

## STAFF REPORT

**DATE:** January 10, 2023

**TO:** Pierce County Planning Commission

**FROM:** Angie Silva, Long Range Planning Manager

**BY:** Erika Rhett Hunt, Long Range Planning Supervisor

**APPLICATION NO:** 994698 / Land Use Permit No. 994731

**APPLICANT:** Marc Pudists, P.E., Momentum Civil, LLC.

**SUBJECT:** COMMUNITY PLAN AMENDMENT – Amending the policies to allow for larger agricultural supplies stores in the rural areas of the Graham Community Plan area.

**NOTICE:** Notice of the Planning Commission public hearing was published in the Tacoma News Tribune on January 3, 2023.

**SEPA:** A State Environmental Policy Act (SEPA) checklist and Determination of Non-Significance was issued on SEPA on December 27, 2022. The 14-day comment period concludes January 10, 2023.

**ATTACHMENT:** **Attachment A: LUAC Draft Staff Report**

## STAFF RECOMMENDATION

**The Department recommends a modified proposal** that makes different changes to the Graham Community Plan to better implement the applicant’s intent to allow for larger feed stores in the rural area. In addition, staff recommend changes to the Pierce County Code to allow ‘Level 2’ agricultural supply sales uses up to 30,000 square feet in the R-10 zone in the Graham Community Plan area with conditional use permit. ‘Level 1’ use up to 10,000 square feet would continue to be allowed with existing policies, see table 18A.33.260-2 of the Pierce County Code for further details. Agricultural supply stores require an economy of scale to remain competitive, and the minimum size to be competitive currently exceeds the maximum allowed size in the Graham Community Plan.

The amendment as originally proposed could lead to over development in the rural areas. The Department’s recommendation attempts to balance this issue with a modified approach. The full text of the modified proposal can be found beginning on page 3.

If approved as recommended by staff, the Graham Community Plan would need to be amended as described below and *Title 18A.24.020 Graham Use Table - Rural and Resource Zone Classifications of the Pierce County Code* would need to be updated.

## LUAC RECOMMENDATION

Following timely and effective public notice published in the Tacoma News Tribune on November 29, 2022, the Graham Land Use Advisory Commission (GAC) held a public meeting on December 13, 2022. The GAC, with 7 of 8 commissioners present, recommended denial of both the Departments’ modified proposal and the original proposal.

## PROPOSAL

### Context

The policies of the Graham Community Plan limit agricultural supply sales within the RNC (Rural Neighborhood Center) and R-10 zones (Rural 10) to structures “of very small scale”. This is understood to reference a Level 1 Agricultural Supply Sales Use Type as defined in the Pierce County Code (PCC) Table 18A.33.260-2, which has a maximum total floor area of up to 10,000 SF. This use type is allowed as-of-right in the RNC and is only allowed in the R-10 area with a conditional use permit. Both the applicant’s proposed amendment, and the County staff’s recommended modification, aim to allow for larger sized agricultural supply sales buildings, consistent with other areas of the County and the economics of such businesses. Staff prefers the modified recommendation because it simplifies the policy. Staff also recommends specific code implementation.

Agricultural supply sales are compatible with the purpose of both the RNC and R-10 zones as defined in PCC 18A.10.090. The RNC zone includes “*areas which have established commercial uses that provide limited convenience shopping and services, meeting the daily needs of the surrounding rural area*”. The Rural Residential zones (which include the R-10 zone) provide for “*commercial and industrial uses related to and dependent upon natural resources*” along with residential and other resource uses.

The Graham Community Plan and PCC 18A.24.020 currently only allow stores up to 10,000 square feet in the R-10 zone with a conditional use permit. The RNC zone allows stores up to 10,000 feet as-of-right. The Rural Activity Center zone (RAC) allows stores up to 80,000 square feet with a conditional use permit. Unfortunately, the RAC zones within the community plan area do not contain enough available land to build an agricultural supply sales store of this size.

To remain competitive, rural agricultural supply stores or “feed stores” require a bigger footprint than 10,000 square feet. Existing feed stores in Pierce County range from 21,000 square feet to

93,000 square feet, averaging about 48,000 square feet. Limiting agricultural supply sales to 10,000 square feet is well below this threshold. A maximum limit of 30,000 is still on the smaller side for this business type.

