

# Proposed Periodic Review Topics Report

Comprehensive Plan Periodic Review and Update

## Contents

Periodic Review Process and Audit .....	1
Audit Objective .....	2
Background and Context Updates .....	2
Required Policy Updates .....	2
Areas of Update .....	3
Recommended Updates .....	5
Community Plans .....	6
Recommendation .....	7
Next Steps .....	7
List of Required Policy Updates Attachment.....	8
List of Recommended Changes Attachment.....	17

*For an Executive Summary see the Proposed Periodic Review Topics Summary*

## Periodic Review Process and Audit

The Periodic Review is an essential feature of the Growth Management Act (GMA). In 1990 GMA called for cities and counties to develop a Comprehensive Plan for managing 20-years of future growth. That plan is updated on a set schedule to ensure it is consistent with changes in law, policy, and community circumstances. This periodic review must address several key issues:

- An analysis of the 20-year growth forecast and changes in land use and other policies to accommodate that growth.
- An update of the Capital Facilities Plan to ensure that there are adequate facilities and services to support the next 20 years of growth.
- A review of policies and regulations for critical areas based on the best available science to ensure protection of these areas.
- A review of policy and law changes at the state, regional, and local level to ensure consistency between plans and policies.

The scope of work for the Periodic Review is set to analyze the 20-year growth targets, programmatic environmental impacts and the County's capital facility plans to ensure that growth is supported. Consultant support is expected to support these efforts. Likewise, the

County is in the process of hiring a consultant to assist with a review of best available science and an analysis of critical area regulations.

### Audit Objective

To evaluate consistency with policy and law changes, staff conducted an audit of the Comprehensive Plan. The objective of the audit process was to identify all required changes, recommended changes, and other updates. This was an iterative process that included at least three rounds of review.

1. Review of GMA requirements, Vision 2050 policies, the Countywide Planning Policies, and Tacoma-Pierce County Health Department's Health-In-All-Policies guidance.
2. Consultation with County subject matter experts to identify changes to County plans, programs, practices, and policies that should be reflected in the Comprehensive Plan.
3. Interdepartmental Team (IDT) review of work done in the previous steps. For each element of the Comprehensive Plan, IDTs were comprised of subject matter experts and management from all departments and Planning Public Works (PPW) divisions with a stake in the topic area.

The results of this review are the recommended scope presented in this document.<sup>1</sup>

### Background and Context Updates

All chapters of the Comprehensive Plan include both narrative text and policies. Narrative text provides context about existing conditions, demographics, history, processes and procedures, inventories, and related plans, policies, and programs. As part of the review, staff flagged this type of information for update, but details are not included in this report. Contextual information in the narrative sections of the plan will be updated to provide the most relevant data and information available. This information is not a required part of the plan, and it does not set policy, but it helps to keep the plan relevant, relatable, and to better tell the Pierce County story. In cases where staff recommend updates to narrative and context that go beyond simple updates, they are included in the recommended changes section of this report.

### Required Policy Updates

The following list of updates are recommended to be included to ensure consistency with GMA, Vision 2050, and the Countywide Planning Policies.

- **GMA** requires the County to plan for 20-years of future growth and to update its plan through the Periodic Review process. Staff identified required policy updates using a series of compliance checklists provided by the Washington State

---

<sup>1</sup> The goal of the audit was to produce a list of potential updates. A lot of this information is associated with a particular element, but some are not. This should be expected as many of the ideas in the plan are interrelated. As the periodic review proceeds, some of the ideas and updates might be moved around in the plan.

Department of Commerce and an evaluation of legislative changes to GMA since the last periodic review in 2015. It also included a checklist for critical areas review, but at this time staff focused on policy consistency. Critical area development regulations review of regulatory consistency will be done after best available science review is completed by a consultant later this year. Some of the major changes to GMA included new requirements for housing and capital facilities and improved coordination with Tribal governments.

- **Vision 2050** sets multi-county planning policies for the Puget Sound region. GMA requires that the Comprehensive Plan is consistent with the multi-county planning policies. Puget Sound Regional Council (PSRC) also certifies the plan after adoption. PSRC is a Metropolitan Planning Organization and Regional Transportation Planning Organization responsible for the distribution of federal funding. Their certification of the Comprehensive Plan is necessary to maintain eligibility for this funding. Vision 2050 retains a regional growth strategy that prioritizes growth where high capacity transit is available or planned. There is a newer emphasis on ensuring community health and equity, preparing for and responding to climate change, improving housing affordability, and promoting regional coordination with Tribes and military installations. PSRC provides a checklist of policy requirements that staff used to assess the Comprehensive Plan.
- **The Countywide Planning Policies (CPPs)** are developed by the County and its cities and towns and are also required by GMA. They provide county-level coordination and respond to the requirements of GMA and the direction in Vision 2050. Updates to the CPPs are in the ratification process and due to be considered by the Pierce County Council in June 2022. Staff auditing the Comprehensive Plan used the ratification draft of the CPPs as an evaluation tool. New emphasis in the CPPs focus on the same areas as GMA and Vision 2050.

## Areas of Update

Items that appear on this list were identified by staff as either gaps or inconsistencies with the policy requirements in the documents above. A more specific list of updates by element can be found in the attachment *List of Required Policy Updates*.

Updating the Comprehensive Plan is an essential and required part of completing the Periodic Review. Anticipating these requirements, the current scope and schedule for the Periodic Review accounts for the time and effort needed to complete these updates.

- **Regional Growth Strategy Review** that integrates new growth targets for population, housing, and employment. This includes a capacity analysis based on buildable lands evaluation. This will include:
  - An **assessment of the County's plan for phased growth** including the placement of growth in high-capacity transit communities, supporting vested growth in other urban unincorporated areas, and strategies for slowing growth in rural areas and other urban unincorporated areas.

