Appendix A: Alderton-McMillin Community Plan

The Alderton-McMillin Community Plan’s narrative text and policies are in addition to the Countywide Comprehensive Plan narrative text and policies and are only applicable within the Alderton-McMillin Community Plan Boundary.

- “Current” or “Existing” conditions are in reference to conditions at time of adoption (Adopted Ord. 2007-41s2, Effective 6/1/2008).
- “Proposed” or “Desired” conditions are those which required Council action and may have also been amended over time through a Comprehensive Plan Amendment (amendments are reflected in this document).

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Chapter 1: Introduction

Overview of the Alderton-McMillin Community

Alderton-McMillin is located approximately 30 miles northwest of Mount Rainier in central Pierce County, Washington, nestled among the hillsides and in the valley where the Puyallup River and the Carbon River meet. The community stretches from the edges of the mountain foothills and forest lands ten miles north to where the Puyallup River makes a notable turn to the west.

The community planning area was within the traditional lands of the Puyallup Tribe of Indians and the Muckleshoot Indian Tribe. They lived in permanent villages located along the river banks where the primary source for food was the rivers and salmon was the most important food in the diet. The people also hunted and gathered food in the surrounding hills and valleys. The Puyallup River valley was an important trading center for many tribes.

As the west was settled in the mid-1800s, homesteaders began to move into the valley. Land was cleared and farming became a way of life. Early farmers created subsistence farms which typically included fields where oats, rye, and barley, potatoes, peas, fruit trees, or vegetables were planted for the family. In the late 1800s, hops became a popular and lucrative crop. In the early 1900s, a hop disease and prohibition led to the decline of hops as a successful cash crop. Bulb and flowers soon were planted throughout many fields in the valley and some continue still today particularly in the northern plan area. During the same period, many local farmers in the valley diversified to dairy, berry, vegetables, and fruit orchards.

Because of the deposition of alluvial soils distributed by the rivers along the valley floor, the community has excellent soils for agricultural production. Today there are approximately 4,700 acres of farmland in the valley which cover about 42% of the total land area of the community.

Generally, the community has not experienced as much of the development and growth as seen elsewhere throughout Puget Sound over the past 30 years. That is not to say that the valley has not experienced change, but rather the changes have not been as rapid as seen in other areas of the County such as South Hill or the Bonney Lake area. This slower rate of change is likely due to two factors. First, the valley has numerous constraints resulting from natural geography. Flooding, high water tables, wetlands, and volcanic hazards limit the carrying capacity of the land and pose challenges to development. Secondly, many farmers
continued to hold onto their land rather than turn it into a cash crop through subdividing as happened to other areas of Pierce County such as the lower Puyallup valley.

The community is experiencing a significant amount of change due to the growth of the surrounding cities and urban areas. The position of Alderton-McMillin in Pierce County places it in the middle of some of the fastest growing areas of the County. The City of Sumner which bounds the north side of the community plan area had a population of 6,459 people in 1990 and is projected to have 12,250 people by 2020. Puyallup, located to the northwest of the community plan area had a 1990 population of 23,848 and is projected to reach 38,600 by 2020. Bonney Lake located to the east of the valley had a 1990 population of 7,494 people and is expected to be 18,830 by 2020. Orting, which is a city of 2.7 square miles, had a 1990 population of 2,106 and is expected to reach 7,900 people by 2020. In fact, Orting is in the top 10 cities with the greatest percent change in population over the last six years. Since the year 2000 Orting has added 1,629 people – a 41.4% increase. This increase has not been due to annexation but growth and infill of new subdivisions.

Growth in the community plan area can largely be attributed to ten subdivisions that were vested prior to the adoption of the 1994 Pierce County Comprehensive Plan. The population of the community has grown rapidly due to these subdivisions – roughly 38% in the past six years. However, these subdivisions and other parcels of one acre or less in size make up only 6% of the total land area of the community. Over 80% of the land within the community is held within parcels of five acres or greater, the majority of which is 10-50 acres in size.