Land within the R-10 is unlikely to be suited for most agricultural operations. Analysis was performed in 2004 and 2018 to identify “Prime farm lands”, and redesignate them as Agricultural Resource Land (ARL). Land that currently provides for agricultural uses but does not meet the criteria for ARL was designated as Rural Farm (RF). However, as a location for agricultural supply stores and other agricultural accessory uses, the R-10 zone could contribute to the rural economy, lifestyle, and character.

---

### Original Proposal

To address this difference in planning policies and market needs, the applicant proposed an amendment that would allow agricultural supply stores to be built to a size limited only by the size the lots they are built on.

The specific language proposed for amendment is shown in the excerpts below. ~~Strikeout~~ text shows language that has been proposed to be deleted. Added text is shown as **highlight**.

### Graham Community Plan

#### Land Use Element (page F-58)

#### AGRICULTURE AND AQUACULTURE

- GOAL GR LU-2** Locate agricultural supply and product sales uses in designations/zones that are appropriate for the level, type, and intensity of the proposed use.
- GR LU-2.1** Limit agricultural supply sales of large scale or heavy equipment products, such as combines and tractors, to urban commercial and industrial areas.
  - GR LU-2.2** Outside storage and display of products should be controlled and when necessary fenced to provide adequate screening.
  - GR LU-2.3** Structures in Rural Activity Center zones should be of a scale not exceeding the rural center character.
  - GR LU-2.4** Structures in Rural Neighborhood Center and Rural 10 zones should be of a scale that is in proportion to the underlying parcel size and is compatible with the size and intensity of existing neighboring uses. ~~Structures in Rural Neighborhood Center and Rural 10 zones should be very small scale.~~

---

### Modified Proposal

To address this difference in planning policies and market needs, but also limit development in the rural areas to what is appropriate, the Department recommends a modified the proposal that would allow agricultural supply stores to be built to the maximum floor area of 30,000 square feet limit, but only with a conditional use permit. This is the total floor area allowed for Level 2 Agricultural Supply Sales Use as defined in PCC Table 18A.33.260-2. ‘Level 1’ use up to 10,000

square feet would continue to be allowed with existing policies, see table 18A.33.260-2 of the Pierce County Code for further details.

Staff supports this amendment with modifications and additional code implementation (as shown in the implementation requirements section). Proposed policy modifications are shown below:

### **Graham Community Plan**

#### **Land Use Element (page F-58)**

**GR LU-2.3** Structures in Rural Activity Center, Rural Neighborhood Center, and Rural 10 zones should be of a scale not exceeding the rural center character.

~~**GR LU-2.4** Structures in Rural Neighborhood Center and Rural 10 zones should be very small scale.~~

## **ANALYSIS OF PROPOSED CHANGES**

Procedures for Amendments to the Comprehensive Plan, [PCC 19C.10](#), requires that the merits of all amendments to the Plan be evaluated based on the following:

1. *The effect upon the rate of growth, development, and conversion of land as envisioned in the Plan.*

The proposal could result in the development of larger agricultural supply sales buildings in the R-10 zone. As a resource use, these buildings would help to support agricultural and other resource uses in Pierce County. Resource uses are an important part of the landscape of rural areas and agricultural supply sales help to keep those uses viable.

2. *The effect upon the County's capacity to provide adequate public facilities.*

Not applicable as the proposal is not site specific. If the proposal is approved, potential public facility deficiencies may be identified at the time a development project is submitted to Pierce County through the State Environmental Policy Act (SEPA) review.

3. *The effect upon the rate of population and employment growth.*

The proposal could result in the development of additional agricultural supply stores. This may lead to a minor increase in employment within the Graham Community Plan area.

4. *Whether Plan objectives are being met as specified or remain valid and desirable.*

The proposal is consistent with the Pierce County Comprehensive Plan, which directs staff to encourage and support economic vitality of rural areas in ways that protect the rural way of life. The sale of products associated with resource-based is an essential element of maintaining the viability and integrity of rural lands and communities.

5. *The effect upon general land values or housing costs.*

The proposal is not likely to affect land values or housing costs.

6. *Whether capital improvements or expenditures, including transportation, are being made or completed as expected.*

Not applicable as the proposal is not site specific. If the proposal is approved, development would be evaluated at the time an application is submitted. The application will need to meet the requirements of the following Peirce County Code Titles, including but not limited to:

- Title 17A - Construction and Infrastructure Regulations – Site Development and Stormwater Drainage;
- Title 17B - Construction and Infrastructure Regulations – Road and Bridge Design and Construction Standards; and,
- Title 18C - Development Regulations – Storm Drainage and Site Development.