- **New affordable housing targets** that establish the number of housing units needed by income level, which may include reassessing densities, allowed housing product types and land uses to support affordability.
- **Capital and Public Facility Updates** to ensure consistency with state and regional requirements and with land use plans and growth target updates. This includes an updated public facility inventory and forecast of future needs. Additional updates:
  - **Assess Level of Service (LOS)** and distinguish between urban and rural LOS where needed.
  - **Include 20-year project list.** Use a multi-year financing plan as the basis for the 6-year CIP.
  - **Prioritize investments in Centers.**
  - Add the required policy to **assess land use if funding falls short** for needed public utilities and services.
  - **Include additional information about essential public facilities (EPFs)** such as the state's EPF list and showing Sound Transit facilities on plan maps.
  - Add a policy to reflect current practice that **water use is consistent with state statute** for permit-exempt groundwater withdrawals.
- **Update Housing Element Narrative and Policies** to comply with changes in GMA including refined forecasting and planning for affordable housing, middle housing, and emergency housing. These updates will require new implementation and monitoring strategies.
- **Transportation Element Revisions** to update technical documents, update the inventory, and apply growth data and land use plans. Also include the following:
  - **Plan for changes in technology** and mobility patterns.
  - Update air transportation policies for **consistency with federal aviation standards.**
  - **Address multi-modal LOS** (level of service), which will require a re-evaluation of concurrency standards for implementation.
  - **Update TDM** (transportation demand management) to align with new state and regional priorities.
  - **Include 20-year project list.** Use a multi-year financing plan as the basis for the 6-year TIP.
- **Update Parks and Open Space Policies** for consistency with Pierce County's PROS plan, including fiscal policies. Ensure consistency with Vision 2050 equity goals.
- **Include Critical areas**
  - **Integrate Watershed Plans** into the Environment Element.
  - Conduct a review of **best available science** and update critical area regulations in the Pierce County Code.
- **Consider Climate Change Adaptation, Mitigation, and Resiliency Policies.** These will appear in several elements of the plan as part of an integrated and interdisciplinary

approach to environmental planning. As part of this work the County can integrate the Sustainability 2030 plan<sup>2</sup>. In addition:

- Add policies that support **carbon sequestration**.
- **Support GHG reductions** in policies and approaches.
- **Reuse and retrofit** existing buildings to reduce energy use.
- Support **new industries** that address sustainability, climate change, health, and resiliency.
- **Considerations of Equity** that integrate the County’s approach to diversity, equity, and inclusion, including addressing the following:
  - Planning to **avoid displacement** and establishing anti-displacement policies.
  - Inclusive planning practices to **include historically marginalized communities**.
  - **Prioritize access to opportunity** and services for people of color, people with low incomes, and the historically underserved.
  - **Reduce the impacts** from environmental and health impacts for vulnerable populations and historically marginalized communities.
- **Enhanced Coordination Policies** to ensure that Pierce County plans are coordinated with adjacent jurisdictions, military installations, special purpose districts, and tribes.
  - **Tribal integration** into the planning process is a particular emphasis. Update the County’s cultural and historical resource maps.
  - **Land use compatibility** with military installations and tribal lands.
  - Integrate **emergency management** into planning policies and approaches to improve security and community resiliency.
- **Enhanced Focus on Health** to incorporate recreation, active transportation, and consideration of health disparities into land use planning.

## Recommended Updates

The following updates are recommended to be included in the Periodic Review. These are primarily clarifying and emphasis updates that are unlikely to require additional resources beyond what is already set aside for the Periodic Review. All updates will still require additional staff and stakeholder discussions and public engagement. These recommendations are listed by plan element and numbered to match the *List of Recommended Updates* attachment for additional details.

Element	Recommended Change
Land Use	<ul style="list-style-type: none"> <li>● Clean up policies related to <b>Centers and Corridors</b>.</li> <li>● Update <b>urban industrial policies</b> for land use compatibility.</li> </ul>

<sup>2</sup> The Sustainability 2030 plan is preparing for an update. The Periodic Review may need to go beyond some of the policies in the plan as adopted.

Element	Recommended Change
<b>Capital Facilities and Utilities</b>	<ul style="list-style-type: none"> <li>• Add policies identifying strategies to <b>prevent failing water systems</b>.</li> <li>• Address access to <b>broadband</b> service.</li> </ul>
<b>Design and Character</b>	<ul style="list-style-type: none"> <li>• Add policies that address the <b>design of transit facilities</b>.</li> </ul>
<b>Economic Development</b>	<ul style="list-style-type: none"> <li>• Rewrite the narrative to better <b>reflect current economic development</b> practice.</li> <li>• Add policies <b>supporting agri-tourism</b>.</li> <li>• Add policies <b>supporting small businesses</b>.</li> <li>• Update <b>Manufacturing/Industrial Center</b> policies to integrate PSRC comments.</li> </ul>
<b>Housing</b>	<ul style="list-style-type: none"> <li>• Add policies to <b>support aging in place</b>.</li> </ul>
<b>Open Space</b>	<ul style="list-style-type: none"> <li>• <b>Enhance trails policies</b> to reflect current conditions and practices, including the use of trails for mobility.</li> </ul>
<b>Transportation</b>	<ul style="list-style-type: none"> <li>• Update <b>rural roads</b> policies to allow new lanes if needed to travel between urban areas.</li> </ul>

In addition to the list of recommended changes by element, Resolution 2022-77 identifies the following recommended changes:

- Address climate change, climate mitigation, and environmental resiliency in all elements of the Comprehensive Plan.
- Incorporate Pierce County’s greenhouse gas reduction plan and goal from *Sustainability 2030*.
- Include a vulnerability and risk assessment of the potential impacts of climate change in the periodic review.

## Community Plans

When Pierce County adopted its first GMA compliant Comprehensive Plan in 1994, it included a Community Plans Element. This element recognized that unincorporated Pierce County is comprised of unique areas that have distinct histories, support a variety of lifestyles, and have diverse priorities. It set policies for Pierce County’s unique communities to establish plans that embrace local character and priorities. From this, Pierce County’s community plans were born.

Community plans build on the policies established in the main Comprehensive Plan. They identify how those policies are applied to a specific community’s conditions and priorities. Since all the policies in the main plan apply to the community plans, there is no need for individual plans to include all the policy language required by GMA, Vision 2050, or the Countywide Planning Policies. In the 2015 periodic review, staff reviewed the community plans with the intention of removing policy language that was duplicated in the main

Comprehensive Plan. Some of the duplicative policies were removed, but other language was retained when Land Use Advisory Committees (LUACs) felt it was important to remain in their community plan.

Based on the experience in the last periodic review, staff audited community plans looking for areas of inconsistency with GMA, Vision 2050, or the Countywide Planning Policies. No inconsistencies were found, but in some plans staff flagged policies that might be considered for updates consistent with new policy direction. This would include policies related to ensuring equity, housing affordability, supporting multi-modal transportation, and other areas. Staff also identified outdated parts of community plans that were due for an update including demographics and other statistical information and background and context narratives.