Nonetheless, the population growth within the community and growth of the surrounding urban areas have had an enormous impact on the Alderton-McMillin community. Traffic congestion is now a common daily occurrence along SR 162 creating noise, conflicts with farm equipment, and activity throughout the day and night. The urban growth encroaches from the hillsides marching steadily toward the valley, removing trees and creating flooding and erosion problems below. Views of forested hillsides that once protected and secluded the valley now are covered with lighted homes looking into the rural community.

The citizens of Alderton-McMillin feel caught between the desire to preserve a quiet rural agricultural lifestyle and the chance to walk away from it allowing their land to be sold for the highest possible price and letting the urban population move in. The Alderton-McMillin Community Plan attempts to balance the desire for the traditional past with the needs of the future – recognizing both the importance of agriculture in our economy and the farmer in our communities with the geographical placement of the community – surrounded by urban areas. The plan attempts to grow the wealth of valley farmers by linking them more closely with the urban populations and markets while minimizing the impacts of urban traffic congestion on the community.

The community’s support for this plan rests on the County’s commitment to monitor the resulting effects of adopted policies and programs. Through close monitoring, implementation of the objectives, programs, and actions shall be measured and obstacles identified. If plan objectives, programs, and actions are not being met or are not effective, the County is committed to engaging the community in dialogue and devising alternative solutions to ensure the community visions and goals are achieved.
**History of Alderton-McMillin**

Alderton-McMillin lies within the traditional lands of the Puyallup Tribe of Indians and the Muckleshoot Indian Tribe. The original name of the Puyallup tribe was “spwiya’laphabsh” which meant people were generous or welcoming. The Puyallup people spoke Puyallup Nisqually, one of the languages spoken by the Salish people who inhabited the Puget Sound area before Europeans arrived. Both the Muckleshoot and the Puyallup people engaged in fishing, hunting, and gathering. Salmon was the most significant food and became an object held in reverence and incorporated into the traditional ceremony. The people also hunted and gathered food in the hills and valleys. Permanent villages were located along the river bank. The Puyallup River valley was an important trading center for many tribes.

**Early Settlement by Euro-Americans Starting in 1850s**

In 1850, the U.S. Congress passed the Donation Land Claim Act to promote homestead settlement in the Oregon territory which was comprised of the present-day states of Oregon, Washington, and Idaho. The statute granted 320 acres to a single white male and 640 acres to a married couple, if they settled before December 1, 1846. If settled after 1846, the law granted only half of the amount. The law expired in 1855. The claimants had to cultivate the land for a few years in order to own the land outright.

The Oregon Trail was the main land route for the emigrants coming west wishing to claim donated land to settle. The first emigrant wagon train that crossed the Cascades brought early settlers to Pierce County in 1853. Some of these early settlers took the Naches (Pass) trail which was a short-cut branch off the Oregon Trail. Many of these pioneers settled in the Puyallup River valley area including the Woolery and Lane families. The historical Naches Trail, which led many early emigrants to Pierce County, traveled between Alderton and McMillin in the vicinity of Military Road.

Homesteaders cleared the land and created subsistence farms which typically included fields where oats, rye, and barley, potatoes, peas, or other vegetables were planted, and pasture for livestock, and orchards with a variety of fruit trees were established. After living on and cultivating the land for the required time to own the land outright, some owners divided the land and sold parcels of land to others.

