

ORDINANCE NO. 96-0027

**AN ORDINANCE OF THE CITY OF EDGEWOOD, WASHINGTON,  
ADOPTING BY REFERENCE THE NORTH HILL COMMUNITY PLAN AS  
THE INTERIM COMPREHENSIVE PLAN FOR THE CITY OF  
EDGEWOOD, AND DECLARING AN EMERGENCY.**

WHEREAS, the North Hill Community Plan was the product of an extensive community planning process; and

WHEREAS, following several public hearings the North Hill Community Plan was adopted by the Pierce County Council; and

WHEREAS, recent community meetings reaffirmed that the North Hill Community Plan reflects the community's vision for the future; and

WHEREAS, it is the community's desire to develop zoning and land use regulations consistent with the North Hill Community Plan; now, therefore,

**THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, DO  
ORDAIN AS FOLLOWS:**

Section 1. North Hill Community Plan Adopted. The City adopts by reference the policies contained in the North Hill Community Plan as adopted by the Pierce County Council, dated February 19, 1991, as the Edgewood Interim Comprehensive Plan for the City, except as follows;

A. Pierce County shall refer to the City of Edgewood.

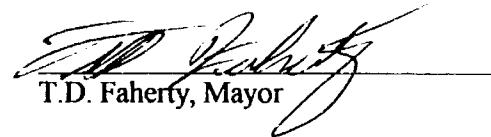
Section 2. Copy to be Available. Copies of the Edgewood Interim Comprehensive Plan shall be available in the office of the City Clerk for use and examination by the public. Copies will also be available for purchase for a nominal fee.

Section 3. Severability. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

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Section 4. Effective Date. As an emergency ordinance is necessary for the protection of the public health, public safety, public property, or public peace, and as less than five (5) days remain between publication of this ordinance and the official date of incorporation, this ordinance shall be effective on the official date of incorporation.

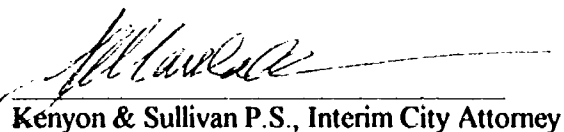
PASSED BY THE CITY COUNCIL ON February 22, 1996.

  
T.D. Faherty, Mayor

ATTEST:

  
Nacelle J. Heuslein, Interim City Clerk

APPROVED AS TO FORM:

  
Kenyon & Sullivan P.S., Interim City Attorney

Date of Publication: 2-27-96  
Effective Date: 2-28-96

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## **NORTH HILL COMMUNITY PLAN**

**A Portion of the Pierce County  
Comprehensive Plan**

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Adopted by:  
Pierce County Planning Commission  
October 17, 1990

Pierce County Council,  
February 19, 1991  
Ordinance No. 90-167

# NORTH HILL COMMUNITY PLAN

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1 FILE NO. 160 PROPOSAL NO. 90-167

Sponsored by: Councilmember Bill Stoner  
Requested by: County Executive/Planning & Natural Resource  
Management Department  
PLANNING AND NATURAL  
RESOURCE MANAGEMENT  
MAR - 1 1991

ORDINANCE NO. 90-167 PIERCE COUNTY

AN ORDINANCE OF THE PIERCE COUNTY COUNCIL AMENDING THE PIERCE COUNTY  
GENERALIZED COMPREHENSIVE PLAN (1962), BY ADOPTING THE  
"NORTH HILL COMMUNITY PLAN: A PORTION OF THE PIERCE  
COUNTY COMPREHENSIVE PLAN", TO PROVIDE FOR THE ORDERLY  
PHYSICAL DEVELOPMENT OF THE PORTION OF UNINCORPORATED  
PIERCE COUNTY COMMONLY KNOWN AS THE NORTH HILL AREA.

WHEREAS, a planning process was initiated by the residents of the  
North Hill area through submittal of a letter and petition dated  
November 22, 1988, to the Pierce County Council, requesting that the  
Council adopt a land use plan for the North Hill Area; and

WHEREAS, by Resolution No. R89-154, adopted on August 15, 1989,  
the Council adopted a Work Program for the North Hill Community Plan,  
and authorized the expenditure of funds from the County's General  
Fund for work program implementation; and

WHEREAS, the North Hill Facilitating Committee, consisting of  
five community leaders -- Donald Borst, Alan Engberg, Dale Mitchell,  
Donna Sorensen, and Howard Yeager -- was established by the County  
Executive and the County Council through Resolution No. R89-192,  
which was passed on September 26, 1989. The Facilitating Committee  
conducted all public workshops prior to the Planning Commission  
hearings, and assisted in preparation and review of documents; and

WHEREAS, Facilitated Community Workshops (using "brainstorming"  
techniques) were held in the Plan Area on November 1, 8, and 15,  
1989. Subsequent to the workshops a Ratings Workshop was held on  
November 29, 1989. Citizens' input was formulated into statements  
and arranged into categories. This material was then compiled into  
one document, entitled "North Hill Community Plan Summary Document",  
which was approved by the Facilitators on January 31, 1990. Meetings  
were held on December 6 and 13, 1989; January 10, and February 28,  
1990, to discuss information on a wide range of public service and  
transportation issues. On January 24 and February 14, 1990, public  
workshops were held to receive public comment on the Summary  
Document. A Draft Plan was produced, based upon the Summary  
Document, testimony, and letters. A workshop was held on July 25,  
1990, to release the Draft Plan to the community; and

WHEREAS, the North Hill Community Plan has been produced using  
the input from the November 1, 8, and 15, 1989, community workshops,  
as summarized in the Summary Document, as a foundation. The goals,  
objectives, and policies of the Plan are intended to represent the  
perceptions and desires of community residents and property owners.  
The Facilitating Committee has played a vital role in reviewing draft

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cc: Planning, Debby Hyde ✓  
Special Asst. to the Exec., Chuck Gorden ✓  
Planning, Mike Cooley ✓  
Facilitators: Don Borst ✓  
Alan Engberg ✓  
Dale Mitchell ✓  
Donna Sorenson ✓  
Howard Yeager ✓

Library ✓  
Code Revisor ✓  
Book ✓

2/27/91  
533

1 Ordinance No. 90-167 , (cont'd)

2 documents to ensure that the spirit of the ideas expressed at the  
3 community workshops was reflected in the Plan; and

4 WHEREAS, the Pierce County Planning Commission held two public  
5 hearings at Edgemont Junior High School to hear public comment and  
6 testimony regarding this Plan. These hearings were held on August  
7 22, and September 17, 1990; and

8 WHEREAS, the North Hill Community Plan is a supplement to those  
9 portions of the Pierce County Generalized Comprehensive Plan (1962)  
10 and other County plans relating to the North Hill Plan Area; and

11 WHEREAS, RCW 36.70A, the Growth Management Act, requires certain  
12 counties to adopt comprehensive land use plans, and authorizes the  
13 inclusion of subarea plans, consistent with the comprehensive plan;  
14 and

15 WHEREAS, RCW 36.70, the Planning Enabling Act, authorizes  
16 counties to adopt comprehensive land use plans. In addition, RCW  
17 36.70.340 allows for the amplification and augmentation of the scope  
18 of the comprehensive plan, by progressively including more completely  
19 planned areas consisting of natural homogenous communities,  
20 distinctive geographic areas, or other types of districts having  
21 unified interests within the County; and

22 WHEREAS, the Pierce County Planning Commission gave required  
23 notice and conducted public hearings pursuant to Chapter 36.70 RCW.  
24 Notice included mailings, legal notices, and advertisements in local  
25 print media; and

26 WHEREAS, the Pierce County Planning Commission, at its October  
27 17, 1990, public hearing, adopted Findings of Fact and recommended to  
28 the Council, by a vote of 6 to 0, that the North Hill Community Plan  
be adopted; and

29 WHEREAS, a Draft Environmental Impact Statement (DEIS) was  
30 prepared and issued on September 5, 1990. At the conclusion of the  
31 comment period on October 5, 1990, a Final EIS was prepared and  
32 issued on October 9, 1990. All comments received on the DEIS were  
33 addressed in the Final EIS; and

34 WHEREAS, the North Hill Community Plan reflects the hopes and  
35 aspirations of residents and property owners in the Plan Area; and

36 WHEREAS, the North Hill Community Plan is necessary for  
37 protecting public health, safety, welfare, and environmental quality,  
38 and is in the best interest of the citizens of Pierce County; NOW,  
39 THEREFORE,

40 BE IT ORDAINED by the Council of Pierce County:

41

Ordinance No. 90-167 , (cont'd)

Section 1. The Pierce County Generalized Comprehensive Plan (adopted April 2, 1962, as amended) is hereby amplified and augmented by amending said Plan to include a new and more specific land use plan entitled: "North Hill Community Plan: A portion of the Pierce County Comprehensive Plan", which is attached as Exhibit "A" and incorporated by reference. The Plan pertains to the area of Pierce County commonly known as the North Hill Area, as described below:

The North Hill Plan Area is located in north-central Pierce County overlooking the Puyallup and White River Valleys. The Plan Area is bounded by the Pierce/King County line to the north between West Valley Highway and the corporate limits of Milton. The western boundary is the eastern limits of Milton to Freeman Road extended south to the 60 foot contour. The southern boundary is formed by the 60 foot contour of the slope extending east to the Union Pacific Railroad to the western limits of Sumner. The eastern boundary runs northerly along the western limits of Sumner (generally, West Valley Highway) to the Pierce/King County line. Also included in the Plan Area is that portion of unincorporated Pierce County lying within the northeast quarter of Section 4, Township 20, Range 4 East, Willamette Meridian.

Section 2. The Findings of Fact are hereby adopted as shown on Exhibit "B", attached hereto and by this reference incorporated herein.

PASSED this 19th day of February, 1991.

PIERCE COUNTY COUNCIL  
Pierce County, Washington

ATTEST:

Sandra Bassett, Acting  
Clerk of the Council

[Signature]  
Council Chair

PIERCE COUNTY EXECUTIVE

[Signature]  
Approved ☒ Vetoed ☐  
this 27th day of Feb., 1991.

Approved As To Form Only:

[Signature]  
Chief Civil Deputy  
Prosecuting Attorney

Date of Publication of  
Notice of Public Hearing: February 13, 1991

Effective Date of Ordinance: March 9, 1991

1 EXHIBIT "B" TO ORDINANCE NO. 90-167.

FINDINGS OF FACT

- 3 1. A letter and petition dated November 22, 1988 were received by  
4 the Pierce County Council from citizens and property owners of  
5 the North Hill community requesting that the Council adopt a  
6 land use plan for the area.
- 7 2. Public awareness meetings were held on March 15, 1989 and June  
8 28, 1989 at Edgemont Junior High School to discuss the planning  
9 process.
- 10 3. Pierce County Council adopted Resolution 89-154 on August 15,  
11 1989 approving a work program and budget for the North Hill  
12 Community Plan Area.
- 13 4. Pierce County Council adopted Resolution 89-172 on September 26,  
14 1989 appointing five members of a Community Facilitating  
15 Committee to the North Hill Plan.
- 16 5. Community brainstorming workshops were held on November 1st, 8th  
17 and 15th 1989 at Mountain View Elementary School. There were  
18 approximately 240 residents and property owners who attended the  
19 meetings.
- 20 6. After the workshops, the results were compiled by removing  
21 duplications. On November 29, 1989 the results were rated by  
22 the community as "very important," important," not important."
- 23 7. Results of the "Rating" workshop were formulated into statements  
24 and arranged into categories. This material was then compiled  
25 into one document, entitled North Hill Community Plan Summary  
26 Document approved by the Facilitators on January 31, 1990 and  
27 distributed by mail to all participants that had provided  
28 mailing addresses at earlier workshops.
8. Meetings were held on December 6th and 13th 1989, January 10th,  
and February 28th, 1990, to provide information on a wide range  
of public service and transportation issues.
9. On January 24, 1990 and February 14, 1990, public workshops were  
held to take public comment on the Summary Document. Community  
residents and property owners also provided their input through  
letters.
10. A draft plan was produced, based upon the Summary Document and  
testimony and letters received. The Draft Plan was made  
available to the Facilitating Committee on May 23, 1990 for  
their review and comment. Comments from other departments and  
the Facilitators were incorporated into a reviewed Draft. The  
Draft was released to the public at a community meeting July 25,  
1990. At this meeting the community had an opportunity to ask  
questions of staff and Facilitators and to review Display Maps  
used in the planning process.

- 1 Exhibit "B" to Ord. No. 90-167 (cont'd)
- 2 11. RCW 36.70, the Planning Enabling Act, and Growth Management Act  
3 (ESHB 2929) authorize counties to adopt comprehensive land use  
4 plans.
- 5 12. During the planning process approximately 180 community members  
6 and interested individuals who provided mailing addresses at  
7 earlier workshops were kept informed of the progress and status  
8 of the Plan by staff in the form of seven mailed newsletters  
9 entitled What We Heard.
- 10 13. Public notice for Community Meetings and Facilitator Meetings  
11 has been provided pursuant to RCW 36.70. Notice has included  
12 mailings, legal notice, and advertisements in the local print  
13 media.
- 14 14. The Scoping Notice for the Draft Environmental Impact Statement  
15 (DEIS) was released on January 5, 1990. Comments were due on  
16 the Scoping Notice on January 26, 1990.
- 17 15. The Pierce County Planning Commission held a public hearing at  
18 Edgemont Junior High School on August 22, 1990 to hear public  
19 comment and testimony regarding the Plan. To allow for  
20 additional public comment, and for the issuance of the Final  
21 Environmental Impact Statement, the hearing was continued to  
22 October 17, 1990 by the Planning Commission.
- 23 16. The Draft EIS was issued on September 5, 1990. At the  
24 conclusion of the comment period on October 5, 1990, a Final EIS  
25 was prepared and issued on October 9, 1990. All comments  
26 received on the DEIS were addressed in the Final EIS.
- 27 17. The Pierce County Planning Commission held a second public  
28 hearing on October 17, 1990 at Edgemont Junior High School to  
hear public comment and testimony regarding the Plan. The  
Planning Commission approved the Plan as amended.
- 18 18. The Pierce County Planning Commission finds the Proposed North  
Hill Community Plan protects the public health, safety and  
welfare of the North Hill community and Pierce County.
- 19 19. The County Council's Planning and Public Works Standing  
Committee held a public hearing and took testimony on the  
proposal at the County-City Building on January 10, 1991. The  
committee postponed action on the proposal until a night meeting  
could be held within the Community Plan area.
- 20 20. On January 23, 1991 the Council's Planning and Environment  
Committee held a public hearing at 7:00 p.m. at the Edgemont  
Junior High School. After taking public testimony, the  
committee voted to recommend approval of the Plan to the full  
Council. The committee also recommended that some proposed  
amendments to the Plan be sent to the Planning Commission by  
separate Resolution (Resolution R91-62) for their consideration.



1 Exhibit "B" to Ord. No. 90-167 (cont'd)

2 21. The Council finds that adoption of Proposal No. 90-167 is  
3 subject to the land use consultation process created by the  
4 August 27, 1988, Settlement Agreement between the Puyallup  
Indian Tribe, Pierce County, and other parties.

5 22. The Council finds that the Puyallup Tribe has been provided with  
6 timely notice, copies of the Draft Environmental Impact  
7 Statement (DEIS), Final Environmental Impact Statement (FEIS),  
draft plan documents, and notices of public hearing relative to  
Proposal No. 90-167.

8 23. The Council finds that in accordance with the Settlement  
9 Agreement, the Puyallup Tribe has been given the opportunity for  
10 consultation and discussion with the County on Proposal No. 90-  
11 167 and that no concerns, comments, or objections have been  
12 received from the Tribe.  
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## INTRODUCTION

This Introduction outlines the Plan Area, the scope, the intent, and the function of the Plan. It describes what the Plan is, what it is not, and how it can be used to guide government actions in reaching community goals and objectives. The Introduction contains information on what the Plan covers, and how to use the Plan. A glossary of terms used in the Plan can be found in the Appendices.

### THE PLANNING AREA

The North Hill community is in north-central Pierce County overlooking the Puyallup and White River Valleys (VICINITY MAP). The City of Puyallup (1989 population: 21,290) lies to the south; Sumner (1989 population: 5,750) to the southeast; Milton (1989 population: 4335) and Fife (1989 population: 2960) to the west. An area of unincorporated King County lies immediately north of the Plan Area.

The North Hill Plan Area (PLAN AREA MAP) is a triangle of rolling upland located on a plateau overlooking the Puyallup and White River Valleys. The Plan Area is approximately 8.9 square miles in size. Elevations of the Plan Area begin at 60 feet above sea level and rise to approximately 440 feet. There are several topographic depressions or "potholes" throughout the Plan Area. The highest elevations are found in the southeast corner. Both the southern and eastern borders of the Plan Area are characterized by a prominent slope that forms a portion of Puyallup and White River Valley walls. The geology of the area is glacial in origin that accounts for the soil characteristics as well as the gravel resources found along the perimeter of the Hill.

The Plan Area has primarily residential lands, small hobby farms, and scattered agricultural commercial farmlands. Residential development is evenly distributed throughout the Plan Area and consists of primarily single family residential units. Some residential units have been built upon fairly steep slopes leading down to North Puyallup. Two major shopping plazas on Meridian (SR 161) Street (within the City limits of Milton near the northern boundary of the Planning Area) serve the residents of the Plan Area, Milton, and southern King County. Additional commercial uses are scattered elsewhere along the length of SR 161.

Population in the Plan Area is approximately 10,900 persons (1990 Puget Sound Council of Governments (PSCOG) estimate) representing approximately 3 percent of the unincorporated population of Pierce County. Population density is approximately 1,224 persons per square mile within the Plan Area. Population and housing growth has increased steadily in the area since 1980.

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### What is a Community Plan?

The North Hill Community Plan is a part of the overall community planning program for Pierce County and addresses only a portion of Pierce County commonly referred to as the North Hill as described above and shown on the **Plan Area Map**. This plan replaces those portions of the County wide comprehensive plan known as the Generalized Comprehensive Plan prepared in 1962, that relate to the North Hill Plan Area. The Plan provides a framework for future growth, change, and redevelopment.

This document contains officially adopted Goals, Policies, and Objectives upon which decisions affecting the community are based. These Goals, Policies and Objectives have been developed through an extensive citizen oriented planning effort. They also draw upon many Pierce County plans, studies and recommendations that have been developed over the past several years.

In general, the Plan is intended to:

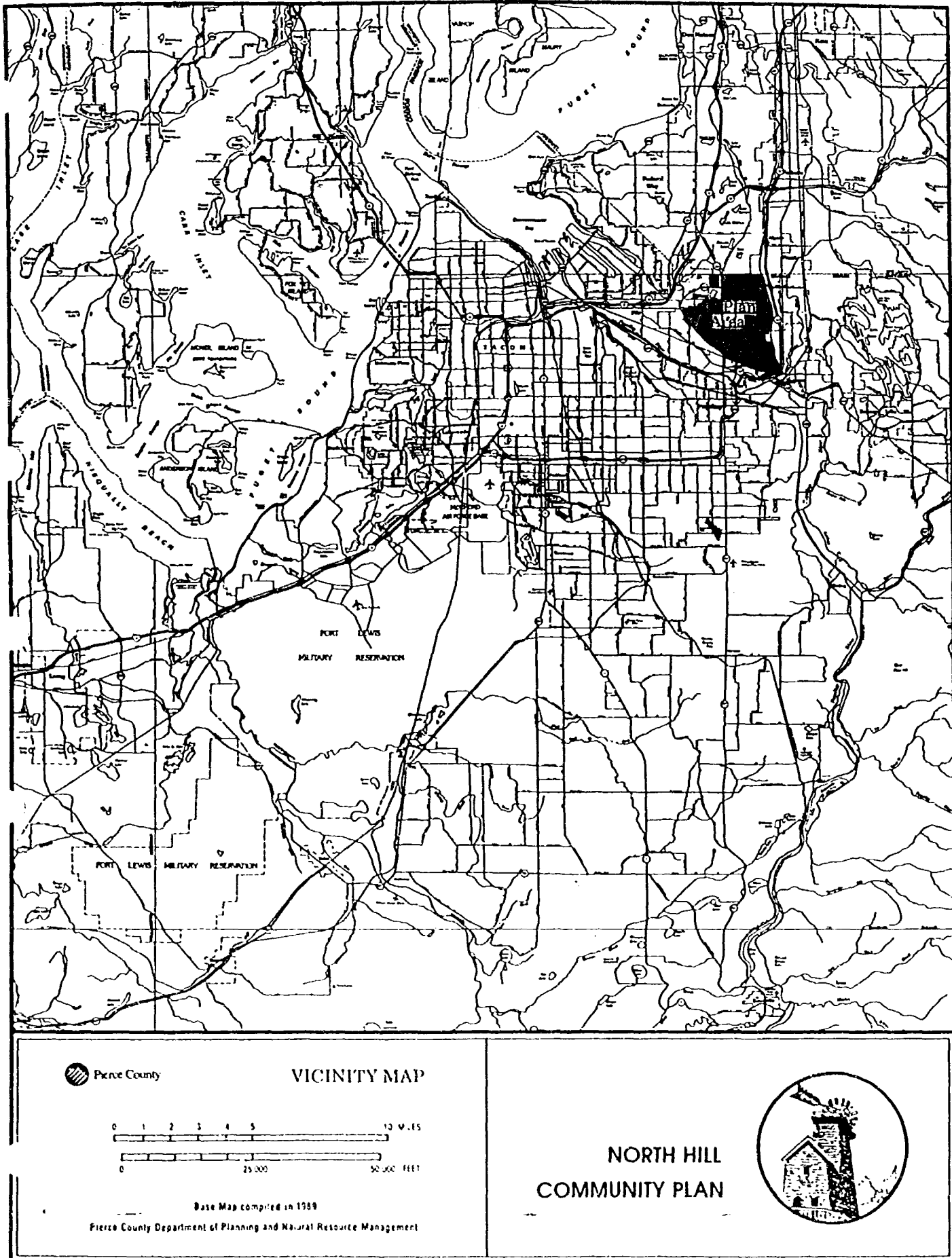
- o guide the use of land so that one use does not preclude a more appropriate use;
- o guide public and private development in a common direction to reduce the long range public costs of development;
- o help focus public decision-making and budgeting in a common direction;
- o be a practical tool to aid the County in making consistent and objective decisions about proposed public and private activities and developments in an atmosphere of fairness and due process; and
- o make public the policy used for these decisions, thereby increasing accountability to help build confidence in local government and consequently increase its effectiveness.

### Why is a Community Plan Needed?

Many day-to-day decisions made by County officials have a profound impact on how the community develops and functions. When these decisions are made in a piecemeal, uncoordinated manner, the result is likely to be land use and development patterns that are conflicting, inefficient and difficult to serve with public facilities and services. Piecemeal decisions also frustrate a community's ability to manage its own destiny. By establishing the community's long range general policy for its own physical development, a comprehensive community plan coordinates and guides individual decisions that most efficiently move the community in the direction of its overall goals.



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### How is the Community's Policy Expressed?

This Community Plan is a policy plan that sets forth policy guidance in two forms (words shown in *italics* are defined in the Glossary and can be found in Appendix A). First, it sets forth the community's (County's) policies in verbal statements addressing the full range of issues that confront the community. Second, it lays out in maps, how that policy should be implemented geographically within the North Hill Plan Area. These two aspects of the policy are interrelated and must be considered together when considering a land use decision.

#### The Plan:

- o discusses local issues concerning growth and development that concern North Hill residents and property owners; and
- o provides a set of Goals, Objectives and Policies to direct and influence the character and timing of growth in the best physical, economic and social interests of the people.

#### FORMAT OF THE PLAN

The Plan is organized into Elements, with each Plan Element divided into sections that address various subtopics. Each Plan Element and subtopic contains a background discussion, followed by a Goal to be achieved, a series of Objectives to meet the Goal, and Policies under each Objective. These Elements address issues relating to land use, the natural environment, transportation, community services and facilities, parks and recreation, and the community's identity. The Plan also contains guidance for involving citizens in the planning process.

Goals, Objectives, and Policies are defined as follows:

*Goals* are long range aims. They are expressions of the community's hopes and aspirations about the future of that community's development. They describe the community in which the people of the North Hill area would like to live. They represent an ideal situation which may or may not be totally achieved. They provide an ideal direction that the community will strive to reach.

*Objectives* are specific targets or bench marks to be achieved in the ongoing development of the community.

*Policies* are guidelines for day-to-day decisions. They are statements that tell how the community will conduct its business to work toward the stated goals.

The background discussion provides information that helps in the interpretation of the Goals, Objectives and Policies where the meaning and intent may not be entirely clear. It is not intended to limit the

interpretation of these adopted statements. However, an interpretation of a Goal, Objective or Policy may not run counter to the background discussion.

Goals, Objectives and Policies are based on value judgments made by the community. They take stands that represent a consensus of community opinion. They identify the kind of trade-offs the community is willing to make.

#### How the Plan is to be Used

The North Hill Community Plan is a supplement to those portions of the Pierce County Generalized Comprehensive Plan (1962) and other County plans relating to the North Hill area. Where the policies of this Plan are contradictory to policies of previously adopted plans, the policies of this plan supersede the contradictory policies.

As mentioned earlier, the goals, objectives, and policies of this Plan are based largely upon input received from the community at Community Workshops and contained in the North Hill Community Plan Summary Document (see Appendix D). Other goals, objectives, and policies in the Plan not directly relating to public input were added for completeness, or to address issues not brought out in the community workshops. Those portions of the Plan directly developed from the summary statements have been coded to the Summary Document, so that easy reference may be made. The code follows the Goal, Objective, or Policy, and is surrounded by parentheses, as in the following examples:

(CI-1) or (LU r-3).

The first letter or letters denote the section in which the statement will be found in the Summary Document (Appendix D). The subsequent letter or letters and number denote the item under that section that is being referenced. The key to the letter code is shown below:

CI = Community Identity  
LU = Land Use  
A = Aesthetics  
E = Environment  
PR = Parks and Recreation  
OS = Open Space  
PSG = Public Services and Government  
PI = Public Involvement  
U = Utilities  
C = Circulation  
CE = Code Enforcement

## PLAN BACKGROUND

In response to petitions submitted by residents and property owners of the Plan Area in late November 1988, the Pierce County Council passed Resolution No. R89-154 on August 15, 1989, which authorized the formulation of a North Hill Community Plan and adopted a work program. This action by the Council was taken as a direct result of the interest and initiative exhibited by North Hill residents and their concern about their community today and for the future. Copies of Resolutions and Ordinances related to this Plan may be found in the Appendices.

### THE PLANNING PROCESS

To have the planning effort culminate with an effective, adopted land use plan, it was deemed essential in the work program that the community remain actively involved throughout the process. Therefore, the principles guiding the effort were:

- o That the formulation of the plan must be driven by the enthusiasm of the community.
- o That a high degree of the public input and participation must be apparent from the beginning of the planning process so that individuals and interest groups entering the process near its conclusion are unable to exert an undue amount of influence.
- o That the Plan, a policy document, must be created separately from, and prior to development of implementation measures to be effective and properly understood by the public.
- o That the boundaries of land use designations on Plan maps must be flexible and not identified with specific property lines.

The method for obtaining public input was a technique where community residents and property owners, divided into small groups at workshops held in the community, "brainstormed" answers to questions about community perceptions, and then rated the answers to those questions according to their relative importance. The workshops were conducted by a *facilitating committee*, composed of five community residents.

Due to the physical limitations of meeting facilities on the North Hill, the community was divided into two geographic areas: 1) west of Meridian, and 2) east of Meridian, for the purposes of conducting the initial public workshops.

Workshops for the community were held on three successive Wednesdays beginning on November 1, 1989 at Mountain View Elementary School. The first meeting was held for persons living primarily west of Meridian.

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The second meeting was primarily for residents and property owners living east of Meridian. The third meeting date was established for any resident or property owner who was unable to attend the earlier meetings. Approximately 240 residents and property owners participated in the three workshops. Each workshop was identical in format.

At each workshop, those present were asked to respond to three questions:

1. What do you like about your community today?
2. What do you dislike about your community today?
3. What do you want your community to look like in the future?

The results from the first three meetings are shown in TABLE 1. As reflected in the Table, over 2,100 statements were generated and recorded during the brainstorming sessions in response to the three questions.

TABLE 1.

NUMBER OF RESPONSES FROM PUBLIC WORKSHOPS				
MEETING OF	LIKES	DISLIKES	FUTURE	TOTAL
NOVEMBER 1	118	102	100	320
NOVEMBER 8	321	316	368	1,005
NOVEMBER 15	287	273	246	806
TOTAL	726	691	714	2,131

After the third meeting, the responses to the three questions were compiled into a single list for each question. The Facilitating Committee and Staff then consolidated the 2,131 comments by removing duplications. On November 29, 1989 the residents and property owners returned to Mt. View Elementary School to rate each response in the consolidated lists as "very important," "important," or "not important" (TABLE 2).

TABLE 2.

TOTAL NUMBER OF RESPONSES RATED AT PUBLIC WORKSHOPS				
MEETING OF	LIKES	DISLIKES	FUTURE	TOTAL
NOVEMBER 29	139	194	202	535

After the workshops, the results were formulated into statements and arranged into categories, and compiled into one document, entitled North Hill Community Plan Summary Document. The Summary Document was distributed by mail in January 1990 to all participants that had provided mailing addresses during the earlier workshops for their review. In addition, copies were made available at the Pierce County Annex. This document may be found in Appendix D.

During the months of December 1989, and January 1990 several informational meetings were held to provide residents and interested parties with information concerning a wide range of issues identified at earlier workshops. Representatives from Puget Power, Washington Natural Gas, Viacom Cablevision, Fire Protection District #8, Tacoma-Pierce County Health, Pierce County Utilities, Pierce County Sheriff's Office, and Pierce County Parks attended meetings in December. In early January, residents had an opportunity to hear and ask questions of representatives from Pierce Transit, Washington State Department of Transportation, and Pierce County Public Works.

On January 24, 1990 and February 14, 1990, public workshops were held by the Facilitating Committee at Mt. View Elementary to take public comment on the Summary Document. Community residents and property owners also provided input through letters.

On February 28, 1990, representatives of the Building Industry Association (BIA) participated in a public meeting to discuss their philosophy on several issues facing the County, including growth management and affordable housing.

After the public workshops, a draft plan was produced, based upon the Summary Document and testimony and letters received on the Summary. The Draft Plan was made available to the Facilitating Committee for their review and comment in May 1990. Comments from other departments and the Facilitators were incorporated into a revised Draft which was released to the public on July 25, 1990.

Throughout the planning process, a newsletter **WHAT WE HEARD** was used to keep residents and property owners in the Plan Area aware of meetings, and to provide a forum for distributing information concerning the development of the plan.

#### **SUMMARY OF PLANNING ISSUES**

Information gained during the community planning process including the data gathering and public input, provided the basis for the community's plan. From this background of information, a series of issues were identified for the plan to address.

This section of the Plan describes the nature of these issues and provide a brief summary of the concerns addressed in the plan policies. General planning issues are described followed by land use issues, environmental issues, and finally public facility concerns.

## General Planning Issues

### **Growth**

Perhaps one of the most important questions this community plan can address is "How should the County respond to the potential of substantial growth pressure in the Plan Area?" Much of this pressure is due to basic growth factors beyond local community control. Strong policies are suggested to influence patterns of future growth within the Plan Area.

Influencing the rate or timing of development is an important means of controlling growth. This also insures that developments can be assimilated into the existing community without serious disruptions or adverse impacts. This Plan establishes strong policies to allow development only when and where all public facilities are adequate, and only when and where such development can be adequately served by essential public services without reducing the levels of service elsewhere.

### **Character of the community**

Communities often are associated with a particular character. This character not only should be reflected in the community plan but the plan should aid in the development or reinforcement of desirable characteristics. A distinct character for a community also aids in establishing the community's identity both to its self and its region. North Hill's flavor and values as a rural family oriented community should be protected and enhanced. This should be the priority basis of Community (County) policy. However, the North Hill community does not consist solely of residential neighborhoods. A policy document that appropriately balances homes, farms, pastures, and commercial activity is needed. The Policies in this Plan provide for that balance.

### **Visual character**

While the regulation of visual qualities is often a basic component of regulatory systems, it is also one of the most controversial, since many feel that such regulation is inherently subjective and therefore difficult to enforce. However, such regulation can make a substantial difference in the character of a community and its quality of life. The reaction of neighborhood groups to the appearance of some new residential and commercial development within the Plan Area suggests a desire of the community to mitigate the "negative" visual impacts of developments and provide for the separation of various types of land uses. The plan policies reflect the concern of these issues.

### **Annexation**

The development of unincorporated land around the City of Milton significantly effects the provision of services and facilities by the City. The most obvious impact is the additional traffic and congestion on City streets; but increased demand for parks, generation of stormwater, groundwater contamination and other environmental impacts may also affect the quality of life in Milton. Also, the City of

Milton may be pressured to annex nearby unincorporated areas that have been allowed to develop to County standards, and thus inherit public facilities and private developments that do not meet Milton standards.

Many residents of the Plan Area see annexation as a threat to their quality of life through higher densities and intensities of land use, higher taxes, and lower levels of government service.

Recently, the City of Milton has expressed interest in working with Pierce County to cooperatively manage developments in the surrounding area. Such cooperation might involve agreement regarding areas appropriate for annexation; development standards; development review; and impact mitigation. Many of these issues are required to be addressed by the County under the Growth Management Act (ESHB 2929) passed by the State earlier this year. Policies within this Plan support the use of interlocal agreements to protect citizens of unincorporated Pierce County, King County, and the City of Milton.

#### Land Use Issues

##### **Residential**

Some of the most important and complex issues that comprehensive plans address are related to the protection and development of residential areas.

Within most communities a range of housing densities is allowed to provide a variety of housing opportunities. The wider the range, the greater the ability to provide for the housing needs and desires of different individuals and socio-economic groups. However, different housing densities near opposite ends of the density scale place very different demands upon local government with regard to public facilities and services. The wider the range of densities, the more difficult it is to plan and deliver such facilities and services. The community has expressed an interest in a relatively broad range of housing densities toward the lower end of the density scale. The policies reflect the desire of the community to maintain the residential areas as predominantly single family environments.

Closely related to the question of housing densities is the housing mix. The relative quantity of various kinds of housing has a significant effect on the character of the community. A family oriented community requires a relatively high proportion of single family housing, with a limited quantity of multiple family housing limited to moderate densities. The mix of housing types also effects the kinds and levels of public services needed by the community residents. The Plan provides that the County seek to restore the family character of the community by encouraging the preservation and development of housing that is suitable to the retention and attraction of families within the community. This would be best accomplished by protecting the existing rural residential character of the community and promoting the community as an area of detached single family homes.

#### **Siting residential uses**

The relationship of single family homes to other kinds of residential structures is perhaps the most basic of land use issues. The strong demand for single family residential homes has lead to the intrusion of these units into the community at increasing densities over the past two decades. It has also led to the commitment of large undeveloped rural areas to higher density housing. The demand for single family housing is growing rapidly in Pierce County and particularly on the North Hill. Consequently, existing viable single family residential areas should be designated as such, and should be protected from the intrusion of incompatible development. Priority in the siting of residential uses will be directed at enhancing the family character of the Plan Area.

Siting of multiple family dwellings is a difficult issue. On one hand they often create conflicts with single family homes. On the other hand market forces have created a high demand for such dwelling types and in older single family neighborhoods there is a low demand for new single family dwellings. Clearly the intrusion of multiple family dwellings into single family neighborhoods has created conflict that must be reduced.

Mobile homes provide the most affordable form of home ownership. As such they are sited in two ways, each of which pose significant land use issues. When sited in mobile home parks, the density of use raises all the same issues that multiple family developments pose. When sited on individual lots, poor design can adversely effect adjacent site-built homes. These concerns can be mitigated. Well designed and appropriately sited modular units with appropriate landscaping may be acceptable in the community. However, it is the desire of this community to discourage the development of mobile home parks within the community.

#### **Commercial**

The proliferation of commercial uses along arterials raises several land use planning issues. On the negative side, strip commercial development creates traffic flow problems and conflict with adjacent land uses. Due to their linear nature, commercial strips result in maximum area of contact between commercial uses and other uses. The potential for land use conflicts is high where strip commercial development occurs. Other problems associated with arterial commercial development are: poor visual character; pedestrian shopping is made difficult, resulting in greater generation of automobile traffic. Despite these problems, many such locations are often unsuitable for other uses due to heavy traffic volumes. Also, many commercial uses thrive at such locations due to high visibility and accessibility. The Plan seeks to manage existing arterial commercial areas to take advantage of the accessibility they provide, while minimizing traffic and land use conflicts.

Small commercial centers (neighborhood commercial) within or adjacent to residential areas serves a useful function in providing convenient

access to neighborhood residents for their "everyday" or "convenience" shopping needs. However, such commercial areas can adversely affect a community by generating traffic and land use conflicts similar to those associated with strip commercial. Due largely to the extensive commercialization of Meridian (SR 161), few residential homes in the Plan Area lie more than several blocks from a commercial area. This Plan's policy toward neighborhood commercial centers balances needs for shopping convenience with the protection of residential areas, and seeks to limit the development of new inappropriate commercial strips.

#### **Manufacturing/industry**

Manufacturing/industrial development issues relate to the types and location of those uses. There are a variety of possible manufacturing/industrial uses that could be sited in the Plan Area as a result of existing County zoning along Meridian. As with the mix of residential uses, the mix of manufacturing/industry also affects the image of the community. Some manufacturing/industrial activities should be separated since they may conflict with each other. For example, carpenter shops should not locate next to commercial bakeries. Such separation should be based on performance standards. The Plan provides for compatibility between manufacturing/ industrial uses, surrounding residential uses, and the environment.

#### **Environmental Issues**

Another basic planning issue is the role that environmental constraints and opportunities should play in land use decision making. The environmental policy should describe the kinds of environmental information and factors that are important to the community in deciding if, where, and how certain kinds of development and other activities should be allowed. The County's current approach to environmental management is almost entirely reactive, relying heavily on the State Environmental Policy Act (SEPA). The community policy should recognize the natural constraints placed on development by such factors as unstable slopes, flooding, and poor drainage. Another critical environmental concern is the proper management of gravel extraction. In addition, the Plan should clearly establish policies to guide the retention of valued aspects of the community's open space and significant wildlife habitats. The policy should seek to ensure opportunity for the residents to meet their recreational needs. Policies should be established to protect the public health, safety and quality of life, and to protect the area's unique, sensitive and productive environmental resources. Developments should be limited toward areas where these adverse impacts can be mitigated. This Plan has increased the specificity of the County's policies relating to use and protection of the natural environment in the Plan Area.

#### **Public Facility Issues**

##### **Circulation**

The 1962 Generalized Land Use Plan only marginally dealt with circulation and transportation issues. Those portions of the 1962 Plan

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that dealt with circulation were superseded by the 1990 Pierce County Transportation Plan - Policy Document and will be further amplified and augmented by additional work during Phase II of the Transportation Plan process currently underway. The 1990 Transportation Plan - Policy Document was formally adopted as part of the Comprehensive Plan for Pierce County and should form the basis of the Circulation Element of this Community Plan. Traffic and pedestrian safety issues throughout the North Hill were considered significant issues. The major circulation issue is associated with the intersections of SR 161 with Jovita and 8th. Major improvements including a revised traffic pattern and light sequence are recommended.

#### Utilities

Of major concern to many residents of the North Hill is the issue of sewers being extended to the Plan Area, or to the North Hill in general. Currently there are only three methods by which sewer lines may be extended to the North Hill. First, a developer may extend a sewer line to a project. Second, through annexation, initiated by either municipal action or local property owner petition. Third, Pierce County may provide sewer service because of health hazards associated with faulty septic systems. The Pierce County Utilities Department currently has no plans to extend sewer service to the Plan Area.

Water issues concerning both quality and quantity for domestic use, are also identified as being very important issues to the community. A majority of the Plan Area receives its water from a community owned water company. The water provider is currently updating its water system plan. It should be noted that State law also requires that comprehensive plans "provide for protection of the quality and quantity of groundwater used for public water supplies."

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## PLAN ELEMENTS

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## COMMUNITY IDENTITY

As with all the elements of this Plan, the Community Identity Element is based upon the input received from residents and property owners involved in developing this Community Plan. The Community Identity Element defines the image and aspirations of the community as it is perceived by individuals within the Plan Area.

The Community Identity Element is meant to focus community input and serve as a Master Goal and a set of Master Objectives to be achieved through the implementation and adherence to goals, objectives, policies and maps throughout this document.

### THE NORTH HILL COMMUNITY

The North Hill Community is fortunate to enjoy an identity of its own that distinguishes it from other suburban areas. Contributing to this sense of identity are the community's history and rural character.

#### Early History of the Planning Area<sup>1</sup>

The history of the North Hill can be traced to the Puyallup Indian tribe that lived along the Puyallup River and Vashon Island. The first non-Indian to come through the Puyallup Valley was William Tolmie enroute to Fort Nisqually in 1833. He was a member of the first immigrant train to pass over the Naches Pass trail through the Cascade Mountains toward Puget Sound country. There were 34 people from five different families who were so impressed with the fertility of the Valley, that they settled there the following spring. A dozen donation land claims were taken up in the Valley, additional land that was available for settlement was purchased from the railroad. There were five people who filed land claims of 100 acres or more, William Benston's being the closest to what is now Edgewood.

After 1850, the influence of the American settlers began to increase with the tribes in the Northwest, while that of the Hudson Bay Company declined. In 1853 Washington organized as a Territory, and in 1854, the U.S. government sent Governor I.I. Stevens, Colonel M.C. Simmons, and a few associates to make treaties with the Indians. On December 26, 1854 a treaty was made at Medicine Creek (presently McAllister) with the Puyallup, Nisqually, and Squaxin Indians, together with a few small, associate tribes. Land for reservations was set aside for each of the tribes. The treaty was ratified soon after it was made and

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<sup>1</sup> The information that follows was adapted from publications written by Vera Adams in 1948 and Shirley Olive in 1982 regarding the early history of the North Hill/Edgewood area.

proclaimed April 10, 1855. The Puyallup's reservation was originally 1,280 acres, two years later recommendations were made to enlarge the reservation to 18,062 acres. Under provisions of the sixth article of the Medicine Creek Treaty and executive orders the reservation was enlarged in 1857.

Washington's first telegraph line paralleled Military Road that ran through the heart of Edgewood. Approximately 420 non-Indian people resided in what is now Pierce County in 1858 with no practicing doctors. The total value of property in Pierce County, including the Puget Sound Agricultural Company and Hudson's Bay Company, was \$749,000. The County had six stores, three schoolhouses and two churches. By 1862, 631 non-Indian people were reported to be residents of Pierce County.

Evidence indicates that the first school on the North Hill (Surprise Lake) was a one-room log building formed as School District 27 in 1891. Mrs. Morris taught at the log school and is credited with naming the area Edgewood after her home town back east, located in Maryland.

The first official run of the interurban line from Tacoma to Seattle, by way of the Valley, was in October of 1902. The line came over the hill, north of Milton, through Jovita and progressed toward Seattle along the west bank of the Valley. The line was operated by Puget Sound Electric Company, which also owned and operated a timber and lumber mill in Milton. An interurban round trip fare from Milton to Tacoma was .15 cents. Section three of the line often had a difficult time crossing the area between the Milton Hill and Highway 99 due to unstable soils and marsh conditions.

The State Spiritualists, who had six churches in Western Washington, had a summer camp at Edgewood that was purchased in 1903. In the early days people came from Tacoma in interurban cars, got off at Jovita where they were met by horse and wagon, for the final leg of the trip to camp. Construction of a campground hotel began in 1927, although it would not be completely finished until after a fire nearly destroyed it in 1948. The Spiritualists, who believed in spiritual communication and divine healing, were not "clannish" and welcomed non-members to their camp.

By 1906 there were two other school districts on the Hill: District 115 (Mountain View) and District 193 (Jovita). Records show that in 1906, School District 307 consolidated the Edgewood, Mountain View and Jovita school districts into one, and a new school was built at Christenson-Gardella Road.

In 1908 the Mountain View and Jovita residents broke away from the Edgewood School and built one-room school buildings of their own. The residents of these small districts were very proud of their schools and remained separate for the next 27 years.

The first grocery store in the community was located at Jovita.

Nyholm's store was established in 1912 by the Grange and was called the Grange Store. Peter Nyholm, a native of Denmark bought 40 acres in Edgewood in 1881 and moved there in 1895. He later recalled that there were no roads to his heavily wooded tract when he first arrived. Nyholm's ranch became known as one of the finest in the area producing hay, vegetables, fruit and dairy products.