Community Plan	Adoption/ Last Update
Alderton-McMillin	2008
Anderson- Ketron Islands	2009
Browns Point – Dash Point	2008
Frederickson	2021
Gig Harbor	2021*
Graham	2007
Key Peninsula	2008
Mid-County	2021
Parkland-Spanaway-Midland	2021
South Hill	2021
Upper Nisqually Valley	2000

\* (background updates only)

### Recommendation

Staff does not recommend updating community plans during the Periodic Review. GMA requires community plans to be consistent with the main Comprehensive Plan, but the initial audit did not find any inconsistencies that require update. Although there is some outdated information that could be updated, even minor updates require staff time and coordination with internal and external stakeholders. In the last Periodic Review, the process of updating the narrative and context in the Gig Harbor Community Plan required a significant effort. Given the rest of the scope of the Periodic Review and other work program items for the Long-Range Planning Division, staff recommends updating community plans as an implementation step after completion of the Periodic Review. This would provide the opportunity to prioritize the community plans and to establish an appropriate scope, schedule, and budget.

### Next Steps

- Council is scheduled to review the list of proposed topics in June 2022.
- A public comment period is scheduled for September 2022.
- The September comment period will also include information about the proposed scope of the accompanying Environmental Impact Statement (EIS).

## List of Required Policy Updates Attachment

Element	Description of Required Update	Explanation of Requirement or Gap	Parts of the Plan	Resource Notes	Policy Options and Considerations
<b>Land Use</b>	<p>1. <b>Regional Growth Strategy (RGS) alignment:</b> Plan for phased growth throughout the County to meet targets for each of the unincorporated geographies in the RGS:</p> <ul style="list-style-type: none"> <li>High-Capacity Transit Communities (HCTC): Focus new growth in HCTC where high-capacity transit is planned or available. Avoid increasing development capacity in regional geographies not served by high-capacity transit.</li> <li>Unincorporated Urban: Growth in urban areas outside of HCTC would be directed toward vested development and new policies would consider ways to prevent new growth.</li> <li>Rural: New strategies are needed to slow and discourage growth in the rural area to meet the low growth targets for that area and to protect resource lands.</li> </ul> <p>2. <b>Frederickson Regional Manufacturing / Industrial Center plan (M/IC):</b></p> <ul style="list-style-type: none"> <li>Prioritize local investments in the center and list specific infrastructure investments, programs, and financing.</li> <li>Retain a minimum 50% industrial employment and at least 75% of industrially zoned land for core industrial uses.</li> <li>Encourage development of nearby rest and recreation opportunities for employees to support health and well-being.</li> <li>Set employment target for the center to 10,000 total (6,000 of that is new growth) for consistency with targets in Unincorporated Urban.</li> </ul> <p>3. <b>Equity and sustainability:</b> Support inclusive community planning and engagement to ensure land use decisions do not negatively</p>	<ol style="list-style-type: none"> <li>VISION 2050 Regional Growth Strategy</li> <li>VISION 2050 Centers Framework, Manufacturing / Industrial Centers Checklist</li> <li>VISION 2050</li> <li>VISION 2050 Regional Growth Strategy, Countywide Planning Policies</li> <li>Growth Management Act: RCW 36.70A.070 (6)(a)(v). VISION 2050 Regional Collaboration: MPP-RC-1, RC-4-5; MPP-PS-3-4, PS-8-9, PS-13-14, PS-23-25. Countywide Planning Policies Tribal Coordination chapter.</li> </ol>	<ol style="list-style-type: none"> <li>Needs to be integrated throughout the elements of the plan.</li> <li>M/IC plan policies are covered Land Use, Capital Facilities, Economic Development, and the Frederickson Community Plan. Consider adding an element at the end of the plan instead of leaving policies scattered throughout the document. If not, ensure appropriate information is found in the applicable sections.</li> <li>Needs to be an overarching theme throughout the Comp Plan.</li> <li>Needs to be an overarching theme throughout the Comp Plan.</li> <li>Needs to be an overarching theme throughout the Comp Plan.</li> </ol>	<ol style="list-style-type: none"> <li>This will require a land use analysis and review of alternatives in the planned Environmental Impact Statement (EIS). There will need to be significant community conversations about potential changes to land use.</li> <li>-</li> <li>-</li> <li>-</li> <li>-</li> </ol>	<ol style="list-style-type: none"> <li>The HCTC area includes the Parkland-Spanaway-Midland and the South Hill plan areas with the portion of urban Mid-County along 112th. Unincorporated Urban is the remainder of the urban area including Tehaleh, Frederickson, and other smaller urban areas between cities/towns in the urban growth area (UGA). The rural area includes resource lands. Policies need to focus on bending the current growth trends to meet the growth targets and policy expectations of the RGS. <ul style="list-style-type: none"> <li>HCTC: Leverage and update the Centers and Corridors policies to meet the HCTC expectations.</li> <li>Unincorporated Urban: consider reductions to the UGA and more aggressive annexation and incorporation strategies, or rezones to slow growth like an urban reserve classification. Consider applying lower intensity zoning where there are extensive critical areas. Focus new growth toward building out vested projects.</li> <li>Rural: consider strategies to slow growth in the rural area such as counting accessory dwelling units toward density, eliminating density bonuses, implementing net density calculations, or lowering densities in areas with high capacity. Phase out opportunities for nonconforming</li> </ul> </li> </ol>



