larger trail systems if available, and links to mass transit and non motorized modes of transportation.*

Implementation 4.3.2 *Consider existing City owned properties in locations close to residential areas and/or activity centers for passive outdoor recreational use whenever possible.*

Implementation 4.3.3 *Consider selling City owned parcels of land that are too small or in poor locations for park and recreation development, and using the funds to acquire land in locations conducive to the development of community parks.*

Policy 4.4 **Permit manufactured houses in appropriately designated areas.**

Implementation 4.4.1 *Permit manufactured housing in all residential areas, subject to the same density and development standards applicable to site-built construction.*

Policy 4.5 **Take advantage of the amenities created by rivers, streams, and wetlands in creating new residential areas.**

Implementation 4.5.1 *Amend development regulations as necessary to take advantage of amenities created by rivers, streams, and wetlands, while protecting and improving the resources for use by future generations.*

Policy 4.6 **Allow home occupations in residences provided that the uses do not adversely affect the residential character of the neighborhood.**

Implementation 4.6.1. *Amend the zoning code as necessary to better regulate home business uses and allow home occupations in all residences.*

Policy 4.7 Develop a program to acquire easements, ownership, and donation of lands desired for open space, bikeways, pathways, parks, and recreational facilities as described in the Park and Recreation Plan.

Implementation 4.7.1 Amend street development standards where necessary to require provision of bikeways and walkways consistent with the Bikeways, Pathways, Parks, and Open Space Overlay Map as properties are developed along designated routes.

Goal 5 Maintain quiet residential streets.

Policy 5.1 Buffer or otherwise protect residential areas from the impacts of excessive traffic, especially from commercial truck or other through traffic.

Implementation 5.1.1 Develop regulations that require buffers to protect residential areas and uses from the impacts of excessive traffic, especially commercial or truck traffic.

Policy 5.2 Separate entertainment uses generating traffic and noise from residential areas.

Implementation 5.2.1 Continue to implement measures to reduce the impact of noise, light, traffic, and disruptive activity on residential areas associated with after-hours businesses including taverns, bars, restaurants, adult businesses, and industrial and commercial concerns that conduct business during late night and early morning hours.

Goal 6 Conserve Agricultural Land

Policy 6.1 Maintain agricultural regulatory requirements and provisions for the purpose of supporting the continued agricultural activities in the Fife Urban Growth Area.

Implementation 6.1.1 Allow agricultural activities as a permitted use, including:

- a. Commercial raising or boarding of animals or production of animal products, such as eggs or dairy products, produced on-site on an agricultural or commercial basis, excluding the slaughtering and processing of animals. The types of number of animals shall comply with the minimum requirements for keeping of animals as an accessory use to a residence;*
- b. The raising and harvesting of row crops, field crops or tree crops on an agricultural or commercial basis;*
- c. Other agricultural activities related to and supportive of the preservation of a viable commercial agricultural operation.*

Implementation 6.1.2 Achieve Agricultural, Resource, Open Space and Floodplain Conservation through: (Expanded with adoption of Ordinance 1762)

- a. *Maintaining a voluntary transfer of development rights program in conjunction with Pierce County, including designating receiving zones for development rights;*
- b. *The priority of a TDR program is to reduce development in the Rural Area, Resource and Floodplain lands by encouraging the transfer of development rights from private lands into the UGA of the City;*
- c. *The City of Fife supports and shall work actively to facilitate the preservation-development rights to:*
 1. *Preserve the rural environment, encourage retention of resource areas including but not limited to floodplain, farm, forest, habitat, and shorelines;*
 2. *Provide permanent protection to significant natural resources;*
 3. *Provide mitigation for the flood impacts to the City of Fife from properties developed outside the city within the floodplain and shoreline areas;*
 4. *Provide mitigation for the impacts of urban development on global climate change by reducing emissions from transportation and sequestering carbon through retention of forest cover;*
- d. *Receiving zones should be areas where infrastructure needs are addressed, including but not limited to water, sewer, stormwater and transit improvements. The Pacific Highway Corridor (Regional Commercial Zone) and the 20th Street Corridor (Community Mixed Use Zone) are designated as receiving zones;*
- e. *The transfer of development right allocation will be completed to assess the market for a TDR program in Fife;*
- f. *Maintaining anti-nuisance and right-to-farm laws to protect agricultural activities from being defined as a public nuisance and to minimize conflicts with other allowed uses;*
- g. *Encouraging Pierce County to explore the making of preferential tax treatment available; and/or*
- h. *Other innovative techniques.*

Policy 6.2 Increase the viability of farming as a land use within Fife by establishment of, or changes to, policies, regulations and programs that support farming as a commercial enterprise.