Ruth Bethel, who would eventually become Pierce County Superintendent of Schools, began her early teaching career at the Edgewood School in 1918. There were 16 students in her class, and two other teachers employed at the school. The three teachers of 1918 lived in Tacoma and commuted to the Edgewood school via the old interurban railroad line.

Edgewood, Mountain View and Jovita residents eventually were convinced of the advantages of combining their school districts into one large district that would embrace the Hill's natural plateau, with the exclusion of Milton because of that town's local independence. Jovita, Edgewood and Mountain View voted to consolidate on December 7, 1935, and the Edgemont School District was formed in 1936. The Edgemont School was built at a minimal cost by the Works Projects Administration (WPA). The original building is now the east wing of the district's main building (Edgemont Junior High). The original eight rooms were completed in February 1957 and the building was later expanded.

#### Character of the Planning Area

Communities are often associated with a particular character. North Hill's flavor and values as a rural family oriented community are evident. The North Hill community does not consist solely of residential neighborhoods. There is a mix of homes, farms, pastures, and modest commercial activities perceived by the residents as a unique rural area of the County. This character not only should be reflected in the community plan, but the plan should aid in the development or reinforcement of desirable characteristics.

#### Rural Atmosphere

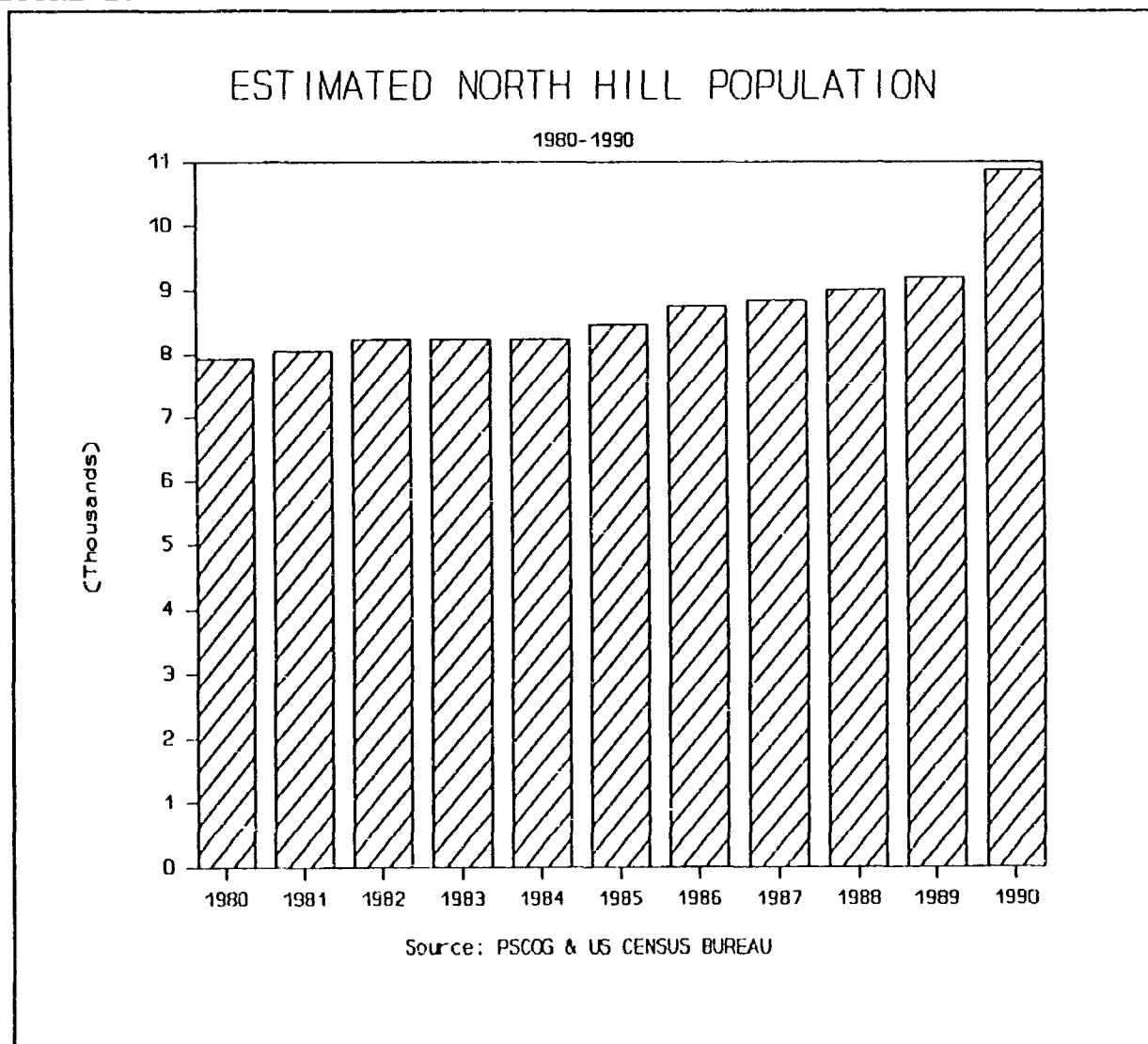
Much of the rural atmosphere and character associated with the North Hill results from agricultural activities which have occurred in the Plan Area for generations. The farming tradition is currently manifested in the many smaller acreage *hobby farms* and several large commercial operations found throughout the North Hill. Agricultural activities include both the raising of crops and animals. In addition, some five percent of the Plan Area is enrolled in the County Open Space Program (Additional information on the Open Space Program is included in the Open Space Element).

#### Population

It is difficult to determine the actual population due to corporate boundary changes as a result of annexations, and that the estimates for the Plan Area are based on portions of census tracts rather than entire census tracts that cover larger areas beyond the scope of this plan.

Based on a 1980 Census population of 7915 (population for each block was totaled), the Plan Area has experienced a rapid increase in population. In mid 1989, the population was estimated to be 10,100, a 27.6% increase over 1980. This population growth rate exceeds the estimated 23% growth rate for all unincorporated Pierce County for the same period. In early 1990, the population was estimated to be 10,900. Estimated population growth in the Plan Area through 1990 is shown in FIGURE 1.

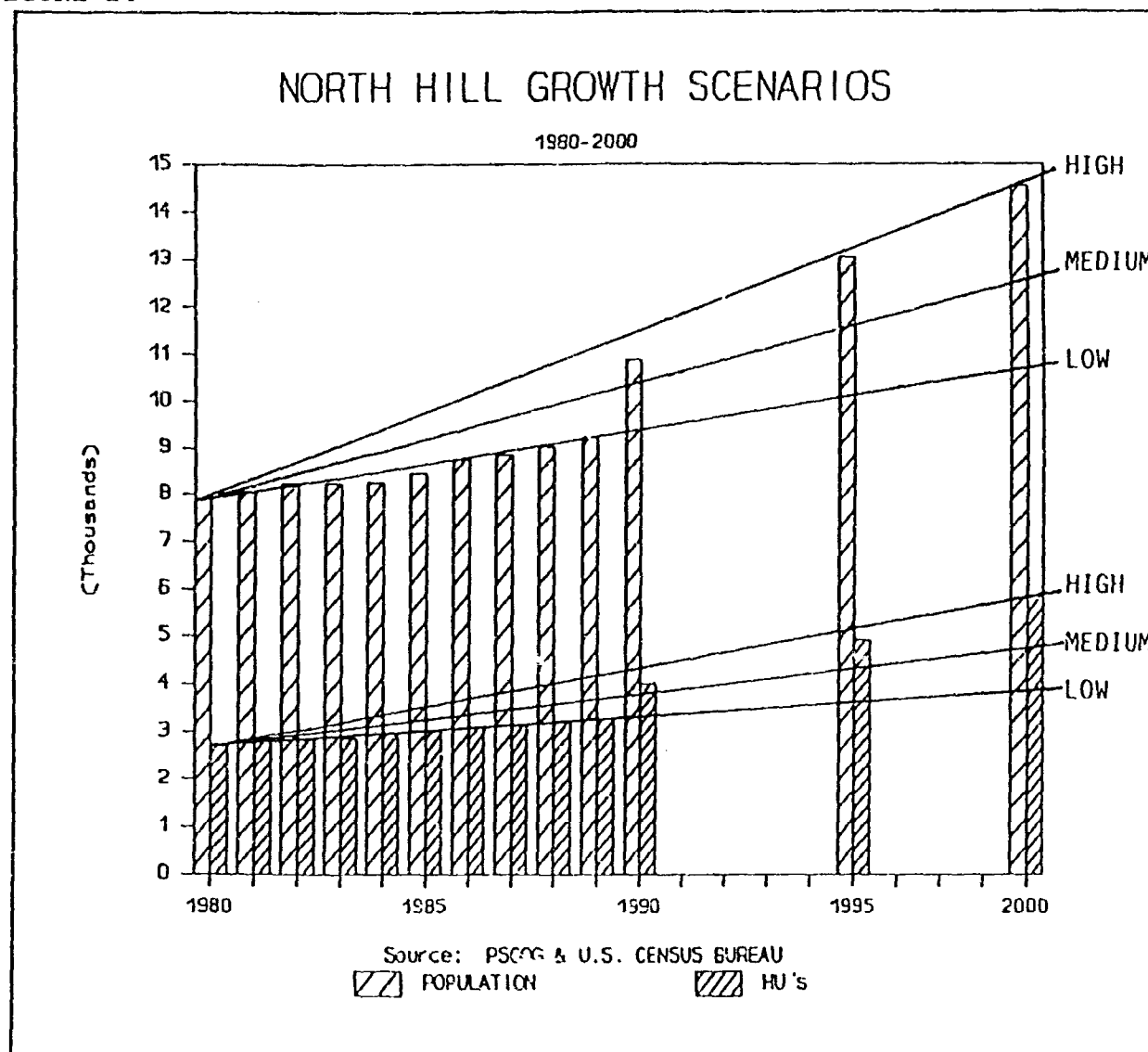
FIGURE 1.



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Population and growth projections are at best general indications of what can be expected over a period of time, based upon anticipated occurrences and history. The state of the economy and annexations, also the standard consideration of birth and death rates, can have a considerable effect on the growth of the Plan Area. Population growth rates are projected for three ranges of population growth, high, medium, and low, over the next decade, based on several variables including, development under existing plans and codes, a new plan, septic suitability, sewers, and transportation facilities, that may effect the community's future growth (FIGURE 2).

FIGURE 2.



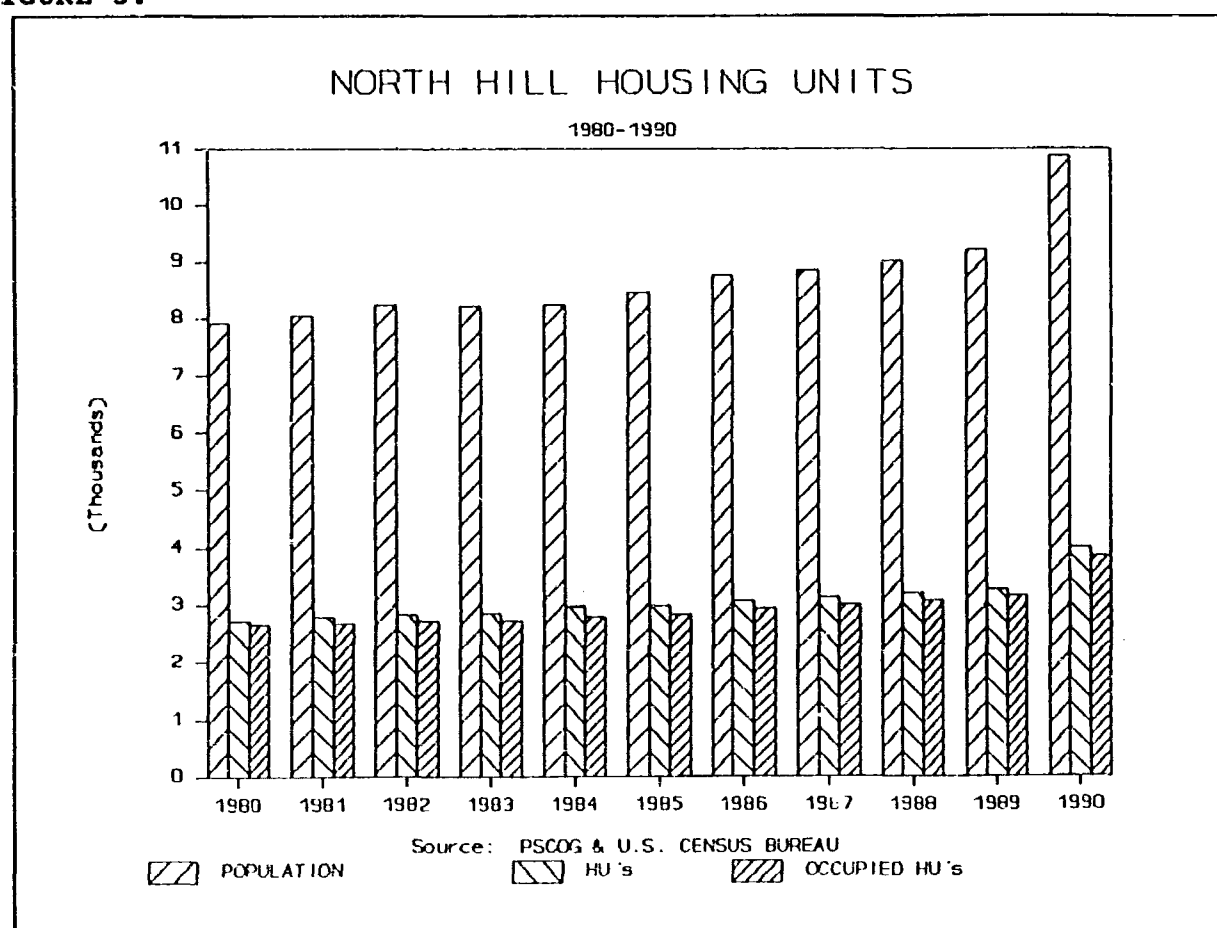
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Population projections are meant to be a useful guideline in planning for future capital improvement needs. Annual assessments and evaluations are necessary to address the needs of the community. A more accurate projection will be possible after the 1990 Census data is available.

### Households

Associated with the increase in population is a potential increase in the number of households (FIGURE 3). A household is an occupied housing unit. The number of households in the Plan Area increased from 2,638 in 1980, to approximately 3,525 in 1990. Average household size has gradually decreased over the past decade, in the county, however, household size is currently showing a small increase in the Plan Area. In 1980 the average household size was approximately 3.0, in 1985 approximately 2.98, and in 1990 approximately 3.1 persons per unit. This results from an increase in resident population at a greater rate than the number of households. Generally, households are becoming smaller (fewer people per dwelling unit) partially, as a result of changing social conditions throughout the region.

FIGURE 3.



Based on the 1980 Census, most of the North Hill single family units and mobile homes are owner-occupied, 80 percent of the duplex units are renter-occupied, with approximately 90 percent of the triplex, fourplex and apartment units renter-occupied. Between 1980 and 1990, the estimated vacancy rate for all structures was approximately 4 percent. A vacancy rate of 5 percent is generally considered adequate to meet short-term increases in housing demand. Approximately 50 percent of the housing stock is occupied by a homeowner who moved to the Plan Area after 1974-1975.

#### Economy

The economy of the Plan Area is largely that of a retail service center, originally oriented to the agricultural needs of the general area, but now serving the needs of a growing residential population. This commercial activity has been primarily responsible for the growth to the economic base of the community. Recently, warehousing and other light manufacturing activities have been contributing to the economic base.

#### Employment

Based upon estimates prepared by the PSCOG in late 1989, total employment within the Plan Area was 924 persons (TABLE 3). That is up a substantial 280 percent over 1970 estimates of 243 persons. Services and retail trade made up approximately 69 percent of the 1989 employment, with education accounting for approximately 5 percent. Agriculture, manufacturing, transportation, utilities, and communication when combined, account for the balance (25 percent).

TABLE 3.

ESTIMATED NORTH HILL EMPLOYMENT BY SECTOR 1970-2000					
YEAR	RETAIL	SERVICES/GOVT	EDUCATION	OTHER*	TOTAL
1970	70	142**		31	243
1980	98	241**		119	457
1990	238	399	50	237	924
2000	417	667	54	399	1537

\*Includes AGRICULTURE, TRANSPORTATION, COMMUNICATION, UTILITIES, AND MANUFACTURING

\*\*Includes EDUCATION

SOURCE: PSCOG, 1989

#### Income

Income levels are also based on PSCOG estimates. An estimate of the number of households in various income levels is shown in TABLE 4. Census Tract 707.01 (generally Meridian to West Valley Highway) had a median household income (center point of all household incomes) of \$24,783 in 1980, and \$35,183 in 1988. Census Tract 707.02 (Meridian to 70th Ave, including much of Milton) had a median household income of \$25,338 in 1980, and a median household income of \$37,923 in 1988.

TABLE 4.

ESTIMATE OF HOUSEHOLDS IN INCOME RANGES

CENSUS TRACT 707.01

YEAR	0-10K	10-20K	20-30K	30-40K	40-50K	50K+	TOTAL
1980	307	437	667	356	146	155	2068
1987	186	248	485	513	366	422	2220
1988	184	247	460	503	404	459	2258

CENSUS TRACT 707.02 (INCLUDES MILTON)

YEAR	0-10K	10-20K	20-30K	30-40K	40-50K	50K+	TOTAL
1980	346	469	584	390	163	91	2066
1987	294	343	520	471	288	458	2374
1988	294	348	485	513	275	503	2418

SOURCE: U.S. CENSUS BUREAU

#### Permit Activity

The total number of building permits issued in the Plan Area has remained relatively constant for the last four years (January 1986 - December 1989), with a low of 102 in 1988 and a high of 118 in 1987. There was a 16.4 percent increase in permits issued for the same period county wide. Between 1980 and 1989, permits issued county wide increased from 2,262 to 5,216. Data for 1980-1989 specific to the North Hill Community was not readily available.

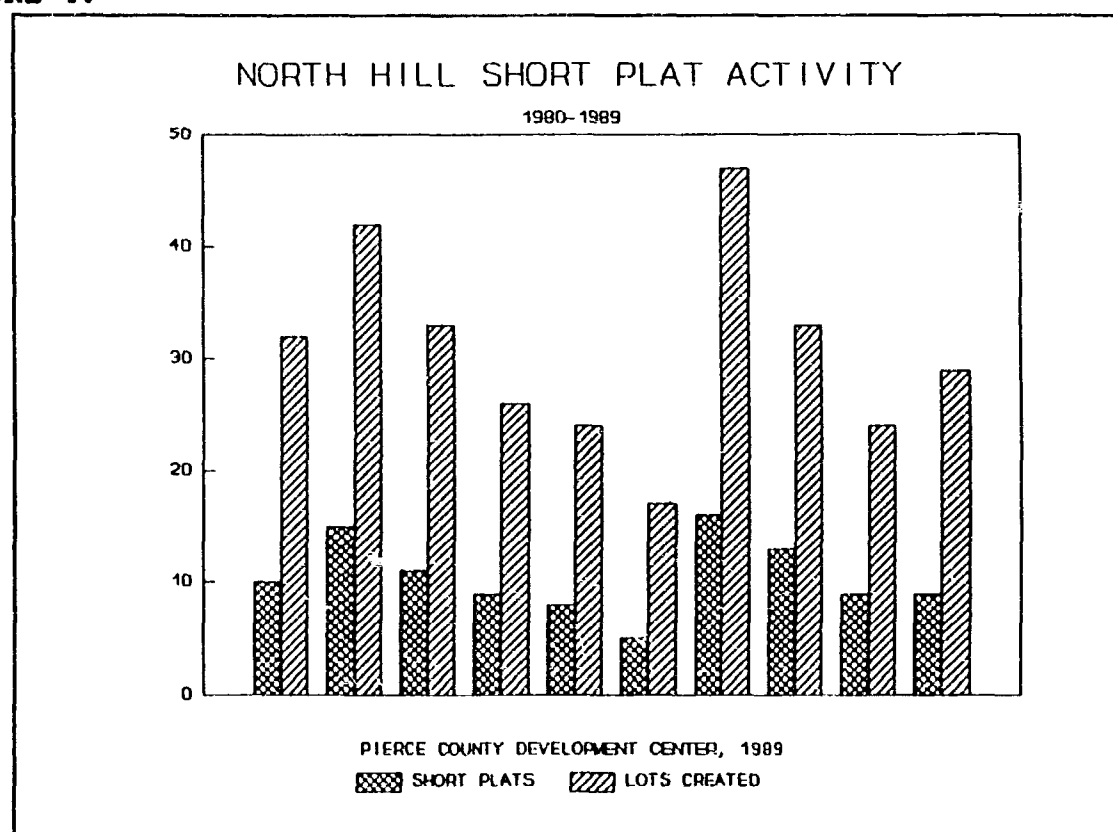
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#### Plat Activity

Between 1980 and the end of 1989, 396 lots have been established through short plats, formal plats, and large lots. Short platting, dividing land into four or fewer lots, is the most widely used mechanism for establishing land subdivisions. Between 1980 and 1989, 105 short plats were approved creating 305 lots in the Plan Area (FIGURE 4). The highest level of short plat activity on the North Hill in the last decade occurred in 1986; 16 were recorded creating 47 lots. By comparison only 5 short plats creating 17 lots were recorded in 1985.

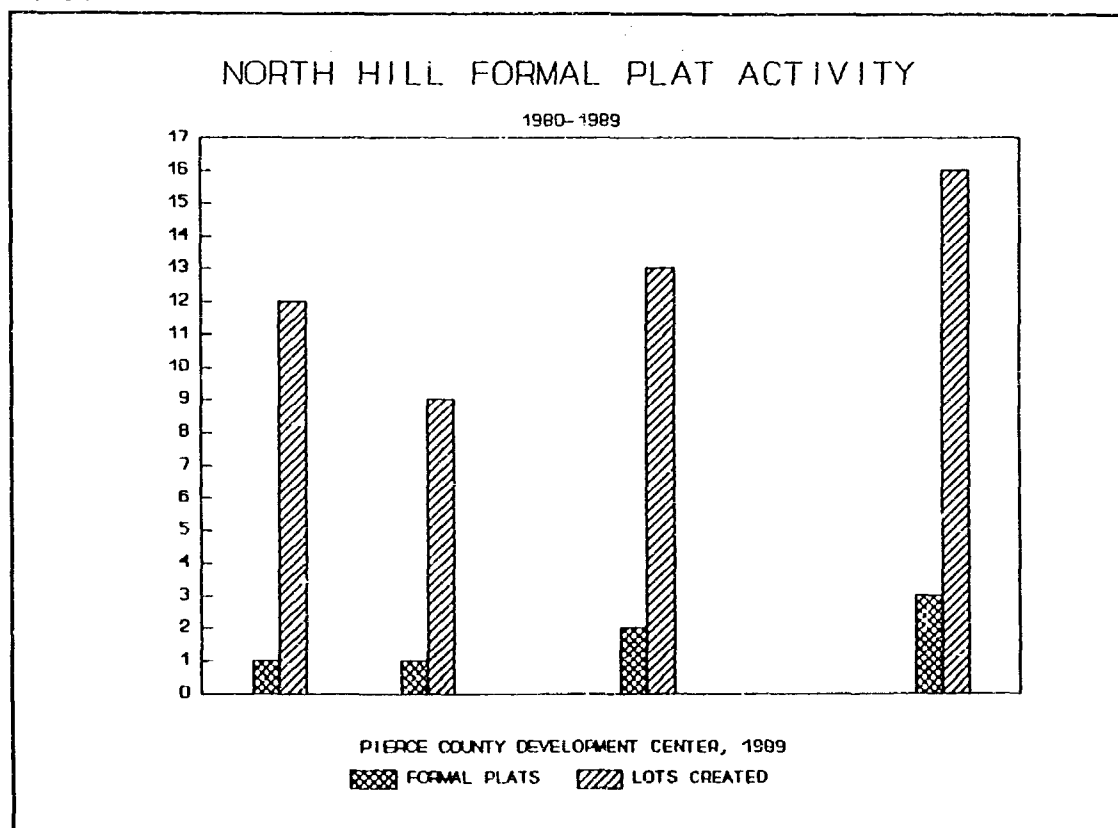
FIGURE 4.



A large lot subdivision is any number of divisions of land into lots 5 acres or larger but smaller than 20 acres. Only 1 large lot was recorded in the Plan Area during the last decade, creating 2 lots.

Also between 1980 and 1989, formal subdivisions created 53 lots through 7 formal plats (FIGURE 5). One 28 lot subdivision was recorded early in 1990.

FIGURE 5.



At the present time, both short plats and large lots are exempt from public hearings. The Pierce County Planning and Natural Resource Management Department, Tacoma-Pierce County Health Department, Public Works Department and the Pierce County Fire Marshall each review a proposed short plat/large lot for compliance with existing policies, codes and regulations. Denial by any one department constitutes denial of the short plat/large lot by the County. By contrast, formal subdivisions are required to be heard publicly at least twice; once for preliminary approval and once for final approval. The different review requirements, administrative versus public, may be a reason for disparity between the percentage of lots in the last 10 years created by short platting (84%) and the percentage created by formal subdivisions (14%).

## COMMUNITY IDENTITY ELEMENT

**GOAL:** MAINTAIN AND FOSTER THE EXISTING RURAL CHARACTER AND IDENTITY OF THE NORTH HILL AS A FAMILY COMMUNITY.

**Objective A:** Maintain, encourage, and preserve the existing character of the North Hill that is near local urban centers (Tacoma, Puyallup, Seattle) and is characterized by:

1. The ability to have small farms and raise farm animals (CI-1).
2. The low level of residential, commercial and manufacturing development within the community and yet the proximity of urban services and facilities (CI-1).
3. Clean air and good water (CI-1).
4. A sense of community where people help and watch out for each other, and are willing to become involved in community issues (CI-1).
5. A feeling of spaciousness, openness, and privacy (CI-1).
6. A healthy environment for families raising children (CI-1).
7. A feeling of safety and security (CI-1).

**Objective B:** Ensure that the policies of this Plan are supported by adjoining and nearby jurisdictions, through interlocal agreements, especially in the event of annexation of a portion of the community.

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## LAND USE

The purpose of the Land Use Element is to describe the existing land use patterns of the community and to recommend land use policies for future development that are compatible with the general character of the community.

The Land Use Element also must provide for the protection of the quality and quantity of groundwater used for public water supplies, review drainage, flooding and storm water runoff in the area, and provide guidance for corrective actions to mitigate or eliminate impacts to water resources that ultimately discharge to Puget Sound. For convenience, these ground and surface water topics will be discussed in the Natural and Cultural Resources Element.

The Land Use Element serves as a guide to decisions by the Planning Commission, the Hearing Examiner, and elected officials over private development proposals and the location of public facilities. The Land Use Element also lays the foundation for implementation of the Plan.

The land use patterns of the North Hill Plan Area have a major influence on transportation, energy consumption, property taxes, compatible or conflicting adjacent land uses, and possibilities for future growth. The land use goals, objectives, and policies that follow were developed by the community and will serve as guidelines for future development.

The Land Use Element contains a Master Goal and several Objectives, which are to be achieved by adherence to Goals, Objectives, and Policies contained in the four sections of the Land Use Element: Agriculture, Residential, Commercial, and Industrial/Manufacturing. Each of these sections contains a narrative, which is followed by a Goal, Objectives under the Goal, and Policies designed to achieve the Objective. Additional Elements contained in this Plan will address specifics associated with public facilities and services, utilities, open space, parks and recreation, and transportation.

The Master Goal and Objectives of the Land Use Element are intended to bring together various statements summarized from initial community workshops. These statements support the maintenance of the community's rural character, low residential densities, limits on commercial and industrial/ manufacturing development, and compatibility of land uses.

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## LAND USE ELEMENT

**MASTER GOAL:** ENSURE THAT THE LOCATION, PATTERN AND RELATIONSHIP OF THE VARIED LAND USES WITHIN THE PLAN AREA ARE MUTUALLY CONSISTENT AND COMPATIBLE WITH EACH OTHER.

**Objective A:** Maintain a suburban agricultural environment within the community that remains steady regarding property use and open space (LU-1).

Policy 1. Provide for a variety of land uses to accommodate the diverse life styles, needs, and desires of North Hill residents (LU-1).

Policy 2. Provide for the preservation of open spaces, natural areas, floodplains, wetlands, wildlife habitat and parks (E-4).

Policy 3. Protect existing single family residential areas from disruptive multi-family, commercial, and industrial development (LU r-3).

Policy 4. Ensure that public and private land use decisions are consistent with the GOALS and POLICIES established in this Community Plan.

**Objective B:** Support the establishment of densities that maintain the character of the community (LU-2).

Policy 1. Residential development in the community should have a low density, and should be designated to preserve the option for future subdivision and the future extension of public services (LU r-1, r-2).

Policy 2. Population density increases should be accomplished through infilling of vacant parcels. However, density increases should not adversely affect existing land uses or environmental quality (LU r-2).

Policy 3. Low density means densities that provide for open space, protection of natural areas and maintain the character of the community.

Policy 4. Discourage multi-family development in single-family neighborhoods.

**Objective C:** Encourage developers to bear the true cost of public service delivery (LU-3).

Policy 1. Establish impact fees to provide for fair share of public facility costs.

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Policy 2. Distribute revenues from impact fees to public service providers to mitigate cumulative impacts from adjacent development.

**Objective D:** Citizens and affected agencies should be involved in all phases of comprehensive plan development, revision, evaluation and update (PI-1).

#### **THE NORTH HILL COMMUNITY**

##### **Land Use Inventory**

A land use inventory was conducted to determine the extent and intensity of existing land uses within the Plan Area. Each tax parcel within the Plan Area was identified through the Pierce County Assessor-Treasurer's Office (The community is currently platted into approximately 4020 parcels.). Once a parcel was identified, each parcel was categorized within an appropriate land use category. The 1989 Assessor-Treasurer land use code was used to determine the appropriate land use category (SEE TABLE 5 and the GENERALIZED EXISTING LAND USE MAP 3).

##### **Agriculture**

The approximate 100 acres of commercial agricultural land is focused away from the Meridian corridor. There are many hobby farms throughout the community that make a substantial contribution to the rural character. Many of these hobby farms raise livestock and have associated pasture land.

##### **Open Space**

The approximate 310 acres of Open Space land are distributed through the south and southeast portions of the Plan Area, although there is a concentration along the southwest portion. These parcels in the southwest are in an area of low residential density and agricultural activities. The additional open space parcels in neighborhoods of higher intensity developments. Economic conditions may make it worthwhile for the landowner to remove a parcel from the program changing the land use.

##### **Residential**

There are approximately 3061 dwelling units within the Plan Area including single-family units (stick built or conventional construction), duplex units, tri- and fourplex units, apartments and mobile homes. Single family dwelling units account for 84 percent of the total (2573 dwelling units); duplex units 8 percent (244 DUs); 4.9 percent apartment units (149 DUs) and 2.5 percent mobile homes (76 DUs). Tri- and fourplex units account for approximately .6 percent (19 DUs).

TABLE 5.

ESTIMATED NORTH HILL ACREAGE AND PARCEL COUNT  
BY LAND USE CATEGORIES

LAND USE CATEGORY	ACREAGE	PERCENT OF PLAN AREA	NUMBER OF PARCELS	PERCENT OF PLAN AREA
BUILT RESIDENTIAL	3528	61.83	2787	69.33
VACANT RESIDENTIAL	1303	22.85	550	13.68
TOTAL RESIDENTIAL	4831	84.68	3337	83.01
NON-RESIDENTIAL				
Agriculture	97	1.70	25	0.62
Commercial/Services	159	2.78	94	2.34
Government	48	0.83	9	0.22
Manufacturing	23	0.40	10	0.25
Trans/Comm/Util*	96	1.68	99	2.46
Resource Extraction	48	0.85	8	0.20
Open Space	310	5.43	35	0.87
Vacant	92	1.61	402	10.00
TOTAL NON-RESIDENTIAL	874	15.32	683	16.99
TOTAL RESIDENTIAL	4831	84.68	3337	83.01
TOTAL	5705	100.00	4020	100.00

\*Transportation/Communications/Utilities  
SOURCE: PIERCE COUNTY ASSESSOR-TREASURER

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Single-family units are dominant throughout the Plan Area. These residential land uses are divided into two distinct categories as shown on the Generalized Land Use Map. The Residential Agriculture land use identifies land upon which the primary use is a residence for one family, on more than one acre. Generally, this represents residential land that has accessory agricultural activities, either hobby farms or pastures. Single-Family Residential identifies land upon which the primary use is a residence for one family, on less than one acre. Multi-family units are mixed throughout the Plan Area, however, they appear to be concentrated near Meridian. Multi-family complexes in the Plan Area are generally small.

Approximately 3528 acres of land are used primarily for residential housing and accessory uses (62% of the Plan Area acreage). The 3528 acres are divided into approximately 2787 residential parcels (70% of the Plan Area total). In addition, there are approximately 1303 vacant acres (550 parcels) that are either zoned residential, or are likely to be developed residentially.

#### **Commercial**

Commercial and service industry land uses are concentrated along Meridian (SR-161). This pattern of development is a direct result of Meridian being a major north-south arterial with volumes reaching almost 30,000 vehicles per day. This has led to the establishment of many conveniently located service oriented businesses directed toward commuters making small purchases. In addition, this category of land use also includes professional and personal services including medical/dental facilities and churches.

#### **Government**

Governmental and quasi-governmental land uses in the area are limited. There are three elementary schools and a junior high. Two school district properties, one on Meridian at 36th and the other on 8th and 114th, are identified but are currently classified as vacant residential land by the Assessor-Treasurer. Additional governmental (quasi-governmental) uses include the fire station at 24th and Meridian and its associated property, and Edgemont Playfield.

#### **Manufacturing/Industry**

Manufacturing comprises the smallest category of the land use inventory. Only 23 acres have some type of established manufacturing use ranging from fabricated metal products to an egg plant to electric lighting and wiring to a pleating, stitching and tucking shop. There is no apparent pattern to the distribution and location of the few manufacturing plants in the community.

#### **Transportation/Communication/Utilities**

The transportation, communication and utilities land uses are dominated by the utilities sector. The local water company owns several reservoirs, active and inactive well sites. Puget Sound Power and Light Company owns a substantial amount of property. Most of their property is associated with the abandoned inter-urban electric railroad



right-of-way that meanders through the northern sections of the Plan Area. Both the State of Washington and Pierce County own right-of-ways associated with Meridian, SR-167, and county roads yet unopened or undeveloped.

**Resource Extraction**

The eight existing resource extraction operations totalling 48 acres are concentrated in the southern portions of the community. Currently, sand and gravel is being mined from each site. Washington State owns three parcels, the remainder are privately held.

**Vacant**

Non-residential vacant land consists of both undeveloped and undevelopable land. The developable land is classified by the Assessor-Treasurer as vacant commercial. These parcels are either zoned for commercial uses, or are likely to be developed commercially. Vacant commercial land is primarily located along the Meridian corridor. An undevelopable parcel is one in which there is a major functional problem that prevents a viable use from being established. The problems range from steep slopes to being underwater.

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## Agriculture

Agriculture, both the raising of crops and animals, is a common land use in the North Hill community, existing in large-acreage, commercial farms and smaller acreage hobby farms. This results in less of a distinction between agricultural land uses and residential land uses than may exist in other communities, and other land use plans. Because of the agricultural orientation of the entire community, existing land use maps can only approximate areas used exclusively for agriculture.

The 100 acres of commercially viable agricultural land lacks pattern other than being focused away from the Meridian corridor. There are many hobby farms throughout the community that make a substantial contribution to the rural character. Many of these hobby farms raise livestock and have associated pasture land.

## **LAND USE ELEMENT**

### **Agriculture**

**GOAL:** PROTECT CURRENT AGRICULTURAL ACTIVITIES EXISTING IN THE PLAN AREA AND PREVENT CONFLICTS WITH OTHER LAND USES SUCH AS RESIDENTIAL AND COMMERCIAL DEVELOPMENT.

**Objective A:** Encourage the preservation of agricultural lands in the Plan Area (LU a-1).

- Policy 1. Encourage the preservation of agricultural lands as part of a regional strategy that requires cooperation between Pierce County and its various municipalities.
- Policy 2. Encourage farmland preservation through incentives and reciprocity rather than through regulatory strategies.
- Policy 3. Develop and implement a strategy to preserve agricultural lands within the Plan Area. This strategy should consider the application of a voluntary approach.
- Policy 4. Pierce County should review its codes and regulations relative to agricultural activities to ensure that they are compatible with the North Hill's desire to retain farming in the community.

**Objective B:** Protect the continuation of farms and existing farmland (LU a-2).

- Policy 1. Ensure that land use regulations provide for the continuance of small farms, hobby farms, and existing farm land and the right to have and raise animals and livestock (CI-1, LU a-1, LU a-2).

Policy 2. Minimize potential conflicts between residential land uses and agricultural activities.

Objective C: Preserve the right of residents to continue to raise animals and livestock (LU a-2).

Objective D: Encourage responsible animal husbandry and agricultural practices that are compatible with other land uses and do not adversely affect the environment.

Policy 1. Encourage fencing of pastures or other methods to keep farm animals from neighboring properties, roads, and watercourses, and implementation and maintenance of other proper agricultural management practices.

### Residential

The relative quantity of various kinds of housing has a significant effect on the character of the community. A family oriented community requires a somewhat high proportion of single-family housing, with a limited quantity of multiple-family housing limited to moderate densities. The mix of housing types also effects the kinds and levels of public services needed by the community residents. The Plan provides that the County seek to restore the family character of the community by encouraging the preservation and development of housing that is suitable to the retention and attraction of families within the community. This would be best accomplished by protecting the existing rural residential character of the community and promoting the community as an area of detached single family homes.

#### **Siting residential uses**

The relationship of single family homes to other kinds of residential structures is perhaps the most basic of land use issues. The strong demand for single-family homes has led to the construction of these units at increasing densities over the past two decades. It has also led to the commitment of large undeveloped rural areas to higher density housing. The demand for single-family housing is growing rapidly in Pierce County and particularly on the North Hill. Existing viable single-family residential areas should be designated as such, and should be protected from the intrusion of incompatible development. As shown on the Generalized Existing Land Use Map, residential uses dominate the Plan Area. There are approximately 3061 dwelling units identified in the Plan Area. Of those 3061 dwelling units, 2573 (84%) are single family units. Priority in the siting of residential uses will be directed at enhancing the family character of the Plan Area.

Siting of multiple-family dwellings is a difficult issue. On one hand they often create conflicts with single-family homes. On the other hand market forces have created a high demand for such dwelling types and in older single-family neighborhoods there is a low demand for new

single family dwellings. The intrusion of multiple-family dwellings into single-family areas has created adverse reaction. The problem of conflict between single-family neighborhoods and multiple-family dwelling must be reduced. Since much of the reaction is related to the design of these structures, design standards could reduce the problem. There are approximately 244 duplex units (8%); triplex and fourplex units account for 19 dwelling units (0.6%). In addition, there are 149 apartment units (4.9%) in the Plan Area.

Mobile homes provide the most affordable form of home ownership. As such they are sited in two ways, each of which pose significant land use issues. When sited in mobile home parks, the density of use raises many of the same issues that multiple family developments pose. When sited on individual lots, poor design can adversely affect adjacent site-built homes. Both concerns can be mitigated. Well designed and appropriately sited modular units with appropriate landscaping may be acceptable in the community. However, it is the desire of this community to discourage the development of mobile home parks within the community. There are currently 76 dwelling units (2.5%) classified as mobile homes within the Plan Area.

#### **Density**

Closely related to the question of housing mix is housing densities. Within most communities a range of housing densities is allowed to provide a variety of housing opportunities. The wider the range, the greater the ability to provide for the housing needs and desires of different individuals and socio-economic groups. However different housing densities near opposite ends of the density scale place very different demands upon local government with regard to public facilities and services. The wider the range of densities, the more difficult it is to plan and deliver such facilities and services. The community has expressed an interest in a relatively broad range of housing densities toward the lower end of the density scale. The policies reflect the desire of the community to maintain the residential areas as predominantly single family environments.

The existing residential density (total dwelling units divided by total acres currently used for housing) is approximately .86 dwelling units per acre (or 1.17 acres per dwelling unit). If the remaining vacant residential acres are developed maintaining this residential density, 1115 more dwelling units could be built. At 2.98 people per dwelling unit the population would increase to 14,208. The U.S. Bureau of Census projects the population is going to exceed 14,500 before the turn of the century. Thus, if the North Hill develops at its current residential density, and if the population grows as expected, the community will be at capacity within ten years.

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## **LAND USE ELEMENT**

### **Residential**

**GOAL:** PROVIDE FOR RESIDENTIAL DEVELOPMENT THAT REFLECTS THE RURAL CHARACTER OF THE COMMUNITY.

**Objective A:** Encourage residential development that will result in a low density rural community of single family dwellings (LU r-1, r-3).

- Policy 1. Promote the integrity of the Plan Area established for residential land uses by preventing the sporadic and haphazard intrusion of incompatible land uses into such areas.
- Policy 2. A variety of residential development types, such as zero lot line, cluster housing, planned development districts and townhouses should be permitted in appropriate areas, provided they do not detract from the character of the North Hill, and the necessary facilities and services are available prior to or concurrent with development.
- Policy 3. Moderate density residential development should be located along arterial streets, near existing transit stops, and in areas with proximity to employment centers, commercial facilities, parks and recreation facilities (LU r-3).
- Policy 4. Residential densities on the North Hill should vary, depending on community values, type of development, its proximity to public and private facilities and services, surrounding densities in the immediate area, as well as natural systems.
- Policy 5. The location of different housing types should be considerate of their proximity to other land uses, the level of public facilities that serve them, and the physiographic condition of the sites upon which they are located (LU r-3, E-4).
- Policy 6. Consideration should be given to the relationship of neighborhood design and the quality of life.

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### Commercial

The proliferation of commercial uses along arterials raises several land use planning issues. On the negative side, "strip commercial" development creates traffic flow problems and conflict with adjacent land uses. Due to their linear nature, commercial strips result in maximum area of contact between commercial uses and other uses. Potential for land use conflicts is therefore very high where strip commercial development occurs. Other problems associated with arterial commercial development are poor visual character and a greater generation of automobile traffic. Pedestrian shopping is discouraged by this development pattern as a result of the lack of pedestrian amenities and potentially higher traffic volumes.

Despite the problems associated with commercial development along arterials, many such locations are often unsuitable for other uses, due to the impacts associated with heavy traffic volumes. For the same reason, many commercial uses thrive at such locations due to high visibility and accessibility. The Plan seeks to manage existing arterial commercial areas to take advantage of the accessibility they provide, while minimizing traffic and land use conflicts by concentrating commercial development in centers rather than along arterials in strips.

Small commercial centers (neighborhood commercial) within or adjacent to residential areas serve a useful function in providing convenient access to neighborhood residents for their "everyday" or "convenience" shopping needs. However, such commercial areas can adversely affect a community by generating traffic and land use conflicts similar to those associated with strip commercial. Due largely to the extensive commercialization of Meridian, few homes in the Plan Area lie more than several blocks from a commercial area. This Plan's policy toward neighborhood commercial centers balances needs for shopping convenience with the protection of residential areas, and seeks to limit the development of new inappropriate commercial strips.

### **LAND USE ELEMENT**

#### **Commercial**

**GOAL:** TO ACHIEVE AN ATTRACTIVE, CONVENIENT, AND WELL BALANCED SYSTEM OF COMMERCIAL FACILITIES THAT SERVE THE NEEDS OF NORTH HILL RESIDENTS, ARE APPROPRIATE TO THEIR RELATIVE SERVICE AREA, AND ARE COMPATIBLE WITH ADJACENT LAND USES.

**Objective A:** Permit commercial development only at a scale that is appropriate to serve the needs of the North Hill Community.

Policy 1. Discourage the development of shopping malls, plazas and other large commercial developments that are scale to serve a larger population than the North Hill Community (LU c-4).

**Objective B:** Ensure that commercial development does not result in negative impacts upon surrounding land uses and the environment.

Policy 1. Encourage commercial development to achieve a level of architectural quality and good site planning that enhances the visual image and identity of North Hill.

Policy 2. Ensure that commercial development does not result in excessive demands upon street and utility facilities.

Policy 3. Different types of commercial uses should be located in a manner that is consistent with existing traffic patterns and public facilities and compatible with nearby and adjacent land uses.

**Objective C:** Discourage the continuation of strip development along the Meridian Corridor (LU c-2).

Policy 1. Provide for future commercial development only in small centers, rather than strips, and in areas of existing commercial activity (LU c-1, c-2).