Element	Description of Required Update	Explanation of Requirement or Gap	Parts of the Plan	Resource Notes	Policy Options and Considerations
	<p>impact historically marginalized communities. Reduce disparities in access to opportunity and expand employment opportunities to improve the region's economic future. Evaluate potential residential and commercial displacement and use a range of strategies to mitigate displacement impacts.</p> <p>4. <b>Military / JBLM:</b> Recognize JBLM as a Major Military Installation under the Regional Centers Framework of VISION 2050. Identify the beneficial impacts of military installations as well as the land use, housing, and transportation challenges for adjacent and nearby communities.</p> <p>5. <b>Coordination:</b> Expand tribal coordination and limit incompatible uses adjacent to tribal reservation lands, as applicable.</p>				<p>growth in expansion in areas inconsistent with the RGS.</p> <ul style="list-style-type: none"> <li>Address infrastructure planning for growth that may occur but is not captured in the growth targets if we fall short on "bending the trend."</li> </ul> <p>2. -</p> <p>3. Recognize the equity, health, and sustainability outcomes that result from land use decisions and smart growth, including emissions-related benefits of concentrating growth. Connect policies related to facilitating access to local healthy food with the equity index.</p> <p>4. Consider recommendations from the Joint Land Use Study.</p> <p>5. Use the new Countywide Planning Policies as direction for local policies.</p>
<p><b>Capital Facilities and Utilities Elements (recommended to combine elements)</b></p>	<p>6. <b>Update for 2044 growth targets and new information:</b> Update general policies, background, and 6-year Capital Improvement Plan into a consolidated CFP. This must include:</p> <ul style="list-style-type: none"> <li>An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities. This must include information from other providers (such as water and fire).</li> <li>A 20-year plan for all required facilities/services to serve 2044 growth.</li> <li>The proposed locations and capacities of expanded or new capital facilities.</li> <li>At least a six-year plan that will finance capital facilities within projected funding capacities and clearly identify sources of public money for such purposes. The County will need to explore funding</li> </ul>	<p>6. Growth Management Act: RCW 36.70A.070 (3) (a through e).</p> <p>7. Growth Management Act: RCW 36.70A.070 (6)(a)(v). Vision 2050 Regional Collaboration, Public Service, Transportation: MPP-RC-1, RC-4-5. MPP PS-1, PS-3-4, PS-8-9, PS-13-14, PS-23-25; MPP-PS-17. MPP-T-31, Land Use/Development Patterns: MPP-DP-4.</p> <p>8. VISION 2050 Regional Collaboration, Public Services: MPP-2, PS-16, PS-22. MPP-PS-13-15, PS-20-21.</p> <p>9. VISION 2050 Regional Collaboration, Public Services, Development Patterns: MPP-8-9; MPP-PS-18, PS-20, PS-29, DP-11.</p> <p>10. VISION 2050 Regional Growth Strategy.</p>	<p>6. Capital Facilities Element, Title 19E: Capital Facilities Planning, 6-year Capital Facilities Plan.</p> <p>7. This is required in several elements of the plan and may be addressed outside the element; Opportunity to include in introductory policies, CF 7, 7.1, U-2 and U-9. Emergency Response Section.</p> <p>8. This overarching requirement may be addressed throughout the plan.</p> <p>9. This overarching requirement may be addressed throughout the plan.</p> <p>10. CF 3.3; GOAL U-2 through U 2.4</p> <p>11. GOAL U-9 through U9.2</p>	<p>6. This will require a significant effort to gather information from County sources and service providers, to verify LOS and to generate a 20-year list of needed facilities. Alternatives will be studied in the EIS.</p> <p>7. -</p> <p>8. -</p> <p>9. -</p> <p>10. -</p> <p>11. -</p> <p>12. -</p>	<p>6. Considerations for the CFP:</p> <ul style="list-style-type: none"> <li>Consider adjusting Level of Service (LOS) approach for flood facilities and/or facilities in the floodplain.</li> <li>Reflect all of Pierce County population for County building LOS, not just unincorporated areas.</li> <li>Include the updated Coordinated Water System Plan-table with capacity for Group A systems showing ability to meet needs. Establish definition of rural services.</li> <li>WAC 365-196-415(d) provides examples of options for reassessing the Land Use element if funding falls short;</li> </ul>

Element	Description of Required Update	Explanation of Requirement or Gap	Parts of the Plan	Resource Notes	Policy Options and Considerations
	<p>sources, changes to regulatory pricing, taxing, expenditure practices, and other fiscal tools to meet infrastructure and other needs.</p> <ul style="list-style-type: none"> <li>A policy to reassess land use if probable funding falls short of meeting existing needs.</li> </ul> <p>7. <b>Coordination:</b> Promote coordinated planning for services and facilities with counties, cities, tribes, and special purpose districts in a manner that supports the Regional Growth Strategy, including addressing long-term needs, supply, and the use of conservation and demand management. Coordinate emergency management and public safety programs. Create a coordinated strategy for cleaning up brownfields and contaminated sites.</p> <p>8. <b>Equity:</b> Prioritize access to services and access to opportunity for people of color, people with low incomes, and historically underserved communities.</p> <p>9. <b>Sustainability:</b> Address potential impacts of climate change on facilities, including adaptation and mitigation strategies.</p> <p>10. <b>Centers:</b> Prioritize investments in Centers. This includes prioritizing parks, open spaces, and schools in or near centers and providing safe pedestrian and bicycle linkages between these areas and with residential and commercial development.</p> <p>11. <b>Health, safety, and environment:</b> Expand overarching language regarding the protection and enhancement of the environment and public health and safety when providing public services.</p> <p>12. <b>Water and wells:</b> Add a policy to reflect current practices to ensure that proposed water use is consistent with permit-exempt groundwater statute. This is done through practice and basin planning, but there is no supporting policy in the plan.</p>	<p>11. VISION 2050.</p> <p>12. Growth Management Act: RCW 36.70A.590.</p>	<p>12. Create a water section beyond Domestic Water Systems and a Goal of groundwater protection.</p>		<p>Transportation Element T-33+ provides policy example.</p> <ul style="list-style-type: none"> <li>Update the “Emergency Response” section to “Emergency Response, Protection, and Mitigation” and update as appropriate. Expand disaster preparedness to include the whole county and include prevention.</li> </ul> <p>7. Update the “Emergency Response” section to “Emergency Response, Protection, and Mitigation” and update as appropriate. Expand disaster preparedness to include the whole county and include prevention.</p> <p>8. -</p> <p>9. Sustainability and resiliency considerations:</p> <ul style="list-style-type: none"> <li>Energy: Set a goal to transition towards 100% clean and renewable energy. Support solar- and wind-based electrical generating equipment updated to accommodate technological advances. Move away from natural gas usage. Design new County-owned buildings to run on electricity, with an exception for generators where an all-electric version is not feasible. Explore whether the electrical system could accommodate a shift to all-electric and consider resiliency and redundancy in cases of emergency loss of electricity.</li> <li>Sewer: Leverage Unified Sewer Planning process to identify opportunities and costs for capturing and using biogas with goal of reducing GHG emissions.</li> </ul>