7. *Whether the initiated amendment conforms to the requirements of the GMA, is internally consistent with the Plan and is consistent with the Countywide Planning Policies for Pierce County.*

The proposal is consistent with the Growth Management Act (GMA) and Countywide Planning Policies (CPPs) because resource uses, including agricultural supply sales, are an important part of maintaining the viability and integrity of rural lands and communities. The PCC offers the following definition of resource uses in 18A.33.260: *“Resource Use Category includes the production or sale of plant and animal products associated with resource-based industry.”*

RCW 36.70A.177 of the GMA encourages jurisdictions to use zoning to encourage the agricultural economy, including through allowing accessory uses that support agricultural operations and production, such as agricultural supply stores.

The Comprehensive Plan, Vision 2050, and CPPs also include policies designed to support economic activity in rural and natural resource areas, listed in the following table. This proposal is understood to further that goal by allowing agricultural supply stores of an economically viable scale.

The following table lists the existing policies with which this proposal demonstrates consistency.

GMA	MPPs	Comprehensive Plan	CPPs
36.70A.070 36.70A.177	MPP-EC-23	Goal LU-53.1	RUR-8 RUR-10

8. *The effect upon critical areas and natural resource lands.*

Not applicable as the proposal is not site specific. If the proposal is approved, the review and identification of potential critical areas would occur at the time of development. If critical areas are present, the project would be regulated by Pierce County Code 18E - Development Regulations – Critical Areas.

9. *Consistency with locational criteria in the Comprehensive Plan and application requirements established by this Chapter.*

Not applicable.

10. *The effect upon other considerations as deemed necessary by the Department. (Other pertinent information.)*

The current maximum square footage for Agriculture Supply Sale uses within the Graham Community Plan's R-10 zone is 10,000 square feet. The Gig Harbor Peninsula and Key Peninsula community plan areas already allow for uses over 10,000 square feet in the R-10 zone.

## EQUITY

This proposal promotes economically viable agricultural supply stores in R-10 land in the Graham Community Plan. Agricultural supply sales serve rural and resource needs, so allowing a feed store of adequate size to meet the rural community needs is important in terms of both *economic* and *livability* equity considerations.

## IMPLEMENTATION REQUIREMENTS

If approved as amended, amend *Title 18A.24.020 Graham Use Table - Rural and Resource Zone Classifications* to allow Level 2 Agricultural Supply Sales, not to exceed 30,000 square feet as a conditional use within the R-10 zone. Please note that Level 1 Agricultural Supply Sales area already allowed as conditional use in the RNC zone in the Graham Community Plan area.

Amend *Resource Use Category – Description of Use Categories Table 18A.33.260 “Other Requirements”* section for level 1 of the use table 18A.33.260-2 to read:

~~Accessory uses may also include retail sales of fencing, small domestic pets and livestock and livestock and pet supplies and equipment.~~

Accessory uses may also include retail sales of small domestic pets and livestock as well as the supplies, tools and equipment commonly used in agricultural and rural areas.

Please note that the language in level 1 is applied to levels 2-4 as well with the note: “Same as Level 1.”

## ENGAGEMENT AND COMMENT

Consistent with Pierce County Code (PCC), the biennial Comprehensive Plan Amendment application period was held July 1 to August 1, 2022. This application was received and deemed completed by the Department. Pierce County Council initiated further review of the proposal through R2022-135. The following notified the public of the proposal and provided opportunities for comment:

- In October 2022, the Department sent letters soliciting cities/towns, agencies, school district, fire districts, water service providers and tribal notification of the initiated applications.

- On December 13, 2022, following notice in the Tacoma News Tribune, the Department met with the Graham Land Use Advisory Commission.
- On December 27, 2022, a SEPA determination was issued.
- On December 27, 2022, a notice for the Planning Commissions January 10<sup>th</sup> Study Session was published in the Tacoma News Tribune.
- On January 3, 2023, a notice for the Planning Commissions January 17<sup>th</sup> Public Hearing was published in the Tacoma News Tribune.
- On January 10, 2023, a notice for the Planning Commissions January 24<sup>th</sup> Deliberations was published in the Tacoma News Tribune.

Written comments received throughout the process are summarized below.