Policy 2. Encourage the design of commercial development that will provide for access by mass transit and pedestrians.

Policy 3. Encourage planned development districts (PDD) for commercial developments.

Policy 4. Encourage the adoption and enforcement of regulations that will minimize the adverse impacts and unsafe conditions caused by strip development (LU c-1, C rs-1).

#### Manufacturing/Industry

There are a variety of possible manufacturing/industrial uses that could be sited in the Plan Area as a result of the existing 1962 County Plan and Zoning code. As with the mix of residential uses, the mix of manufacturing/industry also affects the image of the community. Some manufacturing/industrial activities should be separated since they may conflict with each other. For example, carpenter shops next to commercial baking facilities. Such separation should be based on performance standards. The Plan provides for compatibility between manufacturing/industrial uses, surrounding residential uses, and the natural environment.

**LAND USE ELEMENT**  
**Manufacturing/Industry**

**GOAL:** ENSURE COMPATIBILITY BETWEEN MANUFACTURING/INDUSTRIAL USES, SURROUNDING RESIDENTIAL USES, AND THE ENVIRONMENT.

**Objective A:** Mitigate impacts from new and existing manufacturing/industrial operations to surrounding uses and the environment (LU i-2).

Policy 1. Industries which handle hazardous or flammable materials should be located away from residential areas and population concentrations (LU i-1).

Policy 2. Pierce County should require assurances that air emissions, and disposal of waste water and solid waste will not result in significant deterioration of the environment (LU i-2).

Policy 3. Manufacturing/industrial activities in the North Hill Plan Area should be encouraged to incorporate landscaping, decorative fencing, native vegetation, and a sensitivity to design, color, and materials into their facilities to ensure that such industries are attractive and complementary to the community (A-2, A-4).

Policy 4. Ensure that manufacturing/industrial development activities locate on sites having good access, adequate public facilities and services, suitable topography and soils and minimum impact on the environment and residential uses.

Policy 5. Non-manufacturing/industrial land uses and activities should be discouraged in industrial areas. (LU i-3).

Policy 6. Encourage the design of manufacturing/industrial development that will provide for access by mass transit and pedestrians.

**Objective B:** Support mineral extraction activities only when affected land owners and the environment are protected, and when these activities are consistent with Pierce County objectives. (LU i-4).

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## LAND USE MAPS

This section contains two maps: the Existing Generalized Land Use Map and the Proposed Land Use Map. The Proposed Land Use Map applies the policies of all Plan Elements to the various areas of the North Hill Community Plan Area by indicating the approximate locations for various categories of land use. In addition to applying the policies of this document, the map considers the existing patterns of land use reflected in the Existing Land Use Map. The Proposed Land Use Map should be consulted with the land use policies when decisions about land use are being considered.

The following text of this section explains the land use classification used in the mapping and the intentions of the classification chosen.

### Existing Land Use Map

The existing land use map (GENERALIZED EXISTING LAND USE MAP) shows eleven categories of land use in the Plan Area. The categories are described below:

AGRICULTURE:	LAND UPON WHICH THE PRIMARY USE IS THE FARMING OF CROPS, THE RANCHING/FARMING OF ANIMALS, OR RANGE/GRASSLAND/PASTURE.
OPEN SPACE:	LAND IN ONE OF THREE CLASSIFICATIONS UNDER THE "OPEN SPACE LAW" INCLUDING: 1) LAND THAT IS DEVOTED PRIMARILY TO THE PROTECTION, CONSERVATION, OR ENHANCEMENT OF ENVIRONMENTALLY SIGNIFICANT RESOURCES; 2) LAND DEVOTED PRIMARILY TO AGRICULTURAL PRODUCTION INCLUDING LIVESTOCK, CROPS OR OTHER RELATED USES; 3) LAND DEVOTED PRIMARILY TO THE GROWTH AND HARVEST OF FOREST CROPS TO OPEN SPACE LAND.
RESIDENTIAL AGRICULTURE:	LAND UPON WHICH THE PRIMARY USE IS RESIDENCE FOR ONE FAMILY, ON MORE THAN ONE ACRE.
SINGLE FAMILY RESIDENTIAL:	LAND UPON WHICH THE PRIMARY USE IS A RESIDENCE FOR ONE FAMILY, ON LESS THAN ONE ACRE.
MULTI-FAMILY RESIDENTIAL:	LAND UPON WHICH THE PRIMARY USES ARE DUPLEXES, TRIPLEXES, FOURPLEXES, AND APARTMENTS.
COMMERCIAL/ SERVICES:	LAND UPON WHICH THE PRIMARY USES ARE WHOLESALE AND RETAIL TRADE; PERSONAL, BUSINESS AND PROFESSIONAL SERVICES.
GOVERNMENT:	LAND UPON WHICH THE PRIMARY USES ARE GOVERNMENT RELATED INCLUDING FIRE STATIONS, AND SCHOOLS.

MANUFACTURING:	LAND UPON WHICH THE PRIMARY USE IS THE MANUFACTURING OR PROCESSING OF GOODS.
TRANSPORTATION/ COMMUNICATIONS/ UTILITIES:	LAND UPON WHICH THE PRIMARY USES ARE TRANSPORTATION, COMMUNICATION, OR UTILITIES RELATED. THIS INCLUDES THE DISTRIBUTION OR STORAGE OF WATER, ELECTRICITY, OR GAS.
RESOURCE EXTRACTION:	LAND UPON WHICH THE PRIMARY USES ARE ACTIVITIES RELATED TO THE EXTRACTION OF MINERALS FROM THE EARTH.
VACANT:	LAND UPON WHICH NO USE HAS BEEN ESTABLISHED.

**Proposed Land Use Map**

Land use classifications shown on the PROPOSED LAND USE MAP are intended to show the application of the land use policies to the North Hill Community Plan Area. In addition, the map is intended to reflect existing land use patterns and residential densities where those patterns and densities are consistent with the land use policies.

Following are descriptions of the land use classifications shown on the PROPOSED LAND USE MAP and guidelines for application of the classifications.

**LR - Low Density Residential**

Intended to recognize community concerns regarding environmentally sensitive areas including steep slopes, poor soils, erosion and seismic hazard areas. These areas are characterized by soils and other natural systems that are capable of supporting low densities, subject to soil limitations, as long as developments maintain the existing rural character.

**SA - Suburban - Agriculture**

Intended to recognize and preserve the existing low density suburban agricultural environment found in much of the North Hill Plan Area. This designation recognizes areas of small farms and pasture intermixed with residential uses, but where the full range of public service facilities are not presently in demand or which are impractical to extend at this time. These areas are also characterized by soils and other natural systems that are capable of supporting low densities up to 3.5 units per acre, subject to soil limitations, as long as developments maintain the existing semi-rural character.

**MR 1 - Mixed Residential 1**

Intended to provide for the location of low to moderate densities of residential development near transit stops, employment, commercial centers and recreational facilities. This designation generally reflects single-family, duplex, and triplex units at densities approaching 3.5 to 5 units per acre. Actual density will be determined

through the Health Department based on soil conditions for on-site disposal. Sewers and other public and private service facilities must be provided prior to or concurrent with development before the upper density limit is allowed.

**MR 2 - Mixed Residential 2**

Intended to provide for the location of moderate densities of residential development near transit stops, employment, commercial centers and recreational facilities. This designation generally reflects single-family, duplex, triplex, fourplex, and apartment units at densities approaching 4 to 7 units per acre. Actual density will be determined by the Health Department based on soil conditions for on-site disposal. Sewers and other public and private service facilities must be provided prior to or concurrent with development before the upper density limit is allowed.

**NC - Neighborhood Commercial**

Intended to encourage small scale commercial development commensurate with the suburban character.

**CC - Community Commercial**

Intended to recognize the commercial orientation of the Meridian Corridor, and other commercial areas, while concentrating commercial development in centers and at a scale that is appropriate to serve the needs of the area.

**OS - Open Space**

Intended to recognize the desire of the community to preserve and enhance the existing supply of public open space and to provide for recreational opportunities and protection of the environment.

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## HOUSING

This Element of the Community Plan describes the existing housing stock and identifies future housing needs. Housing and household characteristics were developed by merging data contained in the U.S. Census and Pierce County Assessor's files with estimates from the PSCOG.

The North Hill community has shown concern toward the quantity and quality of the housing stock. Available, affordable, and safe housing is a key ingredient in a community's ability to accommodate growth. The Housing Element provides an important link between the community's population and the Economic Development and Land Use Elements. Since Pierce County expects to have population increases and economic growth, housing will be needed to accommodate various income levels in single-family and multi-family units for purchase or rent. The community desires to attract young families and older retired couples, therefore some form of rental housing must be provided. The North Hill Community Plan attempts to provide for this variety of housing types.

Housing mix characterizes the number of family dwelling units contained within a specific residential area. For the Plan Area, the Assessor's file provides the basis for the determination of the housing mix. From the Assessor's records the following six major categories were established:

- o Single-family dwelling
- o Duplex or two family unit
- o Triplex units - structures that contain three dwelling units
- o Fourplex - structures that contain four dwelling units
- o Apartments - five or more dwelling units, including condominiums and multiple-family condominiums, either contained within one building or within a multi-family complex.
- o Mobile homes

Based on the data from the sources mentioned above, and using the housing mix categories above, the following community profile was developed for the Plan Area. Housing characteristics refer to the structures themselves, for example, housing mix, housing age, floor area, and space and water heating fuel. Household characteristics refer to traits of the population living within the structure, for example, owner tenure, household size, and length of residency.

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## COMMUNITY PROFILE

### Housing

Housing and household characteristics in the Plan Area are slightly different from those of the entire County. The housing stock of the Plan Area is comprised primarily of single family units (84% of all structures) and secondarily of duplex units (8%) (TABLE 6).

TABLE 6.

-----  
ESTIMATED NORTH HILL DWELLING UNITS  
JANUARY, 1989  
-----

	DWELLING UNITS	PERCENT OF ALL UNITS
SINGLE FAMILY UNITS	2573	84.1%
DUPLEX UNITS	244	8.0%
TRIPLEX UNITS	3	0.1%
FOURPLEX UNITS	16	0.5%
APARTMENT UNITS	149	4.9%
MOBILE HOMES	76	2.5%
TOTAL	3,061	100%

SOURCE: PIERCE COUNTY ASSESSOR-TREASURER

Mobile homes account for approximately 2.5 percent, compared to the County-wide average of 15 percent. The single family structures are predominantly single story. The floor area of the average single family structure is generally less than 1,800 square feet. Most single family units were built between 1950 and 1978, however, approximately 300 existing units were built prior to 1939.

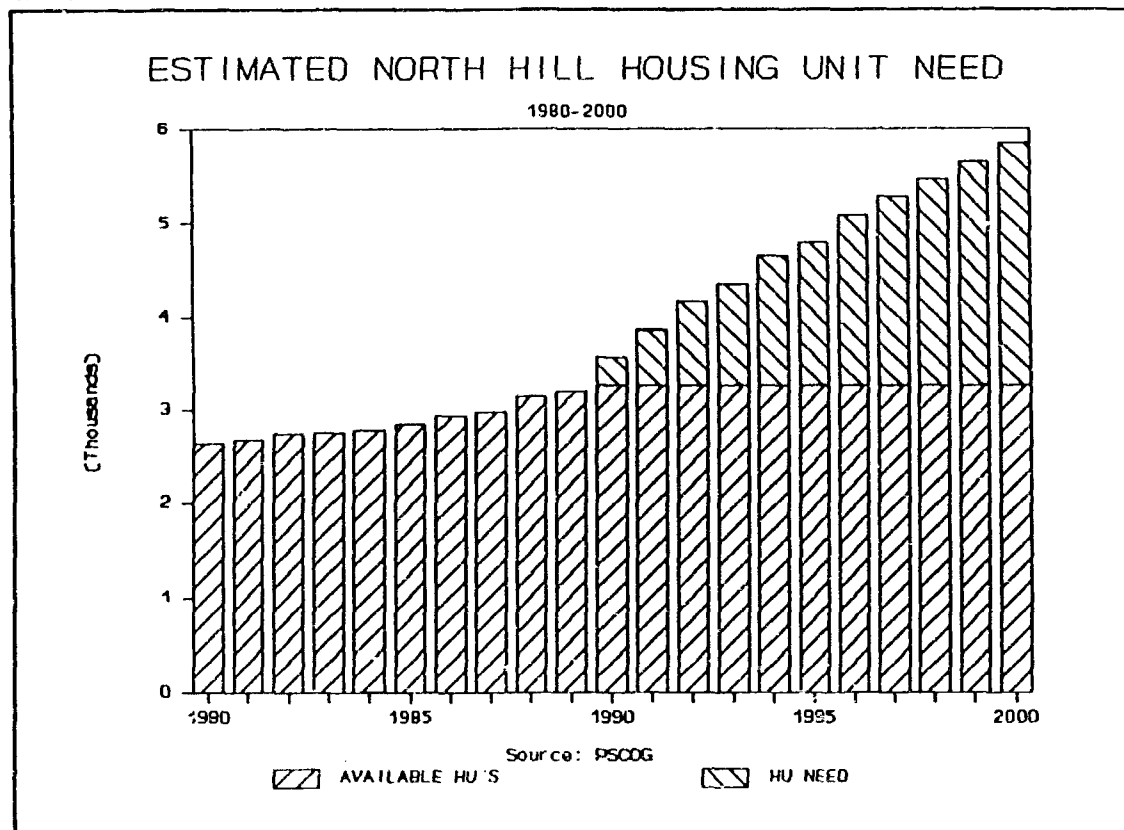
Currently slightly less than half (49 percent) of the Plan Areas housing units are serviced by electricity for home heating. The remaining units are served by fuel oil (33 percent), and natural gas (18 percent).

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### Households

The expected future population of the North Hill community and the existing housing stock provides insight on the future availability of housing. If existing housing is not adequate to meet future needs, then more housing must be built (**FIGURE 6**), or the increased demand will tend to drive up housing prices. The demand for housing is also closely tied to future land use. If new housing needs to be built, where should it go and at how many dwelling units per acre?

**FIGURE 6.**



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## **HOUSING ELEMENT**

**GOAL:** PROVIDE A RANGE OF AFFORDABLE, SAFE, AND SANITARY HOUSING OPPORTUNITIES, IN A HEALTHY ENVIRONMENT, TO MEET THE COMMUNITY NEEDS.

**Objective A:** Encourage the retention and improvement of existing structurally sound residential housing.

Policy 1. Utilize regulatory measures to protect and improve the North Hill Community against uses incompatible with residential development.

Policy 2. Encourage the development and support existing housing and rehabilitation programs.

Policy 3. Provide information on home maintenance and rehabilitation to homeowners.

Policy 4. Maintain a strong code enforcement program.

Policy 5. Encourage legislation and programs that will provide incentives for maintaining homes in good condition.

**Objective B:** Maintain and improve the existing residential environment of the Community.

Policy 1. Assure the provision of adequate public utility services to the Community, such as water, storm drainage, streets, lighting, and power.

Policy 2. Assure that the needed community services, such as library facilities, medical services, and governmental services are easily accessible by North Hill residents.

**Objective C:** Guide new residential growth so that it occurs in a manner consistent with Community objectives.

Policy 1. Develop opportunities for medium density multi-family development where appropriate (LU r-3, LU r-5).

Policy 2. Provide opportunities for clustered low- or medium-density multi-family development near commercial centers (LU r-3).

Policy 3. Require developments to provide all necessary on-site improvements, as well as their fair share of off-site improvements needed as a result of the development (LU-3).

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Policy 4. Through performance standards and other mechanisms, improve the appearance and "fit" of multi-family developments within the Community (OS-2).

Policy 5. Encourage the use of clustering, planned development districts and other site planning techniques to improve the quality of developments (OS-2).

Policy 6. Ensure adequate buffering between developments where buffering is needed to mitigate adverse impacts of the developments (OS-1).

Policy 7. Encourage infill development of areas already served by utilities and transportation systems, to achieve maximum efficiency in the provision of services and preservation of natural features (PSG t-1).

Policy 8. Provide for medium density as a transition between more intensive land uses and less intensive residential areas (LU r-3).

Objective D: Provide for a residential community with a balance of affordable housing for low and moderate income households.

Policy 1. Encourage creative approaches to housing design and development.

Policy 2. Provide for increased single-family residential densities in appropriate areas as a means of controlling costs and providing opportunities for single-family home ownership.

Policy 3. Promote affordable housing design to demonstrate efficient planning and construction techniques that can be replicated by other developments.

Objective E: Provide open space areas in new residential development (OS-1, OS-2).

Policy 1. Encourage contiguous open space areas in new multi-family developments (CI-1e, LU r-3, OS-1, OS-2).

Policy 2. Encourage contiguous open space areas in new single-family subdivisions (CI-1e, OS-1, OS-2).

Policy 3. Utilize open space areas to buffer higher density residential development from lower density residential development (LU r-3).



**Objective F:** Protect sensitive areas, including, but not limited to significant woodlands, wetlands, meadows, wildlife habitat, and waterways, from adverse impacts of residential development (E-4, E-5).

Policy 1. When environmentally sensitive areas are identified within a site, provide for the protection of the area by encouraging the development to design around the sensitive area (OS-1, OS-2).

Policy 2. Discourage residential development in areas unsuitable for development, such as steep slopes and wetlands (E-1, OS-1).

Policy 3. Utilize site design to conserve natural features, such as streams, steep slopes, trees, and wetlands.

Policy 4. Utilize regulatory measures to control the removal of major trees on developed and undeveloped property (E-5).

Policy 5. Promote clustering and Planned Development Districts to protect environmentally sensitive areas (OS-1, OS-2).

**Objective G:** Encourage the use of emerging and less conventional technologies to protect the environment.

Policy 1. Protect and encourage solar access in residential developments.

Policy 2. Encourage the use of emerging technologies with appropriate applications in residential environments (U s-3).

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## TRANSPORTATION

### CIRCULATION

#### Current North Hill System

Roads and general traffic make up the principal component of the North Hill's transportation and circulation system. While the County and residents will consider other necessary components in greater detail during the development of the County Transportation Plan, this Community Plan recognizes that the movement of general traffic, particularly the use of the private automobile, over County roads is the most popular form of transportation. Additional forms of transportation used throughout the community include mass transit, car and van pool, bicycling, and walking (CIRCULATION MAP).

#### Road Classification and Capacity

An effective road network should distinguish the purposes these roads serve and relate those purposes to their improvement and design criteria. For example, a street that principally serves a small residential neighborhood is functionally different from a street serving a commercial shopping area. To accomplish this, the community plan needs to identify roads according to their current and future uses. This classification scheme includes the following categories: Major arterials, Secondary arterials, Collector arterials, and Local access roads (SEE TABLE 7 and the FUNCTIONAL CLASSIFICATION MAP). Every street should be classified according to this system and subsequently improved to meet standards when developed, applicable to each category.

Meridian Street (State Route 161) is the only north-south major arterial in the Plan Area. SR 161 serves as a regional transportation route, linking Federal Way in King County, with the Plan Area, Puyallup, Milton, and South Hill communities. Approximately 23,400 (1987) vehicles per day travel along Meridian through the North Hill.

Valley Avenue south of the Plan Area, Jovita Boulevard to the north, and SR 514/Milton Way are the major east-west arterials that link the North Hill to State Route 161. Traffic volume on Valley Avenue averages 9920 (1988) vehicles per day at the intersection of Freeman Road; and Jovita Boulevard averages 6290 (1988) vehicles per day at the intersection of West Valley Highway. SR 167 is immediately west of West Valley Highway on the Valley floor between Puyallup and the industrial valley in King County (Auburn, Kent, and Renton) and experiences heavy peak hour travel. Average daily traffic on SR 167 is 38,100 (1987).

The West Valley Highway and 122nd Avenue East are both well travelled north-south secondary arterials: roads that link activity centers and convey traffic onto major arterials. West Valley Highway north of the intersection of Jovita Boulevard averages 4200 (1988) vehicles per day.

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122nd Avenue East averages 2110 vehicles per day north of 32nd Street. Secondary east-west arterials in the Plan Area are 8th, 20th and 24th Streets East.

The remaining roads in the Plan Area include collector arterials or local access streets, intended to collect traffic and convey it onto the arterial system. These roads emphasize access to the surrounding area and de-emphasize mobility in the neighborhood.

TABLE 7.

NORTH HILL COMMUNITY PLAN ROADS				
ROAD NAME	SECTION	LENGTH/CLASS	SPEED LIMIT	
Jovita Blvd	Meridian to West Valley	1.94 Major	35	
		1.94 Miles		
W. Valley Hwy	Sumner C/L* to King Cnty/L**	2.05 Secondary	40	
Edgewood Dr E	S. Heights to S. Heights	0.79 Secondary	35	
20th St E	87th to 92nd	0.28 Secondary	35	
24th St E	92nd to 122nd	1.90 Secondary	35	
122nd Ave E	8th to 48th	2.45 Secondary	35	
8th Street East	Meridian to 122nd	1.33 Secondary	35	
92nd Ave E	20th to 24th	0.24 Secondary	35	
20th St E	Milton C/L to 87th	0.03 Secondary	25	
		9.07 Miles		
112th Ave E	16th to 32nd	0.99 Collector	35	
114th Ave E	48th to 32nd	1.05 Collector	35	
32nd St E	94th to 86th	0.50 Collector	35	
Taylor St E	Meridian to Milton C/L	0.31 Collector	35	
48th St E	Chrisella to Sumner Heights	1.25 Collector	35	
16th St E	Meridian to 112th	0.70 Collector	35	
114th Ave E	8th to the King Cnty/L	1.13 Collector	35	
36th St E	Meridian to 122nd	1.25 Collector	35	
32nd St E	Meridian to 122nd	1.25 Collector	35	
18th St E	112th to 122nd	0.62 Collector	35	
Freeman Rd E	Milton to Valley Ave	1.90 Collector	25	
94th Ave E	24th to 32nd	0.48 Collector	25	
86th Ave E	25th to 32nd	0.44 Collector	25	
Chrisella Rd E	Milwaukee Ave. to 36th St.	1.28 Collector	25	
		13.15 Miles		

\* City Limits, \*\* County Line

SOURCE: PIERCE COUNTY DEPARTMENT OF PUBLIC WORKS

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**PROPOSED LAND USE**

SA Suburban - Agriculture  
 LR Low Density Residential  
 MR1 Mixed Residential 1  
 MR2 Mixed Residential 2  
 NC Neighborhood Commercial  
 CC Community Commercial  
 OS Open Space

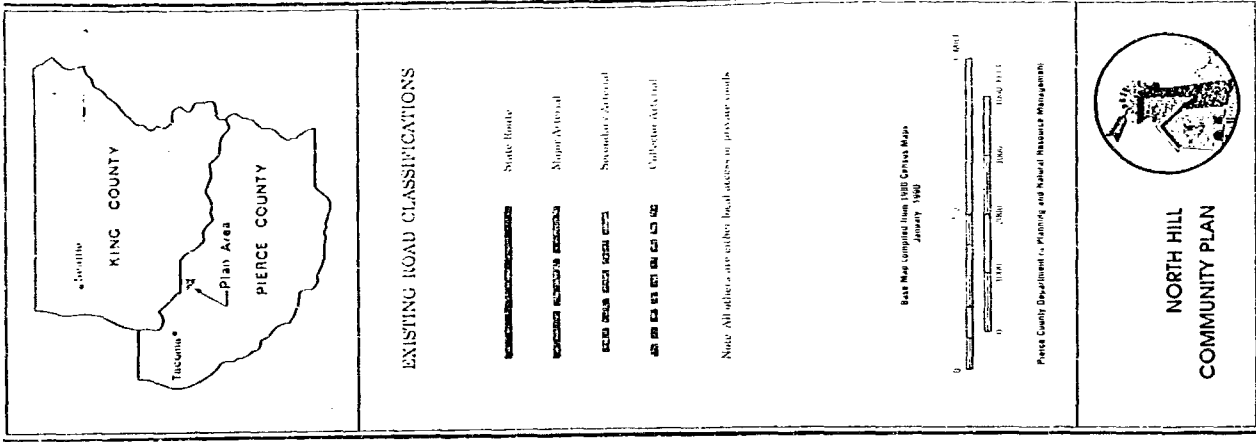
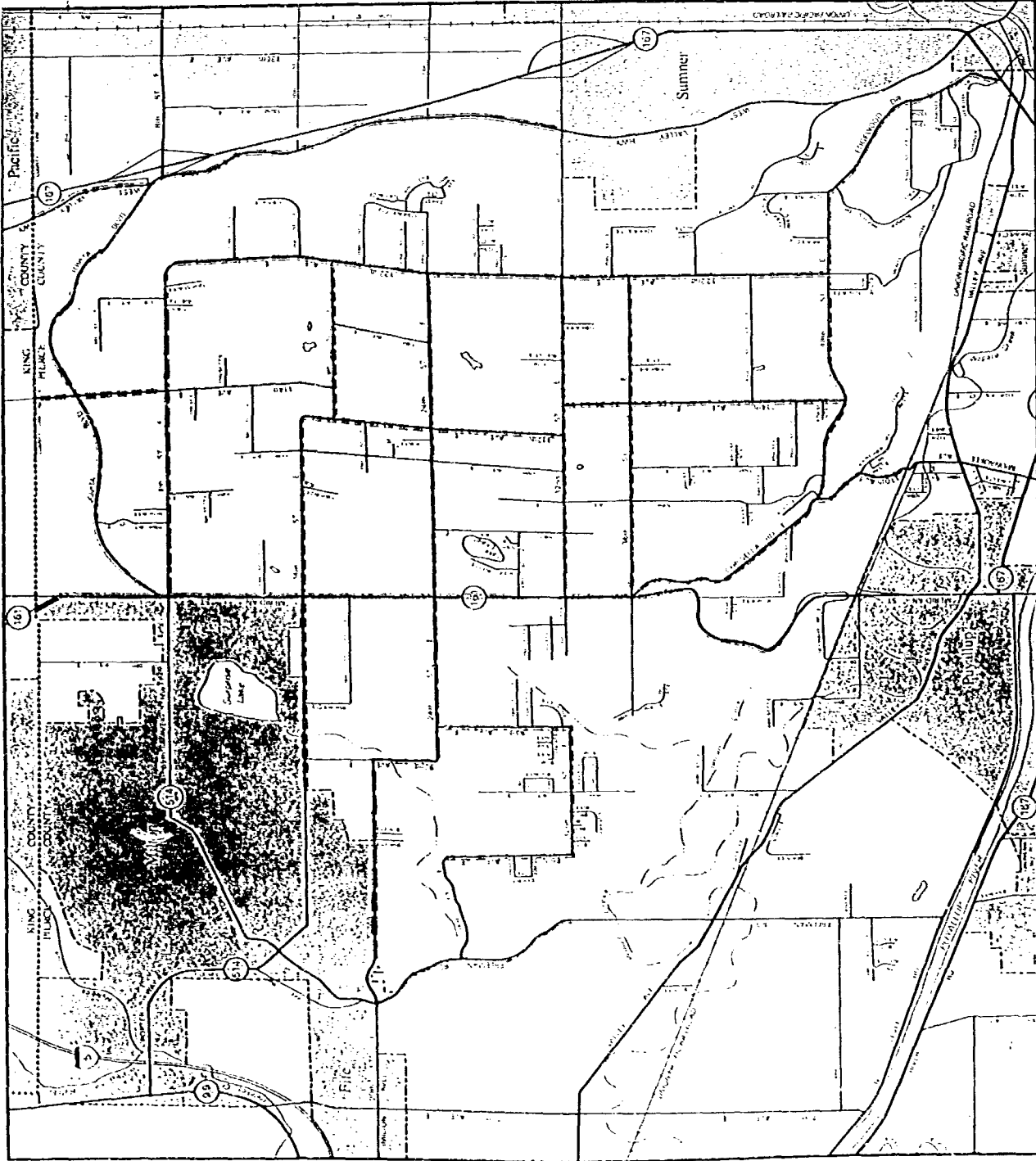
Base Map compiled from 1988 Census Maps  
 January 1990

Scale: 0 100 200 300 400 Feet

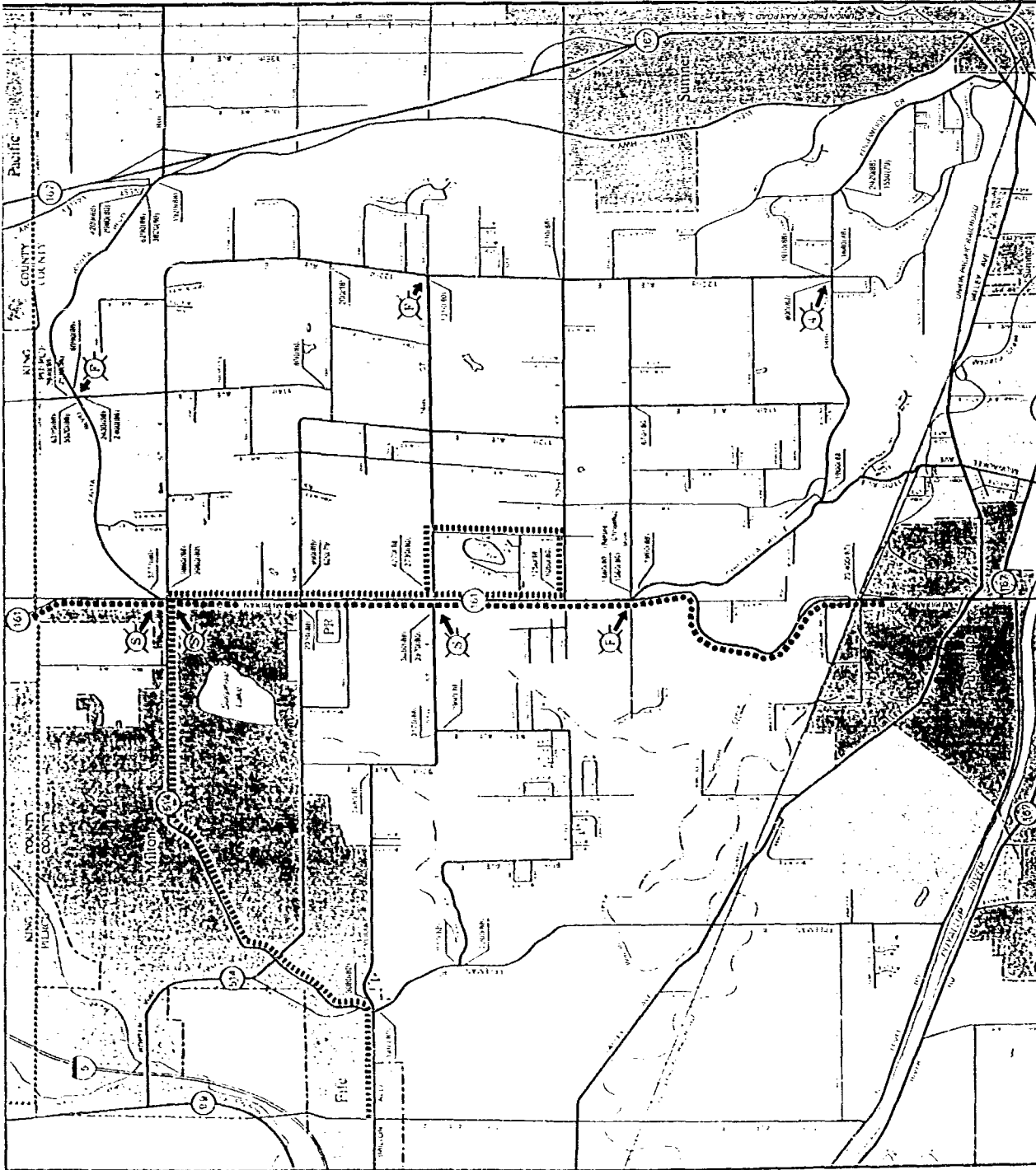
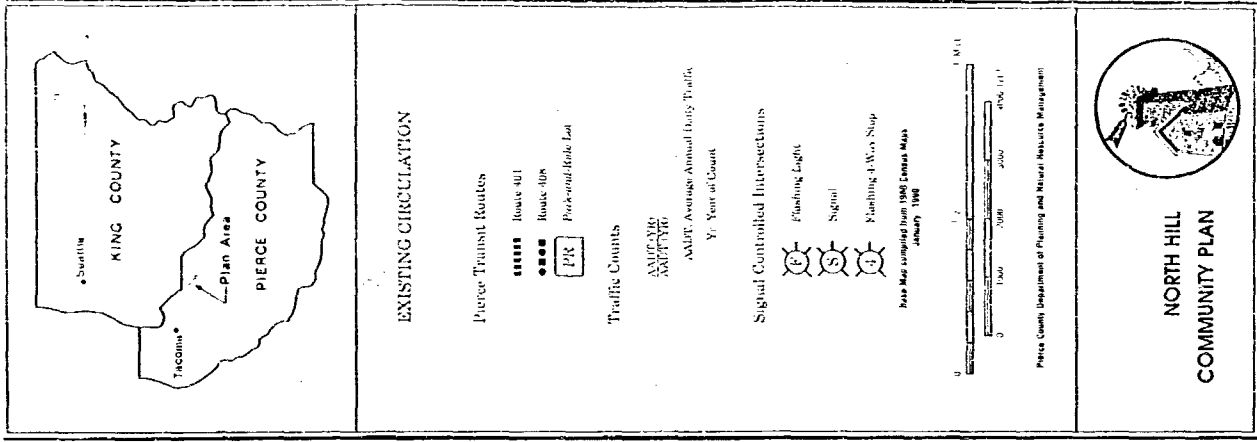
North Arrow

**NORTH HILL  
 COMMUNITY PLAN**

**NORTH HILL  
COMMUNITY PLAN**



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Valley Avenue, south of the Plan Area is experiencing the greatest increase in annual average daily traffic (AADT) of any road in the vicinity. Between 1984 and 1988 AADT on Valley Avenue at Freeman Road increased by almost 16% per year. AADT on Jovita Boulevard is increasing by 8% per year at the West Valley Highway, and by 7% per year at 114th Avenue East.

The secondary and collector arterials are also experiencing increases in daily traffic volume. The West Valley Highway, Edgewood Drive, 24th Street East, 114th Avenue, and 16th Street East are all seeing AADT expand by approximately 5% per year.

Traffic counts for selected roads within the Plan Area are shown in TABLE 8.

#### **Road Maintenance and Safety**

**Road Maintenance** -- The Annual and Six Year Road Programs are mandated capital improvement programs for cities and counties in the State of Washington. They are designed to obligate local, state, and federal funds to improvements of the transportation system, primarily streets. Pierce County's Programs are developed by the Public Work's Roads Department and then reviewed, updated and adopted annually by the Planning Commission and County Council. The Programs address the current and short-range street improvement needs identified throughout the County.

**Safety** -- Traffic safety is one of the main objectives of road design. Traffic signals contribute to traffic safety as well as the general public convenience. However, the cost of providing and operating traffic signals is extremely high. Generally, traffic signals are located at intersections where high traffic volumes and public safety needs justify their installation.

The intersection of 36th and Meridian has been identified by the community as meeting the above criteria for installing a signal. The Washington State Department of Transportation (WSDOT) has listed this project in the 1990 Regional Transportation Improvement Program published by the Puget Sound Council of Governments, but is not fully funded at this time. In addition, the community recommends that the WSDOT and Pierce County work to modify the layout of the Chrisella Road E, 36th St E, and SR 161 intersections to improve traffic flow and sight distance. Traffic must first move from Chrisella Road on to 36th and then, in a very short distance on to SR 161. The community is concerned about the poor visibility associated with the intersection and the potential for accidents. Currently, a flashing light is operating at the intersection.

The community has also identified a second pair of intersections on SR 161 that will require coordinated attention by several jurisdictions including WSDOT, the City of Milton, and Pierce County. The intersections of Jovita Blvd and 8th Street E with SR 161 need

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immediate attention. At peak hour, significant backups occur along SR 161. Traffic frequently uses the shopping plazas at the intersections to bypass the traffic signals. In addition, traffic on SR 161 blocks cross traffic movement, adding to the congestion.

TABLE 8.

ROAD CLASSIFICATION AND TRAFFIC COUNTS			
ROAD NAME	LOCATION	COUNT YEAR	AADT
<u>State Highways:</u>			
State Route 161	N. Puyallup C/L*	1987	23400
State Route 167	8th St. Overpass	1987	38100
<u>Major Arterials:</u>			
Valley Ave	E/O* Freeman Road	1988	9920
	W/O* Meridian	1979	7440
	E/O Meridian	1979	4520
	Milwaukee Avenue	1979	4270
Jovita	W/O 114th Avenue	1988	6310
	West Valley Hwy	1988	6290
	E/O 114th Avenue	1986	6090
	Meridian	1980	3760
<u>Secondary Arterials:</u>			
West Valley Hwy	N/O* Jovita Blvd	1988	4200
	S/O* Jovita Blvd	1988	1920
Edgewood Dr.	Sumner Heights	1988	2910
20th Street	E/O Freeman Road	1980	3080
	W/O 92nd Avenue	1980	2480
24th Street	W/O Meridian	1988	5050
	E/O Meridian	1988	4270
	W/O 122nd Avenue	1980	1310
	W/O 94th Avenue	1988	3170
122nd Avenue	W/O 32nd Street	1988	2110
	N/O 48th Street	1988	1910
8th Street	E/O Meridian	1988	3860
112th Avenue	N/O 24th Street	1988	800

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ROAD NAME	LOCATION	COUNT YEAR	AADT
114th Avenue	N/O Jovita Blvd	1988	2930
	S/O Jovita Blvd	1988	2430
	N/O 18th Street	1988	800
	S/O 36th Street	1988	670

Collector Arterials:

32nd Street	E/O Meridian	1988	1250
Taylor Street	W/O Meridian	1980	1030
48th Street	E/O 122nd Avenue	1988	1680
	W/O 122nd Avenue	1988	800
	E/O Chrisella	1988	1900
16th Street	E/O Meridian	1988	990
	W/O Meridian	1988	2010
36th Street	E/O Meridian	1988	1880
18th Street	W/O 122nd Avenue	1988	200
Freeman Road	S/O 20th Street	1980	1490
	N/O 25th Street	1988	2550
	S/O 25th Street	1988	2200
	N/O Valley Avenue	1980	1280
	S/O Valley Avenue	1988	860
94th Avenue	S/O 24th Street	1988	1980
Chrisella Road	S/O 36th Street	1988	1960

\* City Limits, East of, West of, North of, South of

SOURCE: PIERCE COUNTY DEPARTMENT OF PUBLIC WORKS

The community has requested a revised traffic pattern be designed, engineered, and constructed in the future.

**Street Lights** -- Street lighting like traffic signals contribute to traffic safety and the public convenience. However, the energy costs of providing this service are extremely high. Generally, street lamps should be at intersections and along arterial streets where traffic and public safety needs justify their use.

## **ALTERNATIVE TRANSPORTATION**

### **Public Transit**

The North Hill is served by Pierce Transit that has two routes in the area. Transit Route 401 from downtown Tacoma through Milton to Lake Chalet runs only during commuting hours. Ridership is averaging 65 total passengers per day, a decrease of 35 percent since 1986. Transit Route 408 from downtown Puyallup to the Sea-Tac Mall and nearby park and ride via Meridian averages 202 passengers per day, an increase of 15 percent since 1986. It is not likely that Pierce Transit will increase their level of service within the area unless population densities reach at least 3000 people per square mile. A Park and Ride lot is located at 18th and Meridian.

### **Bicycle**

It is not known how prevalent bicycle transportation is in the community. There is a lack of formalized trails in the area, although there are through roads with low automobile traffic in the area, which would tend to facilitate safe bicycle riding. However, because bicyclists must share the same roads and streets with automobiles and trucks, caution must be taken when riding along such roads to minimize the risk of accidents. One means of reducing bicycle/motor vehicle conflict is the development of a comprehensive bicycle trail system that provides convenient and safe routing to typical destinations.

### **Pedestrian and Equestrian**

In addition to transit and bicycle transportation, the County needs to recognize the needs of pedestrians and equestrians in the Plan Area. The scale of the community is such that walking is still a reasonable means of travel for many residents. Further, a large portion of the Plan Area is still rural in character. Also, many residents own and ride horses for recreational purposes. These users need to be considered in the transportation system.

Most areas of the community are accessible to pedestrian travel. However, many roads and streets within the Plan Area do not have sidewalks or adequate provisions for pedestrians. This is of particular concern given the observation that many of the community's pedestrians are children or elderly persons who may be exposed to greater risk of conflicts with motor vehicles. Priority for sidewalk or road shoulder improvements should be given to those streets used frequently by school children, senior citizens and handicapped persons.

Horseback riding is principally a recreational activity. Presently, there are few facilities for traveling by horseback in the Plan Area. Most riders use the unpaved shoulders of streets in the area, however, this is not particularly safe along those streets which are used by motor vehicles. Therefore pedestrian trails proposed by this element should be designed to accommodate equestrian use as well.

## **TRANSPORTATION ELEMENT**

**GOAL:** ENSURE THAT THE TRANSPORTATION AND CIRCULATION SYSTEM IS REASONABLY SAFE AND EFFICIENT AND SERVES ALL SEGMENTS OF THE POPULATION.

**Objective A:** Ensure that the street system maintains the capacity to adequately serve present and future volumes of traffic.  
(C tc-1)

Policy 1. Encourage the maintenance and improvement of the street system when addressing the transportation and circulation concerns of the community.

Policy 2. Encourage the development of strategies necessary to improve public streets to meet applicable road standards (C rs-3).

Policy 3. The County should work with the Washington State Department of Transportation and the City of Milton to investigate and resolve the traffic congestion concerns found on SR-161 (C rs-4).

Policy 4. The County should develop a public participation program to increase public involvement in circulation and transportation issues.

Policy 5. Encourage Pierce County to develop a uniform set of minimum roadway design standards that comply with federal and state design criteria, and that are linked to the level and type of land development served by transportation facilities.

**Objective B:** Minimize transportation conflicts to ensure safety.

Policy 1. Maintain and enhance the safety of roads in the Plan Area (C rm-1).

Policy 2. Activities within the Plan Area should provide for sufficient off-street automobile parking to reduce on-street transportation conflicts (C rs-2).

Policy 3. Encourage the improvement of traffic patterns and signaling at intersections to ensure safe accommodation of current and future needs (C tc-2).

Policy 4. Improve the safety at intersections by eliminating obstacles to vision.