Element	Description of Required Update	Explanation of Requirement or Gap	Parts of the Plan	Resource Notes	Policy Options and Considerations
					<ul style="list-style-type: none"> <li>• Solid Waste/Recycle: Create business technical assistance program to increase recycling and identify ways to reduce waste through local collaborative networks. Establish incentives for recycling of construction and demolition debris. General: Add a section for the County's Resource Conservation Program. Support methane capture.</li> <li>• Parks and Open Space: recognize the role that parks and open space play in helping to achieve sustainability goals including carbon sequestration, non-motorized transportation, health, and resiliency.</li> </ul> <p>10. - 11. - 12. This policy may go in the Environment Element.</p>
<b>Cultural Resources Element</b>	13. <b>Mapping:</b> Include a map of historic and cultural resources. This will require and update of the County's historical resources map(s).	13. Countywide Planning Policy HAC-3.4 requires a map of historic and cultural resources. The County's historic resources map(s) should be reviewed for completeness. 2022 House Bill 1717 supports engagement of Tribes in local planning processes.	13. Historical resource maps are currently in the Land Use Element and the following Community Plan areas: Alderton-McMillin, Browns Point-Dash Point, Graham, Key Peninsula, Mid-County, and Parkland-Spanaway-Midland.	13. County staff will reach out to Tribes to invite them to engage in the periodic review. County staff should engage with Tribes to verify information that could be included in updated map(s). IDT members expressed concern about the mapping of sensitive resources as well as whether all locations have been documented.	13. -
<b>Design and Character Element</b>	14. <b>Building reuse:</b> Acknowledge that reusing and retrofitting existing buildings can reduce energy use.	14. Vision 2050 added this policy direction in MPP-C-2, CC-Action-2, and DP-46.	14. Goal D-18.	14. -	14. -
<b>Economic Development Element</b>	15. <b>Access to opportunity:</b> Update economic vitality policies to address new emphasis on equity and access to opportunity. 16. <b>Sustainable, healthy industries:</b> Update economic vitality policies to address new	15. This directive appears in Vision 2050 and the Countywide Planning Policies. MPP-EC 1, 3, 4, 7, 8, 13, 14, 16. CPP EC-1, 1.7, 2, 2.11, 4.8. It is also supported by the health-in-all	15. Goal EC-1 Economic Vitality Policies. 16. Goal EC-1 Economic Vitality Policies.	15. - 16. - 17. Coordination with Tribal governments will be an	15. Carefully consider both rural and urban issues around equity and opportunity. In urban areas it is important to align infrastructure

Element	Description of Required Update	Explanation of Requirement or Gap	Parts of the Plan	Resource Notes	Policy Options and Considerations
	<p>emphasis on businesses and industries that address sustainability, climate, change, health, and resiliency.</p> <p>17. <b>Tribal economic contributions:</b> Add specific language or a policy to support and recognize the value of Tribes.</p>	<p>policies guidance by the Tacoma-Pierce County Health Department.</p> <p>16. This directive appears in Vision 2050 and the Countywide Planning Policies. MPP-EC 1, 3, 4, 7, 8, 13, 14, 16. CPP EC-1, 1.7, 2, 2.11, 4.8. It is also supported by the health-in-all policies guidance by the Tacoma-Pierce County Health Department.</p> <p>17. This is included in Vision 2050: MCC-EC-15, 17, 20. In general the Comp Plan ignores the economic value of Tribal industries. It's partly because they don't produce revenue streams from taxation. However, they are employers and contribute to economic flow in the County.</p>	<p>17. Goal EC-1, policies EC-1.4.1 and 1.2.</p>	<p>important step to ensure accurate representation.</p>	<p>and neighborhood development where it can best meet equity goals.</p> <p>16. This idea is supported by Sustainability 2030. It also has linkages to financing programs and job training opportunities as well. For rural areas it is important to address how to ensure natural resource industries are sustainable and resilient into the future.</p> <p>17. Include information about economic impact in the context and background parts of the element. Tribal governments and the County government are subject to different sets of rules. Consider ways that partnerships could leverage these differences for mutual benefit.</p>
<p><b>Environment Element</b></p>	<p>18. <b>Health and equity:</b> Update policies to reflect prioritizing the reduction of impacts to vulnerable populations that have been disproportionately affected. Ensure that vulnerable, underserved, and disproportionately impacted communities have clean air, clean water, and other elements of a healthy environment.</p> <p>19. <b>Carbon sequestration:</b> Update policies to reflect protecting and restoring natural resources that sequester carbon including tree canopy, including utilizing market-based incentives.</p> <p>20. <b>Climate Mitigation and Resiliency:</b> Add climate mitigation, adaptation, and resiliency throughout Comp Plan as appropriate.</p> <p>21. <b>WRIA Plans:</b> Update policies to reflect WRIA (Water Resource Inventory Area) watershed plans.</p> <p>22. <b>Coordination:</b> Update policies to reflect coordination with adjacent jurisdictions,</p>	<p>18. Vision 2050 provides policy direction through MPP-En-3-4, MPP-En-7-8, MPP-En-21.</p> <p>19. Vision 2050 provides policy direction through MPP-CC-4, MPP-En-9, MPP-En-13; Countywide Planning Policies provide guidance through CPP Env-38-39.</p> <p>20. Vision 2050 provides policy direction through MPP-CC-1-3, MPP-CC-6-12, CC-Action-3, CC-Action-4, MPP-PS-17-20, MPP-PS-21, MPP-PS-29, MPP-DP-11; Countywide Planning Policies provide guidance through CPP Env-38-46, CPP Tr-21.</p> <p>21. Recommended in <i>Draft Areas of Update table</i>.</p> <p>22. Vision 2050 provides policy direction through MPP-En-1, MPP-En-6, MPP-En- 11-12, MPP-En-14, MPP-En-16, MPP-En-Action-3</p>	<p>18. ENV-1, ENV-2, ENV-5, ENV-8, ENV-12, ENV-13</p> <p>19. ENV-1</p> <p>20. <i>New section and throughout Comp Plan</i></p> <p>21. ENV-5.1</p> <p>22. ENV-5.1, ENV-9.2</p> <p>23. ENV-1</p>	<p>18. -</p> <p>19. This may require additional study and should be included in the EIS.</p> <p>20. This would be coordinated with the Sustainability 2030 plan. Alternatives and review should be included in the EIS.</p> <p>21. -</p> <p>22. -</p> <p>23. -</p>	<p>18. -</p> <p>19. -</p> <p>20. -</p> <p>21. -</p> <p>22. -</p> <p>23. -</p>