Date	Commenter	Summary of Comments	Response
11/18/22	Rob Allen (Pierce County Department of Economic Development)	1) Provided detailed breakdown of the economy of scale and market demand associated with agricultural supply stores in the County. Information outlined showed need to sell a large variety of wares to remain competitive, and thus requires a minimum size of about 20,000 square feet.	1) Information received assisted in Department’s modified proposal recommendation.
11/16/22	Thomas Seigel (Bethel School District)	1) Proposed amendments do not affect the Bethel School District.  2) Requests proactive engagement on 2024 Comprehensive Plan update process.	1) Comment noted.  2) On 11/30/22, the Department responded with previous outreach efforts with the School District in July 2022 and the SEPA scoping period conducted from September 1 to October 2, 2022. Department is committed to working with all school districts and providers through-out the multi-year project including upcoming engagement on the capital facilities plan.
12/11/22 & 1/5/23	James Halmo	1) LAMIRDs are guided by state law and have limitations and are not rural or urban.	1) The application does not propose any changes to agricultural supply sales uses in

		<p>Graham has two RACs and four RNCs. Policies for RNC should be small in character and reflect rural character. Not additional expansion of boundaries for RNC either.</p> <p>2) Current code permissions are adequate. Sale and display of large agricultural equipment is only allowed at Level 5 or above and allowed in Graham’s urban Mixed Use District and Community Employment zones.</p> <p>3) Discusses the Key Peninsula Community Plan regulation for agricultural supply stores, R10, and RNC development.</p> <p>4) Opposes proposal and size should be restricted to 5,000 square feet.</p> <p>5) Asks for further clarification of the intent of the proposal as its unclear from the applicant.</p>	<p>LAMIRDS. The code already allows up to 30,000 square feet in the RNC and up to 80,000 square feet in the RAC with a conditional use permit.</p> <p>2) Comment noted.</p> <p>3) Comment noted.</p> <p>4) Comment noted.</p> <p>5) The proposal is to amend policies to allow for future consideration of larger square footage size in the R-10 zone for agricultural supplies. If approved, future implementation efforts would amend development code, through a separate non-project SEPA review and public review process, a Level 2 Agricultural Supply Sales, not to exceed 30,000 square feet as a conditional use within the R-10 zone.</p>
--	--	---	---



**Application No. 994731: COMMUNITY PLAN AMENDMENT – Amending the policies to allow for larger agricultural supplies stores in the rural areas of the Graham Community Plan area.**

Applicant: Momentum Civil, LLC

## GENERAL DESCRIPTION

The proposal aims to allow larger buildings for Agricultural Supply Sales, such as feedstores, by amending the policies in the Graham Community Plan for Rural Neighborhood Center (RNC) and Rural 10 (R-10) land use designations.

## PROPOSED AMENDMENT

The specific language proposed for amendment is shown in the excerpts below. ~~Strikeout~~ text shows language that has been proposed to be deleted. Added text is shown as **highlight**.

### Graham Community Plan

#### Land Use Element (page F-58)

#### AGRICULTURE AND AQUACULTURE

**GOAL GR LU-2** Locate agricultural supply and product sales uses in designations/zones that are appropriate for the level, type, and intensity of the proposed use.

- GR LU-2.1** Limit agricultural supply sales of large scale or heavy equipment products, such as combines and tractors, to urban commercial and industrial areas.
- GR LU-2.2** Outside storage and display of products should be controlled and when necessary fenced to provide adequate screening.
- GR LU-2.3** Structures in Rural Activity Center zones should be of a scale not exceeding the rural center character.
- GR LU-2.4** Structures in Rural Neighborhood Center and Rural 10 zones should be of a scale that is in proportion to the underlying parcel size and is compatible with the size and intensity of existing neighboring uses. ~~Structures in Rural Neighborhood Center and Rural 10 zones should be very small scale.~~

## STAFF RECOMMENDATION

Staff supports this amendment with modifications and additional code implementation (as shown in the implementation requirements section). Proposed policy modifications are shown below:

### Graham Community Plan

#### Land Use Element (page F-58)

**GR LU-2.3** Structures in Rural Activity Center, Rural Neighborhood Center, and Rural 10 zones should be of a scale not exceeding the rural character.