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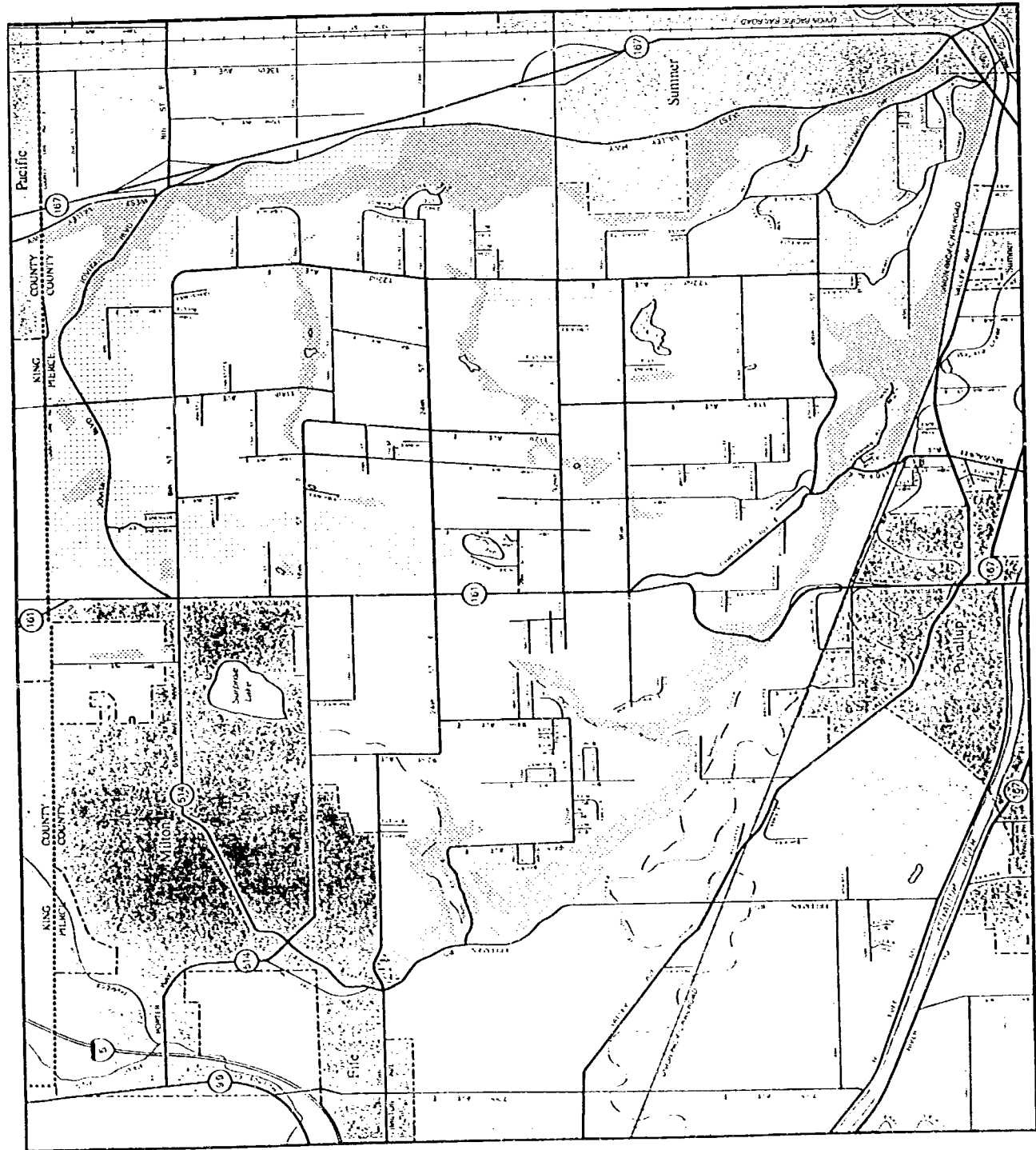
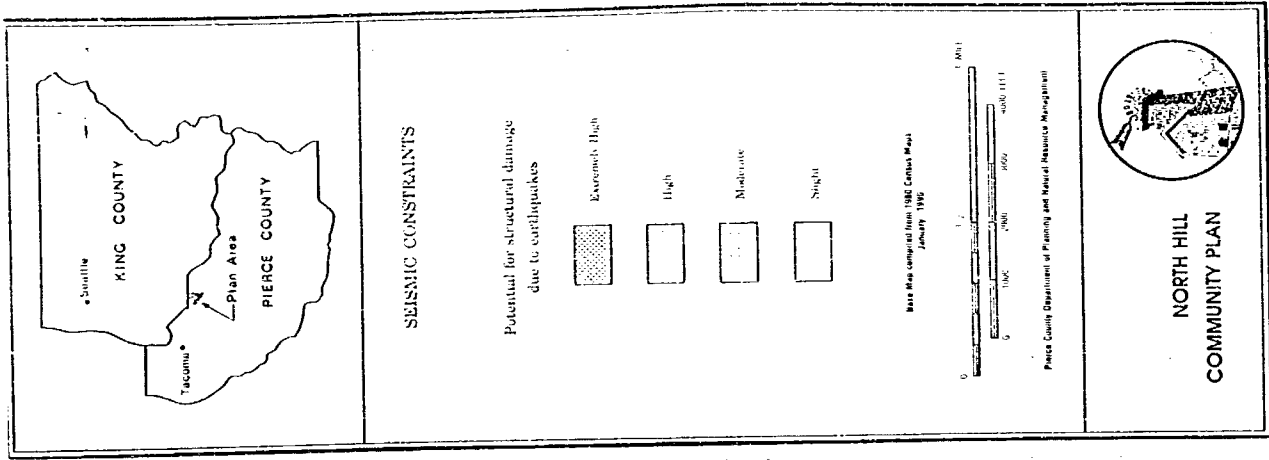
**Objective C:** Provide for the needs of those who rely upon alternative forms of transportation other than the private automobile.

Policy 1. Maintain and enhance the bus service provided to the Plan Area (C mt-1).

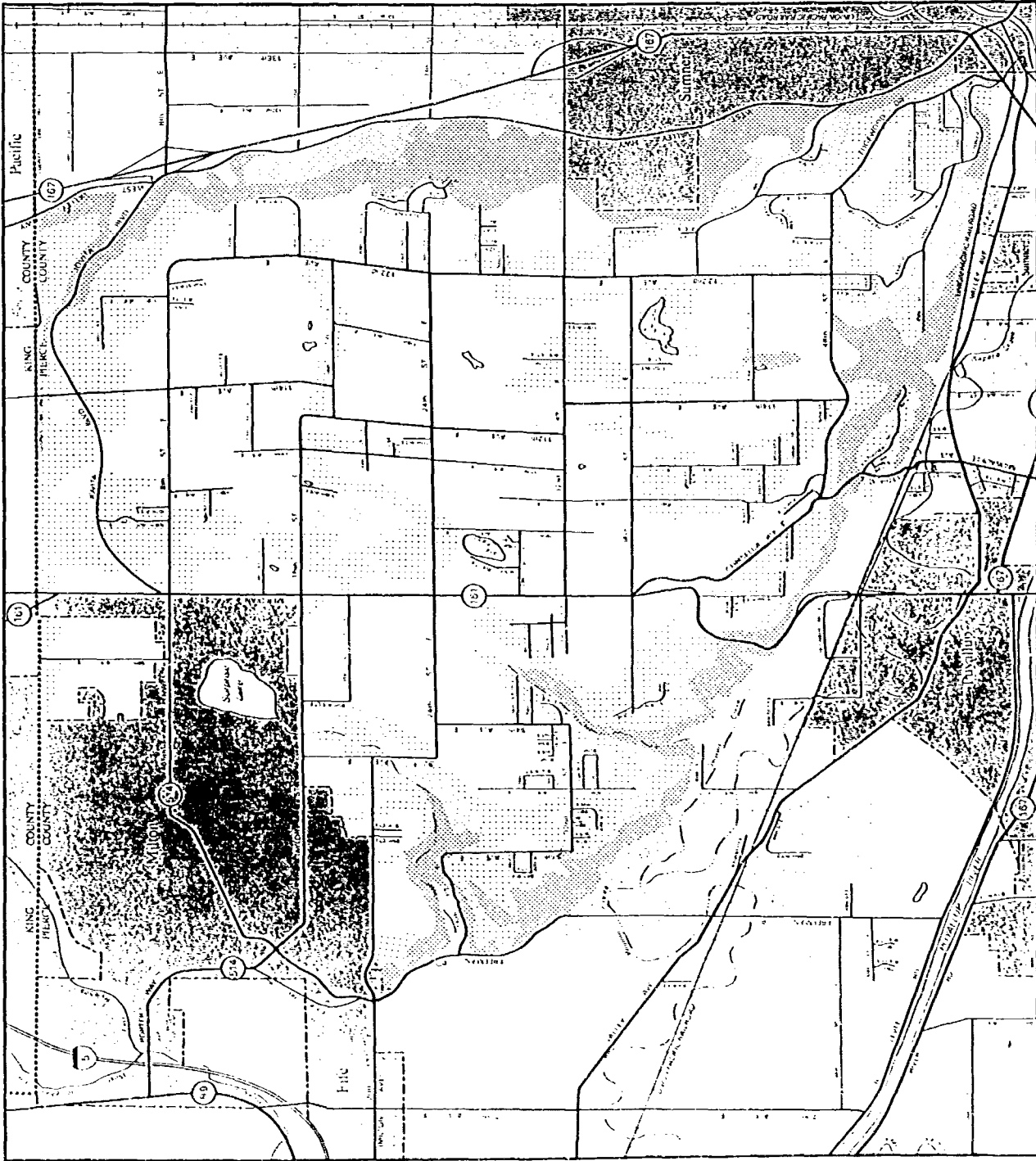
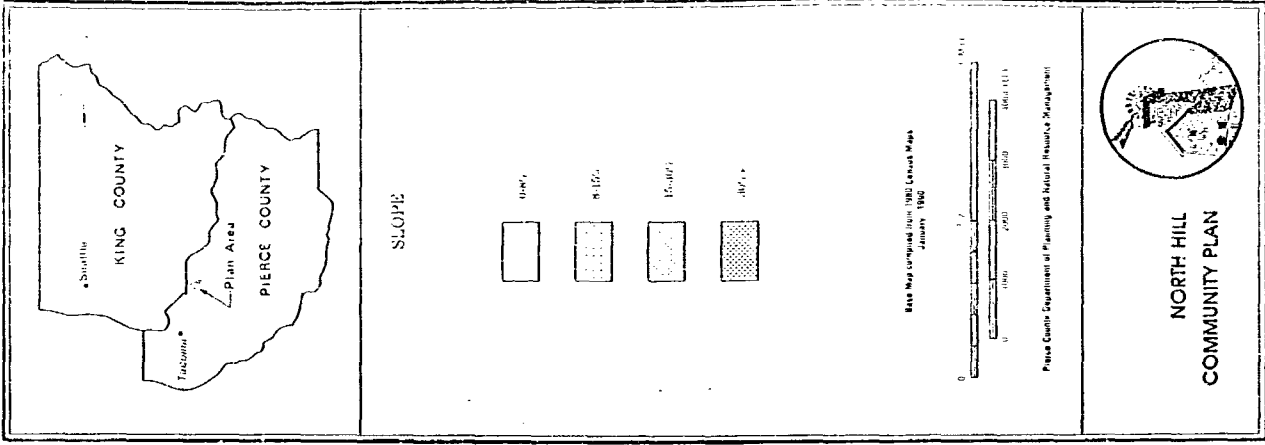
Policy 2. Encourage the expansion of appropriate road shoulders to maintain a safe area for walking, jogging, and biking (C rs-1).

Policy 3. Support mass transit and non-motorized travel.

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## NATURAL AND CULTURAL RESOURCES

### NATURAL RESOURCES/ENVIRONMENT

In development of a land use plan, it is crucial to take the natural environment into consideration. The health of the environment often has a direct effect upon the quality of life and the health of the residents. Human activities impact the environment affecting persons living both inside and outside the community. Natural features such as steep slopes, wetlands, aquifer recharge areas, and other critical areas are important community assets and should be limiting factors in the use of land, and its intensity of development.

MASTER GOAL: TO ENSURE CONSERVATION, ENHANCEMENT AND PROPER MANAGEMENT OF NATURAL RESOURCES, WHILE PROVIDING FOR A BALANCED PATTERN OF DEVELOPMENT AND THE NEEDS OF THE CITIZENS OF NORTH HILL AND PIERCE COUNTY.

Objective A: Continue to enhance and maintain the quality of the surface and groundwater resources.

Objective B: Continue to enhance and maintain the quality of air resources.

Objective C: Continue to enhance and maintain the quality of land, wildlife and vegetative resources.

#### Air

##### Climate

The Puget Sound region has a marine climate largely influenced by moist air from the Pacific Ocean traveling inland and releasing precipitation as the air masses rise over the Cascade Mountains.

Locally, climate conditions in the North Hill area are typical of the moderate marine climate of Puget Sound. Temperatures in the winter are generally 30-40 degrees with approximately 15 inches of precipitation. Summer high temperatures reach 85-90 degrees F with approximately 3 inches of precipitation. The mean annual precipitation is 40.08 inches as measured at the Washington State University Extension Experimental Station in Puyallup. In the vicinity of the North Hill, wind direction is mostly influenced by topography, with winds channeled along several canyons.

##### Air Quality

In addition to climatic and topographic factors, air quality in Pierce County is determined by the location of human activity. Clean air is

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not just an industry issue. Industrial sources are to a large extent, directly regulated. Individual actions, while small, cumulatively create a problem that is difficult to regulate. Transportation sources are the single largest contributor of air pollution. Wood smoke from outdoor burning, slash burns and wood stoves can greatly impact residential areas. Improved health, safety and quality of life are the obvious benefits of cleaner air.

**Regulatory Jurisdiction** -- State and local air quality agencies -- the Department of Ecology (DOE) and the Puget Sound Air Pollution Control Agency (PSAPCA) -- share responsibility for regulating sources of air emissions in Pierce County. DOE Industrial Section has jurisdiction over all pulp and paper and aluminum reduction facilities statewide, including Simpson Tacoma Kraft and Kaiser Aluminum. PSAPCA has jurisdiction over all other stationary emission sources in Pierce, King, Snohomish, and Kitsap Counties.

Pierce County has the ability to regulate air quality through nuisance regulations and representation on agency boards. Encouraging voluntary compliance with existing regulations should be the County's initial step, although enacting local enforcement legislation and programs is a long term consideration.

**Ambient Air Quality** -- Carbon monoxide, lead, nitrous oxides, sulfur oxides, particulate matter, and ozone have federal and welfare standards established for ambient air concentrations. These are called criteria pollutants. There are currently few ambient standards for health threatening toxic air pollutants, although state regulations are currently being developed. Areas that do not meet the federal air quality standards for criteria pollutants are called nonattainment areas. Parts of downtown Tacoma and the tideflat's industrial area are currently (1989) not meeting the carbon monoxide and particulate pollution standards.

**Carbon Monoxide** -- The traffic congestion found on Meridian (SR 161) in the vicinity of Jovita and 8th Street during peak hours contributes to elevated carbon monoxide levels on the North Hill but are not currently considered significant.

**Wood Stoves** -- Wood stove and other solid fuel burning devices are a source of heat and enjoyment for many homes. In the past, wood stoves and other sources of wood smoke have been promoted as good for the environment, and as an enjoyable form of heating. They are also sources of particulate and potentially toxic air pollutants. The DOE estimates that wood stove smoke is the largest source of particulate pollution in the state, ahead of industrial or transportation sources.

Many people use wood stoves on the North Hill, generating small sources of particulate and potentially toxic air pollutants, that when combined create a problem. Due to the number of residents using wood heat, it is difficult to adequately enforce existing regulations and burn bans.



**NATURAL AND CULTURAL RESOURCE ELEMENT**  
**Natural Resources/Environment**

**Air**

**GOAL:** TO PROTECT AND IMPROVE LOCAL AND REGIONAL AIR QUALITY.

**Objective A:** Protect environmental quality by reducing or eliminating sources of air pollution.

- Policy 1. Work for the general improvement of the air quality of the Plan Area.
- Policy 2. Encourage the use of landscaping and the retention of existing vegetated areas to provide for filtering of suspended particulate.
- Policy 3. Encourage modes of transportation other than conventional motor vehicles to reduce locally generated auto emissions.
- Policy 4. Encourage public education concerning outdoor burning, slash burns and the operation and maintenance of fireplaces and woodstoves to protect air quality.

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## Earth

The geology of Pierce County has been greatly influenced by glaciation. With the exception of the mountainous regions, Pierce County has been occupied by ice sheets as a result of four distinct glacial periods. Sediments deposited during past glacial events are exposed at the surface. The subsurface is dominated by unconsolidated glacial and fluvial sediments. Recent geological investigations have shown that the unconsolidated sediments are approximately 1200 - 1600 feet thick in the vicinity of the Plan Area. These unconsolidated sediments can be divided into glacially and nonglacially derived.

The central portion of the County is comprised mostly of a poorly drained glacial till, which is crossed by well defined channels cut by glacial meltwater streams that have left substantial deposits of coarse sands and gravels. The north central region is also interrupted by the Puyallup River that is responsible for extensive alluvial deposits in the area.

The nonglacial deposits were deposited between glacial episodes, and are being deposited today as river sands and gravels, floodplain deposits, and Puget Sound bottom sediments. Except for channel sand and gravel deposits, these sediments are generally fine-grained and contain various amounts of organic matter. The nonglacial deposits tend to be finer grained, have lower permeability, are more uniform in distribution, and rarely yield water to wells. Glacial deposits will contain the major aquifers due to their coarser grained, permeable sediments and are variable in their thickness.

## **Seismic Constraints**

The potential for structural damage due to earthquakes, seismic risk potential, is determined by three criteria: 1) the local geological conditions, 2) the rate of earthquake activity, and 3) the maximum historical intensity experienced at a site. As a result of these conditions, the majority of the North Hill plateau is classified as having a slight to moderate risk of structural damage because of earthquakes. There is an extremely high risk of structural damage due to earthquakes around the perimeter of the Plan Area, the steep slope face and along Jovita Canyon (**SEISMIC CONSTRAINTS MAP**).

## **Slope**

The topography within the Plan Area is characterized by gently rolling hills with slopes measuring between 0-8% with scattered depressions or potholes. The northern boundary has slopes of 8-15%, with the Jovita Canyon area having 30+ percent in most places. The steepest slopes in the Plan Area can be found along the southern and eastern boundaries, which in places exceed 30 percent. There are several canyons distributed throughout the Plan Area. Generally, slopes within these canyons range from 15-30 percent along canyon walls (**SLOPE MAP**).

## Soils

The soils found within the Plan Area are generally of the Alderwood-Everett Association. These soils are described as nearly level to rolling, moderately well drained and somewhat excessively drained soils that formed in glacial till and glacial outwash (FIGURE 7). This association makes up approximately 16 percent of the soil associations within Pierce County. Much of Lake Tapps, North Hill and South Hill areas of Puyallup are within this association. Alderwood soils comprise approximately 32 percent of the association, Everett soils 22 percent, and Kapowsin, Indianola, and Kitsap soils 14 percent. Small amounts of other soils make up the remaining 32 percent.

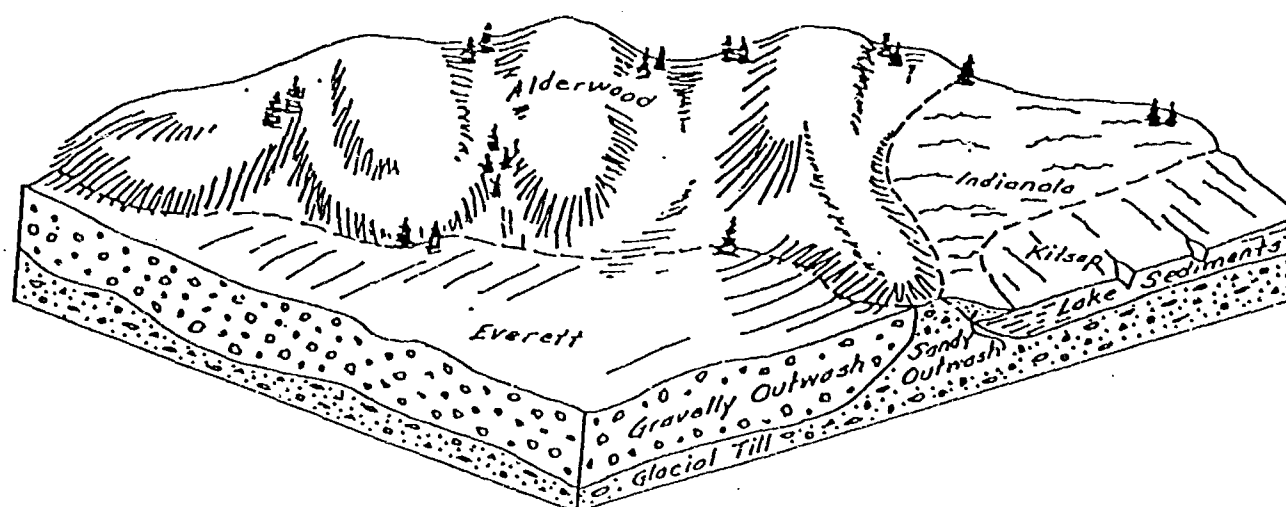
Alderwood soils are moderately well drained. The substratum is weakly cemented and very slowly permeable, beginning at a depth of about three (3) feet. Slopes are dominantly 0 to 15 percent but range to 30 percent.

Everett soils tend to be excessively drained. They have a gravelly sandy loam subsoil and, at a depth of about two (2) feet, a loose gravelly sand substratum. The slopes are broken by short, steep terrace breaks. This association is used mainly for homesites. It is well suited for industrial sites. Large tracts are still under native vegetation, but are rapidly becoming urbanized. This association ranks among less desirable for farming but among the most desirable as a source for sand and gravel. It is suited to pasture and timber or Christmas tree production.

Everett soils are capable of supporting moderate to high density levels of residential development. On-site sewage disposal systems are suited to as much as one-third of this soil association.

FIGURE 7.

NORTH HILL SOIL ASSOCIATIONS CROSS SECTION



**Septic Disposal** -- Household sewage contains a variety of chemicals and pathogenic organisms that can contaminate groundwater. On North Hill sewage is disposed primarily by individual septic systems. Septic tank systems first condition the raw sewage in the tank and then distribute it within the soil where filtration can occur. Many factors in septic tank operation are still relatively unknown, making it difficult to predict the degree of purification of some pollutants or to set a fixed safe distance between a groundwater supply and a drainfield. For example, viruses may attach to clay and silt and then die off, but in rapid percolating soils and gravel, they might travel a considerable distance. In soils with good absorption characteristics, micro-organisms can be purified in a short filtration distance, but these conditions also promote the conversion of nitrogen into soluble nitrates, which can then move easily into groundwater. Conversely, if the drainfield and the soil underneath it are saturated with water, aerobic digestion cannot occur; micro-organisms and otherwise degradable compounds can then pass into local groundwater, while most nitrogen will not.

When functioning properly, septic tank systems thus offer several defenses against groundwater contamination: the biologically active zone of soil will purify many pollutants, and subsurface earth material will continue to filter them, providing it is not saturated with water. However, once pollutants get into the groundwater, the primary defenses become dispersion and dilution.

**The Soils Subsurface Disposal Suitability Maps** show the extent of available soils and geologic information available from two sources. The soils limitations determined by the Soil Conservation Service and the Tacoma-Pierce County Health Department are based on the dominant condition within each mapping unit based on slightly different criteria. They do not eliminate the need for on-site examination. On the Soil Conservation Map the darker shade pattern within the Plan Area indicates severe limitations on the soils, or in other words it is generally unsuitable for septic disposal systems. Based on criteria used by the Tacoma-Pierce County Health Department (SEE NEXT SOILS MAP), the darker shade pattern also indicates soils which are generally very poor to unsuitable for septic disposal systems.

The On-Site Sewage Disposal Rules and Regulations of the Tacoma-Pierce County Board of Health outline the criteria for identifying soil textural classifications in Pierce County. Soils within the Plan Area can generally be classified as Type 4 or 5 (**SEPTIC SUITABILITY MAPS**).

Type 4 soils (sandy loam or loam) generally have a percolation rate of 19 through 30 minutes per inch travelled. Type 5 soils (porous, well developed structure in silt and silt loams) have a percolation rate of 31 through 59 minutes per inch travelled. Typically for soils that are classified as Type 4 or 5, lot sizes that are to be served by public water systems must be a minimum of 18,000 and 20,000 square feet respectively. When a specific property is being evaluated, the soils are determined through a more specific process (TPCHD).

Septic systems can operate for many years if properly maintained, however most homeowners do not provide for maintenance unless they experience trouble. The Washington State Department of Health has distributed a booklet, A Septic Tank System for Your Home: An Owner's Manual for Septic Tank Maintenance and Design that provides important information on the maintenance of septic systems. In addition, the Tacoma-Pierce County Health Department provides information on the care and design of septic tank systems.

## **NATURAL AND CULTURAL RESOURCE ELEMENT**

### **Natural Resources/Environment**

#### **EARTH**

**GOAL:** TO DIRECT DEVELOPMENT TO AREAS BEST SUITED AND TO ENSURE THAT PRESENT AND FUTURE RESIDENTS ENJOY RELATIVE FREEDOM FROM POTENTIAL HAZARDS TO LIFE, LIMB AND PROPERTY.

**Objective A. Protect natural resources and amenities in the community.**

**Policy 1.** Development should be directed to areas where adverse impacts on the natural resources can be minimized.

**Policy 2.** The County should consider the cumulative impacts of developments on the quality of land, wildlife and vegetative resources as a part of the environmental review process and require any appropriate mitigating measures. Such mitigation may involve the retention of significant habitats.

**Objective B. Reduce potential hazards associated with earthquakes and steep slopes.**

**Policy 1.** Seek to retain areas with slopes in excess of 30 percent as primarily open space areas in order to protect against erosion and landslide hazards.

**Policy 2.** Land clearing or other significant removal of vegetation on such slopes should be regulated to protect against erosion and landslide hazards.

**Objective C. Ensure that development is properly located and constructed with respect to the limitations of the underlying soils.**

**Policy 1.** Support the preservation of septic tank and drainfield systems for residential land uses (U s-1).

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Policy 2. Enhance the public awareness of septic systems and their maintenance through a public education program (U s-2).

Policy 3. Support the use of new technology for sewage disposal which minimizes environmental degradation (U s-3).

**Objective D. Establish management policies that control the operation of sand and gravel pits in the community in a manner which does not detract from the orderly development of the community.**

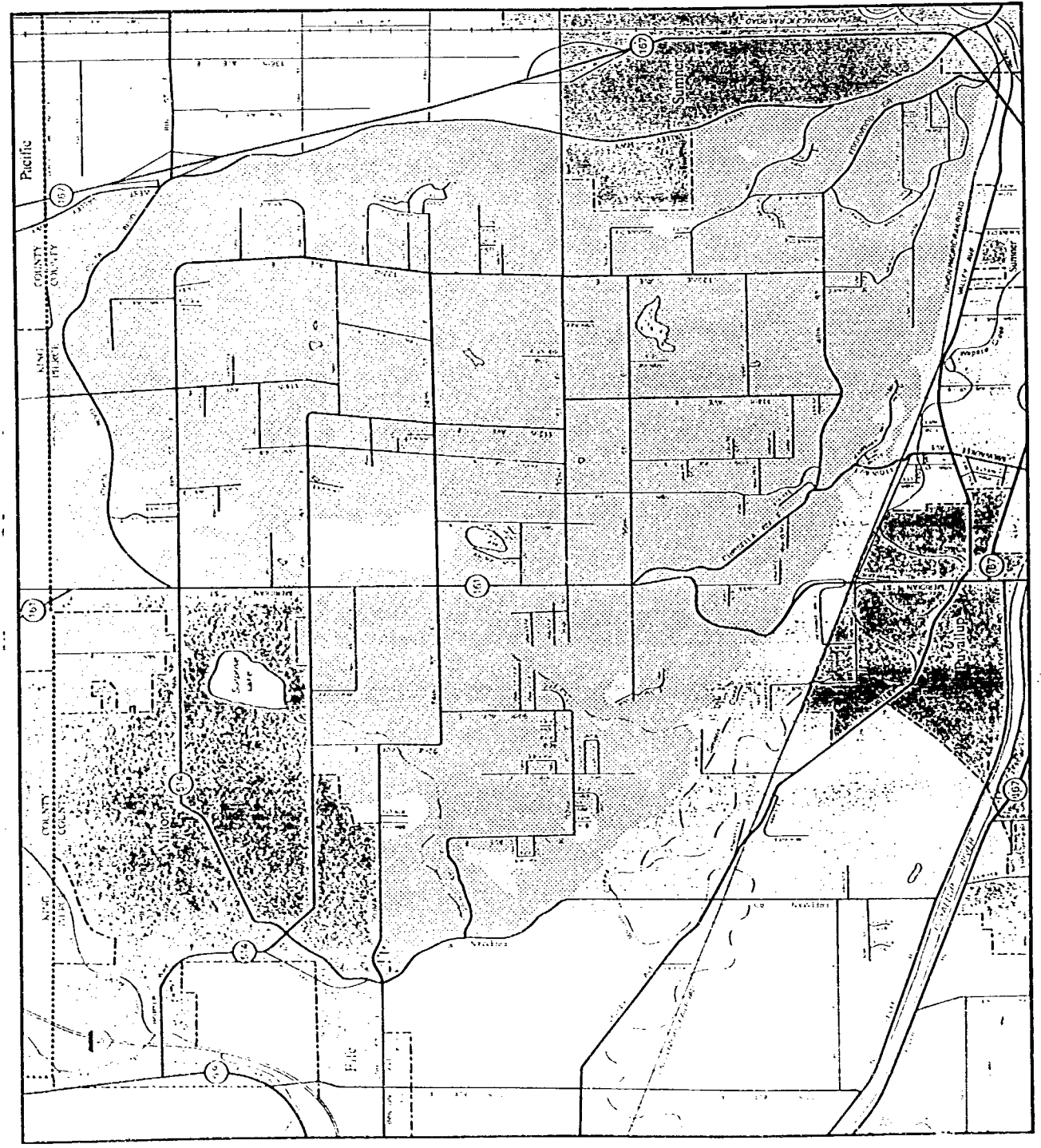
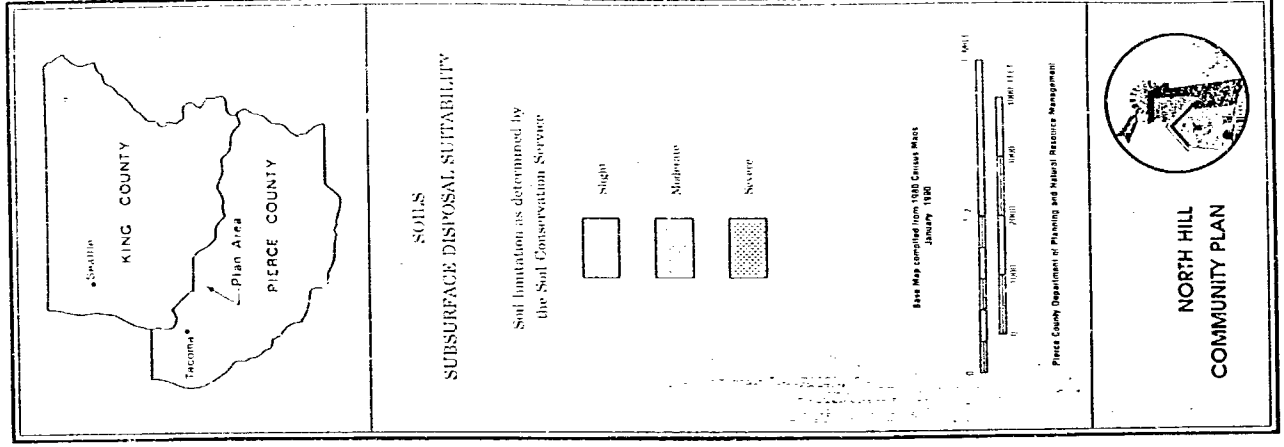
Policy 1. Gravel resources are recognized as essential for the development of roads, public works and private construction, and should be permitted as long as the intent of this Plan is met.

Policy 2. Existing sand and gravel pits (as specifically authorized by a County permit to mine) may be allowed to continue operation for the duration of, and in accord with their existing permits.

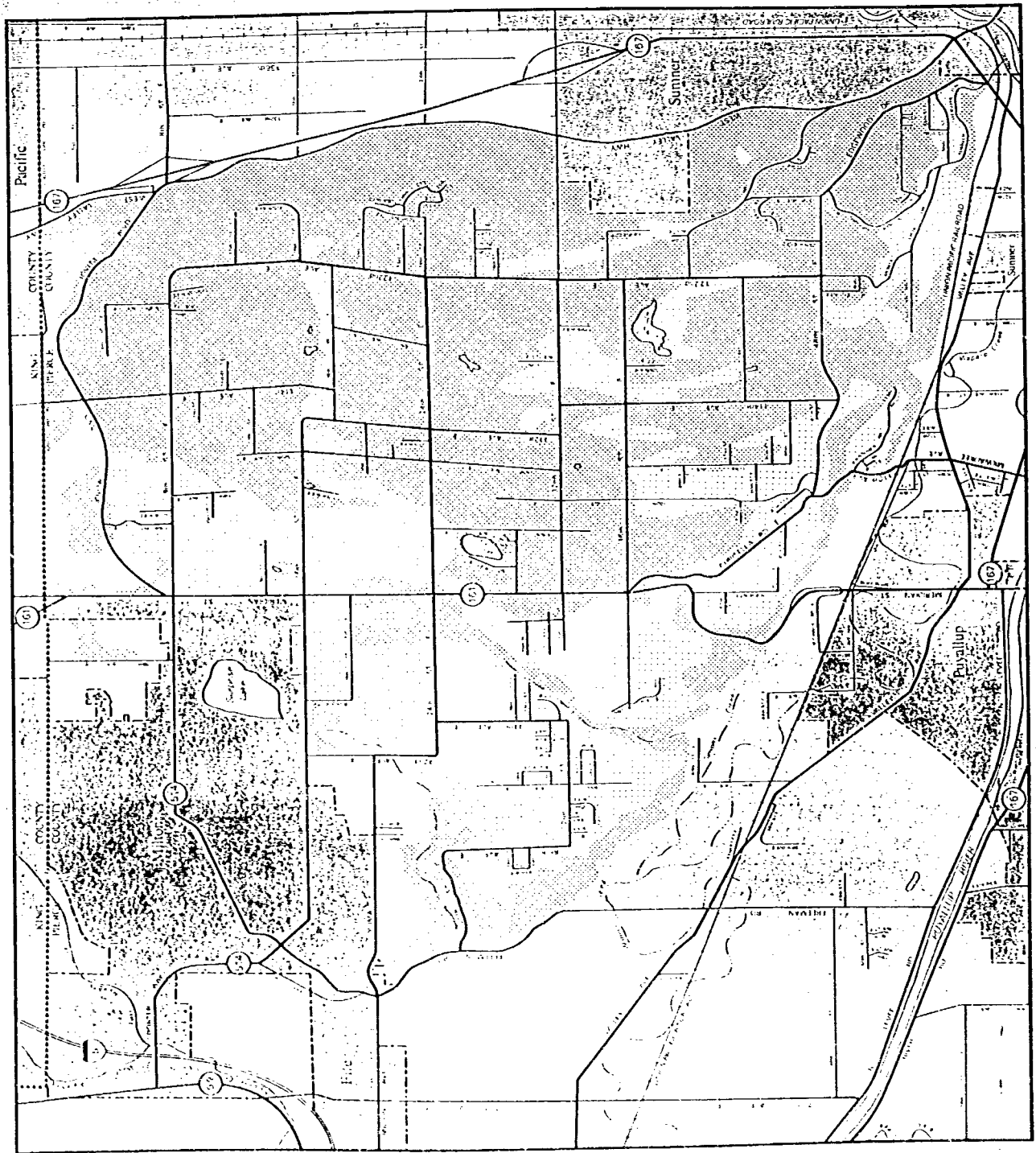
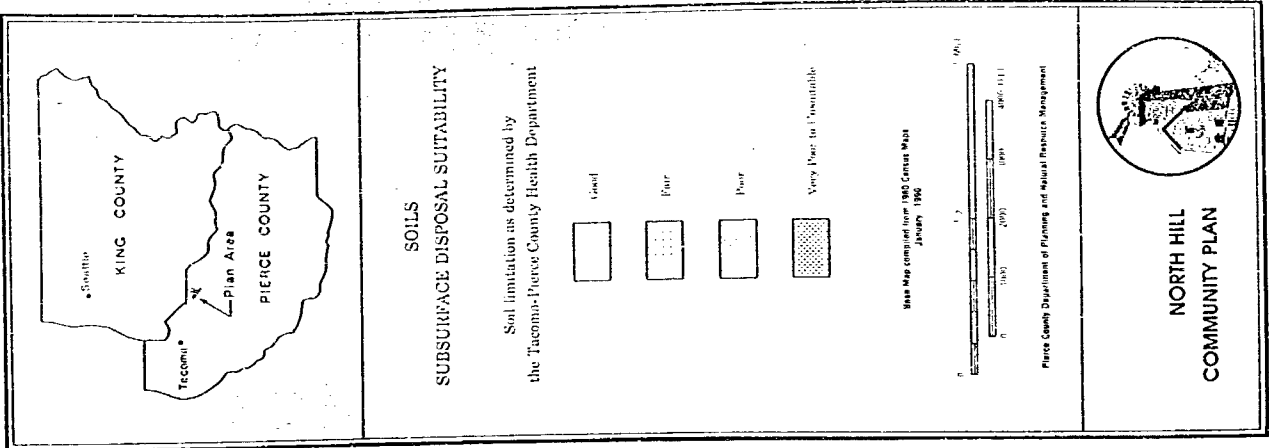
Policy 3. Additional quarries should be permitted only where it is advisable to modify slope to create usable land, or where the community will suffer no substantial adverse effects.

Policy 4. Discourage the conversion or reclamation of sand and gravel pit operations to solid waste facilities.

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## Water

### **Surface Drainage**

Surface drainages and waters of the Plan Area vary from intermittent streams to lakes (MAJOR HYDROLOGIC FEATURES MAP). The predominant lake in the vicinity is Surprise Lake, which is inside the corporate limits of the City of Milton. Surprise Lake is considered a Shoreline of the State and is designated as such in the Washington State Shoreline Management Act, (WAC 173-20-560(30)). Lake Chalet is considered a secondary lake, and not a Shoreline of the State due to its size (To qualify, the water body must be larger than twenty acres in size.). In addition, an unnamed water body within the Edgewood Bowl/122nd Avenue Pothole Watershed, located off 122nd Avenue is designated as a wetland area within the Pierce County Wetlands Inventory. This "pond" and Lake Chalet have both been classified as Type 2 Water by the State Department of Natural Resources (DNR).

Simons Creek drains the southwest portion of the Plan Area. This creek flows into Wapato Creek that meanders along the valley floor and eventually drains into the head of Blair Waterway within the Port of Tacoma. Jovita Creek originates from Trout Lake in King County and drains the area north of Jovita Boulevard. Additional surface water flow is accepted as it passes through the Plan Area along Jovita Boulevard enroute to the White River, located east of the Plan Area. DNR classifies these creeks as Type 3 Water and Type 4 Water.

There is an unnamed creek that drains from Surprise Lake that is classified as a Type 4 Water. This creek flows into the Hylebos Creek, that eventually drains into the head of the Hylebos Waterway in the Port of Tacoma.

### **Surface Water Management**

The Pierce County Public Works Department is currently preparing a Surface Water Management Plan for Pierce County. The draft for public review is due to be released in August, 1990 and should be fully implemented by January, 1992.

A preliminary draft has analyzed the existing potholes on the North Hill for 25-year and 100-year storm events. Based on the analysis, Public Works has concluded that the potholes have enough capacity to hold surface water runoff for the 25-year storm event, however some structures within the pothole may be damaged. Additional investigation is necessary to determine the capacity of the potholes and the extent of flood damages for the 100-year storm event.

Preliminary recommendations from the report include a program to preserve the potholes through either regulation or acquisition. Decisions on how to implement the proposed draft plan will be made after public review and hearings on the matter. To implement the management program specific to the North Hill area, approximately \$2 million has been proposed. This money would be used for repair and maintenance of existing and proposed culverts, and for purchasing the

potholes that would be required to manage storm water on the higher elevations within the Hylebos Drainage Basin.

#### **Flood Hazard**

The surface drainage system of the North Hill includes many lakes, creeks, drainage ways, pothole depressions, wetlands and their associated floodplains (MAJOR HYDROLOGIC FEATURES MAP). Floodplains are identified on the Flood Insurance Rate Maps (FIRMs) for Pierce County that are prepared by the Federal Emergency Management Agency (FEMA). These maps illustrate the predicted flood area in a 100-year storm event. The FIRMs also help to set the insurance rates for a structure that is built within a floodplain area. Pierce County Public Works Department has specific development standards that must be adhered to regarding proposed development within a designated floodplain.

The flood zones shown on the FIRMs are assigned a zone code based on the type of flood hazard and Flood Hazard Factor (FHF). FHF for a reach (a section of flood plain that has relatively the same flood hazard) is the average weighted difference between the 10 and 100 year flood water-surface elevations rounded to the nearest one-half foot, multiplied by 10, and shown as a three digit code.

Flood Zone "A" is an area inundated by the 100-year flood, determined by approximate methods; base flood elevations and FHF's have only been determined for major rivers and creeks. North Hill areas in Flood Zone "A" are located near major wetlands and along the foot of the hill and the southern boundary of the Plan Area.

Flood Zone "B" is an area between the limits of the 100 year flood areas and the limits of the 500-year flood; areas protected from the 100- or 500- year floods by dike, levee, or other local water-control structure; areas subject to certain types of 100-year shallow flooding where depths are less than one foot; and areas subject to 100-year flooding from sources with drainage areas less than one square mile. Jovita Canyon, Simon's Creek, and Hylebos Creek below Surprise Lake are identified as Flood Zone "B".

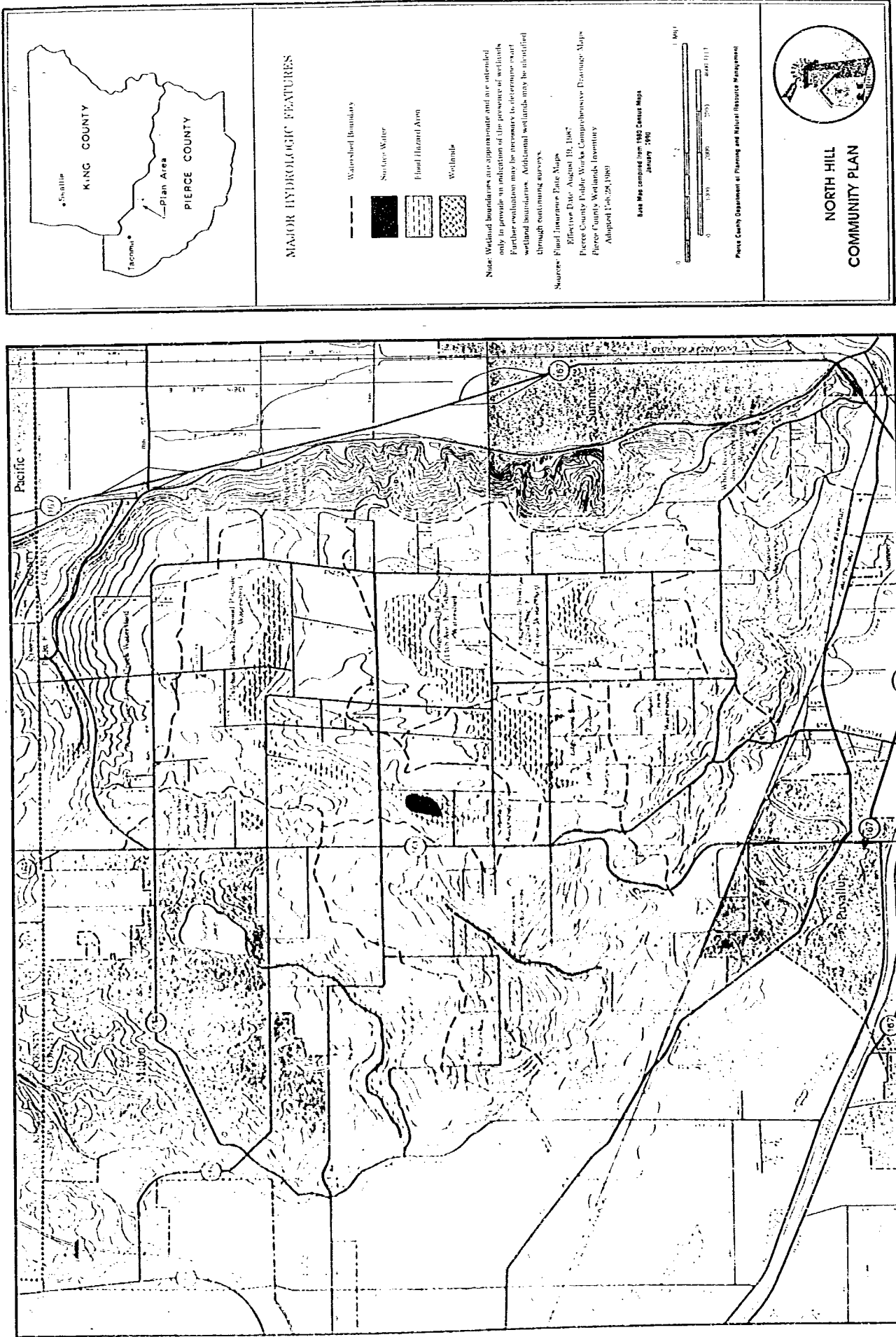
#### **Groundwater**

The geology of Pierce County has been greatly influenced by glaciation. Except for the mountainous regions of Pierce County, the area has been occupied by ice sheets from four different glacial periods. Most wells in the glaciated portion of the county use groundwater from the soil strata deposited by the most recent glaciation (the Vashon) and deposits from the previous glacial period (Salmon Springs).

The Northeast Tacoma Subregion is primarily covered by glacial till except for the Hylebos Creek Valley between Fife Heights and the Plan Area (Edgewood). Most wells in this subregion tap aquifers in Vashon or Salmon Springs' deposits and yields are generally moderate. Moderate to large yields of water are obtained from deposits along the southern margin of the Plan Area.

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In a 1987 report prepared by Robinson & Noble, Inc., four groundwater systems were identified near the Plan Area (FIGURE 8). Although the report concentrates on the Federal Way area (northwest of the Plan Area), the North Hill is included in the study. The description of the North Hill aquifer systems can be generalized from the available data (AQUIFER RECHARGE MAP).