Element	Description of Required Update	Explanation of Requirement or Gap	Parts of the Plan	Resource Notes	Policy Options and Considerations
	<p>tribes, countywide planning groups, watershed groups, non-profits, and others.</p> <p>23. <b>Integrated Approach:</b> Update policies to reflect advancing integrated and interdisciplinary approaches for environmental planning and assessments.</p>	<p>23. Vision 2050 provides policy direction through MPP-En-2</p>			
<b>Essential Public Facilities Element</b>	<p>24. <b>State EPFs:</b> Include a review of OFM's list of state EPFs in the element.</p> <p>25. <b>Sound Transit Facilities:</b> Include Sound Transit facilities in countywide lists and maps in the element.</p>	<p>24. RCW 36.70A.200(4) requires that any facilities in OFM's list be included in the Comprehensive Plan.</p> <p>25. RCW 36.70A.200(1) and WAC 365-196-550(d).</p>	<p>24. Add to the text of the element. Policy changes are unlikely to be needed.</p> <p>25. Add to the text and maps of the element that show countywide EPFs, even though there are no facilities in unincorporated Pierce County.</p>	<p>24. -</p> <p>25. -</p>	<p>24. -</p> <p>25. -</p>
<b>Housing Element</b>	<p>26. <b>Housing needs and targets:</b> Revamp the element to include a housing needs assessment, an allocation of housing targets by income level, and a strategy achieve the income-based housing targets. This will also include:</p> <ul style="list-style-type: none"> <li>Match the Affordable Housing definition in RCW 36.70A.030.</li> <li>Missing Middle: Expand housing capacity for missing middle housing and moderate-income housing that is safe and healthy. Explore the need to relax or undo strictly single-family detached zoning. Avoid regulating types of residential uses and focus on density / intensity to remove barriers to housing choices and variety.</li> <li>Housing Supply: Support strategies that address the systemic market failure of housing undersupply by increasing housing supply.</li> <li>Consider strategies beyond zoning and development regulations and other affordability tools to ensure long-term affordability: surplus land policies, community land trusts, co-ops, rent-stabilization, inclusionary zoning, lowering AMI limits across the board,</li> </ul>	<p>26. RCW 36.70A.070(2)(a) / HB 1220, RCW 36.70A.030, WAC 365-196-410(2), MPP H-Action-4, MPP-RGS-1-2, CPP AH-3, Pierce County Housing Needs Assessment.</p> <p>27. MPP-H-12, H-Action-6, CPP AH-8, CPP AH-8.1, CPP AH-8; MPP-H-5, CPP AH-7</p> <p>28. VISION 2050 Regional Growth Strategy MPP-H-7-8, TPCHD Health In All Policies.</p>	<p>26. Background, Solutions to Housing Issues policies</p> <p>27. Background, Solutions to Housing Issues policies; H-1</p> <p>28. Background, Solutions to Housing Issues policies (Policies H-2.3, 2.4), Affordable Housing policies</p>	<p>26. Unlike other elements, the requirements for the Housing element have changed significantly and will require a major update. This work will require coordination with cities and towns to allocate targets by income. It could be a lengthy process like growth targets.</p> <p>27. -</p> <p>28. -</p>	<p>26. New requirements for Housing Elements will require a major re-do of the housing element to comply with HB1220. Commerce is developing guidance now.</p> <p>27. -</p> <p>28. Overlaps with other elements</p>

Element	Description of Required Update	Explanation of Requirement or Gap	Parts of the Plan	Resource Notes	Policy Options and Considerations
	<p>down-payment assistance, rental-assistance, targeted basic income, etc.</p> <p>27. <b>Equity and displacement:</b> Identify potential physical, economic, and cultural displacement of low-income households and marginalized populations and work with communities to develop anti-displacement strategies in coordination with the at-risk populations. Promote homeownership opportunities for low-, moderate-, and middle-income families and individuals, while recognizing historic inequities in access to homeownership opportunities for communities of color.</p> <p>28. <b>Jobs-housing balance:</b> Promote housing and jobs-housing balance in centers and near transit.</p>				
<b>Open Space Element</b>	<p>29. <b>PROS Plan Integration:</b> Update and merge policies consistent with the PROS Plan. This includes integrating equity and health consideration and updating the definition of Open Space.</p>	<p>29. Internal and external consistency for better alignment with the Multicounty Planning Policies, Countywide Planning Policies, Regional Open Space Conservation Plan and other plans and practice.</p>	<p>29. Throughout the element.</p>	<p>29. Implementation will require staff time and coordination, funding, and review.</p>	<p>29. -</p>
<b>Parks and Recreation Element</b>	<p>30. <b>PROS Plan Integration:</b> Update and merge prioritization policies for consistency with PROS Plan and Parks fiscal policy; recognize that fund sources may have limitations that are not consistent with existing comp plan policy.</p> <p>31. <b>Support nearby parks:</b> Add a policy promoting parks within walking distance in urban areas.</p>	<p>30. Internal and external plan consistency.</p> <p>31. MPP-EN-15, MPP-DP-11.</p>	<p>30. PR-3, PR-4, PR-7</p> <p>31. -</p>	<p>30. -</p> <p>31. -</p>	<p>30. -</p> <p>31. Implementation will require major adjustments because much of the urban area is not currently equipped with the infrastructure to safely walk to parks facilities. This will involve policy adjustments in the Transportation element to prioritize pedestrian linkages to parks. It also will involve policy adjustments in the Land Use element to identify adequate land area and prioritize parks, schools, and open space adjacent to centers.</p>
<b>Transportation Element</b>	<p>32. <b>Update Transportation Plan</b> to account for 2044 targets and new information, addressing:</p> <ul style="list-style-type: none"> <li>Levels of service (LOS) standards for all arterials, transit routes, and highways.</li> </ul>	<p>32. RCW 36.70A.070 (6); MPP-DP-52, MPP-T-11, CPP TR-14.1.2, TR-14.1.3, TR-15, TR-16, Tr-17, Tr-18</p> <p>33. MPP-T-9; MPP-RC-2</p>	<p>32. Update all technical sections and applicable policies.</p> <p>33. This overarching requirement may be addressed throughout the plan.</p>	<p>32. Updating to accommodate a multimodal LOS will create a significant amount of implementation work.</p>	<p>32. -</p> <p>33. Use PSRC's Opportunity Index and/or the Countywide Equity Index.</p> <p>34. -</p>