Implementation 6.2.1 *Maintain a right-to-farm ordinance to ensure that agricultural uses are treated sensitively to the location of and pressures from surrounding urban development. The*

ordinance shall include, at a minimum, the following components:

- a. A declaration that normal farming operations do not constitute a “nuisance” if begun before residential development occurs;*
- b. Title or plat notification for properties within 300 feet of agricultural uses explaining that the parcel is identified with an agricultural use and there may be permitted activities that are inconvenient or cause discomfort of area residents or businesses;*
- c. Establishment of a grievance or arbitration committee to mediate disputes between farmers and non-farmers;*
- d. Establishment of penalties for vandalism, pilferage, loss of livestock from domestic animal predation or other related losses;*
- e. A partial listing of potential effects of agricultural activities including dust, noise, odors, day or night activities, use of herbicides, pesticides, and slow-moving vehicles on nearby roads; and*
- f. Maintenance of regulations requiring development occurring in proximity to agricultural uses to avoid or mitigate negative impacts on drainage or irrigation.*

Implementation 6.2.2 Develop a process for accepting donations of agricultural lands, and develop a program for continuing agricultural operations on donated agricultural lands.

Policy 6.3 Continue to identify agricultural lands that are most susceptible to conversion by:

Implementation 6.3.1 Identifying agricultural lands that are most sensitive to urban growth pressures and which, therefore, require the most immediate attention;

Implementation 6.3.2 Utilizing agricultural land classifications established by the Washington Department of Commerce; and

Implementation 6.3.3 Consulting with and involving owners of agricultural lands.

Policy 6.4 Ensure that prime agricultural lands are conserved and protected by the enactment of appropriate land use controls with delineated standards and criteria related to preserving the agricultural lands.

Implementation 6.4.1 Modify critical area ordinances as necessary to implement goals related to agricultural lands.

Implementation 6.4.2 Develop a process for accepting donations of agricultural lands, and strive to develop a program for continuing agricultural operations on donated agricultural lands.

Policy 6.5 Coordinate agricultural land conservation policies with other jurisdictions, the Puyallup Indian Tribe, and special districts and their respective programs.

Implementation 6.5.1 Correlate agricultural land conservation policies with public facility and service provision policies, to ensure that public facility and service intentions do not stimulate the conversion of agricultural land or make its conservation and protection more difficult.

Goal 7 Maintain a Public Use/Open Space Zone

Policy 7.1 A Public Use/Open Space Zone shall be maintained in order to carry out the public function of governmental agencies while being sensitive to adjacent land uses.

Implementation 7.1.1 Maintain development regulations for the Public Use/Open Space Zone and provide for adequate buffering and mitigation of impacts caused by the public use on adjacent land uses.

Implementation 7.1.2 Lands within the Public Use/Open Space Zone shall comply with the other land use goals and policies where applicable.

Goal 8 Protect views and open space and retain natural areas

Policy 8.1 Create and/or preserve open space in the City.

Implementation 8.1.1 The City should consider establishing view corridors of Mt. Rainier.

Implementation 8.1.2 The City shall consider establishing development requirements that reserve a proportion of each parcel as open space as the parcel is developed.

Implementation 8.1.3 Amend the subdivision ordinances as necessary to require increased open space reserves. Open space shall be required to relate to the open space map established in the Comprehensive Plan if possible. Contribution to a municipal open space fund will be allowed as an alternative to providing open space at the site when deemed appropriate. The funds shall be used by the City to purchase open space land or development rights to desired open spaces.

Implementation 8.1.4 As land develops around desirable natural or wetland areas, the City shall actively seek donation of parcels or access easements for future development of natural walking paths, and other passive uses.

Implementation 8.1.5 The City shall explore all cooperative ventures with other public agencies as well as private organizations for the provision of parks and other recreational facilities, projects, and programs.

Implementation 8.1.6 The City shall coordinate with the Fife School District to

facilitate public use of the District's indoor and outdoor recreational facilities.

Goal 9 Maintain a land use plan map.