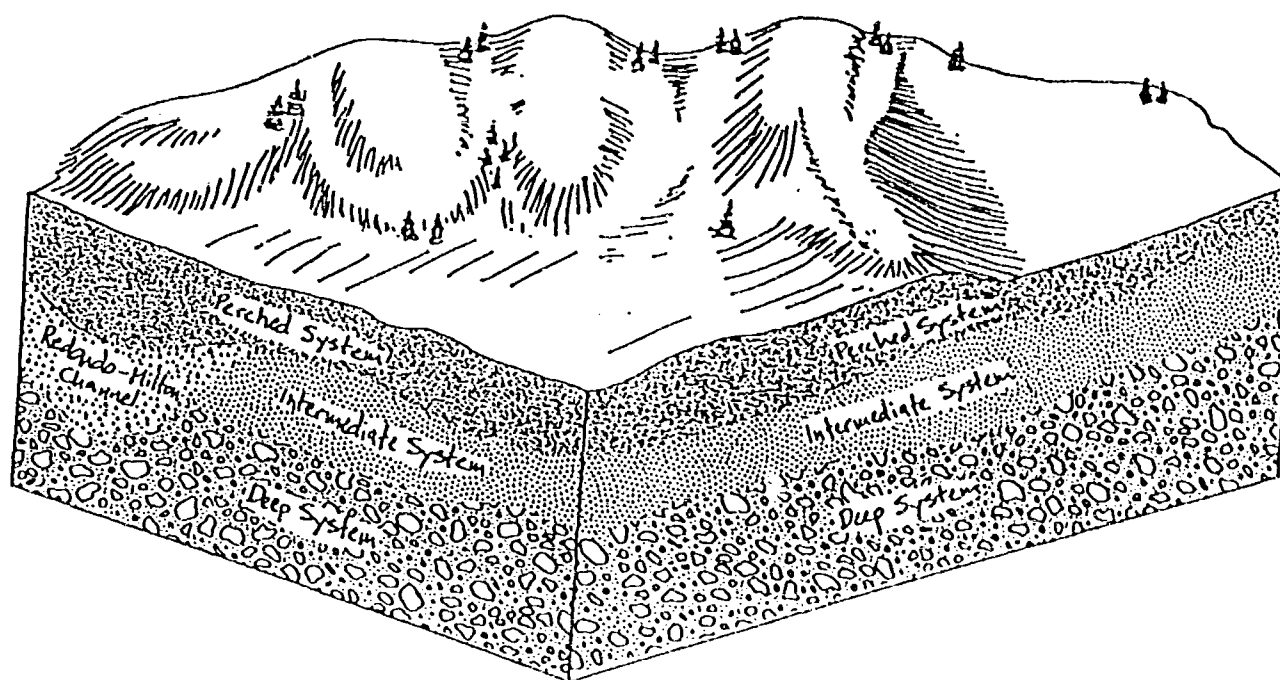
The first groundwater system is the Perched System, which is located within the Post Salmon Springs Deposits. This groundwater system contains two parts; perched aquifers located in recessional outwash deposits on top of Vashon Till, and semi-confined to confined aquifers in the advance outwash deposits (exclusive of the Redondo-Milton Channel) beneath the till.

The perched aquifers are unconfined and may be in hydrologic continuity with the lakes and streams of the study area. The water levels vary seasonally, with the amount of water available for use being limited. This aquifer is an important recharge source to the Redondo-Milton Channel System through downward percolation. Mt. View-Edgewood Water Company's Lake Chalet well accesses the Perched System aquifer.

The shallow, unconfined aquifers outside of the channel are isolated from each other and vary widely from each other in their yields and capacities. These aquifers are limited and yields may drop if wells are pumped for long periods of time.

FIGURE 8.

#### NORTH HILL GROUNDWATER SYSTEMS CROSS SECTION



The second system is the Redondo-Milton Channel System that is identified as the major aquifer for the Federal Way plateau. The deposits within the channel are primarily sand and gravel left behind from a meltwater channel that runs south to north along the western boundary of the Plan Area. The major discharge area for this aquifer is Hylebos Creek, where studies have shown that annual stream flow is greater than annual precipitation in the Hylebos Drainage Basin. An important recharge area lies south of Milton, within the channel. Water elevations increase slightly to the south, indicating a southern recharge area.

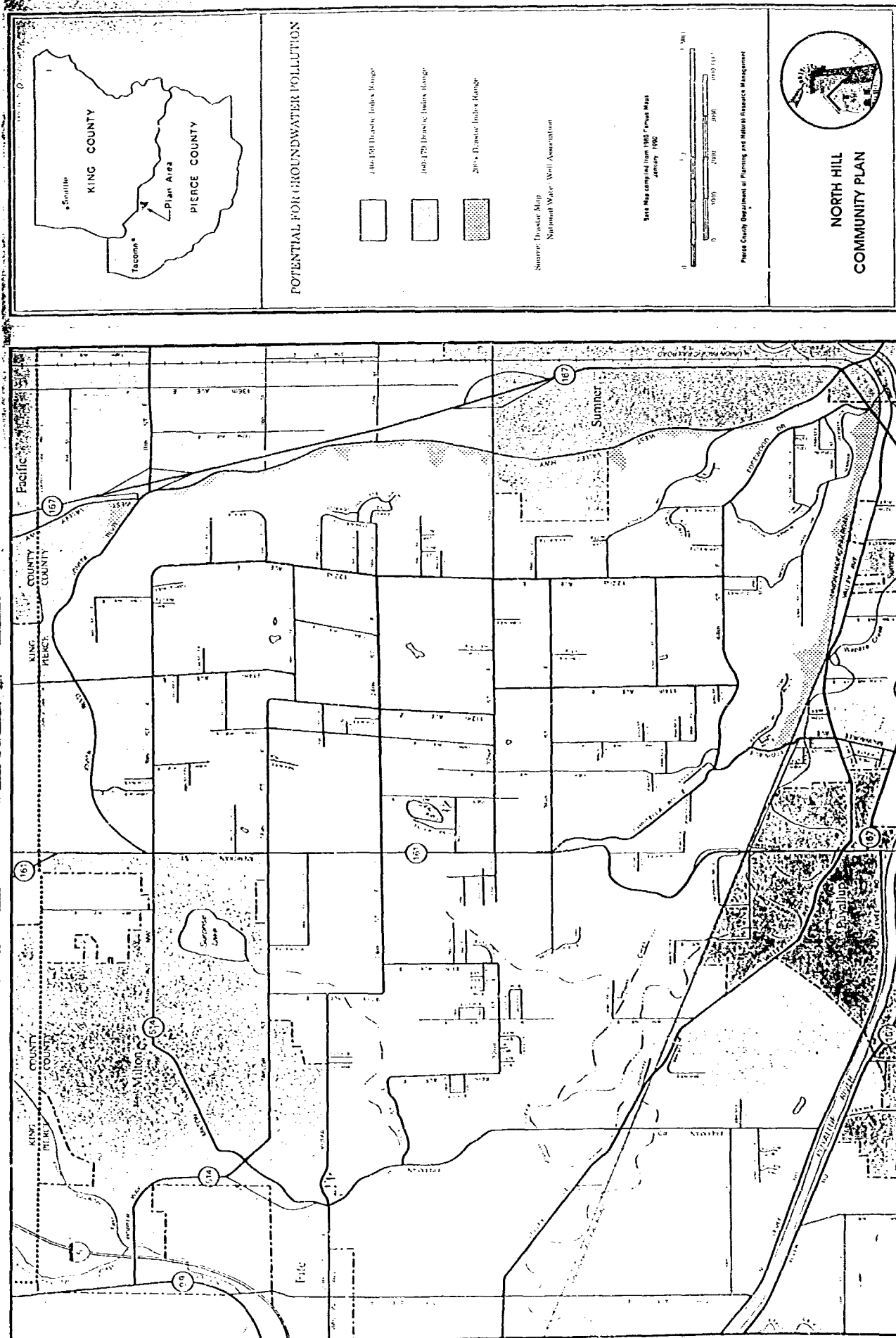
The direction of the groundwater flow is generally from the recharge to discharge areas. Pumping has introduced variations in the flow patterns. In areas where heavy pumping has taken place, water levels have decreased substantially. The decline in water levels within the channel has formed new discharge points for the aquifer. If pumping rates are not greatly increased, large water level declines should not occur. Mt. View - Edgewood Water Company and the City of Milton currently have two (2) wells each that access this aquifer system.

The aquifers at the top of the older glacial deposits form the third groundwater system; the Intermediate System. This layer is primarily a low permeable layer of till immediately underneath the Lawton Clay of the Redondo-Milton Channel System. Although, this layer is of Salmon Springs in age, later, pre-Vashon glacial deposits may also be included. This aquifer system may also be in hydrologic continuity with the Redondo-Milton Channel System where the channel cuts through the older glacial deposits and the Lawton Clay layer of the channel is non-existent. Otherwise, the Intermediate System is separate from the other ground water systems. There is currently one private well that accesses this aquifer system within the Plan Area.

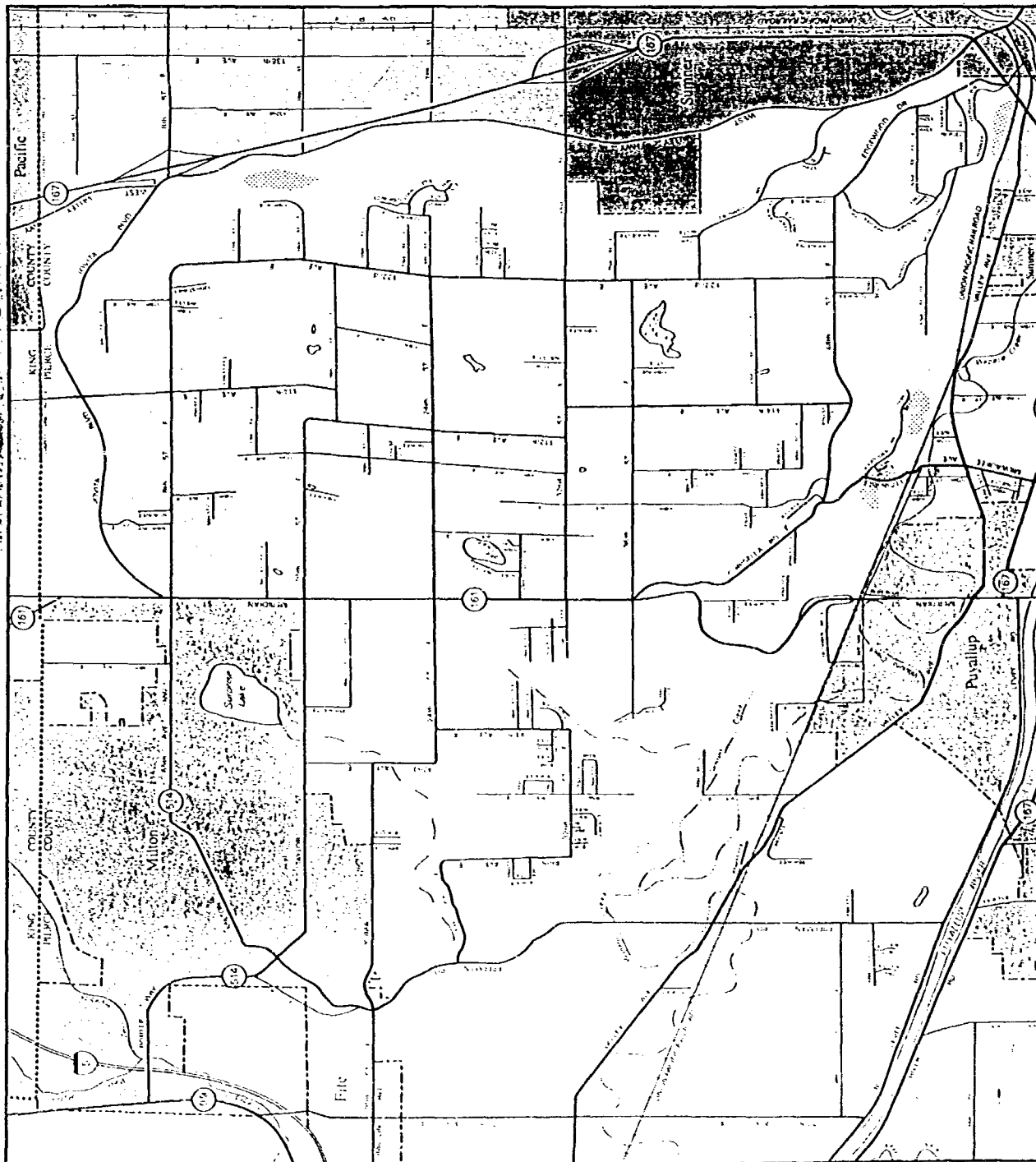
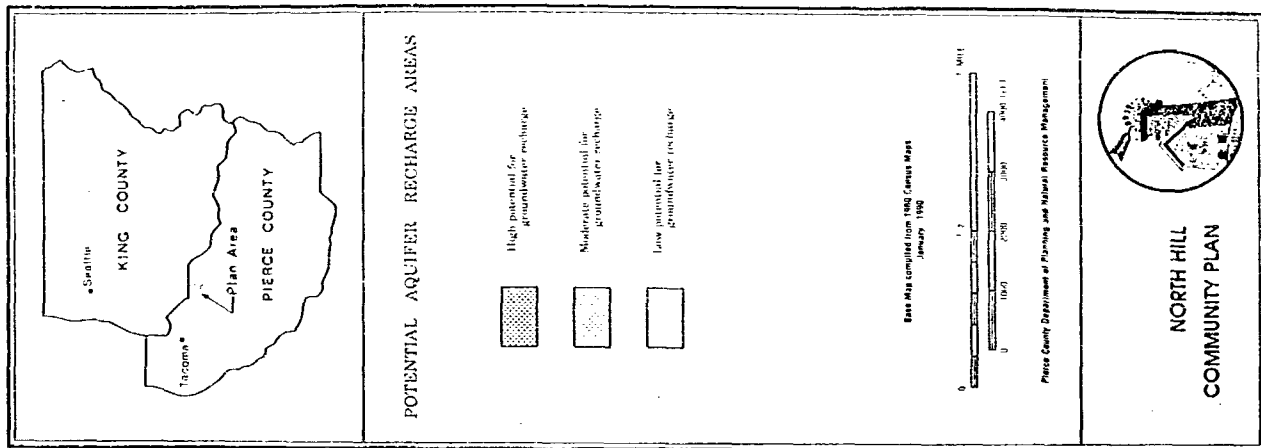
The Deep System is the fourth and is found in glacial deposits where the geologic correlation is uncertain. These deposits may be related to the Orting Drift, which occurred during the Orting Glaciation. This was the first Pleistocene glaciation that deposited glacial sequences throughout the region. The deposits (where defined) are a sandy, water-bearing unit between 50 to 150 feet thick, located between 600 to 800 feet below sea level. Since there is little data available, the full distribution and extent of these deposits is unknown. However, it is known that this aquifer system undergoes tidal fluctuations and does not appear to be hydrologically continuous with any other system. There are no wells within the Plan Area that access this system.

The sole source of recharge to the groundwater systems is the precipitation which falls on the North Hill. The aquifers presently utilized by the local water company are recharged by the rainfall on the upland and discharged to the Puyallup and White River valleys. There are no other sources of water to recharge the aquifer. It is imperative to maintain and, where possible, enhance the recharge characteristics of the remaining open space on the North Hill.

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Minimization of impervious cover, retention or detention of stormwater, and exploration of innovative techniques for enhancing and protecting recharge characteristics should be considered.

**Potential for Groundwater Pollution** -- The National Well Water Association (NWWA) and the Environmental Protection Agency (EPA) standardized a system for evaluating ground- water pollution potential using hydrogeologic data. The system developed in 1985 is called **DRASTIC**. This acronym stands for:

Depth to Water; (Net) Recharge; Aquifer Media; Soil Media; Topography (Slope); Impact of the Vadose Zone; and Conductivity (Hydraulic) of the Aquifer.

DRASTIC illustrates two major features: the designation of mappable units, called hydrogeologic settings and the application of a scheme for relative ranking of hydrogeologic parameters. The parameters help the user of the system evaluate the relative groundwater pollution potential of any hydrogeologic setting.

A hydrogeologic setting is described as a composite description of the major geologic and hydrologic factors that affect and control groundwater movement into, through, and out of an area. It is defined as a mappable unit with common hydrogeologic characteristics, and as a consequence, common vulnerability to contamination by introduced pollutants. From these factors it is possible to make generalizations about both groundwater availability and groundwater pollution potential. The settings have been chosen to represent areas larger than 100 acres in size, thereby limiting the system to use as a screening tool and not as a site assessment methodology.

The greater the DRASTIC Index number, the greater the potential for groundwater pollution. DRASTIC is designed to yield a relative numerical value that can be readily compared to a value obtained for another setting in the same region or in a different region. The numerical values have no intrinsic meaning. The number is only of value only with respect to other numbers generated by the same DRASTIC Index.

A county wide DRASTIC Map has been completed for Pierce County. That portion that illustrates the groundwater pollution potential for the Plan Area has been reproduced in this document. Within the Plan Area, the map indicates that there is a DRASTIC Index of 200+ for the area along the valley floors (**POTENTIAL FOR GROUNDWATER POLLUTION MAP**). This indicates a higher potential for groundwater pollution compared to the rest of the Plan Area and the urbanizing areas of Pierce County. The area generally east of the Meridian (SR-161) corridor that has a DRASTIC Index of 160 -179 indicates that it has less potential for groundwater pollution than the area on the valley floors or other urbanizing areas of Pierce County. The area that has a DRASTIC Index of 140 -159 encompasses the majority of the Plan Area. This index number only shows that there is less potential for groundwater

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pollution in this area than in the other areas of the Plan Area and urbanizing Pierce County.

#### **Wetlands**

Wetlands are defined per the Pierce County Wetlands Management Plan as follows: "An area of a transitional nature that exhibits characteristics of both upland and aquatic environments as defined by the U.S. Fish and Wildlife Service or other definition adopted by the State of Washington."

Historically, wetlands have been viewed as useless swamps possessing little value without the aid of draining or filling. However, efforts recently have been made to preserve and protect wetlands and the important ecological functions that they perform. These functions vary with each wetland, but include providing flood control, water quality protection, shoreline stabilization, groundwater recharge and contributions to wildlife and fisheries habitat.

**Wetlands of the Plan Area --** There are approximately thirty wetlands identified in the Plan Area as a result of a county-wide inventory conducted from 1986-to 1988. The Plan Area is host to many significant wetlands that have been identified as being important to residents throughout the planning process (**MAJOR HYDROLOGIC FEATURES MAP**). These wetlands vary in size from 9,300 sq.ft. to nearly 30 acres, and include: the wetland at 18th street north between 112th and 118th avenues, 116th avenue court and 36th street, 108th avenue and 36th street, and the Jovita Creek area.

The wetlands within the Plan Area are part of the Palustrine System. This system includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5%. Palustrine wetlands may be situated shoreward of lakes, river channels, or estuaries; on river floodplains; or on slopes.

When planning the future of the North Hill area it is important to consider the specialized functions that wetlands perform as a part of the natural ecosystem and how disregard for them may affect the Hill. To maintain water quality, support groundwater, vegetation, and wildlife it is imperative that wetlands are preserved.

## **NATURAL AND CULTURAL RESOURCE ELEMENT**

### **Natural Resources/Environment**

#### **WATER**

**GOAL:** TO PROTECT AND IMPROVE THE QUALITY AND QUANTITY OF SURFACE AND GROUNDWATER SUPPLIES WHILE PROTECTING NATURAL DRAINAGE, WILDLIFE HABITAT AND THE AESTHETIC FUNCTION OF RIVERS, STREAMS, LAKES AND PUGET SOUND FROM DEGRADATION.

**Objective A: Preserve and enhance water quality.**

- Policy 1. Work for the general improvement of the quality of surface water and groundwater resources within the Plan Area.
- Policy 2. Ensure that the quality of water leaving the Plan Area is essentially the same quality of water entering the Plan Area. Further, the County should assert its interests to ensure that neighboring jurisdictions exercise their responsibilities in promoting good water quality.
- Policy 3. Encourage the use of sedimentation traps and filters to control the transportation of silt and other materials into the surface water system.
- Policy 4. Encourage the inclusion of waterways and adjacent lands in the open space network.
- Policy 5. Discourage development in areas of high water table.
- Policy 6. Prevent pollution of both surface and groundwater resources.
- Policy 7. Encourage natural vegetative cover to be left along waterways by property owners.
- Policy 8. Encourage the use of measures that remove hydrocarbons, metals, organic matter, and toxics from water prior to discharge to surface or groundwater.

**Objective B: Encourage measures that improve storm water management.**

- Policy 1. Prevent development in areas where extensive flooding has occurred.
- Policy 2. Discourage development in areas of surface flooding.

**Objective C: Encourage minimization of impervious cover within and around areas that are critical for aquifer recharge.**

- Policy 1. Encourage the acquisition of wetlands and open spaces to maintain and enhance aquifer recharge characteristics.
- Policy 2. Discourage strip commercial development that promotes impervious cover within an area.
- Policy 3. Encourage on site retention of stormwater runoff.
- Policy 4. Encourage the use of wetlands and potholes for retention of runoff and recharging of groundwater aquifers.

### **Noise**

Noise is unwanted sound and is influenced by various characteristics including sound level, proximity of the source, its duration, and the time of day. Change to one or more of these factors can alter the effect on the listener, from mild annoyance to physical harm.

Noise measurements are expressed in decibels (dBA), a logarithmic expression that approximates human hearing. An increase of 10 dBA equals a doubling of the sound level. Conversation at a distance of three feet is normally in the 55-60 dBA range, light traffic at 100 feet is approximately 50 dBA. Noise levels exceeding 70 dBA are considered loud and intrusive, pain threshold is 130 dBA.

Noise levels in the Plan Area will increase due to growth and the related increase in traffic. Where low density development is proposed, impact on noise level would generally be minimized. In the more concentrated areas where higher intensity residential development and commercial uses are proposed, noise level will increase. Through proper buffering of higher intensity uses, the impacts from the increased noise could be significantly reduced.

## **NATURAL AND CULTURAL RESOURCE ELEMENT**

### **Natural Resources/Environment**

#### **NOISE**

**GOAL:** TO PROTECT THE NORTH HILL ENVIRONMENT BY REDUCING OR ELIMINATING SOURCES OF NOISE.

**Objective A:** Discourage excessive noise emitted from commercial and manufacturing/industrial land uses (E-3).

**Policy 1.** Separate, to the extent possible, noise producing sources from noise sensitive land uses.

**Policy 2.** In developments, make use of berms, heavy vegetation, or building insulation to reduce noise impacts on adjacent land uses.

**Policy 3.** Implement measures to reduce traffic noise impacts such as traffic dispersion or reduction, or routing of vehicles away from residential areas.

### Wildlife

Wildlife and fish in the North Hill Plan Area are typical of the coniferous forest habitats found throughout the county. Black-tailed deer and an occasional red-fox are the only large species in the area. Upland game includes pheasant, ruffed grouse, blue grouse, quail, band-tailed pigeon, Merriam's turkey, marmot and cottontail rabbit. There is a variety of species of waterfowl, furbearers, and animals of lesser significance found in the Plan Area as well. Threatened and endangered species include bald eagle, which has a very broad range, and an occasional wolverine or fisher, although they generally occur in the denser forests of the Cascades.

### Vegetation

The presence of vegetation in the form of conifer forest, riparian woodlands, open fields or prairies, and artificial landscapes, is a favorable ingredient that can significantly contribute to a community's quality of life. A well balanced landscape provides aesthetic relief and contributes to the stability and preservation of the natural environment by stabilizing soils and slopes, noise buffering, air quality control, and water retention and drainage. An excellent indicator of subsurface hydrological conditions, vegetation can alert property owners to potential constraints that they may face should they wish to develop their properties.

The nearly 5,705 acres of land in the Plan Area include douglas fir, cedar, red alder, big leaf maple and western hemlock. Cottonwood, dogwood and pussywillow trees also occur in the area. Brush species include Oregon grape, elderberry, wild blackberry, salmonberry, and various types of ferns, mosses and lichens.

Lists of the flora and fauna can be found in Appendix F.

## **NATURAL AND CULTURAL RESOURCE ELEMENT**

### **Natural Resources/Environment**

#### **WILDLIFE AND VEGETATION**

**GOAL:** TO PRESERVE WILDLIFE AND SPECIAL PLANT HABITATS.

**Objective A. Protect wildlife and natural vegetation .**

Policy 1. Discourage clearcutting of land on the North Hill where surrounding area is adversely affected.

Policy 2. Encourage the use of vegetation as an integral part of development plans.

Policy 3. Discourage the unnecessary disturbance of natural vegetation in developments.

## **CULTURAL RESOURCES**

### **Historical Resources**

Local governments are enabled to establish historic preservation programs under the National Historic Preservation Act of 1966, as amended, and Chapter 27.34 RCW. Pierce County Code Chapter 2.88 established the Pierce County Landmarks Commission. This body is authorized to recommend the designation of historic properties. Because Pierce County is a Certified Local Government under State and federal regulations, it is mandated to implement Federal and State legislation and regulations at the County level.

By law a property owner is not required to preserve a designated historic property. However, incentives are available through designation that make it economically feasible to rehabilitate a historic property, if that is the owners choice. Incentives include investment tax credits for commercial properties, grants-in-aid, special property tax valuations, and special open space assessments. A property owner in exchange for receiving these benefits can anticipate a design review by the Landmarks Commission when substantial rehabilitation takes place.

In 1982, the North Hill community was surveyed to determine if potential historic properties were located within the area. The results of the 1982 survey are detailed in the Pierce County Cultural Resource Inventory Volume VII, Central Planning Area: Puyallup Valley (TABLE 9). The majority of the properties surveyed were isolated farmhouses whose potential landmark status have yet to be determined. Future historic preservation activity has not been determined within the North Hill area.

State law requires the protection of those archaeological sites which meet the guidelines of the State. Known archaeological sites are not made public in an effort to prevent vandalism of the sites. However, property owners can learn about the potential of archaeological sites on their own property by contacting the State Historic Preservation Office.

### **Aesthetics**

The purpose of this sub-element of the Environmental Resources Element is to identify existing and potential visual resources that make the North Hill a special place in which to live, work, and play.

#### **Existing Visual Resources**

There are a number of existing visual resources that are presently enjoyed by the residents and property owners that should be protected to ensure that others may enjoy them in the future.

There are several major visual resources or assets that command the attention of persons within the Plan Area. The most prominent of these is Mount Rainier, seen to the southeast and framed by the Cascade

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Mountain Range. Visible from nearly every location on the North Hill, it is a constant reminder of the community's Northwest heritage. Equally valuable, the Olympic Mountains are visible to the Northwest. They are particularly apparent from late fall through early spring when high country snows highlight the range.

TABLE 9.

POTENTIAL HISTORICAL BUILDINGS AND SITES

- o Mt. View Lutheran Church, 1906, 122nd Avenue East (original site), built in 1909 (Levie Bonney settled here in 1884)
- o Hansen/Johnson house on Meridian with water wheel, pre 1907
- o Edgemont Junior High School, 10909 24th East, 1938
- o Reverend Moore/McBride house on Sumner Heights Road
- o Edgewood Community Church, 1720 Meridian East
- o Nyholm house, Southside Jovita Blvd. East, west of 5th Street Ct. N.E. (built in 1906), not original site
- o Tavern on 24th and Meridian, original site, used to be a Lelli's Grocery
- o H & H Feed store 1906
- o Nyholm Water Tower, not original site
- o Edgewood Berry Farm, 5219 Meridian North
- o Edgewood Grange No. 266, 1700 Meridian East, built in 1900
- o Nyholm Store, Eastside Meridian North at junction with Jovita Blvd. Original site

SOURCE: PIERCE COUNTY CULTURAL RESOURCE INVENTORY, Volume 7, Central Planning Area: Puyallup Valley

Special viewshed areas include those properties known to enjoy a commanding view, usually overlooking the Puyallup or White River Valley's. Most subdivisions located around the perimeter of the North Hill, are notable viewshed areas. Property owners in these areas have purchased their lots principally because of the views they offer. Indiscriminate construction, however, conducted without regard to views enjoyed by neighboring properties can ruin the values of those properties. The county should establish a system that provides some

measure of protection and ensures that such properties enjoy access to scenic views and vistas.

There are throughout the North Hill, special locations and travel routes that offer outstanding aesthetic opportunities. These areas principally include the public park, natural or near natural water bodies, or structures of notable architectural quality. Some roads within the Plan Area pass through areas of the community with particularly noteworthy scenic values. These scenic values include significant stands of forest, and vistas of farmlands. These features contribute to the visual quality and image of the community as expressed during the planning process.

**Existing Liabilities** -- During the planning process, many residents and property owners expressed concern regarding the significant number of visual liabilities or "negative resources" found in the community. These negative resources include roadside litter, overhead wires and utility poles, billboards, and junked and abandoned vehicles.

Roadside litter ranges from gum wrappers to large abandoned appliances. Through the combined efforts of public education, anti-littering and recycling programs, much of the roadside litter could be reduced in the Plan Area. The range of materials that can be recycled is nearly endless, and many recyclers will pay cash for items that can be recycled.

Another concern is overhead wires and their associated utility poles that can severely disrupt views from public and private property. While the placement of electrical wires, cables, and telephone lines underground will eliminate this problem in developments, it is a costly alternative in older developed areas and must be balanced against the economics afforded by an aboveground location. The costs of undergrounding all utility lines can be coordinated between the various utilities and the developers. In addition to the approved aesthetics, maintenance costs to the utilities is reduced.

Signs attract attention and provide advertising or information. The control of signs is a matter of safety and aesthetics. While the regulation of visual qualities is often a basic component of regulatory systems, it is also controversial, since many feel that such regulation is inherently subjective and therefore difficult to enforce. However, such regulation can make a substantial difference in the character of a community and its quality of life.

Most sign ordinances seek to restrict advertising signs which create traffic problems and visually clutter an area. Along the Meridian (SR-161) strip, large, bright signs can dangerously distract motorists, and detract from the community's appearance. The content of signs is not at issue. To attempt to control the content of signs is to risk violating the sign owner's right to free speech under the First Amendment.

The reaction of the community during the planning process to the appearance of billboards and advertising signs within the Plan Area, indicates a desire by the community to mitigate the "negative" visual impacts of billboards and signs, and provide for their elimination. The plan policies reflect the concern of these issues.

Automobiles stored on property, abandoned, or purposely stored for parts is an emotional issue concerning aesthetics with many residents and property owners in the Plan Area. If the number of automobiles accumulates over time, the area begins to look as though an automobile salvage yard has set up for business. These automobiles are often not screened from nearby properties and residential units, and access is not restricted by fencing or other form of barrier.

Often these automobiles begin to deteriorate and become a hazard to the environment. Hazardous substances such as lubricants, gasoline, and battery acid may leak from the engines, transmissions, gasoline tanks and batteries. Over time, these hazardous substances leach into groundwater or are carried off in runoff to nearby surface waters. Rodents and other animals also may find these hulks as protective shelter from climate and predators.

## **NATURAL AND CULTURAL RESOURCE ELEMENT**

### **Cultural Resources**

#### **HISTORIC PRESERVATION AND AESTHETICS**

**GOAL:** TO PROTECT AND ENHANCE WHERE POSSIBLE THE NORTH HILL'S CULTURAL, SCENIC AND VISUAL ATTRIBUTES.

**Objective A:** Continue to enhance and maintain the quality of historical resources in the community (CI-1)

Policy 1. The buildings and sites identified in TABLE 9 are recognized as unique community resources to be preserved.

**Objective B:** Recognize the irreplaceable value of the visual resources, and act to preserve and enhance them (A-3).

Policy 1. Preserve and enhance the irreplaceable value of the special viewshed resources of the North Hill (A-3).

Policy 2. Establish architectural guidelines and landscape design criteria applicable to development along notable scenic routes (A-1, A-2, A-4, E-4, OS-1, C rs-1).



Policy 3. Work cooperatively with businesses and property owners along Meridian to encourage preservation and enhancement of the economic viability and visual quality of the commercial corridor (LU c-1, A-1, A-2, A-3, A-4, C rs-1).

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## UTILITIES

The location, alignment, and extent of trunk utility lines, correlated with the Land Use Element, are a portion of the Circulation Element required by the Planning Enabling Act. Utilities in the area include electrical power, water, natural gas, cable television, and telephone service. Sanitary sewers are provided along a portion of the Meridian street corridor.

### ELECTRIC/GAS/TELEPHONE/CABLE TV

Utility services in the North Hill Community are provided by privately owned utilities as well as public agencies. Electrical power is provided by Puget Power, a utility that has approximately 1,000 accounts in the North Hill area. Natural gas is supplied in selected areas of the North Hill by Washington Natural Gas Company, a privately owned utility company. Telephone service is furnished by Pacific Northwest Bell. Cable television is provided to approximately 82% of the residents by Viacom Cablevision, a privately owned utility.

### WATER SERVICE

Water for domestic, commercial, and manufacturing consumption is provided to properties within the Plan Area from three separate systems (WATER SERVICE AREA MAP). Much of the community is supplied water by the Mountain View-Edgewood Water Company, a mutually owned company that has been in operation since 1925. The Milton Municipal Water Utility provides water service generally to property in the northwest and central portion of the Plan Area. The third system, consists of private wells concentrated in three locations within the Plan Area.

Mountain View-Edgewood Water Company has a total of 9 wells available as a source of water for the system. Of the 9 wells available, the company operates 6 wells that produce approximately 3,000 gallons of water per minute total. Storage facilities include two 50 foot high steel storage tanks located in the southeast corner of the Plan Area that provide the total storage capacity presently available to the water system. The combined capacity of the two tanks is 1,175,000 gallons of water. The reservoirs with overflow levels at elevation 550' provide gravity supply pressures for the Mountain View-Edgewood service area.

Based on the Water System Plan 1990-Draft Number 2 for Mt. View-Edgewood Water Company, the system has ample source capacity to supply the maximum anticipated growth within the service area beyond the year 2005. When the projected source of supply needs for the year 2005 are compared with the existing source facilities, the results are significant and show the following:

- o The maximum day supply can be provided in year 2005 by the seven identified wells (which are expected to be in operation) while pumping for only 14.5 hours out of 24. This represents 60 percent of the system capacity.
- o The total required storage capacity in year 2005 per Department of Health Design Standards is 789,072 gallons. The existing storage capacity is 1,175,000 gallons or approximately 1.5 times the projected minimum requirement for service.
- o Surplus water will be available in the year 2005 for emergencies or for providing sufficient supply for any anticipated growth in new customers.

Fire flow performance standards are set by Pierce County (Ordinance 86-108) and administered by the Pierce County Fire Prevention Bureau. The newer Pierce County Ordinance No. 86-11753 requires all new water mains be designed to carry future fire flows that are higher than those currently being required by Ordinance No. 86-108.

Some of the older residential portions of the water system currently have marginal hydrant flow capacities resulting from inadequate main sizes (4 inch) or from somewhat low gravity supply pressures that are provided at the higher elevations along the eastern boundary of the service area. Cooperative efforts between the Fire District and water company are attempting to eliminate this concern.

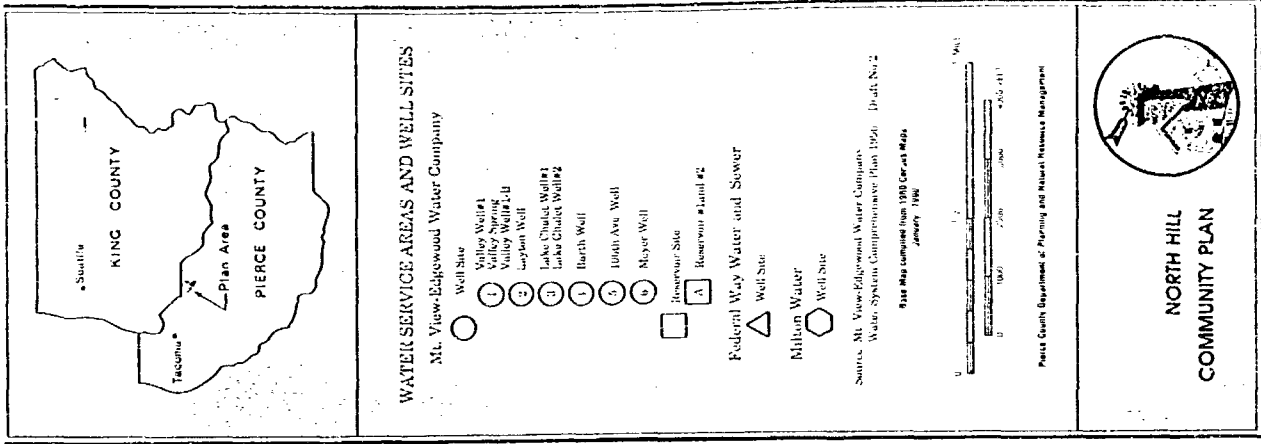
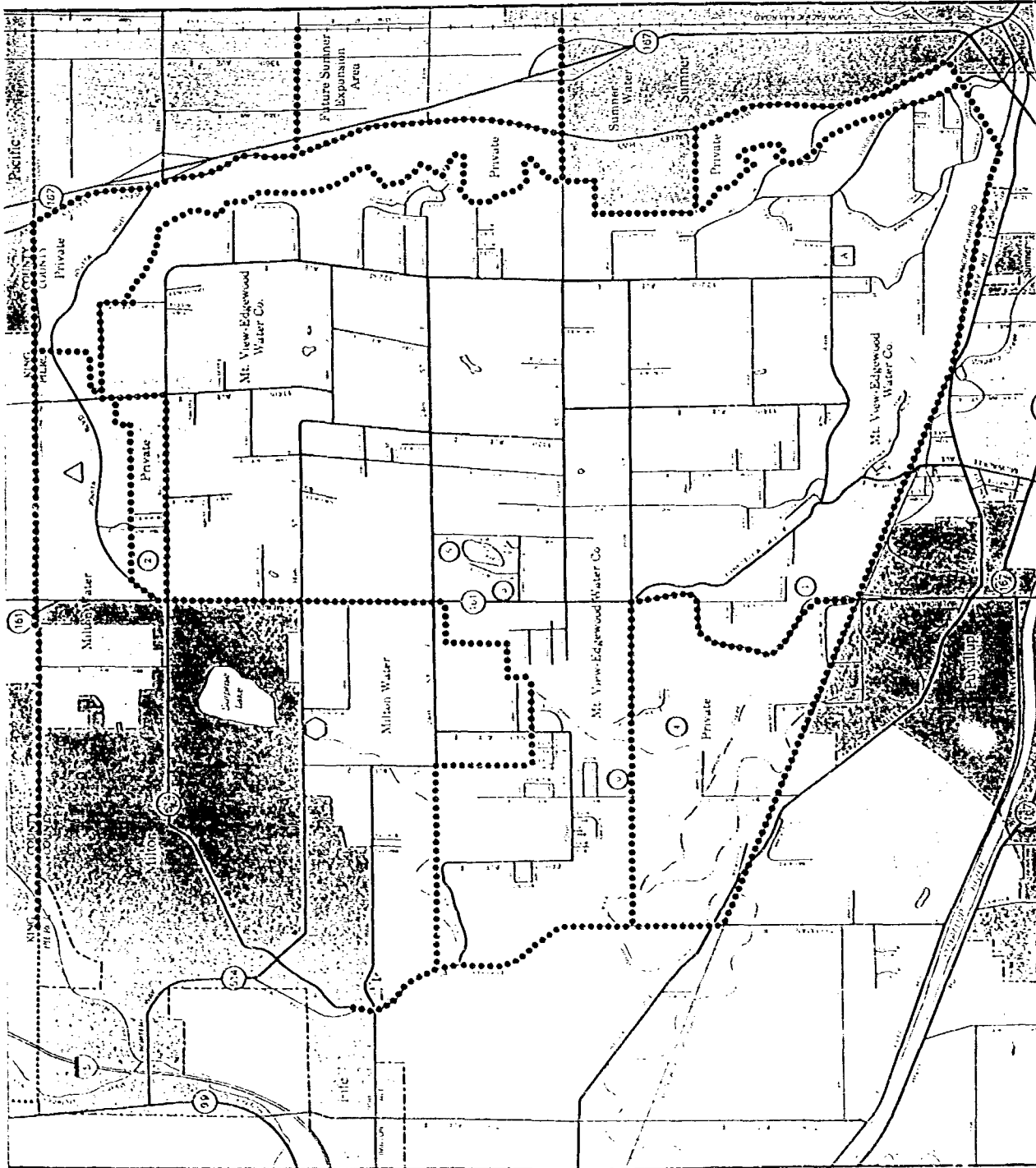
Milton Municipal Water Utility provides water to nearly all properties within the corporate limits and to some properties in unincorporated Pierce County. Milton derives its water from several underground aquifers located in the area. It is expected that Milton's water system will be adequate to meet the needs of future growth in its service area, however, over time Milton will need to develop additional sources to access the most reliable and cost-effective source of water.

Milton has 5 working wells with 3 storage tanks that have a combined capacity of 1,400,000 gallons.

A small portion of the North Hill Plan Area relies on individual wells for water service.

#### **SOLID WASTE**

The management of solid waste in Pierce County is governed by the Tacoma-Pierce County Solid Waste Management Plan which, under state law, is an integrated system plan addressing all issues related to collection, disposal, and processing. Waste reduction and recycling goals of the Plan, and programs to implement the Plan, are targeted towards reaching a 50 percent recycling goal by 1995.



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Residential and commercial refuse on the North Hill currently is collected weekly by one private firm, Murrey's Disposal Company Inc., franchised under the authority of the Washington Utilities and Transportation Commission (WUTC). In cooperation with the County, the same company provides single-family customers with the opportunity to choose curbside pickup of recyclables as part of their garbage service. The Solid Waste Plan calls for the development of additional recycling collection programs for multi-family residents and commercial businesses, including the development of yard-waste collection program. In addition to the curbside program, there are a number of drop-off collection sites located in the area for those who do not have garbage pickup service and who choose to recycle.

#### **SANITARY SEWERS**

During the 1970s, the Pierce County Utilities Department and their consultants, prepared several reports concerning the feasibility of serving a portion of the Plan Area. To date, these plans have not been implemented. Milton's sanitary sewer system only serves the City of Milton and those areas that they have annexed, with one exception. The shopping plaza located at the northeast corner of the intersection of 8th and Jovita. This service is a result of several septic failures at the site and court action to protect public health and welfare.

At this time, Pierce County Utilities does not anticipate the extension of sewer service to the unincorporated areas of the North Hill.

#### **UTILITIES ELEMENT**

**GOAL:** ACHIEVE AN ADEQUATE DISTRIBUTION OF UTILITIES THROUGHOUT THE PLAN AREA WITH THE PROVISION THAT NEW UTILITIES DO NOT ENCOURAGE LAND USE THAT IS INCONSISTENT WITH THE SUBURBAN CHARACTER OF THE NORTH HILL.

**Objective A:** The County should ensure that utility services within the Plan Area are at a level that is consistent with the demands of a suburban agricultural community.

**Policy 1.** The County should work with the utility providers within the Plan Area to ensure a reliable and cost-effective source of services for public consumption.

**Policy 2.** Encourage utilities and developers to coordinate the placement of new electric, telephone and cable television lines underground in developments (U e-1).

**Objective B: Protect and enhance the community water systems (U w-1).**

Policy 1. Encourage water providers within the Plan Area to establish appropriate service area boundaries that ensure reliable sources of water for public consumption.

Policy 2. Manage runoff from impervious surfaces to protect surface and groundwater systems from degradation (U sd-1).

Policy 3. Provide for the protection of groundwater supplies by reducing or eliminating sources of contamination (U l-1).

Policy 4. Discourage high density development in environmentally sensitive areas including aquifer recharge areas to minimize impacts on groundwater systems utilized by community wells.

**Objective C: Reduce residential and commercial solid waste within the Plan Area (E-1).**

Policy 1. Encourage recycling programs and facilities including drop-off sites and curbside recycling to reduce solid waste in the Plan Area (E-1).

Policy 2. Encourage home composting as a means of reducing solid waste in the Plan Area (E-1).

**Objective D: Provide for proper and healthful sewage disposal while ensuring that the community land use goals and objectives are met.**

Policy 1. Encourage retention of on-site sewage disposal systems as permanent sewage disposal facilities that are designed and constructed for long term operation and not for an interim period in anticipation of future sewer service (U ss-1).

Policy 2. Should future introduction of sewers become necessary, ensure that sewers are designed to comply with the densities and land use intensities recommended by this Plan.