**Agriculture**

Hops presented an unprecedented economic opportunity to the local settlers when first introduced to the valley in the latter half of the 19th century. Charles Wood, who operated a brewery in Olympia, brought in hops roots from England in 1865. He sent some roots to John Meeker who then gave some to his brother, Ezra Meeker. Ezra Meeker grew some hops on his land. By the 1870s he successfully turned his large fields to growing hops. Other settlers in the area soon followed suit and the entire valley area became full with hops farms by the 1880s. In addition to the local farmers and family members, Native American pickers were hired to help harvest the crops. For a while, Chinese workers were brought in to work in the hop fields.
Hop kilns were used to dry the harvested hops. Sulfur was used to bleach them and stop fermentation. Large barn structures were erected on many hop farms to house the kilns. In 1892, hop lice infested the fields and the farmers were unable to find ways to eradicate the blight. In the 1890s the economic depression hit the valley area hard. The adoption of the 18th Amendment to the U.S. Constitution in 1919 prohibiting manufacture, sale, or transportation of alcoholic beverages in combination with the economic depression led to the decline of the hops as a successful cash crop.

Flower bulbs replaced hops as a viable commercial crop. In the early 1920s the U.S. Department of Agriculture determined that the local climate and soils in the valley area was ideal for growing bulbs. Cultivation of bulbs such as hyacinths, tulips, narcissus (daffodils), and gladiolus began in Pierce County between 1910 and 1920. By the early 1920s, farmers in the valley area began cultivating these bulbs in small acreages. By 1920, Pierce County grew nearly 60% of the more than 40 million bulbs planted that year in the state. By 1928, approximately 150 acres of land in the Puyallup River valley was devoted to bulb cultivation and 90% were daffodil fields. Acreage devoted to bulbs in the area continued to expand. In 1930, the 120-acre Van Zonneveld farm at Orting was reported to be the largest in the state and sold 190 tons of narcissus bulbs.

Starting bulbs were imported from Europe. Many of these farmers grew hundreds of varieties of bulb flowers. For example, Karl Koehler, who earlier cultivated hops, cultivated 1,800 varieties on his farm, including those varieties he created through hybridization. The Van Lierop family began farming bulbs in 1934 and continues the farm still at a smaller scale. Twelve bulb farmers, the majority of whom were located in the Puyallup valley area, formed the Puget Sound Bulb Exchange in 1926 to sell, pack, and transport the members’ produce. The successful cooperative continued its operation for more than seven decades.

The Puyallup Valley Daffodil Festival developed slowly beginning in the 1920s. The festival celebrating the blooming of the flowers has been held annually in the spring since 1926 except during World War II. A parade, a part of the Festival, still starts in Tacoma, passes through Puyallup and Sumner and ends in Orting. This annual festival has helped the local bulb farmers promote their products to the public.

Other flowers such as irises, roses, and lilies were also grown in the valley starting in the 1920s. In addition, local farmers in the valley diversified to dairy, berry, vegetables, and fruit orchards. Fruits and vegetables such as strawberries, raspberries, blueberries, rhubarb, lettuce, squash, potatoes, pumpkin, corn, peas, beans, beets, carrots, cucumbers, onions, celery, and radishes have been grown in the valley in the past decades. Cultivation of fruits such as grapes, apples, pears, prunes, and cherries still continue. In recent decades, Christmas tree farms have become more numerous.

Over time agricultural activities in the valley have decreased. However, hundreds of acres of area lands are still devoted to agriculture. Agriculture and agriculture-related businesses continue to be an important economic base of the area.
RAILROADS & RESOURCE-BASED INDUSTRIES

Arrival of the Northern Pacific Railroad in the valley area in 1877 was an important stimulant to the area’s development. It brought immigrants to the community earlier than other isolated areas, stimulated development of towns in the vicinity, and spurred development of a variety of resource-based industries and commerce servicing the residents, workers, and industries. Logging became more active and a number of mills developed in the area. The railroad cars transported logs and coal as well as passengers. Northern Pacific Railroad established sidings at McMillin and Alderton. These two crossroad centers included a post office, store, and school. They served as a service center for miners who worked in coal mines and the sandstone quarry after the railroad connected the area with Wilkeson.

The following centers in the area experienced a major growth after the arrival of the railroad.