Policy 9.1 Maintain a land use plan map that generally recognizes existing development patterns and provides adequate lands to accommodate anticipated growth. The land use plan map shall provide general boundaries between differing land use categories.

Implementation 9.1.1 City staff shall maintain a land use plan map and update that map in accordance with the approved comprehensive plan amendments.

Goal 10 Maintain and update as necessary development/design standards for commercial and industrial areas.

Policy 10.1 Maintain appropriate building height restrictions for each zone.

Implementation 10.1.1 Encourage large site, planned unit developments using zoning and density incentives.

Implementation 10.1.2 Review development standards for building heights in commercial and industrial zones.

Policy 10.2 Promote the improvement in appearance of all commercial areas.

Implementation 10.2.1 Commercial activities shall be subject to development standards that emphasize landscaping and other requirements to promote a quality image for the City.

Implementation 10.2.2 Encourage the inclusion of residential units within all commercial areas.

Implementation 10.2.3 Maintain land use ordinances with development incentives for commercial development that provide recreational amenities such as park areas, athletic facilities, etc, to employees. Increase the level of incentive if such facilities are made available to the general public.

Policy 10.3 Keep ingress and egress into commercial and industrial sites to a minimum and designed to minimize traffic impediments to the area. Where practical, encourage shared ingress and egress points to limit the number of curb cuts in a commercial area.

Implementation 10.3.1 Maintain an ordinance regulating curb cut widths, sizes, distances to intersections and construction in commercial and industrial areas.

Implementation 10.3.2 Review and revise City parking standards as necessary to minimize the construction of parking spaces associated with commercial development and to encourage the use of public transit, carpooling, and other high occupancy vehicles and non-motorized modes of travel.

Goal 11 Maintain and implement the City’s Comprehensive Parks, Recreation and Open Space Plan.

Policy 11.1 Maintain a current park and recreation plan as part of this Comprehensive Plan so as to be eligible for grants, matching funds, and other opportunities that may occur.

Implementation 11.1.1 Maintain a Capital Improvement Plan (CIP) fund that provides for acquisition, development, and renovation of park and recreation lands and facilities.

Implementation 11.1.2 Provide adequate maintenance of existing areas and facilities to preserve and protect these for present and future citizens.

Implementation 11.1.3 Continue to identify safety as a prime consideration in renovation and development of parks and recreation facilities.

Implementation 11.1.4 Maintain a program to create and maintain cooperative relationships with public and private entities for the provision of recreational facilities and programs.

Implementation 11.1.5 Review and maintain an impact fee program for park purposes.

Policy 11.2 Plan potential park and recreation opportunities for the future when the means for their acquisition and/or development becomes feasible.

Implementation 11.2.1 Maintain a Park Advisory Board for the purpose of advising the City Council on planning, acquisition, and development of park and recreation opportunities.

Policy 11.3 Maintain a Bikeways/Pathways, Parks, and Open Space Overlay Map.

Implementation 11.3.1 Through easement, acquisition, or other appropriate means, preserve desired open spaces as established in the Bikeways/Pathways, Parks, and Open Space Overlay Map and the City Comprehensive Parks, Recreation and Open Space Plan.

Implementation 11.3.2 Construct walkways and bikeways as adjoining properties and streets are developed, consistent with the Bikeways/Pathways, Parks, and Open Space Overlay Map and the City Comprehensive Parks, Recreation and Open Space Plan.

Implementation 11.3.3. Whenever possible, physically separate walkways and bikeways from motor vehicle traffic and walking paths; bicycle paths themselves should be separated.

Goal 12 Encourage the development of quality industrial areas through master planning.

Policy 12.1 Require new industrial areas to develop according to a master site plan and include such features as open space, landscaping, integrated

architecture and signs, and traffic control.

Implementation 12.1.1 *Modify the zoning code and other development regulations as necessary to maintain provisions for master site plan review.*

Policy 12.2 Retain in large parcel sites lands designated for industrial uses until a plan for development is proposed.

Implementation 12.2.1 *Modify the subdivision ordinance to include a provision for specific review of development of large industrial parcels.*

Goal 13 Where appropriate, encourage a mixture of appropriate commercial, industrial, and office park uses along the SR 167 freeway corridor in compliance with all City concurrency requirements and policies.