Policy 3. Encourage development of programs to provide education and assistance in the proper maintenance of septic systems (U ss-2).

Policy 4. Support the use of new technology for on-site sewage disposal which enhances the environment and minimizes environmental degradation (U ss-3).

## **PUBLIC FACILITIES/SERVICES AND GOVERNMENT**

This element identifies land, facilities, and services owned and operated by both public agencies and private entities, which are public or quasi-public in nature.

### **PUBLIC FACILITIES/SERVICES**

Most of the public ownership in the community is directly related to provision of services (COMMUNITY FACILITIES MAP). Owners include Puget Power, Mountain View-Edgewood Water Company, Fire District 8, Pierce County Parks, and the Puyallup School District. Quasi-public entities provide services in the community or are non-profit, service-oriented organizations. Examples include the Edgewood Grange and places of worship.

#### **Library**

The Pierce County Public Library District provides general library resources to the North Hill area. Service is provided by bookmobiles at two locations, one at Edgewood Square and the other at 940 31st Street Court East, twice a month in the late afternoon or early evening. Residents of the Plan Area also have access to the Sumner Library and the Homebound-Blind-Handicapped Service located in Tacoma. Access to the Homebound Service is by phone.

#### **Health**

Individual, family, and community health programs are provided by the Tacoma-Pierce County Health Department. Health care delivery is often the result of regional cooperation and involvement by the Washington State Department of Social and Health Services. Hazardous waste, chemical spills, sewage, food quality, and a variety of home health care services are examples of additional concerns and services of the Health Department. There are also several private medical doctor and dental clinics on the North Hill.

Hospital care is available in Puyallup, Tacoma, Federal Way, and Auburn. Comprehensive youth hospital services are provided by Mary Bridge Children's Hospital and Health Care in Tacoma.

Emergency Medical Technician care (emergency response) in the North Hill Area is the responsibility of the Edgewood Fire Department, District No. 8, they are dispatched through the 911 emergency system. Paramedic care is provided by private ambulance service from Hill Ambulance and Powers Ambulance service.

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## Law Enforcement

### **Sheriff**

The North Hill Plan Area is provided police protection by the Pierce County Sheriff's Department. The fifty uniformed patrol officers serving eastern Pierce County are stationed at the Sheriff's East Substation, located at 8716 160th Street East, Puyallup. Juvenile officers, detectives, evidence technicians and narcotics investigators responsible for the service area described in the plan are stationed at the Sheriff's headquarters facility, located within the County-City Building at 930 Tacoma Avenue South, Tacoma. There are 240 commissioned officers in 13 different districts in the County. The North Hill is part of District 10. District 10 has the lowest crime rate county wide (based on number of calls). An immediate goal of the Sheriff's Department, is to make the East Precinct a full service office.

### **State Patrol**

The North Hill Plan Area is a part of the Washington State Patrol's East-side District 3. This district runs from I-5 near Fife east to Mt. Rainier. There are four detachments in the East-side district. Troopers serving the North Hill area are headquartered out of the East Office at 104th and Portland Avenue. There are 35 personnel working the entire district, they are comprised of four sergeants and 31 troopers. The Patrol is hoping for an increase of one person for each detachment equaling roughly four troopers by the end of 1990. Each October an internal assessment is conducted. The hope is that an additional four people will be hired in 1991-92.

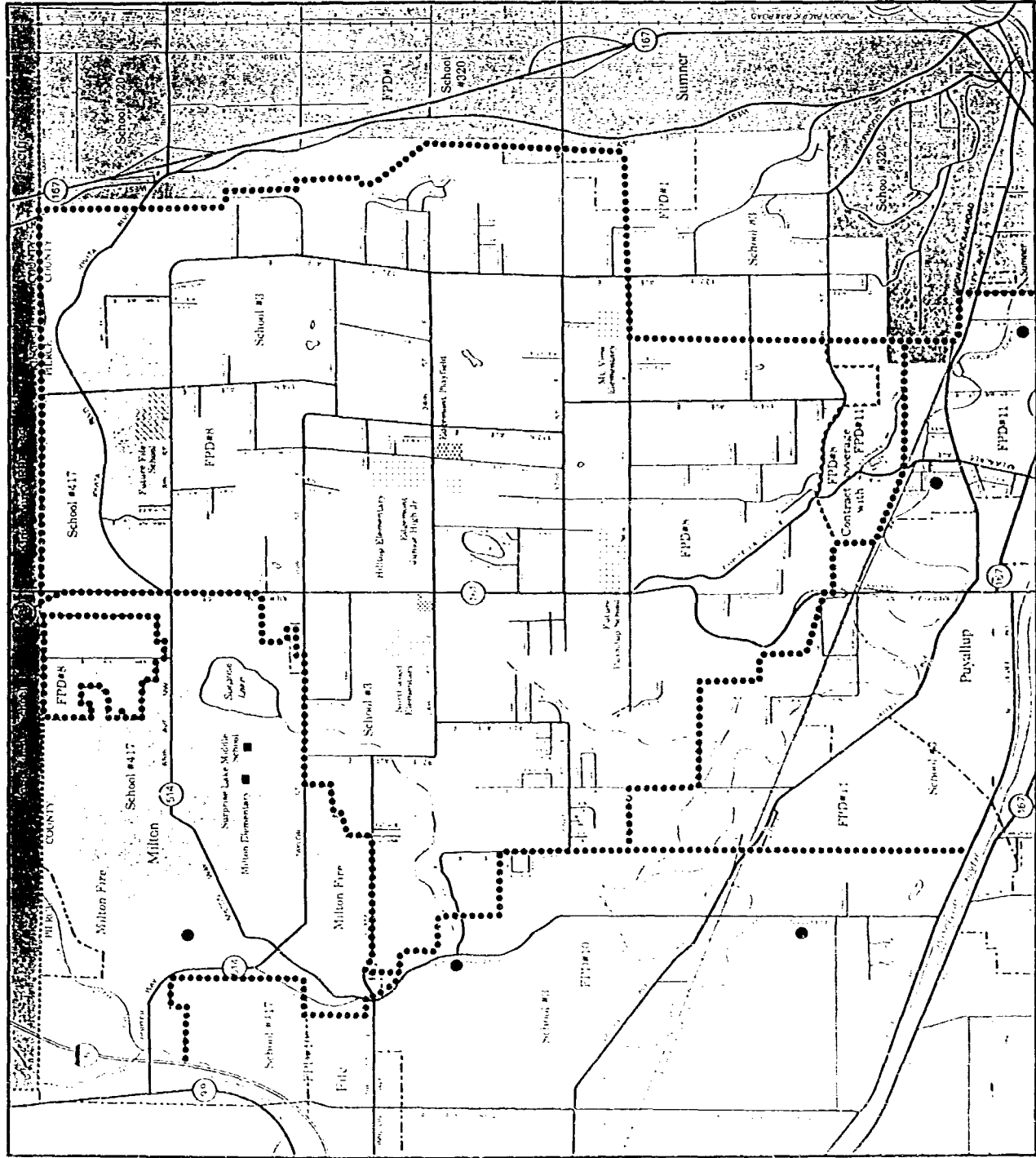
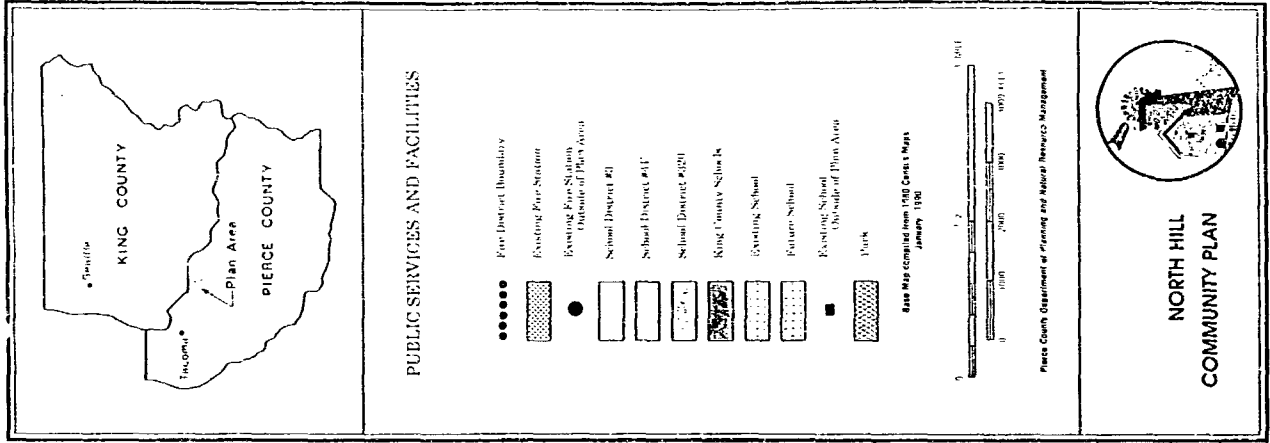
## Fire Protection

The North Hill area is provided fire protection by the Edgewood Pierce County Fire Protection District Number 8 and the area is served by the 911 emergency call system. Service is provided from one station, at 10105 24th Street East. All personnel positions are volunteer except for two paid lieutenants. There are 36 volunteers, three engines, two aid cars, one tanker, and one utility van. The district responds to an average of 400 calls per year with an average response time of 4.7 minutes. The number of yearly alarms the district has responded to in the last five years has steadily increased (FIGURE 9).

In 1989, the district began to record alarms by type. There were 41 fire calls, 220 aid calls, 10 mutual aid, 29 false alarms, 29 good intent but false alarms, and 81 service calls for general assistance that includes pumping basements and retrieving cats from trees. In 1989 there was an estimated fire loss damage amount of \$20,520.

District #8 is a member of the Pierce County Fire Chief's Association mutual aid agreement with neighboring departments and districts. These include the City of Milton, Pierce County District 11 (North Puyallup), King County District 39, Pierce County District 10 (Fife),

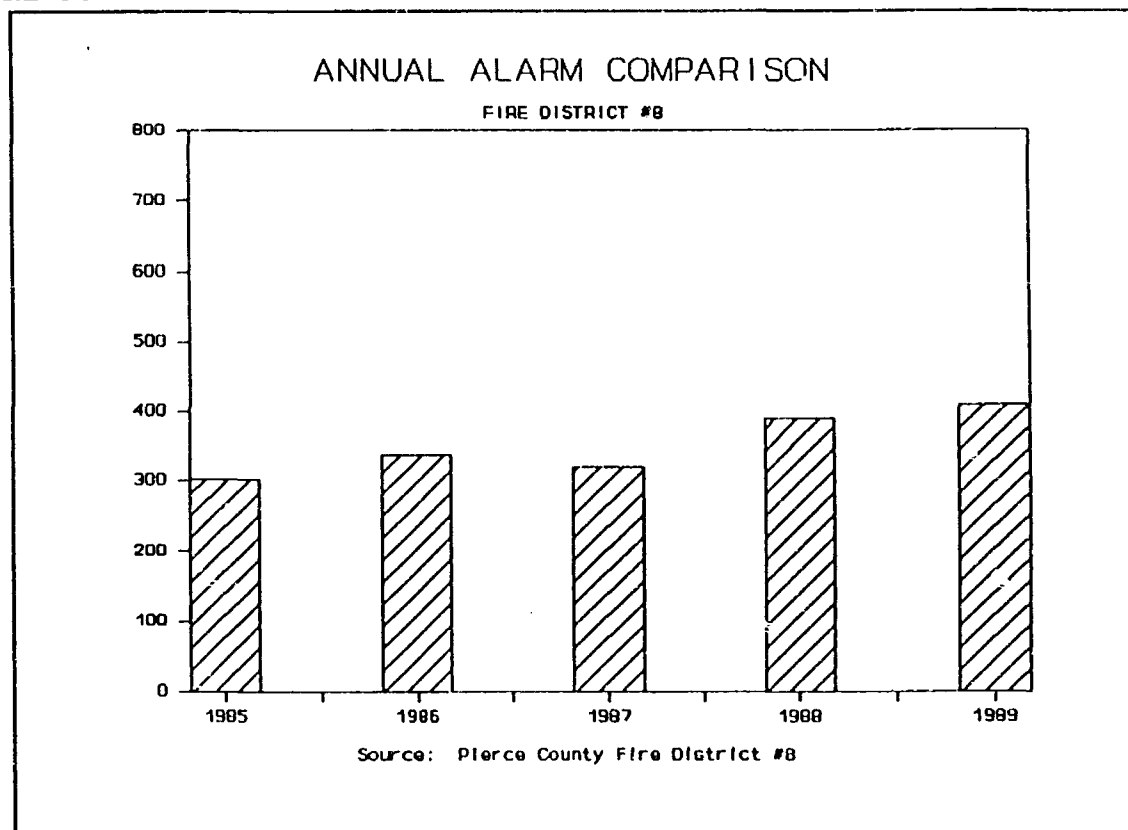




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Pierce County District 1 (Sumner), and Riverside. The Washington Survey and Rating Bureau rate District #8 as a five on a scale of 1-10, with class 10 signifying the poorest rating. Each district's rating determines the minimum insurance rates for individual properties. The District's rating was lowered from a six to a five in the spring of 1990 as a result of equipment and water supply improvements made within the District.

FIGURE 9.



The fire district is currently involved in a cooperative effort with Mountain View - Edgewood Water Company to add additional fire hydrants to the North Hill area. Future ratings by the Survey and Rating Bureau may improve based on this and other district improvements.

#### Schools

The North Hill Community is provided primary and secondary education predominately from Puyallup School District No. 3. Also serving a small portion of the community is Fife School District No. 417 from north of 24th and west of 92nd, and Sumner School District No. 320 west of West Valley Highway and east of 122nd. Special education is provided by the Puyallup, Sumner and in a small area Fife School

Districts. Vocational education is offered by both the Puyallup and Sumner School Districts. Vocational education is also offered by Tacoma Public School District at its Bates Vocational Institute and Clover Park Vocational Technology. College level education is provided to residents of the North Hill Plan Area at Pierce College and Tacoma Community College on an associate degree level. Bachelor and advanced degrees are offered at Pacific Lutheran University in Parkland, the University of Puget Sound in Tacoma, and the University of Washington in Seattle. The University of Washington has also opened State College has a branch campus in Tacoma.

#### **Puyallup School District**

As the primary public education provider for the North Hill Community Puyallup School District No. 3 has the largest student enrollment of the three districts with 14,219 students. The North Hill Plan Area specifically, has an enrollment of 1,229 students.

There are three elementary schools in the North Hill area. These schools include Hilltop Elementary with an enrollment of 310 students, Mountain View Elementary with 306 students and Northwood Elementary with 272 students.

Edgemont Junior High School is the only secondary school in the Plan Area with an enrollment of 341 students. There are approximately 350 students from the Plan Area who attend Puyallup High School.

Edgemont is the oldest of the four structures having been built in 1938. Edgemont has a student capacity of 564 students and is in fair to poor condition with a useful life of approximately 5-10 additional years. Hilltop Elementary School was built in 1957 and has a student capacity of 391 students. The physical condition of Hilltop is poor with modernization to occur in the 1990-91 school year. Northwood Elementary was built in 1974 and has a student capacity of 363 students. The physical condition of Northwood is good and has a useful life of approximately 10 additional years. Mountain View Elementary was built in 1967 and has a student capacity of 322 students. The school is in good condition with modernization to occur in the 1991 school year.

Both Hilltop and Mt. View elementary schools provide maps to their students of safe walking routes to and from school. The roads surrounding Northwood elementary are considered unsafe. All students are bused except for those who have parental consent to walk to school. Edgemont Junior High School does not have any safe walking routes outlined for its students.

At this time, the District does not have a long range facilities plan for its North Hill service area. There are no specific plans to construct new schools or change the attendance areas for students. There have been very few large developments in the area and the District does not foresee a significant increase in the number of residents with school age children.

#### **Sumner School District**

The Sumner School District has a total student enrollment of 5,422 students. There are 66 students (approximately 1% of the school district enrollment) who live in the North Hill Plan Area.

Daffodil Valley Elementary School is the most recently constructed school serving the North Hill Plan Area, having been built in 1967. The school is in need of modernization which is scheduled for the early 1990's pending passage of a planned bond issue. Daffodil Valley has a capacity of 445 students. There are five students who currently attend this school that live in the Plan Area. Sumner Junior High School was built in 1960 and modernized in 1987. The facility is in excellent condition and has a capacity of 821 students. There are 23 students that attend Sumner Junior High School who live in the Plan Area. Maple Lawn Elementary School was built in 1952 and modernized in 1987, it has a capacity of 521 students. There are also 23 students who attend Maple Lawn Elementary from the Plan Area. Sumner High School was built in 1959 and has a capacity of 1427 students. Fifteen students from the Plan Area attend Sumner High School. While the facility has undergone some periodic additions and remodeling over the years, it is in need of modernization.

#### **Fife School District**

The current enrollment of the Fife School District as of February 1, 1990 is 2,127 students. There are four school facilities in the district, they include Fife High School, Surprise Lake Middle School, Milton Elementary, and Fife Elementary. Additionally, space for the Early Childhood Center is rented from St. Martins Church.

The district has recently passed bond issues to remodel Fife High School, Surprise Lake Middle School, and Milton Elementary School, and to build a new elementary in the district, as well as a new bus/maintenance facility and new administration building. The Fife School District estimates a 20 year life expectancy on new and remodeled buildings.

Enrollment of students from the Plan Area is not known at this time, however, it has been estimated at approximately 25 students. Fife High School has a current enrollment of 593 students and a capacity of 675. Surprise Lake Middle School has a student enrollment of 464 students and a capacity of 500. Milton Elementary has a student enrollment of 558 students and a capacity of only 450 students. Approximately 170 additional students are enrolled in rented facilities. Once the new elementary is built on the Milton campus and Milton Elementary is remodeled, all elementary classes will be on a single site. Fife Elementary has a student enrollment of 356 and a capacity of 325 students. The age of the schools varies from Fife High School that is 40 plus to Surprise Lake Middle School at only 18 years old. Milton Elementary is approximately 38 years old and Fife Elementary is 37. The Fife School District owns a piece of property in the North Hill Plan Area at the 11200 block of 8th Street East. At this time the district lacks formal plans for the property. Based upon enrollment

projections and demographic factors, there may be a need for an additional elementary school in the future and this site may be considered for the school. The district is currently developing a long-range facilities plan.

## **PUBLIC FACILITIES/SERVICES AND GOVERNMENT ELEMENT**

**GOAL:** ENSURE THAT THE PUBLIC FACILITIES AND SERVICES PROVIDED ARE MAINTAINED AND IMPROVED TO THEIR HIGHEST POSSIBLE LEVELS AND THAT FUTURE GROWTH WILL NOT RESULT IN DEGRADATION OF SUCH FACILITIES AND SERVICES, OR RESULT IN INCREASED COSTS TO EXISTING RESIDENTS TO MAINTAIN PRESENT LEVELS.

**Objective A:** Encourage and promote public and private institutions dedicated to the pursuit of learning and education.

Policy 1. Maintain and enhance the quality of the school systems in the Plan Area with facilities and other needs to support current and future student enrollment levels (PSG s-1).

Policy 2. Preserve the relationship between neighborhoods and schools for the use of school facilities (PSG s-2).

Policy 3. Encourage the continuation of mobile library services in the Plan Area (PSG l-1)

Policy 4. Plan for the expansion of Pierce County's library's physical facilities to meet the demands of increasing growth in the County (PSG l-1, t-1).

**Objective B:** Ensure that existing public safety and emergency service levels grow commensurate with the increasing demands of growth (CI-1g).

Policy 1. Encourage the continued improvement of sheriff protection facilities and services (PSG sf-1).

Policy 2. Encourage the use of crime prevention and public safety measures in the design of development (CI-1g).

Policy 3. Encourage the continued improvement of fire protection facilities and services (PSG sf-1).

Policy 4. Pierce County should work cooperatively with cities and the fire protection districts to ensure that annexations do not detrimentally affect fire protection services.

Policy 5. Pierce County should ensure that fire, building, zoning, and subdivision code and regulations consider the relationship between development design and the ability to protect such development from fire hazard.

**Objective C: Ensure that Pierce County residents are provided with quality community health education and service programs.**

Policy 1. Encourage the continued improvement of Tacoma-Pierce County Health Department facilities and services.

Policy 2. Encourage the continued involvement of the Tacoma-Pierce County Health Department in a variety of public health and environmental concerns including hazardous waste, chemical spills, and sewage.

**Objective D: Maintain and enhance the facilities and services the County provides in an efficient and cost-effective manner (PSG t-1).**

Policy 1. Express the interests of Plan Area residents and property owners when the actions of other governmental units would affect the character and growth in the Plan Area.

Policy 2. Employ the goals, objectives and policies of this community plan and other similar County documents as the expression of this community's intergovernmental interest.

Policy 3. Pierce County should develop a cooperative strategy with local jurisdictions that reduces the impacts that municipal actions such as annexations may have upon the North Hill community while preserving and enhancing the public services the County presently offers.

Policy 4. Regularly confer with neighboring municipalities to ensure cooperation and consistency on local policies relating to development, land use and annexation issues.

Policy 5. Ensure that residents, business persons, and property owners have the opportunity to become informed about and to respond to proposed County and local government activities that would affect growth and development in the Plan Area (CI-1d, PI-1).

Policy 6. Encourage the use of ad hoc citizens committees to advise the County in the development of public policy affecting the Plan Area (CI-1d, PI-1).

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## **PARKS AND RECREATION**

The intent of this element is to show recreation areas and sites and plans for their development. The Comprehensive Park and Recreation Plan for Pierce County provides specific details concerning park and recreational facilities available and needed within the County.

### **EXISTING SUPPLY**

Edgemont Play field is the only County park facility in the Plan Area. The five acre site was donated to the County in 1923. Park amenities include a ballfield and wading pool.

The City of Milton provides picnic facilities, athletic fields, outdoor tennis and basketball, in addition to the playgrounds at Hill Tower and Milton Community Park.

The local school districts, Puyallup and Milton, provide many recreational opportunities and facilities, including athletic fields, indoor and outdoor basketball, tennis courts, and playgrounds.

There are also additional recreational opportunities provided by the City of Puyallup, the City of Sumner, King County and the Metropolitan Park District of Tacoma.

### **SUPPLY OPPORTUNITIES**

The Comprehensive Park and Recreation Plan for Pierce County identifies several opportunities for park and recreational development in or near the Plan Area. Although community sentiment expressed at the Community Workshops is that a minimum of public investments should be made in the community, there was interest expressed in acquisition and development of additional park land for open space, trails, and active recreation.

Supply opportunities include two future school sites for passive and active recreation; the Inter-urban right-of-way as a component to a trail system; and the vacant school on Freeman Road (outside the Plan Area) as a possible community center.

## **PARKS AND RECREATION ELEMENT**

**GOAL:** BROADEN THE RANGE OF PARK RECREATIONAL FACILITIES OFFERED TO THE RESIDENTS CONSISTENT WITH THE NEEDS OF THE COMMUNITY.

**Objective A:** Maintain and enhance the existing park and recreational facilities of the North Hill Community (PR-1).

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Policy 1. Maintain and enhance the existing park to allow full usage and to ensure that a full complement of active and passive recreational experiences are available to all the residents (PR-1).

Policy 2. Ensure that high quality parks and recreational facilities are available to residents and visitors to the Plan Area (PR-1, PR-2).

Policy 3. Implement existing park and recreation plans.

**Objective B:** Provide passive and active recreation opportunities for individuals of all ages (PR-2).

Policy 1. Encourage the inclusion of recreational facilities in residential projects (LU r-3, PR-1).

Policy 2. Encourage the development of private recreational facilities provided they do not result in detrimental impacts upon residential neighborhoods.

Policy 3. Include walking, jogging, horseback riding, and biking trails in the design and development of parks (PR-3, C rs-1).

**Objective C:** Assure coordination between Pierce County, King County, the Cities of Milton, Puyallup, Sumner and the local school districts in the acquisition and development of parks and recreational facilities (PR-1, PR-2, PSG s-2).

Policy 1. Encourage Pierce County to work with the local school districts to develop joint park and recreation facilities (PR-1, PR-2, PSG s-2).

Policy 2. Develop future park facilities that have a community-wide focus and are easily accessible from all areas of the community (PR-1, PR-2, PSG s-2).

Policy 3. Encourage the development and enhancement of neighborhood-based recreational facilities associated with schools and churches in order to augment the County's public park (PR-1, PR-2, PSG s-2).

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## OPEN SPACE

Open space in any area is determined by how buildings and structures are developed on the land. This development is a product of economics and building code regulations formulated to carry out local government policies. Open space is more than parks, playgrounds, and other recreational areas. There are setbacks for buildings required by local regulations: front, rear, and side yards, and lines setting back structures from the boundaries of public right-of-way. There are also open spaces over flood control channels, streams and above or below utilities requiring open corridors.

The Plan Area contains land classified as open space under a contract between the land owner and the County. Land in any given area suitable for urban uses is limited; therefore the price of fringe land rises as the demand for such land increases. Usually, land is withdrawn from agriculture and open space use and converted to urban uses. The amount and rate of land use change is determined by the rate of urban growth and the institutional framework affecting the land market, for example, comprehensive planning, zoning restrictions and other public policies.

As this process takes place, some basic conflicts in land use may occur. Farmers who wish to continue in agriculture may find themselves surrounded by suburbs. Conservationists concerned about the loss of open space for aesthetic reasons or recreation, see it being caused by urban growth. In the competitive land market, the higher valued urban land uses can almost always outbid agriculture.

With urban development comes an increase in the demand for such public services as educational facilities, transportation systems, water and sewer systems, and sheriff and fire protection. To pay for these expanded services, Pierce County usually has to raise more tax revenue. Property taxes are the primary source of revenue and bear much of the burden of increased public service costs.

Land values rise to reflect the urban demands. Slowly, these values become reflected in property assessments for taxes.

### Open Space Taxation Act

In 1970, the Washington Legislature enacted the Open Space Taxation Act (RCW 84.34) designed to deal with this conflict confronting landowners in the urban fringe areas of the state. The law provides for assessment of agricultural, open space and timber land based on its current use value rather than highest and best use or market value. Landowners must apply for the classification under the law.

Participation is for a minimum of ten years. After the eighth year, a landowner may submit an irrevocable request for withdrawal from the program. Two years from the date of notice to withdraw, a tax the difference between the tax paid and the amount of property tax

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otherwise due if not classified for the previous seven years is levied, as well as interest upon the taxes levied at the rate charged for delinquent property taxes.

Currently, there are 310 acres (approximately 5.43%) in the agricultural classification within the Plan Area.

## **OPEN SPACE ELEMENT**

**GOAL:** ENSURE THE PRESERVATION OF LAND FOR A VARIETY OF OPEN SPACE USES WITHIN THE NORTH HILL COMMUNITY INCLUDING THE ESTABLISHMENT OF A CONTINUOUS PROGRAM OF ADDING NEW OPEN SPACES TO THE EXISTING RESOURCES.

**Objective A:** Reserve, conserve, and preserve critical areas such as farmland, forested areas, floodplains, wetlands, viewsheds and watersheds (CI-1e, LU-1, A-3, E-4, E-5, OS-1, OS-2).

Policy 1. Encourage a network of corridors, paths and routes throughout the North Hill Community (PR-3).

Policy 2. Encourage the incorporation of open space and natural buffer areas into the design of future development (LU-1, A-3, A-4, OS-1, OS-2).

Policy 3. Encourage the use of greenbelts as buffers between commercial and residential uses (OS-2).

**Objective B:** Encourage the provision of open space in commercial land development.

Policy 1. Encourage the incorporation of open space/natural elements into future developments (CI-1e, LU-1, LU r-3, A-3, A-4, E-4, OS-2).

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## IMPLEMENTATION

A comprehensive plan is a set of policies intended to guide and coordinate other decisions. These policies are dependent on other actions for their implementation. Some of these actions may consist of a complicated series of related steps which themselves may need to be carefully planned. Plans that are further implementations of a comprehensive plan are usually referred to as elements of the comprehensive plan. Other types of actions include regulatory measures that control the physical development of the community. This chapter will describe the various actions, plans, and measures necessary to implement this Plan.

Some implementing actions expand and develop the policy of the comprehensive plan. These actions, usually policy plans themselves, should be formally added to the comprehensive plan as elements. To be formally adopted as an element of the comprehensive plan, the element must be passed through a formal public hearing process of study and hearings before the Planning Commission and the County Council. Other actions, regulatory measures, need to be adopted as legal instruments in the form of ordinances. Still other implementing actions are administrative in character. Administrative measures should be based on the comprehensive plan, they usually need to be more flexible and therefore may not lend themselves to be formally adopted into the plan.

This Plan is a policy plan, intended to provide a policy framework for future decision making. It is not intended to be a rigid blueprint that will not be changed. The Plan is designed to be subject to change and will be periodically reviewed for that purpose. To avoid frivolous changes, proposed policy amendments to this Plan should follow a procedure designed to assess the need and appropriateness of the proposal.

### REGULATORY MEASURES

#### Zoning Ordinance

Perhaps the most important of the existing regulatory measures is the Pierce County Zoning Code (Chapter 18.10 of the Pierce County Code). The Zoning Code has the most direct bearing on the actual development and use of property. Pierce County originally adopted the Zoning Code in 1962. Since that time there have been multiple amendments in an effort to deal with specific issues and changing circumstances. All of the amendments have combined to make the Zoning Code difficult to work with. The implementation of this Plan may require revisions to the existing code in order to implement the policies. As the County proceeds with efforts to develop a County-wide Comprehensive Plan, the existing Zoning Code may be substantially revised, or replaced altogether in an effort to implement those policies.

The development of a County-wide Comprehensive Plan will take into consideration these policies, specific to the North Hill Community, as well as the implementation measures adopted for the North Hill policies.

#### **Rezoning**

Rezoning are the reclassification of a particular use to a different zone classification than that in which the use was originally permitted. Rezoning require a pre-filing conference with the Planning Department, legal notification, notification to property owners within 300 feet of the proposed change, and a public hearing before the Hearing Examiner with the Planning Department providing a report of their findings. The Examiner has 10 working days to make a determination. The Examiner's decision may be appealed to the County Council. The Council's decision may be further appealed through the court system.

#### **Conditional Use Permits**

Conditional Use is a use that is permitted in one or more zones as defined by the Pierce County Zoning Code but, because of characteristics peculiar to each use, or because of size, technological processes, equipment, or location require a special degree of control to make such uses consistent with and compatible to other existing or permissible uses in the same zone or zones. An applicant wishing to obtain a Conditional Use Permit must proceed through the same process as required for a rezoning. If the location of a use on a site involves the reduction of requirements as set forth in the zone in which the use is to be located, then the adjustment shall be accomplished through the variance procedure.

#### **Subdivision Code**

The process by which land is divided is a matter of state and county concern and is governed by the provisions of Chapter 58.17 Revised Code of Washington as well as Pierce County Subdivision Code chapter 67.02. The purpose of these codes is to regulate the subdivision of land and to promote the public health, safety and general welfare in accordance with standards established to prevent the overcrowding of land; lessen traffic congestion; provide for adequate light and air; provide facilities for sewers, water, parks and recreation areas, and schools. In addition, the state and local subdivision codes provide for proper ingress and egress; provide for the expeditious review and approval of proposed subdivisions which conform to zoning standards and local plans and policies; and adequately provide for the housing and the commercial needs of the citizens.

#### **Building Code**

The Building Code addresses regulatory matters of a technical nature and does not involve policy considerations of the type provided in this Plan. There are nonetheless situations, such as grading and fill permits, which may involve policies of the Plan. Whenever this arises

the building official should rely on this Plan for the appropriate guidance. These policy concerns would also be addressed under SEPA procedures.

#### Other Ordinances

There are a variety of ordinances which may affect the physical development of the County and North Hill. Where ever appropriate this Plan and its elements should be used for guidance in the development and administration of those ordinances.

#### **PUBLIC INVOLVEMENT**

In addition to formally adopted boards and commissions, the County has on occasion established ad hoc citizen committees. The preparation of this Community Plan is an example of a task in which an ad hoc committee was established. Though time consuming, this approach increases public involvement in County decisions, assuring that proposed policies and proposed developments are consistent with the interests of the community. The continued use of ad hoc citizen committees is strongly supported and encouraged by the community.

#### **IMPLEMENTATION ELEMENT**

**GOAL:** PROVIDE FOR THE IMPLEMENTATION OF GOALS, OBJECTIVES AND POLICIES CONTAINED IN THIS COMMUNITY PLAN AND PROVIDE FOR THE ENFORCEMENT OF LAND DEVELOPMENT REGULATIONS WHILE MAINTAINING PUBLIC INVOLVEMENT.

**Objective A:** Improve the appearance of fairness in code enforcement. (CE-1)

Policy 1. Maintain strict adherence to existing County zoning regulations. (CE-2)

**Objective B:** Provide for increased community involvement and review in the provision of public and private services, facilities, and development.

Policy 1. Encourage all of the Plan Areas residents, business persons and property owners to become informed about and respond to proposed activities that would affect growth and development in the Plan Area. (CI-1d)

Policy 2. Encourage the use of ad hoc citizen committees to advise the County in the formulation of policy and development proposals affecting the Plan Area. (PI-1)

**Objective C:** Provide for continuing evaluation and review by Plan Area residents, property owners, and the County.

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- Policy 1. Pierce County in conjunction with the North Hill Community should develop an annual work program that includes work elements directed toward amending, as necessary, the North Hill Community Plan.
- Policy 2. Any amendments or revisions to the North Hill Community Plan should be consistent with the intent of this Plan or with adopted County policies.
- Policy 3. Pierce County may adopt amendments or revisions to the North Hill Community Plan to ensure compliance with State law and compliance and consistency with the Pierce County Comprehensive Plan as required by State law.
- Policy 4. Any change to development regulations must be consistent with, and implement the Community Plan.
- Policy 5. Pierce County in conjunction with the North Hill Community should develop a five year work program that includes work elements directed towards updating the Community Plan to accommodate the urban growth projected to occur for the succeeding ten years.

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## APPENDICES

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## GLOSSARY

**Aquifer** Any subsurface material that holds a large quantity of groundwater and is able to transmit that water readily.

**Aquifer Recharge Area** That portion of land where soils are permeable and allow percolation of surface water into an aquifer.

**Carrying Capacity** The level of development density or use an environment is able to support without suffering undesirable or irreversible degradation.

**Collector Arterial Roads** which collect traffic from local access streets and convey it onto the arterial system. Collectors emphasize access to the surrounding area and de-emphasize mobility.

**Commercial Agricultural Land** Land that is primarily used for farming or ranching for a profit.

**Comprehensive Plan** A generalized coordinated land use policy statement of the governing body of a county or city.

**Conditional Use** A use permitted in one or more zones as defined by the zoning ordinance but which, because of characteristics peculiar to each such use, or because of size, technological processes or equipment, or because of the exact location with reference to surroundings, streets, and existing improvements or demands upon public facilities, requires a special degree of control to make such uses consistent with and compatible to other existing or permissible uses in the same zone or zones.

**Conditional Use Permit** The documented evidence of authority granted by the Hearing Examiner to locate a conditional use at a particular location.

**Critical areas** Include the following areas and ecosystems: (a) wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas.

**dBA** Decibel scale that has been adjusted for sensitivity of the human ear.

**Density** See Development Density

**Development Density** A measure of the intensity of development or land use;

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**Development Regulations** Any controls placed on development or land use activities by a county or city, including but not limited to, zoning ordinances, official controls, planned unit development ordinances, subdivision ordinances, and binding site plan ordinances.

**Drainage Basin** The area that contributes runoff to a stream, river or lake.

**Environmental Impact Statement** A study required for projects to determine types and magnitudes of impacts that would be expected in the natural and cultural environment and the alternative courses of action, including no action.

**Facilitating Committee** An ad hoc committee composed of five community members appointed by the Executive and confirmed by the County Council. They serve as a liaison between Staff and the community.

**Geologically hazardous areas** Identified as areas that because of their susceptibility to erosion, sliding, earthquake, or other geological events, are not suited to the siting of commercial, residential, or industrial development consistent with public health or safety concerns.

**Goal** A broad statement of what ought to exist in the community or what is desired to be achieved in the future, usually determined through a citizen involvement program.

**Greenbelt** A tract of trees and associated vegetation in urbanized areas; it may be a park, nature preserve, or part of a transportation corridor.

**Groundwater** The water that occupies the subsoil and upper bedrock zone; the water occupying the zone of saturation below the water zone.

**Hobby Farm** A single family residence with associated pasture land and non-commercial ranching or other agricultural activities.

**Illegal Use** A use, building or activity is illegal if it is prohibited by the zoning ordinance and was established AFTER the zoning ordinance became effective, as compared to a **nonconforming use** which is a prohibited use that was established BEFORE the zoning ordinance became effective.

**Land Use** A term used to indicate the utilization of any piece of land whether it be a lot, plat, tract, or acreage. The way in which land is being used is land use. This is the basis for a study that results in the formulation of the district boundaries for a zoning ordinance. Land use is an indication of the existing development within a community.

**Land Use Plan** The proposed or projected utilization of land. It is usually presented in a map form, indicating areas which would be

most desirable to have residential, commercial, industrial, agricultural and other types of usage to occur. It is supported by written text explaining the underlying policy and the principles upon which it is based.

**Major Arterial** Roads which convey traffic along corridors with a high density of commercial or industrial activity. Major arterials emphasize mobility and de-emphasize access.

**Mitigation** A measure to lessen the impact of a project.

**Nonconforming Lots, Structures** Lots, structures, uses of land and structures, and characteristics of uses which are prohibited under the terms of the zoning ordinance but which were legal at the date of the ordinance's enactment. They may be permitted to continue or they are given time to become conforming. The continuation of such nonconformities is based upon the principle that laws cannot be applied retroactively unless there is some compelling reason, such as eminent danger to health or safety. Many ordinances permit legal nonconformities to continue, and to rebuild immediately after a fire, they usually prohibit the extension and enlargement of the degree of such nonconformity. Some ordinances provide for the abatement (phase out) of all nonconformities after a prescribed period.

**Objectives** Specific benchmarks or targets to be achieved in the ongoing development of the community.

**Open Space** Term applied to undeveloped land, usually designated for parks, greenbelts, water features, nature preserves, agricultural areas, and forested areas.

**Performance Standards** A set of criteria or limits relating to nuisance elements such as, but not limited to, light, traffic, smoke and dust, which a particular use may not exceed.

**Planning** The process of setting development goals and policy, gathering information, evaluating that information and developing alternatives for future action based on the previous analysis is commonly referred to as planning. In a community, planning is a joint effort between the citizens, elected officials, planning commission, and planning staff.

**Policy** A more specific statement than an objective which describes a particular course of action to accomplish the purposes of the comprehensive plan. Policies represent the will of the people translated into decisions oriented statements which are continuously available to the legislative body while evaluating a new project or a proposed change in ordinance.

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**Policy Plan** A policy plan is a plan that consists mainly of policy statements expressing general community goals and policies and desirable relationships among human activities. A policy plan may be a **comprehensive plan**, although more flexible and general than traditional comprehensive plans.

**Public facilities** Include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks, and recreational facilities and schools.

**Public services** Include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.

**Secondary Arterial Roads** which link activity centers and convey traffic onto major arterials. Secondary arterials provide both mobility and access.

**Septic System** A sewage system that relies on a **septic tank** to store and treat wastewater; generally on-site (small scale) sewage disposal system that depends on soil to dispose of water.

**Septic Tank** A watertight pretreatment receptacle, usually placed underground, receiving the discharge of sewage from a building sewer or sewers, and designed and constructed to permit separation of settleable and floating solids from the liquid, detention, and digestion of the organic matter, prior to discharge of the liquid portion.

**Steep Slopes** No classification is universally applicable. Steep slopes means land surface having a gradient of 15% or approximately 8.5 degrees or more.

**Type 2 Water** Defined {WAC 222-16-030(2)} as segments of natural waters which:

- A. Are diverted for domestic use by more than 100 residential or camping units or by a public accommodation facility licensed to serve more than 100 persons, where such diversion is determined by the department to be a valid appropriation of water and the only practical water source for such users. Such waters shall be considered to be a Type 2 Water upstream from the point of such diversion for 1,500 feet or until the drainage area is reduced by 50 percent, whichever is less;
- B. Are within a federal, state, local, or private campground having more than 30 camping units: Provided, That the water shall not be considered to enter a campground until it reaches the boundary of the park lands available for public use and comes within 100 feet of a camping unit, trail, or other park improvement;
- C. Are used by substantial numbers of anadromous or reside. game fish for spawning, rearing, or migration. Waters

having the following characteristics are presumed to have highly significant fish populations:

- (i) Stream segments having a defined channel 20 feet or greater in width between the ordinary high-water marks and having a gradient of less than 4 percent.
- (ii) Impoundments having a surface area of 1 acre or greater at seasonal low water.

**Type 3 Water** Defined as {WAC 222-16-030(3)} waters which:

- A. Are diverted for domestic use by more than 10 residential or camping units or by a public accommodation facility licensed to serve more than 10 persons, where such diversion is determined by the department to be a valid appropriation of water and the only practical water source for such users. Such waters shall be considered to be Type 3 Water upstream from the point of such diversion for 1,500 feet or until the drainage area is reduced by 50 percent, whichever is less;
- B. Are used by significant numbers of anadromous fish for spawning, rearing or migration. Waters having the following characteristics are presumed to have significant anadromous fish use:
  - (i) Stream segments having a defined channel of 5 feet or greater in width between the ordinary high-water marks; and having a gradient of less than 12 percent and not upstream of a falls of more than 10 vertical feet.
  - (ii) Impoundments having a surface area of less than 1 acre at seasonal low water and having an outlet to an anadromous fish stream.
- C. Are used by significant numbers of resident game fish. Waters with the following characteristics are presumed to have significant resident game fish use:
  - (i) Stream segments having a defined channel of 10 feet or greater in width between the ordinary high-water marks; and a summer low flow of greater than 0.3 cubic feet per second; and a gradient of less than 12 percent.
  - (ii) Impoundments having a surface area greater than 0.5 acre at seasonal low flow.
- D. Are highly significant for protection of downstream water quality. Tributaries which contribute greater than 20 percent of the flow to a Type 1 or 2 Water are presumed to be significant for 1,500 feet from their confluence with the Type 1 or 2 Water or until their drainage area is less than 50 percent of their drainage area at the point of confluence, whichever is less.

**Type 4 Water** Defined {WAC 222-16-030(4)} as segments of natural waters which are not classified as Type 1, 2, or 3, and for the

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purpose of protecting water quality downstream are classified as Type 4 Water upstream until the channel width becomes less than 2 feet in width between the ordinary high-water marks.

There are definitions of "Type 1 and Type 5 Waters" contained within the Washington Administrative Code (WAC). Those definitions have not been discussed here since there are no waters within the Plan Area that are designated as such.

**Unclassified Use** Means a use possessing characteristics of use such unique and special form as to make impractical its being made automatically and consistently permissible in any defined classification or zone as set forth in the zoning ordinance.

**Unclassified Use Permit** Means a limiting authority granted by the Hearing Examiner and the documented evidence thereof, to locate an unclassified use at a particular location, and which limiting authority is required to modify the controls stipulated in the zoning ordinance.

**Variance** The means by which an adjustment is made in the application of the specific regulations of a zoning ordinance to a particular piece of property, because of special circumstances applicable to it, is deprived of privileges commonly enjoyed by other properties in the same vicinity and zone and which adjustment remedies disparity in privileges.

**Wetlands** Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

**Zoning** The process by which a county or a municipality legally controls the use of property and physical configuration of development upon tracts of land within its jurisdiction. Zoning is an exercise of the police power, and as such must be enacted for the protection of public health, safety, and welfare. The power to regulate the use of land through zoning is delegated to local governments by state laws (Chapter 35.63.080 and .090 RCW; Chapter 35A.63.100 RCW; Chapter 36.70.550 - 670 and .720 - .800 RCW). Zoning must be based on **comprehensive plans**.

**Zoning Ordinance** Zoning ordinance is the local law adopted by the governing body to assure orderly development according to specific standards established for the general public welfare and to implement the comprehensive plan. A zoning ordinance may govern the types of permitted land uses, the maximum density or minimum lot size, building heights, set backs and so on.

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Sitts and Hill Engineers, Inc. 1977. Facilities Plan for the North Edgewood Area, Pierce County, Washington - Final.

URS Company. 1979 Preliminary Sewer Feasibility Study, North Edgewood Area, Pierce County, Washington.

#### PUBLIC FACILITIES

Fire: Pierce County Fire District 8. Letter of correspondence dated 28 November 1989.