~~**GR LU-2.4** Structures in Rural Neighborhood Center and Rural 10 zones should be very small scale.~~

The policies of the Graham Community Plan limit agricultural supply sales within the RNC (Rural Neighborhood Center) and R-10 zones (Rural 10) to structures that are “very small scale.” This policy does not support the viability of agricultural supply sale businesses in the rural area. Both the applicant’s proposed amendment, and the County staff’s recommended modification, aim to allow for larger sized agricultural supply sales buildings. Staff prefers the modified recommendation because it simplifies the policy. The staff also recommends specific code implementation.

Agricultural supply sales are considered a resource use. The Pierce County Code (PCC) offers the following definition in 18A.33.260: “*Resource Use Category includes the production or sale of plant and animal products associated with resource-based industry.*” Resource uses include the primary components of rural areas in the Growth Management Act (GMA) such as agricultural, forestry, and mining uses. Related uses support those primary resource uses and help their economic vitality, such as agritourism, agricultural supply sales, animal boarding, and craft distilleries. The inherent commercial activities that are part of these supportive resource uses help to maintain active resource uses and viable rural economies. They are important components of the rural landscape.

The Graham Community Plan currently only allows stores up to 10,000 square feet in the R-10 zone. The RNC zone allows stores up to 30,000 feet with a conditional use permit, even though it is covered by the same set of current policies. The Rural Activity Center zone (RAC) allows stores up to 80,000 square feet. Unfortunately, neither of the RNC or RAC zones contain enough available land to build agricultural supply sales stores in these size ranges.

The market demands for a rural agricultural supply stores require a bigger footprint than 10,000 square feet. Agricultural supply sales, or “feed stores” rely on providing a diversity of agricultural goods and supplies to remain competitive, which requires adequate floor space. Existing feed stores in Pierce County range from 21,000 square feet to 93,000 square feet, averaging about 48,000 square feet. Limiting agricultural supply sales to 10,000 square feet is well below this threshold. A maximum limit of 30,000 is still on the smaller side for this business type.

Land within the R-10 is unlikely to be suited for most agricultural operations, particularly those that are commercially viable, because most lands that met that test have already been zoned as Agricultural Resource Land (ARL) or Rural Farm (RF). However, as a location for agricultural supply stores and other supportive resource uses, the R-10 zone can still contribute to the rural economy, lifestyle, and character.

## IMPLEMENTATION REQUIREMENTS

If approved as amended, amend *Title 18A.24.020 Graham Use Table - Rural and Resource Zone Classifications* to allow Level 2 Agricultural Supply Sales as a conditional use within the R-10 zone.

Please note that Level 2 Agricultural Supply Sales area already allowed as conditional use in the RNC zone in the Graham Community Plan area.

Amend *Resource Use Category – Description of Use Categories Table 18A.33.260 “Other Requirements”* section for level 1 of the use table 18A.33.260-2 to read:

~~Accessory uses may also include retail sales of fencing, small domestic pets and livestock and livestock and pet supplies and equipment.~~

Accessory uses may also include retail sales of small domestic pets and livestock as well as the supplies, tools and equipment commonly used in agricultural and rural areas.

Please note that the language in level 1 is applied to levels 2-4 as well with the note: “Same as Level 1.”

## IMPACT ANALYSIS

*Procedures for Amendments to the Comprehensive Plan*, [PCC 19C.10](#), requires that the merits of all amendments to the Plan be evaluated based on the following ([PCC 19C.10.060 A](#)). The impact analysis addresses the proposal as modified.

1. The effect upon the rate of growth, development, and conversion of land as envisioned in the Plan.

The proposal could result in the development of larger agricultural supply sales buildings in the R-10 area. As a resource use, these buildings would help to support agricultural and other resource uses in Pierce County. Resource uses are an important part of the landscape of rural areas and agricultural supply sales help to keep those uses viable.

2. The effect upon the County's capacity to provide adequate public facilities.

Not applicable as the proposal is not site specific. If the proposal is approved, potential public facility deficiencies may be identified at the time a development project is submitted to Pierce County through the State Environmental Policy Act (SEPA) review.

3. The effect upon the rate of population and employment growth.

The proposal may improve the economic viability for new feedstores in the rural area. The opening of new feedstores may lead to a minor increase in employment within the Graham Community Plan area. However, the support that an agricultural supply store provides to farming operations helps to keep that industry, and its related employment, viable in the rural area.

4. Whether Plan objectives are being met as specified or remain valid and desirable.

The proposal is consistent with the Pierce County Comprehensive Plan and Graham Community Plan, as resource uses, including agricultural supply sales, are an important part of maintaining the viability and integrity of rural lands and communities.