Element	Description of Required Update	Explanation of Requirement or Gap	Parts of the Plan	Resource Notes	Policy Options and Considerations
	<p>Address new requirement for multimodal LOS, which should be coordinated regionally. This will prompt updates to the County's concurrency approach.</p> <ul style="list-style-type: none"> <li>• Intergovernmental coordination efforts and assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions and how it is consistent with the regional transportation plan.</li> <li>• Future funding capabilities to judge needs against probable funding resources and a multiyear financing plan based on the needs. If probable funding falls short of meeting needs, discuss how additional funds will be raised, or how land use assumptions will be reassessed to ensure that LOS standards will be met.</li> <li>• An enhanced pedestrian and bicycle component based on the new Active Transportation Plan. Expand on co-benefits to health, air quality, water quality, GHG emission reduction. Encourage new development to connect to multimodal network or dedicate space for connections identified in plans. Ensure access points consider safety for all modes. Invest in bicycle routes in safe and low-stress environments instead of requiring bike lanes on arterials. Create linkages between residential areas and commercial areas, parks, schools, and open space.</li> <li>• Update TDM approaches to align with newer regional and state priorities. Consider encouraging remote work; include expanded non-structural, non-regulatory alternatives.</li> </ul> <p>33. <b>Equity:</b> Identify racial and social equity as a core objective for transportation improvements, programs, and services.</p>	<p>34. RCW 36.70A.070 (6)(a)(v), MPP-RC-1, RC-4-5, CPP Tr-8, 8.1-3</p> <p>35. MPP-T-28</p> <p>36. MPP-T-33-34, CM request</p> <p>37. CPP Tr-20, 20.1</p> <p>38. MPP: CC-3, CC-12, T-29-30, T-32,</p>	<p>34. This overarching requirement may be addressed throughout the plan.</p> <p>35. Air Transportation</p> <p>36. Create "New / Changing Technology" section</p> <p>37. This overarching requirement may be addressed throughout the plan.</p> <p>38. -</p>	<p>Alternatives will be studied in the EIS.</p> <p>33. -</p> <p>34. -</p> <p>35. -</p> <p>36. -</p> <p>37. -</p> <p>38. -</p>	<p>35. -</p> <p>36. -</p> <p>37. -</p> <p>38. -</p>

Element	Description of Required Update	Explanation of Requirement or Gap	Parts of the Plan	Resource Notes	Policy Options and Considerations
	<p>Prioritize services and access to opportunity for people of color, people with low incomes, and historically underserved communities.</p> <p>34. <b>Coordination:</b> Improve coordination with other jurisdictions, agencies, tribes, ports, military installations, special purpose districts, and adjacent regions. Address transportation opportunities and challenges related to military installations.</p> <p>35. <b>Air Transportation:</b> Minimize health, air quality, and noise impacts from the region's aviation system on surrounding communities, including historically marginalized communities. Update for consistency with federal standards.</p> <p>36. <b>Technology:</b> Prepare for changes in transportation technologies and mobility patterns such as electric vehicles (EVs) and EV infrastructure and other changes in technologies such as scooters and self-driving cars.</p> <p>37. <b>Resiliency:</b> Increase transportation system resilience and support security and emergency management.</p> <p>38. <b>Environmental Protection:</b> Promote actions to reduce air and stormwater pollution from transportation.</p>				
<b>Critical Areas</b>	<p>39. <b>Best Available Science:</b> Include a review of critical areas regulations using the best available science.</p> <p>40. <b>Coordination:</b> Improve coordination with other jurisdictions, agencies, tribes, ports, military installations, special purpose districts, and adjacent regions.</p>	<p>39. GMA- RCW 36.70A.172.</p> <p>40. Vision 2050 provides policy direction through MPP-En-1, MPP-En-6, MPP-En- 11-12, MPP-En-14, MPP-En-16, MPP-En-Action-3</p>	<p>39. This will primarily be implemented through the development regulations.</p> <p>40. ENV-5.1, ENV-9.2</p>	<p>39. A scope of work is already prepared and underway for this task. This will be a major undertaking. Critical area updates at the policy level will be less impactful than changes to the regulatory framework.</p> <p>40. -</p>	<p>39. Consider adding narrative to help better understand critical areas, best available science, and to add wayfinding features to find critical areas policies across elements and community plans.</p> <p>40. Will be addressed in the Environment Element.</p>



### List of Recommended Changes Attachment

Element	Description	Pros & Cons	Parts of the Plan	Resource Notes	Policy Options or Considerations
<b>Land Use</b>	<ol style="list-style-type: none"> <li><b>Centers and Corridors cleanup:</b> Evaluate and update policies to address gaps and provide clarity for implementation.</li> <li><b>Urban Industrial:</b> Address sizing needs and conflicts with active transportation facilities in industrial corridors.</li> </ol>	<ol style="list-style-type: none"> <li>Would not necessarily change policy direction, just provide clarity or address gaps between policy direction and regulations.</li> <li>Policy suggestions would be in line with existing policy and further emphasize industrial needs.</li> </ol>	<ol style="list-style-type: none"> <li>Compact Communities</li> <li>Urban Industrial</li> </ol>	<ol style="list-style-type: none"> <li>Improvements to state highways should be included as part of growth plans.</li> <li>-</li> </ol>	<ol style="list-style-type: none"> <li>There are several issues to review:                             <ul style="list-style-type: none"> <li>Directly call out the phasing concept for South Hill.</li> <li>Clarify that Centers and Corridors zoning on Canyon Road shall not extend beyond SR-512 (which is currently in community plan).</li> <li>Reassess MFTE policy language that requires development to pay a “proportionate share” and the potential for County liability.</li> </ul> </li> <li>Acknowledge that developable land needs to be sized sufficiently to accommodate industrial use. Ensure that alternative transportation modes in Employment Centers do not create a conflict with industrial traffic. Acknowledge that accessory uses may offer benefits but should remain limited.</li> </ol>
<b>Capital Facilities and Utilities Elements (recommended to combine)</b>	<ol style="list-style-type: none"> <li><b>Water:</b> Identify a strategy to prevent water systems from failing (from managerial, infrastructure, financial failures) consistent with the Coordinated Water System Plan.</li> <li><b>Broadband:</b> Address access to broadband service.</li> </ol>	<ol style="list-style-type: none"> <li>Staff would need to coordinate with water systems. Smaller systems are more prone to failure, but there may be some contention related to government oversight.</li> <li>This incorporate policy work that has already been completed by the County.</li> </ol>	<ol style="list-style-type: none"> <li>Domestic Water Systems</li> <li>Telecommunications</li> </ol>	<ol style="list-style-type: none"> <li>Coordination with multiple, small water systems will be needed</li> <li>-</li> </ol>	<ol style="list-style-type: none"> <li>-</li> <li>Encourage and fund conduit placement to support broadband system expansion during road projects in areas not currently or sufficiently served.</li> </ol>
<b>Design and Character Element</b>	<ol style="list-style-type: none"> <li><b>Add policies for transit facility design:</b> Update policies to include a stronger emphasis for the design of transit facilities. There are already policies that address the design of non-motorized facilities, but transit facilities are not included. Include language about potential siting of transit stops within design, as well as providing pathways to access transit stops</li> </ol>	<ol style="list-style-type: none"> <li>The design of multi-modal transportation facilities is important to community quality of life. Policy direction for transit facilities should be a part of this. The language does need to carefully consider how it will be implemented so as not to overcommit Pierce County or its partners.</li> </ol>	<ol style="list-style-type: none"> <li>Parts of the element may include Goal D-2, D-4, D-8. Do not apply policies in rural areas. Consider integrating changes in PSM Communities Plan Area.</li> </ol>	<ol style="list-style-type: none"> <li>Outreach to Pierce Transit is needed to develop these policies.</li> </ol>	<ol style="list-style-type: none"> <li>Consider how these policies are related to two equity considerations: the impacts of the facilities and the distribution of facilities and who they serve.</li> </ol>