Adopted per Ordinance No.1608-06

Policy 13.1 In areas adjacent to 20th Street East, encourage commercial uses and a comprehensive plan designation of Mixed Commercial/High Density Residential.

Policy 13.2 Support the maintenance of agricultural uses along the corridor until the land is ready for development and the proposal complies with all City concurrency requirements and policies.

Policy 13.3 In compliance with concurrency requirements, once the land is ready for development, encourage plans for Commercial and or Business Park, Industrial uses that are compatible with the impacts from the freeway.

Policy 13.4 Provide for careful design review on allowed uses along the freeway, some of which could be freeway oriented commercial enterprises as well as those commercial and industrial uses benefiting from visibility and access with the freeway.

Policy 13.5 Ensure that any such commercial developments are provided in logical and efficient locations, and help to buffer other development, especially Low Density Residential, from the freeway and other infrastructure.

Goal 14 Encourage the development of a downtown area as a center of commercial, civic, cultural and recreational activities.

Adopted per Ordinance No.1608-06

Policy 14.1 Create a vibrant, compact downtown area that is an inviting place to work, shop, live and socialize.

Policy 14.2 Encourage mixed-use development that balances residential, public, entertainment and business uses.

Policy 14.3 Encourage multi-story development that incorporates pedestrian-oriented design and promotes civic gathering places and public

amenities.

- Policy 14.4 Recognize and enhance the potential of lands around the 54th Avenue East/I-5 Interchange as a vibrant mixed use City Center.
- Policy 14.5 Develop a subarea plan for a Fife City Center that provides for a Downtown District/City Center focused around the 54th Avenue East/I-5 Interchange.
- Policy 14.6 Give consideration to parking management strategies in the downtown to include on street parking, maximum parking requirements, and increased provisions for shared and/or off-site parking.
- Policy 14.7 When making decision about capital facilities and public investment, give consideration to prioritizing funding allocations to transportation, parks, utilities and other projects which support and advance the implementation of the City Center.

GOAL 15 Become a more sustainable community with regard to universal responsibility, interconnectedness, health, wellness of our people, our culture and our planet.

Adopted per Ordinance No.1684

- Policy 15.1 Reduce the impact of climate change globally and locally by reducing emissions of carbon dioxide and other climate-changing greenhouse gases (GHG) in Fife.
 - Implementation 15.1.1 Examine the City government’s business practices and revise to achieve a reduction of GHG within the City of Fife.*
 - Implementation 15.1.2 Examine the City’s development regulations and amend to achieve a reductions in GHG emissions.*
 - Implementation 15.1.3 Consider the financial, environmental, and social costs of decisions in order to incorporate sustainability to the maximum extent practical.*
- Policy 15.2 Encourage recycling programs throughout the City.
 - Implementation 15.2.1 Work with local disposal companies to ensure that adequate recycling programs are in place and available to all segments of the City’s residents and businesses.*
 - Implementation 15.2.2 Provide information and encourage all businesses and organizations within the City to incorporate recycling programs.*
- Policy 15.3 Encourage more compact development and “complete streets” to provide options for residents and businesses to reduce the City’s need for fossil fuels and provide opportunities for non-motorized modes of transportation to improve public health and safety, and provide for

multiple environmental benefits.

- Implementation 15.3.1* *Promote Commute Trip Reduction (CTR), transit, ride sharing, van pooling, bike and pedestrian trails as alternative modes for travel.*
- Implementation 15.3.2* *Adopt a Complete Streets Ordinance to provide the methods of travel for “all users” including pedestrians, bicyclists, transit vehicles and users of all ages and abilities.*
- Policy 15.4 Encourage low-impact development techniques that can reduce the consumption of resources, increase rates of material reuse, recycling, preserve existing soils and vegetation to improve public health and safety, and provide for multiple environmental benefits.
- Implementation 15.4.1* *Give incentives for developments that implement low impact development techniques. Examples of low-impact development design include: green roofs, pervious surface asphalt and concrete, sustainable building design to further reduce energy consumption, bio-retention swales, compact design through density bonuses for minimal site disturbance and preservation.*
- Implementation 15.4.2* *Work with private and public sector partners in seeking to achieve Goal 15 private and public sources to increase the City’s ability to be more sustainable.*
- Implementation 15.4.3* *Encourage green building techniques such as “LEED”, “Built Green” and “Energy Star” for all construction.*