5. The effect upon general land values or housing costs.

The proposal is not likely to affect land values or housing costs.

6. Whether capital improvements or expenditures, including transportation, are being made or completed as expected.

Not applicable as the proposal is not site specific. If the proposal is approved needed improvements would be evaluated at the time an application is submitted for development. The application will need to meet the requirements of the following Peirce County Code Titles:

- Title 17A - Construction and Infrastructure Regulations – Site Development and Stormwater Drainage;
- Title 17B - Construction and Infrastructure Regulations – Road and Bridge Design and Construction Standards; and,
- Title 18C - Development Regulations – Storm Drainage and Site Development.

7. Whether the initiated amendment conforms to the requirements of the GMA, is internally consistent with the Plan and is consistent with the Countywide Planning Policies for Pierce County.

The proposal is consistent with the GMA and Countywide Planning Policies because resource uses, including agricultural supply sales, are an important part of maintaining the viability and integrity of rural lands and communities.

8. The effect upon critical areas and natural resource lands.

Not applicable as the proposal is not site specific. If the proposal is approved, the review and identification of potential critical areas would occur at the time of development. If critical areas are present, the project would be regulated by Pierce County Code 18E - Development Regulations – Critical Areas.

9. Consistency with locational criteria in the Comprehensive Plan and application requirements established by this Chapter.

Not applicable.

10. The effect upon other considerations as deemed necessary by the Department. (Other pertinent information.)

The current maximum square footage for Agriculture Supply Sale uses within the Graham Community Plan's R-10 zone is 10,000 square feet. The Gig Harbor Peninsula and Key Peninsula community plan areas already allow for uses over 10,000 square feet in the R-10 zone.

## EQUITY

This proposal affects R-10 land in the Graham Community plan. Agricultural supply sales serve rural and resource needs, so allowing a feed store of adequate size to meet the rural

community needs is important in terms of both *economic* and *livability* equity considerations.

### GROWTH MANAGEMENT ACT (GMA)

The proposal, both as written and as modified, is consistent with the GMA, as agricultural supply sales are a resource related use that support the agricultural industry.

#### **RCW 36.70A.070**

**5b)** Rural development. The rural element shall permit rural development, forestry, and agriculture in rural areas. The rural element shall provide for a variety of rural densities, uses, essential public facilities, and rural governmental services needed to serve the permitted densities and uses. To achieve a variety of rural densities and uses, counties may provide for clustering, density transfer, design guidelines, conservation easements, and other innovative techniques that will accommodate appropriate rural economic advancement, densities, and uses that are not characterized by urban growth and that are consistent with rural character.

### MULTICOUNTY PLANNING POLICIES (VISION 2050)

The proposal, both as written and as modified, is consistent with the Vision 2050 Multi-county Planning Policies, as agricultural supply sales are a resource related use that supports the continued economic viability of the agricultural industry.

**MPP-EC-23** Support economic activity in rural and natural resource areas at a size and scale that is compatible with the long-term integrity and productivity of these lands.

### PIERCE COUNTY COUNTYWIDE PLANNING POLICIES (CPPs)

The proposal, both as written and as modified, is consistent with the Pierce County Countywide Planning Policies, as agricultural supply sales are a resource related use that supports the continued economic viability of the agricultural industry.

#### **Countywide Planning Policies – Rural Areas (page 60-62)**

**RUR-2.** Ensure that development in rural areas is consistent with the countywide and regional vision.

**RUR-10.** Support economic activity in rural and natural resource areas at a size and scale that is compatible with the long-term integrity and productivity of these lands.

### PIERCE COUNTY COMPREHENSIVE PLAN

The proposal, as modified, is consistent with the Pierce County Comprehensive Plan and Graham Community Plan, as the resource uses, such as agricultural supply sales, within rural lands is permitted.

#### **Pierce County Comprehensive Plan – Land Use Element. Rural Land Use Designations (pages 2-47)**

**GOAL LU-53** Ensure land uses and activities are consistent with and preserve rural character.

- **LU-53.1** Encourage and support economic vitality in ways that protect the rural way of life and are compatible with the rural environment.

**Graham Community Plan – Land Use Element. Agriculture and Aquaculture (page F-58)**

**GOAL GR LU-2** Locate agricultural supply and product sales uses in designations/zones that are appropriate for the level, type, and intensity of the proposed use.

DRAFT