Element	Description	Pros & Cons	Parts of the Plan	Resource Notes	Policy Options or Considerations
<b>Economic Development Element</b>	<p>6. <b>Rewrite the narrative:</b> Reconsider the contextual and background material that is in this element and reorient it to better support new policies and to reflect the County's economic development work.</p> <p>7. <b>Agri-tourism policies:</b> Strengthen the connection between resource industries and economic development by adding policy language on agriculture and agri-tourism. Agri-tourism is an important part of sustaining the continuation of Pierce County's agricultural heritage and economic base.</p> <p>8. <b>Small business policies:</b> Strengthen policies that support small businesses, very-small businesses, and non-employer businesses. This is an area that did not get a lot of attention when the Economic Development element was first written but is increasing in importance. There is already a policy basis for supporting small businesses in EC-1 but not context for it in the data or background parts of the element.</p> <p>9. <b>Future of Industrial Lands:</b> As Fredrickson nears capacity the question has come up about where the next industrial land bank will be in the County. It brings up lots of questions (including but not limited to):</p> <ul style="list-style-type: none"> <li>• What is the future of industrial development in the County? Are we planning for the right things?</li> <li>• What types of regional trends affect County industrial needs?</li> <li>• Should the County be considering redevelopment or new development?</li> <li>• How does future development coordinate with regional geographies in Vision 2050?</li> <li>• Do we need to update our UGAs to address future industrial needs?</li> </ul>	<p>6. This makes a lot of sense given the new emphasis in both required and recommended updates. Providing data to better tell the story of economic development in Pierce County helps people better understand the policy direction.</p> <p>7. This is supported by the Countywide planning policies. However, policies supporting development in rural areas should be carefully addressed to avoid inconsistency with the Growth Management Act (GMA).</p> <p>8. Adding some policies would strengthen this area. There are not obvious cons.</p> <p>9. This issue poses important questions for the County that should be considered. Some of the questions to be addressed need more analysis than the element could provide. This would expand the scope of work for the Comp Plan update.</p> <p>10. This creates clearer consistency with the M/IC certification and is responsive to PSRC. The changes are relatively minor.</p>	<p>6. Facts and figures and background information sections of this element.</p> <p>7. Likely additions would be to Goals EC-1 and EC-4.</p> <p>8. Likely additions would be to Goal EC-1.</p> <p>9. Likely additions would be to Goal EC-2. This could also be part of the Land Use element.</p> <p>10. Goal EC-2.</p>	<p>6. Updating data is already a part of the scope of the periodic review. It would be important to get consensus on any new areas of data to include in this element.</p> <p>7. -</p> <p>8. -</p> <p>9. An industrial lands study would be an important component to building specific policies about the future of industrial lands in the County.</p> <p>10.</p>	<p>6. -</p> <p>7. Implementation of these policies should be carefully considered in drafting policies. Not only are there considerations about consistency with GMA, but there could also be future issues with development regulations, impacts on adjacent properties, and permitting.</p> <p>8. -</p> <p>9. -</p> <p>10. -</p>

Element	Description	Pros & Cons	Parts of the Plan	Resource Notes	Policy Options or Considerations
	<ul style="list-style-type: none"> <li>How can we concentrate employment?</li> </ul> <p>10. <b>M/IC updates:</b> Update Fredrickson-related policies for consistency with comments in PSRC's 2022 Manufacturing/Industrial Center (M/IC) certification.</p>				
<b>Housing Element</b>	11. <b>Aging in Place:</b> Ensure aging and disabled populations can stay in place. Accommodate permanent supportive housing and foster care housing.	11. Aligns with County initiative(s).	11. -	11. -	11. -
<b>Open Space Element</b>					
<b>Parks and Recreation Element</b>	<p>12. <b>Trails Policies:</b> Revise background information and trails policies to reflect current conditions and practices. Including:</p> <ul style="list-style-type: none"> <li>Adding a policy on providing <b>educational and interpretive information</b> in park system and along trails, designing park facilities to provide spaces for educational programs.</li> <li>Recognize the trails are important part of the <b>transportation and mobility network</b> and update to identify linkages, the need to coordinate on standards, and opportunities for funding.</li> <li>Soften trail <b>accessibility policies</b> to provide greater flexibility in trail design.</li> </ul>	12. Improves consistency with existing conditions, issues, and practices.	12. Implementing action, Trails section, PR-9, PR-10.3, PR-11.	12. -	12. -
<b>Transportation Element</b>	<p>13. <b>Rural roads:</b> Update rural roads policy so new roads and lanes in rural area may occur if there is a proven need to serve travel between two urban areas.</p> <p>14.</p>	13. Improves consistency with the Countywide Planning Policies and provides greater flexibility.	13. Roadways 14.	13. - 14. Depending on the scope of this	13. Use access management strategies to prevent unplanned growth in rural areas.