**McMillin**

John McMillin operated lime kilns and owned surrounding land across the Puyallup River from present-day McMillin. The post office established in 1890 in the present day McMillin location was originally named Lime Kiln but was renamed McMillin in the following year. The lime mine claim was abandoned in the 1920s when the lime deposit was exhausted. Stone Mill was another establishment which produced a variety of building materials made from the timber harvested in the area.

Hale’s Grocery and another grocery store built by Henry L. Ball across the highway were the early stores existing in the late 1890s. In the Polk Business Directory 1915-1916, McMillin is described as a village on the Northern Pacific Railroad Railway and Puyallup River, settled in 1888 with a population of 200.

The McMillin grocery store was first established by Ball. It had a post office and functioned as the community meeting place. The McMillin Grange was formed in 1927 to promote the interest and wellbeing of farmers and families in the area. The Grange is still in operation, located in the old McMillin School, built in 1927. For many decades, the building served as an eight-grade school during the day and as a Grange Hall during the evening. The school building was sold to the Grange by the Sumner School District in the 1960s. A variety of events are hosted in the Grange including history conferences, aerobic classes, and quilting groups. McMillin School (Grange) is designated on the National and Pierce County Registers of Historic Places.

**Alderton**

Orson Annis settled in the Alderton area in 1869, naming it Alderton because of the numerous alder trees growing in the area. He was a railroad agent and postmaster for about a decade. He built the first general store, a hotel, and livery stable in 1870s. By the early 1890s, he had planted an orchard with two thousand fruit trees. He later sold his land to the Hatch family in 1900, which then became a well-known bulb farm. Oro Oliver built a new Alderton Store in 1920. The store had the post office and Oro Oliver served as the postmaster for about 20 years. The Alderton Store still exists.
According to the Polk Business Directory 1915-1916, Alderton is described as a town with a population of 50, located 12 miles southeast of Tacoma and four miles southeast of Puyallup on the Northern Pacific Railway.

The first school in Alderton was a one-room log structure. A school district was split from the Elhi School District. The Alderton School served students of multiple grades from elementary to high school from about the 1910s to 1950s. It was then consolidated into the Sumner School District and is still standing. The main school building and gymnasium are designated on the National and Pierce County Register of Historic Places.

### Cities in the Area

Due to rich fertile river valley soil, the valley area was chosen by early settlers as homesteads beginning in the 1850s. In addition to the early settlement, plentiful timber resources in the surrounding area and the arrival of railroads to the valley area in 1877 contributed to the development of Orting, Puyallup, and Sumner within the valley area. These towns became service and distribution centers for the surrounding area.

### Planning History

#### County Planning

**1962 Pierce County Comprehensive Plan and Zoning**

The first Pierce County Comprehensive Land Use Plan and the Pierce County Zoning Code were adopted in 1962. Zoning districts were established that dictated the appropriate location for commercial business and residential homes. However, the 1962 plan did not offer much protection from incompatible uses nor recognize the unique individuality of communities. Under this plan, most of the plan area was zoned General, which allowed a variety of use types and higher levels of residential density than what is currently allowed in the rural and resource zones.

**1994 Pierce County Comprehensive Plan**

The Growth Management Act (GMA) was passed by the Washington State Legislature in 1990. This legislation required Pierce County to engage in countywide planning with the cities and towns located within Pierce County and to update its existing comprehensive plan and development regulations in conformance with the requirements outlined in the new law.

In 1991, Interim Growth Management Policies were adopted as a transition between the 1962 Comprehensive Plan and the new planning required under the GMA. The Pierce County Countywide Planning Policies were adopted in 1992, which provided the framework and process by which Pierce County and the cities and towns within the County established urban growth areas, provided infrastructure and services, and preserved agricultural and natural resource lands.
In 1994, per the requirements of the GMA, Pierce County adopted a new Comprehensive Plan, which replaced the 1962 Pierce County Comprehensive Plan in its entirety. This plan established population projections, urban growth areas, rural areas, and natural resource lands. The new countywide plan became effective January 1995, with its implementing development regulations becoming effective July 1995. The majority of the plan area was redesignated to Rural as a result of the 1994 Comprehensive Plan.