Schools: Noland, William. Letter of correspondence dated 29 January 1990. Sumner School District, Assistant Superintendent.

O'Conner, Peggy Y. Letter of correspondence dated 23 February 1990. Fife Public Schools, Interim Superintendent.

Pazaruski, Andrew. Letter of correspondence dated 17 January 1990. Puyallup School District, Administrative Assistant to the Superintendent.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Sheriff: Pierce County Sheriff's Department. 1988. Pierce County Sheriff's Department, 1988 Annual Report. Tacoma, Washington.

Pierce County Sheriff's Department. 1986. Pierce County Sheriff's Department, 1986 Annual Report. Tacoma, Washington.

#### PARKS AND RECREATION

Beckwith Consulting Group. January 1988. Comprehensive Park & Recreation Plan, Pierce County, Washington. Tacoma, Washington.

#### OPEN SPACE

Pierce County Office of Assessor-Treasurer. Open Space Taxation Act: Current Use Assessment. Public Information Pamphlet. Tacoma, Washington.

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## Puyallup Senior High School

105 7th Street S.W.  
PUYALLUP, WASHINGTON 98371  
(206) 841-8711

November 22, 1988

DALE T. MITCHELL  
Principal

MICHAEL E. WARR  
Vice-Principal

RICHARD H. GREEN  
Assistant Principal

Councilman Bill Stoner  
945 Tacoma Avenue So.  
Tacoma, WA 98402

NOV 23 1988

Dear Bill:

I am writing this letter as a follow up to our conversation this morning regarding the request for funds to develop a growth plan for the North Hill part of Puyallup.

This is an extension of the meeting that we held on November 1st which you attended at Edgemont Junior High School. Since that meeting a committee of approximately thirty five people have met on three (3) different occasions to discuss further the development of the comprehensive plan for the North Hill section of Puyallup. It is our desire to get this program under way as soon as possible and we would need financing from the county in order to help us achieve this. We would be most pleased with any help and support that you could give in helping us to accomplish this goal.

After you left the meeting that evening we took a poll of the people that were there found and that we had over 90 per cent of those in attendance in support of the development of a plan for that area. We also circulated a petition which has over 120 signatures on it. We have since talked to many other citizens on the hill and find that they, too, are concerned that we begin to work towards the development of some sort of a comprehensive development plan for that area. We also recognize that there is not complete unanimity with this feeling for all people on the hill. We recognize too that there will be some people who will be against any development or any other planning related to growth on that hill. This however does not stop our decision to go ahead and develop this comprehensive plan.

We met again this morning with this group and had two representatives from the county planner's office, Mr. Steve Salin and Mr. Mike Cooley. Both of these gentlemen were very helpful to us as we began our preliminary planning and organization for our next meeting which is scheduled for December 7th. At this time, we plan to develop sub committees which will study many of the different kinds of needs for the hill growth. It is my feeling that we will be able to put together a comprehensive plan within a year which we think will be acceptable to our community and to the county council.

I want to thank you for your support in working with us and in trying to secure the necessary funding to help make this plan become a reality. I'm glad that you were there for our first big meeting and have a sense of what is going on with the hill and its growth. We will keep you appraised of our plans and development as we go along. Thanks again for your help.

Sincerely,

Dale T. Mitchell, Chairman  
North Hill Planning

B-1

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE  
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PETITION FOR  
NORTH HILL COMPREHENSIVE PLAN

We the undersigned support the need for the development of a comprehensive plan for the North Hill area. We ask the Pierce County Council to support this effort and provide the necessary funds and staff to develop this plan.

NAME	ADDRESS
1. SYLVIA HARDISON	10917 48 <sup>TH</sup> ST. E. PUY.
2. DONNA ELEE SORENSEN	4621 108 <sup>TH</sup> AVE. E. Puyallup 98372
3. Clifford Koppelman	2610 96 <sup>TH</sup> Ave Ct. E. Puyallup 98371
4. LAVONNE KOPPELMAN	2610 96 <sup>TH</sup> Ave Ct. E. Puyallup 98371
5. LARRY GAYMAN	9526 24 <sup>TH</sup> ST. E. Puyallup 98371
6. John Rossetti	9412 29 <sup>TH</sup> ST CT E Puyallup 98371
7. Carl J. Riege, Jr. & Edna	3527 124 <sup>TH</sup> Ave Ct. E. Puyallup 98372
8. Ann C. Riege	3721 124 <sup>TH</sup> Ave Ct. E. Sumner 98390
9. Marilyn Anderson	4524 126 <sup>TH</sup> Ave Ct. E. Sumner 98390
10. Joyce H. Fry	3421 106 <sup>TH</sup> Ave Ct. E. Puyallup 98372
11. Joann Michael Drury	10418 13 <sup>TH</sup> ST. CT. E. Puyallup 98372
12. Robert A. Black	3313 114 AVE. E. PUY. 98372
13. Robert Little	623 Meridian E. Puy. 98371
14. Jim Foster	10312 8 <sup>TH</sup> ST E. Puy 98572-1125
15. Ed Pace <small>For N. Hill area associated</small>	27826 37 <sup>TH</sup> Ave So. Auburn, Wash 98001
16. Joann Bradbury	2525 112 <sup>TH</sup> AVE E Puyallup, WA 98372
17. Gloria Wiese	2908 112 <sup>TH</sup> Ave E. Puyallup 98372
18. Mary Wilens	2904 91st Ave. E. Bellingham, WA 98571
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PETITION FOR  
NORTH HILL COMPREHENSIVE PLAN

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NAME	ADDRESS
1. RONALD N. ARNDT	2610 MERIDIAN ST EAST PUYALLUP 98371
2. TERRY R. WOLFERS	12815 53 <sup>RD</sup> ST. CT. E. SUMNER 98390
3. ROBERT WEILBACH	1924 126 <sup>TH</sup> AVE E PUYALLUP 98372
4. LINDA STANLEY	1924 126 <sup>TH</sup> AVE E PUYALLUP 98372
5. ANITA L. BULLO	4709-126 <sup>TH</sup> AV. EA. SUMNER 98390
6. LEO J. BRANTLEY	3914 47 <sup>TH</sup> AVE E PUYALLUP WA 98371
7. WILLIAM L. BRANTLEY	3914 47 <sup>TH</sup> AVE E PUYALLUP WA 98371
8. H. KENNEDY	11105 42 <sup>ND</sup> ST CT E PUYALLUP WA 98372
9. MARION WALKER	11218 42 <sup>ND</sup> ST E - PUYALLUP 98372
10. LEO WALKER	11218 42 <sup>ND</sup> ST E - PUYALLUP 98372
11. CARL JENSEN	3817 CHRYSLER AVE PUYALLUP 98372
12. JERRY ZUCKERMAN	3410-124 <sup>TH</sup> AVE E PUYALLUP 98372
13. CARL J. WALKER	1508 122 <sup>ND</sup> AVE E PUYALLUP 98372
14. JERRY CAMPBELL	1318-108 <sup>TH</sup> AVE E PUYALLUP 98372
15. JERRY CAMPBELL	1318-108 <sup>TH</sup> AVE E PUYALLUP 98372
16. ROSALIE HILL	8824 33 <sup>RD</sup> ST. E. PUYALLUP 98371
17. STAN HILL	8824 33 <sup>RD</sup> ST E PUY 98371
18. LEO T. HUGHES	1609 106 <sup>TH</sup> AVE CT E PUY 98372
19. ALICE HYDE	10308 16 <sup>TH</sup> ST. E. PUY 98372
20. RUTH GILSON	8621 32 <sup>ND</sup> ST E PUYALLUP 98371
RONALD D. JENSEN	11317 47 <sup>TH</sup> ST CT E. PUY 98372

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PETITION FOR  
NORTH HILL COMPREHENSIVE PLAN

We the undersigned support the need for the development of a comprehensive plan for the North Hill area. We ask the Pierce County Council to support this effort and provide the necessary funds and staff to develop this plan.

NAME	ADDRESS
1. George W. Buckel	12221-21 <sup>st</sup> St. Ct. E.
2. Kenneth P. Cripe	8616 29 <sup>th</sup> St. Ct. E.
3. Jean Cripe	8616 29 <sup>th</sup> St. Ct. E.
4. Ruth H. Harker	1109 108 <sup>th</sup> Ave E.
5. Notable Freeman	1202 108 <sup>th</sup> Ave E.
6. Judith White	11512 - 34 St. E.
7. Alvin Jackson	11026 43rd St. Ct. E.
8. J. M. Pelly	3325 97 Ave Ct. E.
9. Alan W. Jones	1813 - 126 <sup>th</sup> Ave Ct. E.
10. M. S. Jones	1813 - 126 <sup>th</sup> Ave Ct. E.
11. Lawrence Morrison	8310 Riverside Dr. E.
12. Joseph Morrison	8310 Riverside Dr. E.
13. Kenneth Morrison	12015 - 8 <sup>th</sup> St. E.
14. Gabe B. Miller	4617 124th Ave. Ct. E. Sumner
15. Thomas B. Miller	11123 46 <sup>th</sup> St. E. Puyallup WA 98372
16. Barbara J. Dutton	5823 9 <sup>th</sup> St. N.W. Puyallup WA 98371
17. THELMA L. KEMBLE	2120 MERIDIAN E. Puyallup 98371
18. James J. O'Rourke	2014 Meridian E. Puyallup WA 98371
19. Rhoda D. Ditt	10422-16 <sup>th</sup> St. E. Puyallup, WA 98372
20. E. P. Niles	" " " " "

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PETITION FOR  
NORTH HILL COMPREHENSIVE PLAN

We the undersigned support the need for the development of a comprehensive plan for the North Hill area. We ask the Pierce County Council to support this effort and provide the necessary funds and staff to develop this plan.

NAME	ADDRESS
1. Richard Westerfield II	2017 125 AVE CTE Puy 98372
2. Neil R. Martinson	4912 12 Ave E Sunny 98370
3. <del>Robert D. Anderson</del>	<del>1111 1st Ave E Puy 98372</del>
4. Daniel Jacques	13004 - 53 ST. C.E. SUMNER 98390
5. Hilch W. Brown	584 1st Ave E Puy 98372
6. Herman W. Brown	521 17th Ave E Puy 98372
7. Scott Brown	2004 123rd Ave E Puyallup 98372
8. Hayden A. Nelson	1211 24th Ave E Puyallup 98372
9. CRY LENT	1507 94TH AVE E Puyallup 98371
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11. T. Brown	4900 1st Ave E Puyallup 98372
12. Robert A. Gost	9122 34th Street E. Puyallup 98371
13. James M. Brown	2904 91st Ave E Puyallup 98371
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NAME	ADDRESS
1. <i>A. E. Lunde</i>	5420 31 <sup>st</sup> St. E. Puyallup, WA. 98371
2. <i>Jim Stang</i>	10822 44 <sup>th</sup> St. E. Puyallup, WA. 98372
3. <i>Arlene Stang</i>	10822 - 44 <sup>th</sup> St. E. Puyallup WA 98372
4. <i>Patricia Sanders</i>	4908-120 <sup>th</sup> Ave E. Puyallup WA 98372
5. <i>Harold McNeely</i>	8711-32 <sup>nd</sup> St. E. Puyallup WA. 98371
6. <i>Frank M. Kain</i>	2507 125 <sup>th</sup> Ave Ct E Puyallup WA 98372
7. <i>Lois Kain</i>	2507 125 <sup>th</sup> Ave Ct E. Puyallup WA. 98372
8. <i>Lucy D. Kelle</i>	2921 117 <sup>th</sup> Ave. Ct. E Puyallup 98372
9. <i>Melony Albert</i>	12115-45 <sup>th</sup> St. Ct. E. Puyallup 98372
10. <i>Beck Ketta</i>	9571-31 <sup>st</sup> St Ct E Puyallup 98371
11. <i>Margie Goulden</i>	4710 129 <sup>th</sup> Ave E Sumner 98390
12. <i>Clarence Waters</i>	3312 106 <sup>th</sup> Ave E Puy 98372
13. <i>Howard Q. Hopper</i>	9828-32 <sup>nd</sup> St E Puyallup 98371
14. <i>Harold W. Whipple</i>	2525 125 Ave Ct E Puy 98372
15. <i>Harold W. Whipple</i>	2525 - 125 <sup>th</sup> Ave Ct E Puy. 98372
16. <i>W. A. Peterson</i>	10914-30 <sup>th</sup> St. Ct. E. Puy - 98372
17. <i>Jean Erickson</i>	1804-94 Ave E. Puy. 98371
18. <i>W. H. L. L. L. L.</i>	3157-111 <sup>th</sup> Ave E. 98372
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**PETITION FOR  
NORTH HILL COMPREHENSIVE PLAN**

We the undersigned support the need for the development of a comprehensive plan for the North Hill area. We ask the Pierce County Council to support this effort and provide the necessary funds and staff to develop this plan.

NAME	ADDRESS
1. Kathleen Wilson	2606 94 <sup>th</sup> Ave. E. Puyallup 98371
2. San & Ralph W. Ball	10519 1 <sup>st</sup> St E. Puyallup 98372
3. John & Lucy Lowry	4713 Chrisella Rd E, Puy 98372
4. LARRY D. STRECH	4420 110 <sup>th</sup> Ave E PUYALLUP 98372
5. Rod Widings	927-114 <sup>th</sup> AVE E Puyallup 98372
6. Jane Reilly	3325 92 <sup>nd</sup> Ave Ct E - Puyallup 98371
7. Ray E. Boyd	2921 90 <sup>th</sup> Ave E. Puyallup, WA 98371
8. Cecile Ott	1521-124 <sup>th</sup> Ave E Puyallup, WA 98372
9. David B. McCallum	2429 126 <sup>th</sup> Ave. Ct. E., Puyallup 98372
10. David G. McCallum	2429 126 <sup>th</sup> Ave Ct E Puyallup 98372
11. R. T. HART	2730 94 Ave E. Puy 98371
12. Laurie Williams	8803 35 <sup>th</sup> St E. Puyallup 1st 98371
13. F. W. Kuster	P.O. Box 596 Milton, WA
14. Robert A. Allen	5217 113 <sup>th</sup> AVE CT. E PUYALLUP, WA 98372
15. Patricia Ridd	3117 112 <sup>th</sup> Ave. E. Puyallup WA 98372
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NAME	ADDRESS
1. Nancy Sporing	12404 23rd St. E. Puyallup 98372
2. [Signature]	2515 87th Ave SE Puyallup 98371
3. Bill Okaney	11911 21st E. Puyallup 98372
4. John Owen	20118 Meridian Pk 98372
5. [Signature]	3624 96th Ave SE Puyallup 98372
6. [Signature]	1511 105th Ave SE Puyallup 98372
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NAME	ADDRESS
1. Steven J. Silva	3428 122ND E Puyallup WA
2. Mel Ann Jack	12413 24th STE Puy
3. Tim McKernan	10510 - 43rd ST. CT. E. Puyallup 98372
4. Pat Clement	4626 129th Ave E SUMNER, WA 98370
5. Ray Mobler	4709 - 124th AVE. CT. E., SUMNER WA. 98390
6. Betty Hogan	3511 - 124th Ave Ct. E. Puyallup 98372
7. Edward L. Barth	3624 96th Ave East Puyallup 98371
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NAME	ADDRESS
1. S L SMITH	Stephen Smith 3823-108 <sup>th</sup> Ave
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FILE NO. 160

SEP 7 1989

PROPOSAL NO. R89-154

PIERCE COUNTY

Sponsored by: Councilmember Bill Stoner

Requested by: Pierce County Executive/Planning  
and Natural Resource Management

RESOLUTION NO. R89-154

A RESOLUTION OF THE PIERCE COUNTY COUNCIL APPROVING THE WORK  
PROGRAM ESTABLISHED BY THE COUNTY EXECUTIVE FOR USE  
BY THE DEPARTMENT OF PLANNING AND NATURAL RESOURCE  
MANAGEMENT IN THE FORMULATION OF A COMMUNITY PLAN  
FOR THE NORTH HILL AREA.

WHEREAS, residents of the North Hill area have requested of the County  
Council and County Executive, through letters, phone calls, and meetings, that  
an updated land use plan be adopted for their area; and

WHEREAS, the North Hill Community Plan area boundaries shall be defined  
by the community during the planning process; and

WHEREAS, the Pierce County Planning and Natural Resource Management  
Department staff, at the direction of the County Executive, has developed a  
work program to formulate a land use plan for the North Hill area of Pierce  
County; NOW, THEREFORE,

BE IT RESOLVED by the County Council of Pierce County:

Section 1. That the Council hereby approves the "Work Program for the  
North Hill Community Plan" as presented in Exhibit "A" attached hereto and by  
this reference incorporated.

Section 2. The approximate Community boundaries will be as defined in  
Exhibit B to this Ordinance, attached hereto and by this reference  
incorporated, until such time as the Community recommends adjustments during  
the planning process.

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RESOLUTION NO. R89-154 continued

PASSED this 15th day of August, 1989.

PIERCE COUNTY COUNCIL  
Pierce County, Washington

Barbara Skinner  
Council Chair

ATTEST:

Theresa Schmitt  
Clerk of the Council Deputy

Approved As to Form Only:

Stephen RSKUTA  
Deputy Prosecuting Attorney

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EXHIBIT "A" TO RESOLUTION NO. R89-154

WORK PROGRAM FOR THE  
NORTH HILL COMMUNITY PLAN

Purpose

Residents of the North Hill Community have indicated to the Pierce County Council, through letters, telephone calls, and meetings, that they desire a land use plan for their area. Due to their interest and initiative, the Department of Planning and Natural Resource Management Staff was directed to prepare a work program. The purpose of this work program is to set forth a planning process for the North Hill Community. Minor modifications to the work program may be made by the Department of Planning and Natural Resource Management to facilitate the purpose and principles contained herein.

The approximate Community boundaries will be the following defined boundaries until such time as the Community recommends adjustments during the planning process (See Exhibit B).

North Boundary.	Pierce County - King County line between West Valley Highway East and the Milton City limits.
East Boundary.	West Valley Highway East and the Sumner City limits.
South Boundary.	Union Pacific Railroad from State Route 167, and along the Puyallup City limits to Valley Avenue.
West Boundary.	Valley Avenue, Freeman Road and along the Milton City limits, to the County line.

Principles

The following principles are embodied in the work program:

1. In order to be successful, the formulation of the plan for the North Hill Community must be driven by the enthusiasm of the community. Although the plan must fit within the framework of Pierce County as a whole, it



EXHIBIT "A" TO RESOLUTION NO. R89-154 continued

must closely reflect community needs and values. It must belong to the community, rather than being perceived as a product of Pierce County government. Therefore, concentration of this work program is on the citizen participation process, which will set the course of the plan. The role of County Planning Staff is limited to that of technical advisor.

2. A high degree of public input and participation must be apparent in the planning process so that individuals and interest groups entering the process near its conclusion are unable to exert an undue amount of influence. Such individuals and groups, including those who may be opposed to a community's planning efforts, should be encouraged to participate and have their concerns considered early in the process. Decision makers (Planning Commission and Council) should be involved, formally or informally, early in the planning process.
3. The plan must be created separately from, and prior to development of, any implementation measures in order to be effective and well understood by the public. The land use plan is the community's vision of the future embodied in a formal statement of goals, objectives, and policies. It is designed to guide future land use decisions. Implementation measures are the means to carry out the vision of the land use plan and should be developed only after those policies are known.
4. Boundaries of land use designations on plan maps must be clearly flexible and not identified with any specific property lines. As mentioned above, a plan is a guide for future land use decisions, including zoning designations for particular properties. Plans must be flexible enough to remain functional and valid over an extended period of time.

Work Program Steps

Step 1. Council adopts Work Program.

Step 2. Community Workshop Series. The County Planning Staff, in conjunction with a Citizen Facilitating Committee, will hold several community workshops in the plan area. The purpose of the workshops is to develop a consensus on issues, conflicts, values, and desires within the community.

EXHIBIT "A" TO RESOLUTION NO. R89-154 continued

- Step 3. Staff collects information for plan preparation. Information collected by the staff relates to the required plan elements of land use and circulation. The previous step may indicate additional information needs.
- Step 4. County Planning Staff develops Draft Plan. With the information collected by Staff and the input of the community, a Plan will be drafted for public review and comment. Concurrently, the environmental impact statement process will begin with the issuance of the scoping notice for the project by staff.
- Step 5. Community Workshops review of Draft Plan. A series of workshops held in the community will be used for public review of the Draft Plan to make any changes or amendments to the plan. Scoping of the draft environmental impact statement also occurs at this point.
- Step 6. The Planning Commission holds a series of public hearings in order to draft goals, policies and objectives. The Commission also drafts the basic land use patterns for mapping.
- Step 7. County Planning Staff compiles Draft Plan and necessary graphics.
- Step 8. County Planning Staff prepares and issues draft environmental impact statement on Draft Plan.
- Step 9. Review period conducted on draft environmental impact statement and final environmental impact statement issued on draft plan.
- Step 10. Planning Commission conducts public hearings and forwards the North Hill Community Plan to full County Council with a recommendation.
- Step 11. The Council's Planning and Public Works Standing Committee conducts public hearings and forwards the North Hill Community Plan to full County Council with a recommendation.
- Step 12. The County Council conducts public hearings and adopts the North Hill Community Plan.
- Step 13. County Planning Staff prepares draft implementation measures.
- Step 14. County Planning Staff begins environmental review process on implementing measures by issuing scoping notice.

EXHIBIT "A" TO RESOLUTION NO. R89-154 continued

Step 15. Planning Commission holds additional public workshops and accepts public testimony on plan implementation measures. The scoping period runs concurrently with the Commission's workshops.

Step 16. Staff prepares draft environmental impact statement for implementation measures of North Hill Plan.

Step 17. Review period conducted on draft environmental impact statement and final environmental impact statement issued.

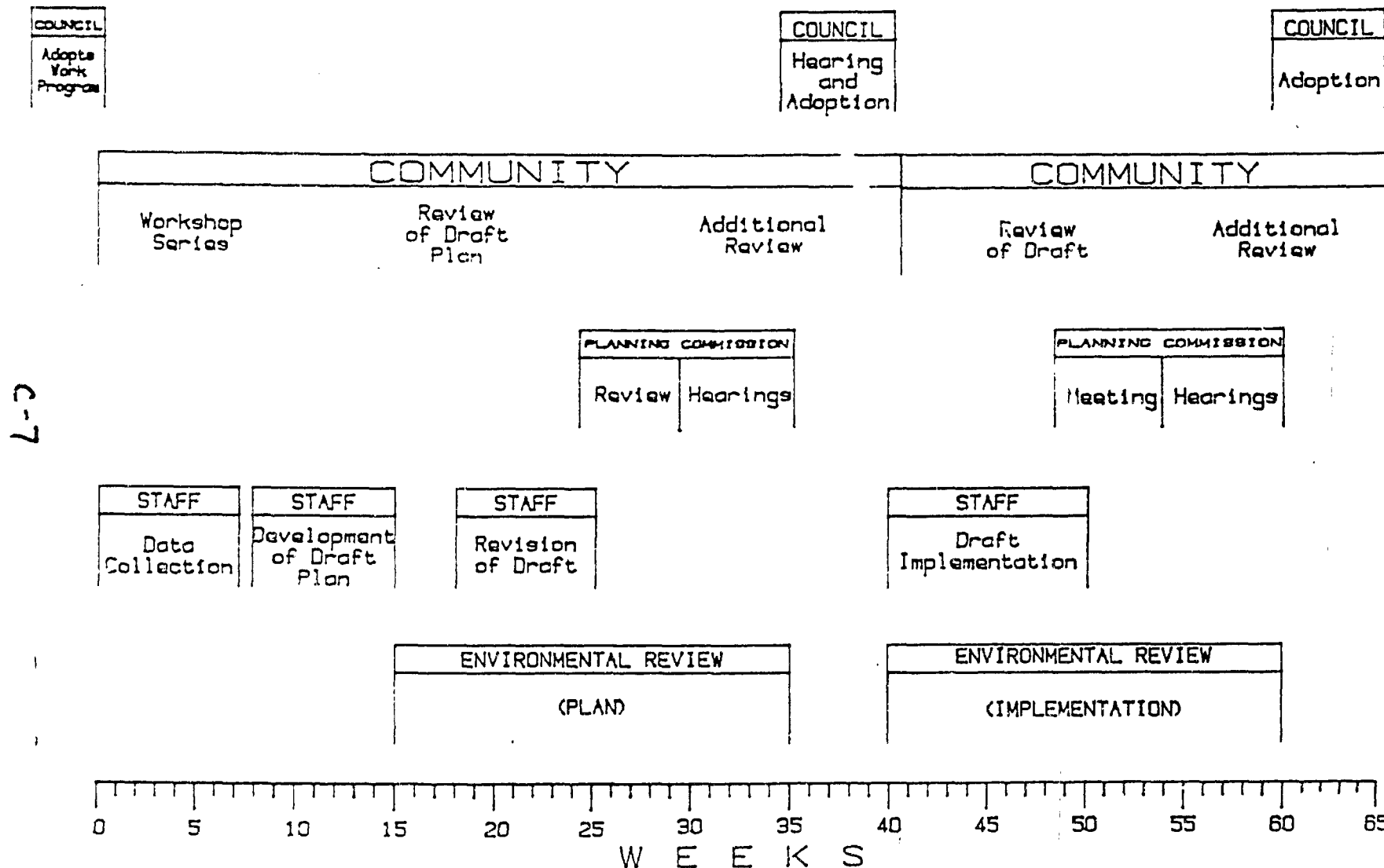
Step 18. Planning Commission conducts public hearings on draft implementation measures.

Step 19. The Council's Planning and Public Works Standing Committee conducts public hearings and forwards implementation measures to full County Council with a recommendation.

Step 20. The County Council conducts public hearings and adopts implementation measures.

PRM:RESnohilcl

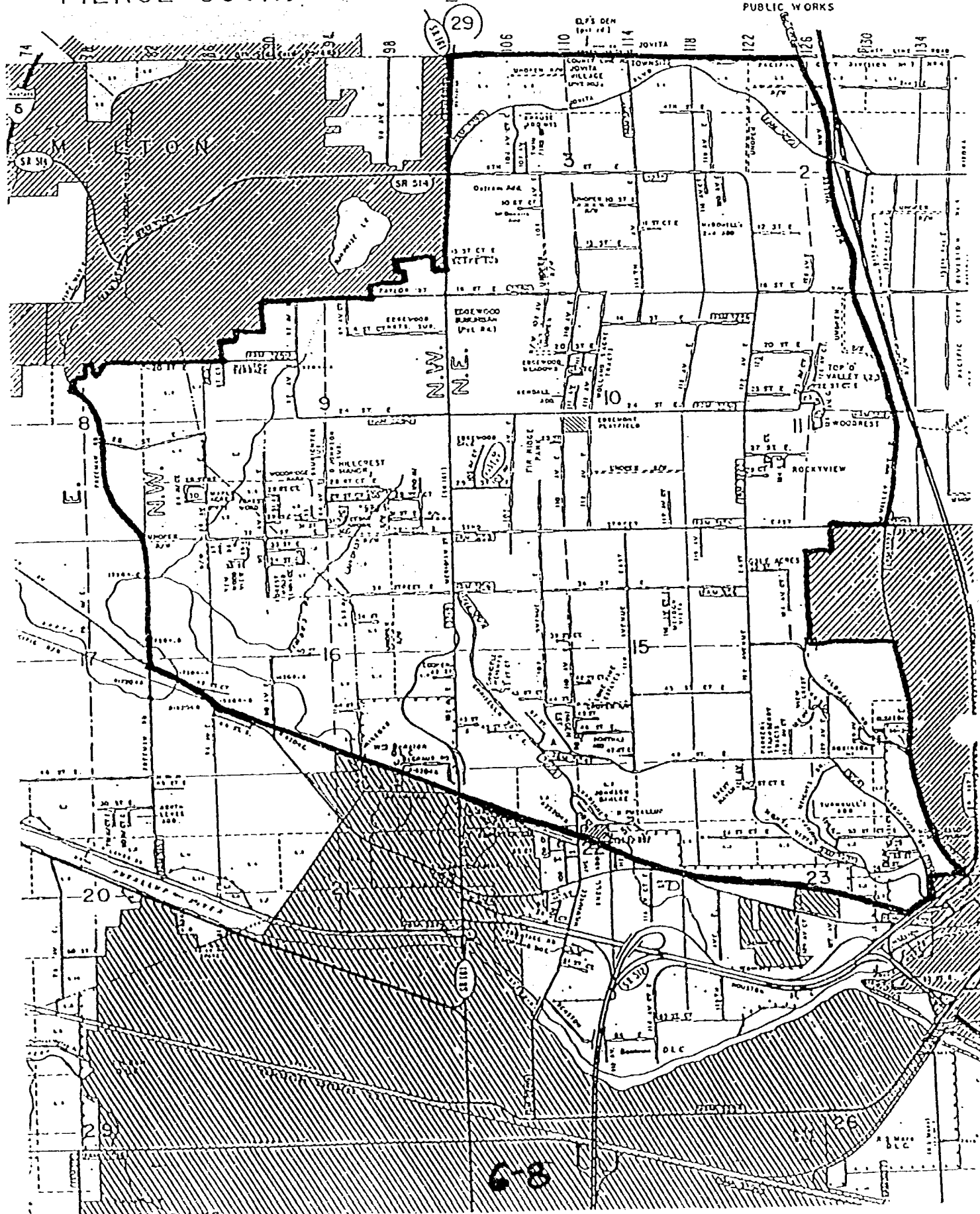
# NORTH HILL WORK PROGRAM



# PIERCE COUNTY WASH.

CARTON 10 TO RESOLUTION 100

R89-154



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6-8

NORTH HILL COMMUNITY PLAN  
SUMMARY DOCUMENT

March 14, 1990

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COMMUNITY IDENTITY

1. Maintain and encourage the existing character of the North Hill that is near local urban centers (Tacoma, Puyallup, Seattle) and is characterized by:
  - a). The ability to have small farms and raise farm animals. (27, 81, 114)
  - b). The low level of residential, commercial and manufacturing development within the community and yet the proximity of urban services and facilities. (195)
  - c). Clean air and water. (26)
  - d). A sense of community, where people help and watch out for each other, and are willing to become involved in community issues. (57, 94, 108)
  - e). A feeling of spaciousness, openness, and privacy (NHFC).
  - f). A healthy environment for families raising children (NHFC).
  - g). A feeling of safety and security (NHFC).

LAND USE

1. Support a suburban agricultural environment to maintain and develop a community that remains steady regarding property use and open space. (81, 185)
2. Support the establishment of lot sizes that maintain the character of the community. (6, 22, 33, 38, 183)
3. Encourage developers to bear the true cost of public service delivery. (34)

AGRICULTURE

1. Protect the continuation of farms and existing farmland. (27, 147)

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE  
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

2. Preserve the right of residents to continue to raise animals and livestock. (114)
3. Leash laws should be better enforced. (74)

#### RESIDENTIAL

1. Allow the construction of single family dwelling units to maintain a community of single family residences. (69, 107)
2. Allow the development of all residential to low density. (4, 22, 152)
3. Limit apartments and other multi-family structures to an area away from single family - with greenbelts. (90, 175)
4. Discourage the construction of high-rise structures. (35, 78, 174)
5. Discourage the establishment of multi-family dwelling unit residences. (4, 30, 101)
6. Discourage the development of mobile home parks.

#### COMMERCIAL

1. Allow commercial development to locate in existing areas of such use, and where such development is compatible with adjacent land use - along Meridian. (20, 58, 132, 187)
2. Discourage strip development. (110)
3. Discourage the establishment of movie theatres. (129)
4. Discourage large scale commercial development such as major shopping centers and malls. (134, 150)
5. Discourage the establishment of taverns. (130)
6. Discourage large commercial livestock businesses. (115)
7. Discourage car lots - new and used. (51)

#### INDUSTRY

1. Strongly discourage industrial parks and all heavy industry. (7, 149)
2. Allow light "nonpolluting" industrial activity. (131)

3. Limit industry to those involv., no more than a few employees. (137)
4. Discourage new gravel mining operations. (76, 134)

#### AESTHETICS

1. Encourage and support the limitation of billboards to those that currently exist along Meridian. (17, 140)
2. Encourage the establishment of architectural standards for commercial development. (111)
3. Encourage the protection and enhancement of views. (126)
4. Enhance commercial areas with landscaping along roads consistent with public safety. (59)

#### ENVIRONMENT

1. Support recycling programs. (118)
2. Support the enforcement of litter laws and anti-littering campaigns that will result in the reduction of roadside pollution and environmental hazards. (93, 125, 161, 202)
3. Support control of excessive noise emitted from commercial land uses. (36, 185)
4. Protect and preserve wetlands, natural areas, and wildlife habitats. (89, 95, 117, 192)
5. Discourage clearcutting of land on the North Hill where surrounding area is adversely affected. (31)
6. Discourage the storage of multiple junk vehicles on property. (102)

#### PARKS AND RECREATION

1. Support efforts to establish and maintain parks and recreational areas. (6)
2. Encourage the establishment of recreation opportunities for children and young adults. (148)
3. Encourage the expansion of road shoulders to maintain a safe area for walking, jogging, riding, and biking. (25, 31, 47, 75)



#### OPEN SPACE

1. Support the preservation of open spaces and natural buffer areas. (60, 96)
2. Encourage the use of greenbelts as buffers between commercial and residential uses. (96)

#### PUBLIC SERVICES AND GOVERNMENT

##### SCHOOLS

1. Maintain and enhance the quality of the school systems in the Plan Area with facilities and other needs to support current and future student enrollment levels. (1, 15, 55, 69, 98, 157, 190, 194)
2. Preserve the relationship between neighborhoods and schools for community use of school facilities. (119)

##### LIBRARY

1. Encourage the continuation of mobile library services in the Plan Area. (2)

##### TAXES

1. Allow for growth of facilities providing services for the community, provided same services do not become a tax burden to the community. (16, 18, 91)

##### SHERIFF AND FIRE

1. Enhance the services provided by sheriff and fire department in the Plan Area. (43, 105)

##### MEDICAL

1. Discourage the location of a hospital in the Plan Area. (100)

#### PUBLIC INVOLVEMENT

1. Strongly support the creation of a community based planning review advisory committee. (85, 106, 113, 121, 124, 155, 177, 197)

## UTILITIES

### WATER

1. Protect and enhance the community owned water system and supply, which provides good water quality. (25, 104, 156)

### ELECTRIC/GAS/TELEPHONE/CABLE TV

1. Encourage the placement of new electric, telephone and cable television lines underground. (19)

### LANDFILL

1. Discourage the location of sanitary waste disposals and sanitary landfills in the Plan Area. (39)

### SEWER AND SEPTIC

1. Support the preservation of septic tank and drainfield systems for residential land uses. (46, 70)
2. Enhance the public awareness of septic systems and their maintenance through a public education program. (162, 163)
3. Support the use of new technology for on site sewage disposal which enhances the environment and minimizes environmental degradation. (167)

### SURFACE DRAINAGE

1. Advocate new and better methods for storm water management. (129, 176)

## CIRCULATION

### MASS TRANSIT

1. Maintain and enhance the bus service provided to the Plan Area. (13, 165)

### TRAFFIC CONTROLS

1. Maintain and enhance the traffic flow system in the Plan Area. (37)
2. Support the reorganization of traffic patterns and signaling at 24th & Meridian, 36th & Meridian, 114th & Jovita, and 8th & Jovita. (10, 52, 66, 77, 87, 1200)

#### ROAD STANDARDS AND CAPACITY

1. Encourage the expansion of road shoulders to maintain a safe area for walking, jogging and biking. (25, 31, 99)
2. Require businesses to maintain adequate parking facilities. (166)
3. Encourage the County to improve road design standards in appropriate areas of the North Hill. (48)
4. Encourage the County to work with the Washington State Department of Transportation and the City of Milton to investigate and resolve the traffic congestion problems found on Meridian (SR 161). (21, 41, 137, 165)

#### ROAD MAINTENANCE AND SAFETY

1. Maintain and enhance the quality and safety of roads in the Plan Area. (24, 44, 63, 65, 79, 86)

#### CODE ENFORCEMENT

1. Ensure fairness in code enforcement. (93)
2. Maintain strict adherence to existing and future county zoning regulations. (179)

# COMMUNITY IDENTITY

0 Rural atmosphere  
 12 More community gatherings  
 29 Stay unincorporated  
 32 Incorporated  
 57 Community service organization  
 64 Post office on Hill  
 73 Low density population  
 82 Maintain balance of homes, trees, farms, and pastures  
 83 Signs identifying community (city limit type signs)  
 94 Increase community cohesion  
 108 Maintain caring, family oriented community  
 123 Maintain rural atmosphere even at the expense of libraries, schools, and improvements  
 154 Better cooperation with surrounding communities  
 172 Localized naming of buildings and complexes  
 173 Historical plaques telling about area  
 193 City of Edgewood

V	I	R		XY	XI	IX
180	0	0	180	100X	0%	0X
19	61	94	174	11X	35X	54X
131	22	20	173	76X	13%	12%
9	7	151	167	5X	4X	90X
9	31	132	172	5X	18%	77X
3	9	169	181	2X	5%	93X
155	15	10	180	86X	8%	6X
140	23	12	175	80X	13%	7%
11	21	144	176	6X	12X	82X
39	55	70	164	24X	34X	43%
90	37	38	165	55X	22%	23%
53	52	60	165	32X	32%	35%
33	88	53	174	19X	51%	30%
5	5	158	168	3X	3%	94%
8	21	137	169	5X	14X	81%
4	17	144	165	2X	10%	87X

## LAND USE

5 Growth control  
 6 1/2 acre lots  
 22 1/2 acre lots on septic  
 33 1 acre minimum lots  
 34 Developer pay "true" costs: fire, road improvements, utilities, and open space  
 35 Single level buildings  
 38 1/3 acre minimum lots  
 44 Control parking of motorhomes, boats, trucks, excess vehicles in open  
 67 Quarter acre minimum lot size  
 75 Limit buildings to two stories  
 81 Keep suburban agricultural classification  
 174 Building height limits  
 151 No front yard businesses  
 183 1/4 acre minimum lots  
 184 Plan to encompass varying lot/residence sizes  
 155 Remain the same in terms of property use and open space  
 112 Keep property affordable  
 151 Plans that will protect property values  
 153 Ability to retain large acreages

159	7	3	169	94%	4%	2%
92	68	18	178	52%	30%	10%
91	58	16	165	55X	35%	10%
36	37	106	179	20%	21%	59%
161	15	2	178	90%	8%	1%
9	13	138	160	6%	8%	86%
49	31	83	163	30%	15%	55%
22	23	130	160	13%	13%	72%
41	16	103	160	25%	19%	56%
55	51	71	177	31%	25%	40%
146	21	11	178	82%	12%	6%
87	56	27	170	51%	35%	15%
48	29	102	176	25%	13%	62%
11	14	53	127	11%	11%	78%
32	62	54	148	22%	42%	36%
78	30	49	157	50%	15%	35%
35	35	104	174	20%	20%	60%
109	35	50	174	63%	25%	12%
114	31	21	165	65%	15%	15%

## AGRICULTURE

27 Agricultural uses protected and preserved  
 114 Being allowed to have livestock  
 147 Maintain existing pasture lands  
 158 Continued access to farm services

139	37	4	160	77%	21%	2%
146	23	8	177	82%	13%	5%
64	39	60	163	35%	24%	37%
60	71	47	178	34%	49%	25%

## RESIDENTIAL

4 No new apartments  
 30 No more multi-family dwellings  
 69 Single family homes  
 90 Duplexes are o.k.  
 101 No condominiums  
 107 Single family residence on two or more acres  
 141 Mix of housing values  
 142 Retirement type housing  
 152 Low housing density  
 175 Limit apts./condos to an area away from single family, with greenbelts

135	25	9	170	80%	15%	5%
173	34	19	181	71%	15%	10%
146	26	7	179	82%	15%	4%
20	43	107	170	12%	21%	67%
125	37	15	178	71%	21%	8%
6	20	143	174	31	11%	85%
32	60	61	153	21%	35%	44%
9	51	121	181	5%	22%	67%
135	18	13	171	75%	11%	11%
120	13	12	160	81%	11%	8%

# COMMERCIAL

- 20 Limit commercial development to Meridian corridor
- 49 Good family restaurant on Meridian
- 51 No new or used car lots
- 58 No strip development
- 71 Only local community service businesses
- 110 No more commercial growth on North Hill
- 130 No addition taverns
- 136 No more shopping centers
- 150 No shopping malls
- 189 Movie theatre
- 132 Service oriented businesses along Meridian
- 115 No commercial livestock businesses
- 170 Unique and selective business growth, local not chain etc.
- 187 More commercial services on Meridian

V 100 Not permitted

162	9	0	171	95%	51	0%
0	2	179	181	0%	1%	99%
127	30	23	160	71%	17%	13%
131	14	35	180	73%	8%	19%
28	15	119	162	17%	9%	73%
75	56	45	176	43%	32%	26%
103	14	55	172	60%	8%	32%
130	30	14	174	75%	17%	8%
138	12	13	163	85%	7%	8%
0	1	163	170	0%	1%	99%
47	52	75	174	27%	30%	43%
54	36	86	176	31%	20%	49%
21	33	113	167	15%	20%	65%
4	8	158	170	2%	5%	93%

# INDUSTRIAL

- 7 No heavy industry
- 76 Prohibit gravel mining
- 131 Only light nonpolluting industry
- 134 No more gravel pits
- 137 No industry involving more than a few employees
- 149 No industrial parks

162	7	3	172	94%	4%	2%
119	28	29	176	63%	15%	16%
108	37	25	170	64%	22%	15%
132	15	29	176	75%	9%	16%
52	34	82	168	31%	20%	49%
137	18	16	171	80%	11%	9%

# AESTHETICS

- 17 No billboards
- 59 Landscaping along roads
- 93 Cleaner roads and ditches
- 126 Protected views
- 111 Architectural standards for commercial development on Meridian
- 116 Residential design covenants
- 140 Restrict large billboards to Meridian

128	39	11	173	72%	22%	6%
14	25	141	180	8%	14%	76%
43	74	64	181	24%	41%	35%
69	59	57	176	34%	34%	32%
90	61	24	175	51%	35%	14%
16	29	129	174	5%	17%	74%
146	18	5	169	85%	11%	3%

# ENVIRONMENT

- 102 No junk vehicles stored on property
- 118 Curbside recycling
- 125 Pollution control and inspection of potential hazards
- 161 County enforce clean up ordinances, abandoned vehicles, etc.
- 202 Anti-littering program

93	42	41	176	55%	24%	23%
34	65	78	177	15%	37%	44%
106	50	21	177	66%	25%	12%
100	45	27	172	55%	28%	16%
95	59	24	169	55%	30%	14%

# NOISE

- 36 Commercial noise control
- 103 No low flyover by aircraft
- 185 Control of noise pollution
- 195 Stop chemical spraying
- 199 Burning bans

125	33	16	174	72%	19%	9%
58	38	75	171	34%	22%	44%
101	60	8	163	66%	36%	5%
66	37	66	159	35%	22%	35%
45	44	78	167	27%	26%	47%

# SURFACE WATER AND WETLANDS

- 80 Protected wetlands
- 88 Jovita Creek preserved
- 135 Set aside the wetlands for public access

123	30	19	172	72%	17%	11%
102	54	19	175	58%	31%	11%
16	12	149	177	9%	7%	84%

# VEGETATION

26 Abundance of trees	104	65	11	180	53%	36%	6%
54 Ban on non-essential tree cutting	31	37	113	181	17%	20%	62%
97 Developers to replace any trees that are removed	52	44	80	176	30%	25%	45%
109 Maintain sufficient greenbelts for wild animal and game	60	69	47	176	34%	39%	27%
117 Commitment to protect natural areas	132	32	13	177	75%	18%	7%

# WILDLIFE

128 Bird sanctuaries	37	68	72	177	21%	38%	41%
171 Strong encouragement for all builders to consider wildlife habitat before building	113	34	20	167	65%	20%	12%
192 Protected wildlife habitat	90	62	15	167	54%	37%	9%

# PARKS AND RECREATION

3 A Recreation center for a Pool and tennis courts	10	27	131	168	6%	16%	78%
8 More Parks	23	94	59	175	13%	54%	33%
45 No RV parks	112	40	25	177	63%	23%	14%
47 Recreation trails-riding, walking, running	22	63	93	178	12%	35%	52%
72 More community type activities that are family oriented	14	40	121	175	8%	23%	69%
146 Park for East side	6	51	123	180	3%	28%	69%
148 More sponsored activities for children and young adults	32	46	101	179	18%	26%	56%
167 North Hill Historical society museum	5	25	140	170	3%	15%	82%
168 Community senior center	9	52	110	171	5%	30%	64%
178 Undeveloped land to be purchased and used for recreation	9	36	119	164	5%	22%	73%

# OPEN SPACE

60 Fields and open spaces	143	27	12	182	79%	15%	7%
96 Greenbelts separating commercial and residential	109	43	25	177	62%	24%	14%

# PUBLIC SERVICES AND GOVERNMENT

200 Public services of a city without being a city	3	16	141	160	2%	10%	88%
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# SCHOOLS

1 Have High School	16	19	133	168	10%	11%	79%
15 Upgrade schools	41	60	77	178	23%	24%	43%
55 No High School	43	35	101	179	24%	20%	56%
84 Remain in Puyallup school district	123	22	30	175	70%	13%	17%
89 Keep Regent Jr. High	140	27	10	177	78%	15%	6%
93 Maintain good school system	165	11	2	178	93%	6%	1%
157 Maintaining good local schools for local residents	149	13	0	162	92%	8%	0%
160 Our own school district	3	25	152	180	2%	14%	84%
169 Maintain size and quality of schools	143	25	2	170	84%	15%	1%
119 Continued cooperation between schools and neighborhoods for use of facilities	162	15	0	177	92%	8%	0%
194 Limit school size	27	42	106	175	15%	24%	61%

# LIBRARY

2 A Library	14	55	104	174	8%	32%	60%
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# TAXES

16 Keep revenues from area here	78	43	45	165	47%	26%	27%
18 Keep taxes down	145	35	6	167	75%	19%	2%
91 Greater percent of county funds dedicated to count Parks	18	62	91	171	11%	36%	53%

40 No jails	173	3	2	180	95%	3%	1%
43 County sheriff precinct	95	80	24	180	53%	35%	12%
105 Full time fire department--paid	16	52	108	176	9%	30%	61%

#### MEDICAL

100 A medical clinic	1	32	144	177	1%	18%	81%
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#### PUBLIC INVOLVEMENT

85 Amendments to community plan must be approved by community members	147	20	11	178	83%	11%	6%
106 Continuation of planning committee with broader community input	109	55	12	176	62%	31%	7%
113 Not let a few people with large land holdings control destiny of community	156	12	9	177	88%	7%	5%
121 The community as a whole should have a voice in annexation proposals	164	7	7	178	92%	4%	4%
155 Citizen advisory board on planning and development decisions	97	40	28	165	59%	24%	17%
177 Community voice in commercial development	131	30	7	168	78%	16%	4%
124 Public notice of building permits	89	52	33	174	51%	30%	19%
133 Request moratorium on development until plan is finished	124	20	23	177	70%	11%	19%
164 Resolution discouraging speculation by out of area developers	78	20	61	159	49%	16%	35%
180 Ability to challenge County decisions without a lot of red tape	3	16	141	160	2%	10%	88%
197 The county to listen to and respond to community concerns	163	11	0	174	94%	6%	0%
201 Local legislative representation	71	37	66	174	41%	21%	38%

#### UTILITIES

9 Water company to stay within boundaries it has now	95	72	45	213	45%	34%	21%
28 H2O quality to remain as is	183	6	0	174	95%	3%	0%
42 Fluoride in H2O	37	30	109	176	21%	17%	62%
50 Improve the water pressure	28	39	112	179	16%	22%	63%
55 Reserve Water supply in case of earthquake	14	18	139	171	8%	11%	81%
68 More fire hydrants	25	78	63	179	20%	43%	37%
104 Maintain community water system	165	13	0	178	93%	7%	0%
156 Maintaining good water supply	147	8	9	172	86%	3%	5%
19 Underground power and phone lines	39	65	70	174	22%	37%	40%

#### LANDFILL

39 No sanitary waste disposals or landfills	176	3	2	181	97%	2%	1%
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#### SEWER AND SEPTIC

46 No sewers	132	20	25	177	75%	11%	14%
70 Sewers limited to Meridian	109	19	37	165	66%	12%	22%
122 Individual choice whether to join a V.L.L.D.	113	26	36	175	64%	15%	21%
162 Regulation of septic systems	46	62	63	171	27%	36%	37%
163 Give people basic information of septic care	54	78	38	170	32%	46%	22%
163 Better researched sewer system, or alternative sewer system	10	43	104	157	6%	27%	67%

#### SURFACE DRAINAGE

127 Storm sewers	28	23	122	174	16%	13%	71%
129 Better drainage along streets	37	54	85	176	21%	31%	48%
176 Storm drains on S curves on Hill	57	38	73	168	34%	23%	43%
79 Covered drainage ditches	9	27	141	177	5%	15%	80%

#### CIRCULATION

13 Better bus service	7	68	96	171	4%	40%	56%
159 Access to a light rail system	28	26	111	165	17%	16%	67%
185 Pierce Transit routes extended on Hill	24	62	78	163	15%	37%	47%

10 Left turn light at 24th and Meridian	52	63	49	164	32%	38%	30%
11 More traffic lights	26	42	105	173	15%	24%	61%
37 Adequate traffic flow system	100	70	11	181	55%	39%	6%
52 Signs at 36th and Meridian directing turn lanes with Stop and Go lights	110	44	24	178	62%	25%	13%
63 Lights at dangerous intersections	132	38	11	181	73%	21%	6%
65 Street lights	14	67	98	179	8%	37%	55%
66 Four way light at 114th and Jovita	16	44	120	180	9%	24%	67%
77 Traffic pattern revised to eliminate congestion at 8th and Jovita	107	34	36	177	60%	19%	20%
78 Better visibility at all intersections	78	47	52	177	44%	27%	29%
87 Traffic reorganization at Chrisella/36th/Meridian	109	45	20	174	63%	26%	11%
92 Better traffic controls and access onto Meridian	62	62	49	173	36%	36%	28%
120 Stop sign on Chrisella at intersection of 48th	8	24	145	177	5%	14%	82%
138 Plan more dead-end streets	3	15	155	173	2%	9%	90%
143 Better coordination of traffic signals	106	34	23	163	65%	21%	14%
144 Limited access frontage roads	13	31	127	171	8%	18%	74%

#### ROAD STANDARDS AND CAPACITIES

14 Roads upgraded	61	65	51	177	34%	37%	29%
21 Five lane Meridian	34	55	88	177	19%	31%	50%
25 Wide shoulders on roads for bikes and joggers	94	50	33	177	53%	28%	19%
31 Sidewalks on Meridian	39	50	101	191	17%	28%	55%
41 Improve road access to and from Hill	50	64	66	180	28%	36%	37%
48 Asphalt paved streets, storm drains, sidewalks, curb and gutters	7	25	149	181	4%	14%	82%
53 Overpass at 20th and Freeman/Milton Way	0	0	180	180	0%	0%	100%
61 Leave roads as they are	23	39	115	177	13%	22%	65%
99 Wider road shoulders	88	56	31	175	50%	32%	18%
139 No more arterial highways	119	39	13	171	70%	23%	8%
165 No expansion of Meridian to 5 lanes	56	41	67	164	34%	25%	41%
166 Make sure businesses provide adequate parking with good access	110	52	8	170	65%	31%	5%

#### ROAD MAINTENANCE

24 Well maintained roads	168	66	3	175	61%	33%	2%
62 Trees on roadways pruned so large vehicles don't scrape	17	17	145	179	5%	9%	86%
85 Better guardrails on Chrisella	103	46	28	177	58%	25%	16%

#### CODE ENFORCEMENT

35 Like county to apply building codes to developers the same as individuals	150	10	9	169	88%	6%	6%
179 Enforcement of future and existing County plans and codes	120	27	10	167	72%	16%	8%
182 Comprehensive commercial zoning strictly enforced	131	28	4	163	80%	17%	2%
188 Controlled commercial zoning	150	15	5	170	88%	5%	7%
191 Restrictive zoning for mobile homes	118	35	14	167	71%	21%	8%
198 Voter controlled zoning	129	22	18	169	76%	13%	11%

#### CIVIL

23 Community planned septic maintenance service	19	26	130	175	11%	15%	74%
74 Dogs not running loose in the area	111	48	16	175	63%	27%	9%
145 More community service as a sentence for misdemeanors	48	67	55	170	28%	39%	33%

Average number of persons who rated each question ----- 172.97



# Typical Vegetation of the Planning Area

Common Name	Scientific Name
TREES	
Western hemlock	<i>Tsuga heterophylla</i>
Douglas fir	<i>Pseudotsuga menziesii</i>
Western red cedar	<i>Thuja plicata</i>
Cottonwood	<i>Populus trichocarpa</i>
California poplar	<i>P. tremuloides</i>
Red alder	<i>Alnus rubra</i>
Bigleaf maple	<i>Acer macrophyllum</i>
Vine maple	<i>A. circinatum</i>
Willow	<i>Salix</i> sp.
Pacific dogwood	<i>Cornus nuttallii</i>
Cascara	<i>Rhamnus purshiana</i>
Oregon ash	<i>Fraxinus oregona</i>
Pacific madrona	<i>Arbutus menziesii</i>
Douglas hawthorne	<i>Crataegus douglasii</i>
Bitter cherry	<i>Prunus emarginata</i>
SHRUBS	
Himalayan blackberry	<i>Rubus discolor</i>
Evergreen blackberry	<i>R. laciniatus</i>
Salmonberry	<i>R. spectabilis</i>
Western thimbleberry	<i>R. parviflorus</i>
Wild rose	<i>Rosa</i> sp.
Blue elderberry	<i>Sambucus serulea</i>
Snow berry	<i>Symphoricarpos albus</i>
Evergreen huckleberry	<i>Vaccinium ovatum</i>
Red huckleberry	<i>V. parvifolium</i>
Red-flowered currant	<i>Ribes sanguinium</i>
Oregon grape	<i>Berberis nervosa</i> and <i>B. aquifolium</i>
Scot's broom	<i>Cytisus scoparius</i>
Devil's club	<i>Oplopanax horridum</i>
Western hazel	<i>Corylus cornuta</i>
Ocean spray	<i>Holodiscus discolor</i>
Spiraea	<i>Spiraea douglasii</i>

(Source: Draft Environmental Impact Statements in the Sumner vicinity;  
DEIS Amendments to the Sumner Land Use Plan, 1976  
DEIS SR167 Jet. SR410 to Jet. SR18)

HERBS AND GROUND COVER  
Common Name

Quackgrass	Agropyron repens
Ryegrass	Elymus sp. or Lolium sp.
Fescue	Festuca sp.
Velvetgrass	Holcus sp.
Bluegrass	Poa sp.
Blue-eyed grass	Sisyrinchium angustifolium
Clover	Trifolium sp.
Cattail	Typha sp.
Sedges	Carex sp.
Horsetail	Equisetum sp.
Canadian thistle	Cirsium arvense
Bull thistle	C. vulgare
Blackcap	Rubus leucodermis
Trailing blackberry	R. nivalis
Ladyfern	Athyrium felix-femina
Deer fern	Blechnum spicant
Western sword fern	Polystichum munitum
Western bracken fern	Pteridium aquilinum
Salal	Gaultheria shallon
Poison oak	Rhus diversiloba
Honeysuckle	Lonicera callosa
False solomonseal	Smilacina racemosa and
	S. stellata
Deerfoot, vanillaleaf	Achlys triphylla
Pacific bleeding heart	Dicentra formosa and
	D. uniflora
Fireweed	Clarkia quadrivulneta
Dovefoot geranium	Geranium molle
Twinflower	Linnaea borealis
Oregon oxalis	Oxalis oregana
Oregon tea tree	Ceanothus sanguineus
Chickweed	Cerastium vulgatum
Dandelion	Taraxacum sp.
Pig-a-back	Tolmiea menziesii
Wood violet	Viola glabella
Nettles	Urtica dioica
Bedstraw	Galium sp.
Miterwort	Mitella sp.
Liverwort, mosses, lichens, and mushrooms	

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Bird species typically found in the Puyallup Valley area (from N.B. Loomis in Montgomery, McNae, & Associates, 1975).

<sup>1/</sup> C = common, U = uncommon, R = rare.

<sup>2/</sup> M = migrant, R = year-around resident, S = summer only, W = winter only

<sup>3/</sup> F = forest, M = meadow, R = riparian.

Common Name	Scientific Name	Abundance <sup>1/</sup>	Seasonality <sup>2/</sup>	Habitat <sup>3/</sup>
Sharp-shinned hawk	Accipiter striatus	U	S	F
Cooper's hawk	A. cooperii	C	R	F,R
Red-tailed hawk	Buteo jamaicensis	C	R	F,M
Pigeon hawk	Falco columbarius	U	R	F,R
Screech owl	Otus asio	C	R	F,R
Rufous hummingbird	Selasphorus rufus	C	S	F,R
Flicker	Cloaptes cafer	C	R	F
Yellow-bellied sapsucker	Sphyrapicus varius	C	R	F,R
Dusky flycatcher	Empidonax oberholseri	U	M	F
Western wood pewee	Contopus sordidulus	C	S	F,R
Red-breasted nuthatch	Sitta canadensis	U	R	F,R
House wren	Troglodytes aedon	C	M	F,R
Bewick's wren	Thryomanes bewickii	C	R	F,R
Golden-crowned kinglet	Regulus satrapa	C	R	F,R
Ruby-crowned kinglet	R. calendula	C	W	F,R
Bohemian waxwing	Bombycilla garrulus	U	W	F,R
Hutton's vireo	Vireo huttoni	U	R	F
Solitary vireo	V. solitarius	U	S	F
Red-eyed vireo	V. olivaceus	C	S	F
Warbling vireo	V. gilvus	C	S	F
Orange-crowned warbler	Vermivora celata	C	S	F,R
Nashville warbler	V. rufica pilla	C	M	F
Myrtle warbler	Pendroica coronata	U	W	F,R
McGillivray's warbler	Oporornis tolmiei	C	S	F
Wilson's warbler	Wilsonia pusilla	C	S	F
Bullock's oriole	Icterus bullockii	C	S	F,R
Black-headed grosbeak	Pheucticus melanocephalus	C	S	F
Purple finch	Carpodacus purpureus	C	R	F,R
Pine siskin	Spinus pinus	C	R	F,R
Slat-colored junco	Junco hyemalis	U	W	F,R
Oregon junco	J. oreganus	C	R	F,R
Golden-crowned sparrow	Zonotrichia atricapilla	C	M	F,R
Fox sparrow	Passerella iliaca	C	W	F
Rough-legged hawk	Buteo lagopus	C	W	M
Marsh hawk	Circus cyaneus	C	R	M
Sparrow hawk	Falco sparverius	C	R	M
Common snipe	Capelia gallinago	C	R	M
Short-eared owl	Asio flammeus	C	R	M
Water pipit	Anthus spiniletta	C	W	M
Northern shrike	Lanius excubitor	U	W	M
Western meadowlark	Sturnella neglecta	C	R	M,R
Vesper sparrow	Poocetes gramineus	C	S	M
Yellow-billed cuckoo	Coccyzus americanus	R	S	R
Barn owl	Tyto alba	U	R	R
Spotted owl	Strix occidentalis	P	R	R
Northern shrike	Lanius excubitor	U	W	R
House sparrow	Passer domesticus	C	R	R
House finch	Carpodacus purpureus	C	R	R
Lapland longspur	Calcarius lapponicus	U	W	R
Snow bunting	Plectrophenax nivalis	R	W	R

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**NORTH HILL PLAN**  
**LAND USE ELEMENT**

**MASTER GOAL:** *ENSURE THAT THE LOCATION, PATTERN AND RELATIONSHIP OF THE VARIED LAND USES WITHIN THE PLAN AREA ARE MUTUALLY CONSISTENT AND COMPATIBLE WITH EACH OTHER.*

**Objective A:** Maintain a suburban agricultural environment within the community that remains steady regarding property use and open space.

- Policy 1.** Provide for a variety of land uses to accommodate the diverse life styles, needs and desires of North Hill residents.
- Policy 2.** Provide for the preservation of open spaces, natural areas, foodplains, wetlands, wildlife habitat and parks.
- Policy 3.** Protect existing single family residential areas from disruptive multi-family, commercial and industrial development.
- Policy 4.** Ensure that public and private land use decisions are consistent with the GOALS and POLICIES established in this Community Plan.

**Objective B:** Support the establishment of densities that maintain the character of the community.

- Policy 1.** Residential development in the community should have a low density, and should be designated to preserve the option for future subdivision and the future extension of public services.
- Policy 2.** Population density increases should be accomplished through infilling of vacant parcels. However, density increases should not adversely affect existing land uses or quality.
- Policy 3.** Low density means densities that provide for open space, protection of natural areas and maintain the character of the community.
- Policy 4.** Discourage multi-family development in single-family neighborhoods.

**Objective C:** Encourage developers to bear the true cost of public service delivery.

- Policy 1.** Establish impact fees to provide for fair share of public facility costs.
- Policy 2.** Distribute revenues from impact fees to public service providers to mitigate cumulative impacts from adjacent development.

**Objective D:** Citizens and affected agencies should be involved in all phases of comprehensive plan development, revision, evaluation and update.

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## **LAND USE ELEMENT**

### **Agriculture**

**GOAL:** *PROTECT CURRENT AGRICULTURAL ACTIVITIES EXISTING IN THE PLAN AREA AND PREVENT CONFLICTS WITH OTHER LAND USES SUCH AS RESIDENTIAL AND COMMERCIAL DEVELOPMENT.*

**Objective A:** Encourage the preservation of agricultural lands in the Plan Area.

- Policy 1.** Encourage the preservation of agricultural lands as part of a regional strategy that requires cooperation between Pierce County and its various municipalities.
- Policy 2.** Encourage farmland preservation through incentives and reciprocity rather than through regulatory strategies.
- Policy 3.** Develop and implement a strategy to preserve agricultural lands within the Plan Area. This strategy should consider the application of a voluntary approach.
- Policy 4.** Pierce County should review its codes and regulations relative to agricultural activities to ensure that they are compatible with the North Hill's desire to retain farming in the community.

**Objective B:** Protect the continuation of farms and existing farmland.

- Policy 1.** Ensure that land use regulations provide for the continuance of small farms, hobby farms, and existing farm land and the right to have and raise animals and livestock.
- Policy 2.** Minimize potential conflicts between residential land uses and agricultural activities.

**Objective C:** Preserve the right of residents to continue to raise animals and livestock.

**Objective D:** Encourage responsible animal husbandry and agricultural practices that are compatible with other land uses and do not adversely affect the environment.

- Policy 1.** Encourage fencing of pastures or other methods to keep farm animals from neighboring properties, roads, and watercourses, and implementation and maintenance of other proper agricultural management practices.

**LAND USE ELEMENT**  
**Residential**

**GOAL:** *PROVIDE FOR RESIDENTIAL DEVELOPMENT THAT REFLECTS THE RURAL CHARACTER OF THE COMMUNITY.*

**Objective A:** Encourage residential development that will result in a low density rural community of single family dwellings.

- Policy 1.** Promote the integrity of the Plan Area established for residential land uses by preventing the sporadic and haphazard intrusion of incompatible land uses into such areas.
- Policy 2.** A variety of residential development types, such as zero lot line, cluster housing, planned development districts and townhouses should be permitted in appropriate areas, provided they do not detract from the character of the North Hill, and the necessary facilities and services are available prior to or concurrent with development.
- Policy 3.** Moderate density residential development should be located along arterial streets, near existing transit stops, and in areas with proximity to employment centers, commercial facilities, parks and recreation facilities.
- Policy 4.** Residential densities on the North Hill should vary, depending on community values, type of development, its proximity to public and private facilities and services, surrounding densities in the immediate area, as well natural systems.
- Policy 5.** The location of different housing types should be considerate of their proximity to other land uses, the level of public facilities that serve them, and the physiographic condition of the sites upon which they are located.
- Policy 6.** Consideration should be given to the relationship of neighborhood design and the quality of life.

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## LAND USE ELEMENT

### Commercial

**GOAL:** *TO ACHIEVE AN ATTRACTIVE, CONVENIENT, AND WELL-BALANCED SYSTEM OF COMMERCIAL FACILITIES THAT SERVE THE NEEDS OF NORTH HILL RESIDENTS, ARE APPROPRIATE TO THEIR RELATIVE SERVICE AREA, AND ARE COMPATIBLE WITH ADJACENT LAND USES.*

**Objective A:** Permit commercial development only at a scale that is appropriate to serve the needs of the North Hill Community.

**Policy 1.** Discourage the development of shopping malls, plazas and other large commercial developments that are scaled to serve a larger population than the North Hill Community.

**Objective B:** Ensure that commercial development does not result in negative impacts upon surrounding land uses and the environment.

**Policy 1.** Encourage commercial development to achieve a level of architectural quality and good site planning that enhances the visual image and identity of North Hill

**Policy 2.** Ensure that commercial development does not result in excessive demands upon street and utility facilities.

**Policy 3.** Different types of commercial uses should be located in a manner that is consistent with existing traffic patterns and public facilities and compatible with nearby and adjacent land uses.

**Objective C:** Discourage the continuation of strip development along the Meridian Corridor.

**Policy 1.** Provide for future development only in small centers, rather than strips, and in areas of existing commercial activity.

**Policy 2.** Encourage the design of commercial development that will provide for access by mass transit and pedestrians.

**Policy 3.** Encourage planned development districts (PDD) for commercial developments.

**Policy 4.** Encourage the adoption and enforcement of regulations that will minimize the adverse impacts and unsafe conditions caused by strip development.

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**LAND USE ELEMENT**  
**Manufacturing/Industry**

**GOAL:**     ***ENSURE COMPATIBILITY BETWEEN MANUFACTURING/  
INDUSTRIAL USES, SURROUNDING RESIDENTIAL USES,  
AND THE ENVIRONMENT.***

**Objective A:** Mitigate impacts from new and existing manufacturing/industrial operations to surrounding uses and the environment.

- Policy 1.** Industries which handle hazardous or flammable materials should be located away from residential areas and population concentrations.
- Policy 2.** Pierce County should require assurances that air emissions, and disposal of waste water and solid waste will not result in significant deterioration of the environment.
- Policy 3.** Manufacturing/industrial activities in the North Hill Plan Area should be encouraged to incorporate landscaping, decorative fencing, native vegetation, and a sensitivity to design, color, and materials into their facilities to ensure that such industries are attractive and complementary to the community.
- Policy 4.** Ensure that manufacturing/industrial development activities locate on sites having good access, adequate public facilities and services, suitable topography and soils and minimum impact on the environment and residential uses.
- Policy 5.** Non-manufacturing/industrial land uses and activities should be discouraged in industrial areas.
- Policy 6.** Encourage the design of manufacturing/industrial development that will provide for access by mass transit and pedestrians.

**Objective B:** Support mineral extraction activities only when affected land owners and the environment are protected, and when these activities are consistent with Pierce County objectives.

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## **TRANSPORTATION ELEMENT**

**GOAL:** *ENSURE THAT THE TRANSPORTATION AND CIRCULATION SYSTEM IS REASONABLY SAFE AND EFFICIENT AND SERVES ALL SEGMENTS OF THE POPULATION.*

**Objective A:** Ensure that the street system maintains the capacity to adequately serve present and future volumes of traffic.

- Policy 1.** Encourage the maintenance and improvement of the street system when addressing the transportation and circulation concerns of the community.
- Policy 2.** Encourage the development of strategies necessary to improve public streets to meet applicable road standards.
- Policy 3.** The County should work with the Washington State Department of Transportation and the City of Milton to investigate and resolve the traffic congestion concerns found on SR-161.
- Policy 4.** The County should develop a public participation program to increase public involvement in circulation and transportation issues.
- Policy 5.** Encourage Pierce County to develop a uniform set of minimum roadway design standards that comply with federal and state design criteria, and that are linked to the level and type of land development served by transportation facilities.

**Objective B:** Minimize transportation conflicts to ensure safety.

- Policy 1.** Maintain and enhance the safety of roads in the Plan Area.
- Policy 2.** Activities within the Plan Area should provide for sufficient off-street automobile parking to reduce on-street transportation conflicts.
- Policy 3.** Encourage the improvement of traffic patterns and signaling at intersections to ensure safe accommodation of current and future needs.
- Policy 4.** Improve the safety at intersections by eliminating obstacles to vision.

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**TRANSPORTATION, Continued**

**Objective C: Provide for the needs of those who rely upon alternate forms of transportation other than the private automobile.**

**Policy 1. Maintain and enhance the bus service provided to the Plan Area.**

**Policy 2. Encourage the expansion of appropriate road shoulders to maintain a safe area for walking, jogging and biking.**

**Policy 3. Support mass transit and non-motorized travel.**

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## NATURAL AND CULTURAL RESOURCES

### NATURAL RESOURCES/ENVIRONMENT

In development of a land use plan, it is crucial to take the natural environment into consideration. The health of the environment often has a direct affect upon the quality of life and the health of the residents. Human activities impact the environment affecting persons living both inside and outside the community. Natural features such as *steep slopes, wetlands, aquifer recharge areas*, and other *critical areas* are important community assets and should be limiting factors in the use of land, and its intensity of development.

**MASTER GOAL:** *TO ENSURE CONSERVATION, ENHANCEMENT AND PROPER MANAGEMENT OF NATURAL RESOURCES, WHILE PROVIDING FOR A BALANCED PATTERN OF DEVELOPMENT AND THE NEEDS OF THE CITIZENS OF NORTH HILL AND PIERCE COUNTY.*

**Objective A:** Continue to enhance and maintain the quality of the surface and groundwater resources.

**Objective B:** Continue to enhance and maintain the quality of air resources.

**Objective C:** Continue to enhance and maintain the quality of land, wildlife, and vegetative resources.

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**NATURAL AND CULTURAL RESOURCE ELEMENT**  
**Natural Resources/Environment**  
**Air**

**GOAL:** *TO PROTECT AND IMPROVE LOCAL AND REGIONAL AIR QUALITY.*

**Objective A:** Protect environmental quality by reducing or eliminating sources of air pollution.

**Policy 1.** Work for the general improvement of the air quality of the Plan Area.

**Policy 2.** Encourage the use of landscaping and the retention of existing vegetated areas to provide for filtering of suspended particulate.

**Policy 3.** Encourage modes of transportation other than conventional motor vehicles to reduce locally generated auto emissions.

**Policy 4.** Encourage public education concerning outdoor burning, slash burns and the operation and maintenance of fireplaces and woodstoves to protect air quality.

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**NATURAL AND CULTURAL RESOURCE ELEMENT**  
**Natural Resources/Environment**  
**Earth**

**GOAL:** *TO DIRECT DEVELOPMENT TO AREAS BEST SUITED AND TO ENSURE THAT PRESENT AND FUTURE RESIDENTS ENJOY RELATIVE FREEDOM FROM POTENTIAL HAZARDS TO LIFE, LIMB AND PROPERTY.*

**Objective A:** Protect natural resources and amenities in the community.

**Policy 1.** Development should be directed to areas where adverse impacts on the natural resources can be minimized.

**Policy 2.** The County should consider the cumulative impacts of developments on the quality of land, wildlife and vegetative resources as a part of the environmental review process and require any appropriate mitigating measures. Such mitigation may involve the retention of significant habitats.

**Objective B:** Reduce potential hazards associated with earthquakes and steep slopes.

**Policy 1.** Seek to retain areas with slopes in excess of 30 percent as primarily open space areas in order to protect against erosion and landslide hazards.

**Policy 2.** Land clearing or other significant removal of vegetation on such slopes should be regulated to protect against erosion and landslide hazards.

**Objective C:** Ensure that development is properly located and constructed with respect to the limitations of the underlying soils.

**Policy 1.** Support the preservation of septic tank and drainfield systems for residential land uses.

**Policy 2.** Enhance the public awareness of septic systems and their maintenance through a public education program.

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**NATURAL AND CULTURAL RESOURCE ELEMENT, Continued**  
**Natural Resources/Environment (Earth)**

**Policy 3. Support the use the new technology for sewage disposal which minimizes environmental degradation.**

**Objective D: Establish management policies that control the operation of sand and gravel pits in the community in a manner which does not detract from the orderly development of the community.**

**Policy 1. Gravel resources are recognized as essential for the development of roads, public works and private construction, and should be permitted as long as the intent of this Plan is met.**

**Policy 2. Existing sand and gravel pits (as specifically authorized by a County Permit to mine) may be allowed to continue operation for the duration of, and in accord with their existing permits.**

**Policy 3. Additional quarries should be permitted only where it is advisable to modify slope to create usable land, or where the community will suffer no substantial adverse effects.**

**Policy 4. Discourage the conversion or reclamation of sand and gravel pit operations to solid waste facilities.**

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**NATURAL AND CULTURAL RESOURCE ELEMENT**  
**Natural Resources/Environment**  
**Water**

**GOAL:** *TO PROTECT AND IMPROVE THE QUALITY AND QUANTITY OF SURFACE AND GROUNDWATER SUPPLIES WHILE PROTECTING NATURAL DRAINAGE, WILDLIFE HABITAT AND THE AESTHETIC FUNCTION OF RIVERS, STREAMS, LAKES AND PUGET SOUND FROM DEGRADATION.*

**Objective A:** Preserve and enhance water quality.

- Policy 1.** Work for the general improvement of the quality of surface water and groundwater resources within the Plan Area.
- Policy 2.** Ensure that the quality of water leaving the Plan Area is essentially the same quality of water entering the Plan Area. Further, the County should assert its interests to ensure the neighboring jurisdictions exercise their responsibilities in promoting good water quality.
- Policy 3.** Encourage the use of sedimentation traps and filters to control the transportation of silt and other materials into the surface water system.
- Policy 4.** Encourage the inclusion of waterways and adjacent lands in the open space network.
- Policy 5.** Discourage development in areas of high water table.
- Policy 6.** Prevent pollution of both surface and groundwater resources.
- Policy 7.** Encourage natural vegetative cover to be left along waterways by property owners.
- Policy 8.** Encourage the use of measures that remove hydrocarbons, metals, organic matter, and toxics from water prior to discharge to surface or groundwater.

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**NATURAL AND CULTURAL RESOURCE ELEMENTS, Continued**  
**Natural Resources/Environment (Water)**

**Objective B: Encourage measures that improve storm water management.**

**Policy 1. Prevent development in areas where extensive flooding has occurred.**

**Policy 2. Discourage development in areas of surface flooding.**

**Objective C: Encourage minimization of impervious cover within and around areas that are critical for aquifer recharge.**

**Policy 1. Encourage the acquisition of wetlands and open spaces to maintain and enhance aquifer recharge characteristics.**

**Policy 2. Discourage strip commercial development that promotes impervious cover within an area.**

**Policy 3. Encourage on-site retention of stormwater runoff.**

**Policy 4. Encourage the use of wetlands and potholes for retention of runoff and recharging of groundwater aquifers.**

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**NATURAL AND CULTURAL RESOURCE ELEMENT**  
**Natural Resources/Environment**  
**Noise**

**GOAL:** *TO PROTECT THE NORTH HILL ENVIRONMENT BY REDUCING  
OR ELIMINATING SOURCES OF NOISE.*

**Objective A:** Discourage excessive noise emitted from commercial and  
manufacturing/industrial land uses.

**Policy 1.** Separate, to the extent possible, noise producing sources  
from noise sensitive land uses.

**Policy 2.** In developments, make use of berms, heavy vegetation,  
or building insulation to reduce noise impacts on adjacent  
land uses.

**Policy 3.** Implement measures to reduce traffic noise impacts such  
as traffic dispersion or reduction, or routing of vehicles  
away from residential areas.

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**NATURAL AND CULTURAL RESOURCE ELEMENT**  
**Natural Resources/Environment**  
**Wildlife and Vegetation**

**GOAL:** *TO PRESERVE WILDLIFE AND NATURAL VEGETATION.*

**Objective A: Protect wildlife and natural vegetation.**

- Policy 1. Discourage clearcutting of land on the North Hill where surrounding area is adversely affected.**
- Policy 2. Encourage the use of vegetation as an integral part of development plans.**
- Policy 3. Discourage the unnecessary disturbance of natural vegetation in developments.**

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**NATURAL AND CULTURAL RESOURCE ELEMENT**  
**Cultural Resources**

**Historic Preservation and Aesthetics**

**GOAL:** *TO PROTECT AND ENHANCE WHERE POSSIBLE THE NORTH HILL'S CULTURAL, SCENIC AND VISUAL ATTRIBUTES.*

**Objective A:** Continue to enhance and maintain the quality of historical resources in the community.

**Policy 1.** The buildings and sites identified in Table 9 are recognized as unique community resources to be preserved.

**Objective B:** Recognize the irreplaceable value of the visual resources, and act to preserve and enhance them.

**Policy 1.** Preserve and enhance the irreplaceable value of the special viewshed resources of the North Hill.

**Policy 2.** Establish architectural guidelines and landscape design criteria applicable to development along notable scenic routes.

**Policy 3.** Work cooperatively with businesses and property owners along Meridian to encourage preservation and enhancement of the economic viability and visual quality of the commercial corridor.

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## UTILITIES ELEMENT

**GOAL:** *ACHIEVE AN ADEQUATE DISTRIBUTION OF UTILITIES THROUGHOUT THE PLAN AREA WITH THE PROVISION THAT NEW UTILITIES DO NOT ENCOURAGE LAND USE THAT IS INCONSISTENT WITH THE SUBURBAN CHARACTER OF THE NORTH HILL.*

**Objective A:** The County should ensure that utility services within the Plan Area are at a level that is consistent with the demands of a suburban agricultural community.

**Policy 1.** The County should work with the utility providers within the Plan Area to ensure a reliable and cost-effective source of services for public consumption.

**Policy 2.** Encourage utilities and developers to coordinate the placement of new electric, telephone and cable television lines underground in developments.

**Objective B:** Protect and enhance the community water systems.

**Policy 1.** Encourage water providers within the Plan Area to establish appropriate service area boundaries that ensure reliable sources of water for public consumption.

**Policy 2.** Manage runoff from impervious surfaces to protect surface and groundwater systems from degradation.

**Policy 3.** Provide for the protection of groundwater supplies by reducing or eliminating sources of contamination.

**Policy 4.** Discourage high density development in environmentally sensitive areas including aquifer recharge areas to minimize impacts on groundwater systems utilized by community wells.

**Objective C:** Reduce residential and commercial solid waste within the Plan Area.

**Policy 1.** Encourage recycling programs and facilities including drop-off sites and curbside recycling to reduce solid waste in Plan Area.

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**UTILITIES ELEMENT, Continued**

**Policy 2. Encourage home composting as a means of reducing solid waste in the Plan Area.**

**Objective D: Provide for proper and healthful sewage disposal while ensuring that the community land use goals and objectives are met.**

**Policy 1. Encourage retention of on-site sewage disposal systems as permanent sewage disposal facilities that are designed and constructed for long term operation and not for an interim period in anticipation of future sewer service.**

**Policy 2. Should future introduction of sewers become necessary, ensure that sewers are designed to comply with the densities and land use intensities recommended by this Plan.**

**Policy 3. Encourage development of programs to provide education and assistance in the proper maintenance of septic systems.**

**Policy 4. Support the use of new technology for on-site sewage disposal which enhances the environment and minimizes environmental degradation.**

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## **PUBLIC FACILITIES/SERVICES AND GOVERNMENT ELEMENT**

**GOAL:** *ENSURE THAT THE PUBLIC FACILITIES AND SERVICES PROVIDED ARE MAINTAINED AND IMPROVED TO THEIR HIGHEST POSSIBLE LEVELS AND THAT FUTURE GROWTH WILL NOT RESULT IN DEGRADATION OF SUCH FACILITIES AND SERVICES, OR RESULT IN INCREASED COSTS TO EXISTING RESIDENTS TO MAINTAIN PRESENT LEVELS.*

**Objective A:** Encourage and promote public and private institutions dedicated to the pursuit of learning and education.

**Policy 1.** Maintain and enhance the quality of school systems in the Plan Area with facilities and other needs to support current and future student enrollment levels.

**Policy 2.** Preserve the relationship between neighborhoods and schools for the use of school facilities.

**Policy 3.** Encourage the continuation of mobile library services in the Plan Area.

**Policy 4.** Plan for the expansion of Pierce County's library's physical facilities to meet the demands of increasing growth in the County.

**Objective B:** Ensure that existing public safety and emergency service levels grow commensurate with the increasing demands of growth.

**Policy 1.** Encourage the continued improvement of sheriff protection facilities and services.

**Policy 2.** Encourage the use of crime prevention and public safety measures in the design of development.

**Policy 3.** Encourage the continued improvement of fire protection facilities and services.

**Policy 4.** Pierce County should work cooperatively with cities and the fire protection districts to ensure that annexations do not detrimentally affect fire protection services.

**Policy 5.** Pierce County should ensure that fire, building, zoning, and subdivision code and regulations consider the relationship between development design and the ability to protect such development fire hazard.

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**PUBLIC FACILITIES/SERVICES AND GOVERNMENT ELEMENT, Continued**

**Objective C: Ensure that Pierce County residents are provided with quality community health education and service programs.**

**Policy 1. Encourage the continued improvement of Tacoma-Pierce County Health Department facilities and services.**

**Policy 2. Encourage the continued involvement of the Tacoma-Pierce County Health Department in a variety of public health and environmental concerns including hazardous waste, chemical spills, and sewage.**

**Objective D: Maintain and enhance the facilities and services the County provides in an efficient and cost-effective manner.**

**Policy 1. Express the interests of the Plan Area residents and property owners when the actions of other governmental units would affect the character and growth in the Plan Area.**

**Policy 2. Employ the goals, objectives and policies of this community plan and other similar County documents as the expression of this community's intergovernmental interest.**

**Policy 3. Pierce County should develop a cooperative strategy with local jurisdictions that reduces the impacts that municipal actions such as annexations may have upon the North Hill community while preserving and enhancing the public services the County presently offers.**

**Policy 4. Regularly confer with neighboring municipalities to ensure cooperation and consistency on local policies relating to development, land use and annexation issues.**

**Policy 5. Ensure that residents, business persons, and property owners have the opportunity to become informed about and to respond to proposed County and local government activities that would affect growth and development in the Plan Area.**

**Policy 6. Encourage the use of ad hoc citizens committees to advise the County in the development of public policy affecting the Plan Area.**

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## **PARKS AND RECREATION ELEMENT**

**GOAL:** ***BROADEN THE RANGE OF PARK RECREATIONAL FACILITIES OFFERED TO THE RESIDENTS CONSISTENT WITH THE NEEDS OF THE COMMUNITY.***

**Objective A:** Maintain and enhance the existing park and recreational facilities of the North Hill Community.

**Policy 1.** Maintain and enhance the existing park to allow full usage and to ensure that a full complement of active and passive recreational experiences are available to all the residents.

**Policy 2.** Ensure that high quality parks and recreational facilities are available to residents and visitors to the Plan Area.

**Policy 3.** Implement existing park and recreation plans.

**Objective B:** Provide passive and active recreation opportunities for individuals of all ages.

**Policy 1.** Encourage the inclusion of recreational facilities in residential projects.

**Policy 2.** Encourage the development of private recreational facilities provided they do not result in detrimental impacts upon residential neighborhoods.

**Policy 3.** Include walking, jogging, horseback riding, and biking trails in the design and development of parks.

**Objective C:** Assure coordination between Pierce County, King County, the Cities of Milton, Puyallup, Sumner and the local school districts in the acquisition and development of parks and recreational facilities.

**Policy 1.** Encourage Pierce County to work with the local school districts to develop joint park and recreation facilities.

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**PARKS AND RECREATION ELEMENT, Continued**

**Policy 2. Develop future park facilities that have a community-wide focus and are easily accessible from all areas of the community.**

**Policy 3. Encourage the development and enhancement of neighborhood-based recreational facilities associated with schools and churches in order to augment the County's public park.**

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## OPEN SPACE ELEMENT

**GOAL:** *ENSURE THE PRESERVATION OF LAND FOR A VARIETY OF OPEN SPACE USES WITHIN THE NORTH HILL COMMUNITY INCLUDING THE ESTABLISHMENT OF A CONTINUOUS PROGRAM OF ADDING NEW OPEN SPACES TO THE EXISTING RESOURCES.*

**Objective A:** Reserve, conserve, and preserve critical areas such as farmland, forested areas, floodplains, wetlands, viewsheds and watersheds.

**Policy 1.** Encourage a network of corridors, paths and routes throughout the North Hill Community.

**Policy 2.** Encourage the incorporation of open space and natural buffer areas into the design of future development.

**Policy 3.** Encourage the use of greenbelts as buffers between commercial and residential uses.

**Objective B:** Encourage the provision of open space in commercial land development.

**Policy 1.** Encourage the incorporation of open space/natural elements into future developments.

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## IMPLEMENTATION ELEMENT

**GOALS:** *PROVIDE FOR THE IMPLEMENTATION OF GOALS, OBJECTIVES AND POLICIES CONTAINED IN THIS COMMUNITY PLAN AND PROVIDE FOR THE ENFORCEMENT OF LAND DEVELOPMENT REGULATIONS WHILE MAINTAINING PUBLIC INVOLVEMENT.*

**Objective A:** Improve the appearance of fairness in code enforcement.

**Policy 1.** Maintain strict adherence to existing County zoning regulations.

**Objective B:** Provide for increased community involvement and review in the provision of public and private services, facilities and development.

**Policy 1.** Encourage all of the Plan Area's residents, business persons and property owners to become informed about and respond to proposed activities that would affect growth and development in the Plan Area.

**Policy 2.** Encourage the use of ad hoc citizen committees to advise the County in the formulation of policy and development proposals affecting the Plan Area.

**Objective C:** Provide for continuing evaluation and review by Plan Area residents, property owners, and the County.

**Policy 1.** Pierce County, in conjunction with the North Hill Community, should develop an annual work program that includes work elements directed toward amending, as necessary, the North Hill Community Plan.

**Policy 2.** Any amendments or revisions to the North Hill Community Plan should be consistent with the intent of this Plan or with adopted County policies.

**Policy 3.** Pierce County may adopt amendments or revision to the North Hill Community Plan to ensure compliance with State law and compliance and consistency with the Pierce County Comprehensive Plan as required by State Law.

**Policy 4.** Any change to development regulations must be consistent with, and implement the Community Plan.

**Policy 5.** Pierce County, in conjunction with the North Hill Community, should develop a five year work program that includes work elements directed toward updating the Community Plan to accommodate the urban growth projected to occur for the succeeding ten years.

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## **NORTH HILL PLAN COMMUNITY IDENTITY ELEMENT**

**GOAL:** *MAINTAIN AND FOSTER THE EXISTING RURAL CHARACTER AND IDENTITY OF THE NORTH HILL AS A FAMILY COMMUNITY.*

**Objective A:** Maintain, encourage and preserve the existing character of the North Hill that is near local urban centers (Tacoma, Puyallup, Seattle) and is characterized by:



1. The ability of have small farms and raise farm animals.
2. The low level of residential, commercial and manufacturing development within the community and yet the proximity of urban services and development.
3. Clean air and good water.
4. A sense of community where people help and watch out for each other, and are willing to become involved in community issues.
5. A feeling of spaciousness, openness, and privacy.
6. A healthy environment for families raising children.
7. A feeling of safety and security.

**Objective B:** Ensure that the policies of this Plan are supported by adjoining and nearby jurisdictions, through interlocal agreements, especially in the event of annexation of a portion of the community.

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## REQUEST FOR COUNCIL ACTION

Agenda Bill No. 96-0027

<b>DATE ACTION IS REQUESTED:</b> 2/22/96	<b>TITLE:</b> An ordinance adopting the North Hill Community Plan as the interim Comprehensive Plan for the City of Edgewood.	<b>TYPE OF ACTION:</b> <u>  X  </u> Ordinance <u>      </u> Resolution <u>      </u> Motion <u>      </u> Other
<b>APPROVED FOR COUNCIL PACKET:</b>  City Manager  Dept. Head	<b>ATTACHMENTS:</b> Ordinance No. 96-0027 and the policies from the North Hill Community Plan.	

SUBMITTED BY: Gregg Dohrn

**RECOMMENDATION:** it is recommended that the City adopt the North Hill Community Plan as the City of Edgewood Interim Comprehensive Plan.

**DISCUSSION:** The North Hill Community Plan was the product of an extensive community planning process and was adopted by the Pierce County Council. Recent community meetings have reaffirmed that the North Hill Plan reflects the community's vision for the future.

Following incorporation, a zoning map and development regulations will be prepared to implement the plan and the plan will be updated and expanded to meet the requirements of the Growth Management Act.

**ALTERNATIVES:** Other options for an interim Comprehensive Plan include adopting the current County Comprehensive Plan or merging the North Hill Plan and the current County Comprehensive Plan.

**FISCAL IMPACT:**

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