**Community Planning**

Although the GMA does not require comprehensive plans to provide for community plans, Pierce County Ordinance No. 90-47s directed County officials to prepare a community plans element of the Comprehensive Plan. The Comprehensive Plan Community Plans Element identifies which communities will receive a community plan; provides the framework for community planning; and establishes the flexibility for communities to refine comprehensive plan land use designations and associated densities, and apply design standards to achieve a local vision, while remaining consistent with the Comprehensive Plan and the GMA.

Since 1994, several community plans have been adopted throughout unincorporated Pierce County. The majority of unincorporated County residents now live in community plan areas.

**Scope of the Community Plan**

**Legislative Authority to Develop the Plan**

The 1994 Pierce County Comprehensive Plan Community Plans Element identifies the Puyallup River Valley as an area to receive a community plan. In 2001, the County Council authorized the initiation of a community plan for the area through Resolution No. R2001-73. Planning Staff began working with a Community Planning Board (CPB) in April, 2004.

**Purpose and Use of the Community Plan**

The Alderton-McMillin Community Plan gives the residents, businesses, property owners, and the County a clear and more detailed sense of how the community should develop in the future. The purpose of the plan is to:

- Develop a long-range vision for the community;
- Evaluate the vision for the community in light of the Pierce County Comprehensive Plan and make refinements as necessary to ensure consistency between the overall countywide plan and the community plan; and
- Identify actions necessary to implement the community plan.

The policies contained in the plan are distinguished as goals, objectives, principles, and standards. Goals are a general vision statement by the community. Objectives are statements of what is desired to be achieved in the future or statements of what conditions should exist in the community. Principles set a particular course of action to accomplish objectives.
Standards, qualitative or quantitative, are specific benchmarks or targets to be accomplished in the ongoing development of the County.

All of the policy statements were developed through citizen comment and represent the will of the people translated into decision oriented statements. When applying the policy statements, each should be afforded equal weight and consideration.

**CONSISTENCY WITH THE PIERCE COUNTY COMPREHENSIVE PLAN**

The Growth Management Act requires consistency between plans and implementing development regulations. Furthermore, the Pierce County Comprehensive Plan Community Plans Element contains specific policies that require consistency between the Comprehensive Plan and community plans. The goals, objectives, principles, and standards in the Alderton-McMillin Community Plan are consistent with the provisions in the Pierce County Comprehensive Plan.

**PUBLIC INVOLVEMENT**

**COMMUNITY PLANNING BOARD**

The development of the Alderton-McMillin Community Plan could not have been accomplished without the Community Planning Board (CPB). Appointed in the winter of 2004, this board consisted of eleven members representing a variety of interests and geographic locations throughout the community plan area. Through Ordinance No. 2005-8s2 the boundaries of the community plan were expanded to include the area south of Orting and subsequently, Resolution No. R2005-47 expanded the CPB to a thirteen-member board.

This group was charged with the following responsibilities: 1) serving as a sounding board for the community; 2) developing a community plan that addresses community concerns while remaining consistent with the Comprehensive Plan; and 3) forwarding a recommended plan to the Pierce County Planning Commission and Pierce County Council.

The CPB conducted bi-monthly public meetings starting in April 2004 and continuing through February 2007. A total of 67 CPB meetings were held during this time period and many members of the community attended, enriching the planning process. In addition, a history committee conducted separate meetings to work on development of the historic resources section of the plan.

**OPEN HOUSES**

The CPB worked on developing an overall vision for the community and goal statements for each element throughout 2004. In July 2005, the CPB held its first open house at the McMillin Grange. This open house was used to provide information to the general public on the community planning process and receive public opinion on the draft vision and goal
statements. Many members of the community attended and offered feedback and some suggested changes to the draft documents.

A second open house was held at McMillin Grange on March 1, 2007, to present the CPB’s final recommendations. This open house gave the public an opportunity to review and comment on the draft plan prior to its transmittal to the Pierce County Planning Commission and County Council. The CPB used the open house forum to solicit important community feedback regarding their proposed recommendations.

### Surveys, Assessments, and Other Community Input

**Alderton-McMillin Community Plan Surveys**

Surveys were distributed at both the 2005 and the 2007 open houses. The intent of the 2005 survey was to solicit input on a variety of issues including perceived quality of life; adequacy of facilities and services within the plan area; quality of the natural environment; and location and intensity of residential, commercial, and industrial uses. The 2007 survey was intended to gather input on the proposed community plan. Respondents were provided space at the end of each survey to add their own comments.

**Agricultural Strategic Plan**

During the 2004 review of the Pierce County Comprehensive Plan to ensure compliance with the state Growth Management Act, Pierce County made substantial changes to the way agricultural lands were designated. A number of questions and issues arose from the discussions regarding the future of agriculture in Pierce County. Pierce County completed two studies to assess the future of agriculture and potential strategies that were needed to address significant issues facing the agriculture industry.

The Phase I report was conducted from July-August 2004 by American Farmland Trust and was intended to initially answer questions raised during the 2004 Comprehensive Plan update and layout a description of the costs, timelines and information needed to carry out a more detailed comprehensive report. The Phase II report was contracted to Barney and Worth, Inc. and Globalwise, Inc. and carried out from August 2005 to January 2006.

The Phase I report entitled “The Suitability, Viability, Needs, and Economic Future of Pierce County Agriculture” examined agricultural issues related to the: 1) Suitability, protectability, and reclaimability of County farm soils; 2) Economic viability of County agriculture; 3) Needs and strategies to support and protect agriculture; and 4) A strategic plan for economic development for County agriculture.

The Phase II report entitled, “Preserving Farmland and Farmers – Pierce County Agriculture Strategic Plan” provides a summary report of the comprehensive research conducted to prepare the strategic plan along with the supporting technical documentation. The research included a quantitative and qualitative assessment of Pierce County agriculture; a strengths-weaknesses-opportunities-threats (SWOT) analysis; a study of the agricultural industry’s trends; a summary of the policies and regulations that impact local agriculture; an examination of entry
barriers for farmers; a review of case studies of peer communities; identification of benchmarks
to be used to measure the Agriculture Sector’s viability; a summary of stakeholder interviews;
and a summary report of a farm community survey. The research led to a series of policy
options intended to improve the economic environment for agriculture.

**Rhodes Lake Road**

In response to the anticipated growth on the Orting Plateau, the County Council passed
Resolution 2001-80 in 2001 directing the County Engineer to begin investigating the possibility
of establishing a new roadway in the vicinity of the existing Rhodes Lake Road East. As part
of the process, Pierce County Public Works and Utilities Department is conducting a programmatic
level environmental impact statement (EIS) to examine the need and means by which to meet
the County Council’s direction for an “adequate, efficient, and safe roadway” for public use.

The Alderton-McMillin CPB has been involved with the development of the EIS through a
variety of meetings, open houses, and newsletters. Public input included open houses on May
13, 2003; October 22, 2003; October 5, 2004 (EIS Scoping Meeting); and, October 20, 2005.
Five informal community forums were held between March and November 2003. The
community forums were informal sessions for both gathering information on existing
conditions in the corridor area and providing information on alternatives being considered.
Two newsletters were produced and distributed throughout the community and multiple
meetings were held with neighborhood groups and with individual property owners throughout
the project life.

Several public agencies and other organizations helped guide the development of the
alternatives through membership on the Project Leadership Team (PLT). The PLT met 21 times
since February 2003, and has been the primary avenue for organizations with a direct stake in
the project to provide input. As an advisory group, the PLT has reached consensus on almost
every element of the alternatives screening process and the alternatives evaluated in this Draft
EIS. PLT membership has included: Pierce County, WSDOT, City of Bonney Lake, City of Orting,
City of Sumner, and the Puyallup Tribe. In the early stages of RLR discussions, Tacoma Public
Utilities, Puyallup Valley Preservation Group, Cascadia Development, and Falling Water
development participated on the PLT but were not included as the project moved into the EIS
phase as they have no jurisdictional responsibility.

Input from the public weighed heavily in decisions on what general geographical areas should
be considered for build alternatives. Based on this input, the County considered alternatives
well outside the original corridor area. Some of these alternatives included widening the 214th
Ave. corridor, building an SR 410/Angeline Road Interchange, and building a South Plateau
Connection (SPC). Public input also shaped the criteria used to evaluate and screen
alternatives.
The Alderton-McMillin Community Plan contains policies and implementing actions for five subject areas or elements: Land Use Element, Community Character and Design Element, Natural Environment Element, Economic Element, and the Facilities and Services Element.

**Land Use Element**

The Land Use Element addresses the location and intensity of land uses throughout the community. A complete description of land use designations and their implementing zone classifications can be found in this element.

**Community Character and Design Element**

The Community Character and Design Element addresses community character, historic and cultural resources, design (commercial, residential, signs, etc.), viewsheds and other aesthetics. This element contains policies that will guide the creation of implementing design standards and guidelines.

**Natural Environment Element**

The Natural Environment Element examines the natural resources found in the area. The policies contained within this element address environmental concerns and projects that are necessary to improve environmental health.

**Economic Element**

The Economic Element analyzes the economy and considers a myriad of opportunities to keep Pierce County farmers in business. The policies within this element identify possibilities for increasing farm profits while reducing costs.

**Facilities and Services Element**

The Facilities and Services Element addresses infrastructure and services needed to support the community. Infrastructure includes capital facilities such as roads, trails, and parks.

**Plan Monitoring**

The Plan Monitoring section provides a framework both for monitoring the various actions undertaken to implement the plan and for offering recommendations to make adjustments to the actions in order to better fulfill each of the visions in the plan. This framework provides a means for measuring the effect of each action, identifies participants and their roles in monitoring the actions, lays out time frames for monitoring, and specifies how the monitoring
program should be documented. Information from this program will be used in the next plan update cycle to help identify what changes the communities plan may need in order to attain specified goals and meet the visions in the plan.

**IMPLEMENTATION**

The plan also contains proposed actions, located at the end of each element, which serve to implement various plan policies. These actions are grouped into short-term, mid-term and long-term endeavors. Short term actions should occur immediately or within one year of plan adoption. Mid-term actions should be completed within 2-5 years. Long term actions should be completed within 5-10 years of plan adoption. The party or parties responsible for leading the effort to complete the action item is listed in parenthesis following the action. Actions are assigned to a lead entity or entities as the primary responsible party to complete.

**VISION STATEMENT**

We, the residents of the Alderton-McMillin planning area, wish to maintain our rural environment where the majority of our residents travel to neighboring urban areas for employment and to seek other services.

We envision:

- A rural environment providing rural development opportunities that sustains open space;
- A rural landscape in which our residents continue to experience tranquility though their surroundings;
- A local rural economy that is supported by economically viable farming activities and small-scale services;
- A transportation and road network that supports the rural character, emergency services, and agricultural machinery;
- A rural community not burdened by traffic congestion from the surrounding areas;
- The preservation of locally significant landmarks and community celebrations that connect residents, visitors, and future generations to the area’s pioneer heritage.
Chapter 2: Land Use Element

Introduction

The policies of the Land Use Element strive to maintain the Alderton-McMillin valley with a rural, agricultural character over the next 20 years. It is the goal of the community plan to preserve not only the rich agricultural soils of the valley farmland but to ensure economically viable farms. This would be accomplished through a variety of programs including a Transfer of Development Rights program for lands with existing farms or prime agricultural soils. Urban level residential, employment, and commercial growth are expected to occur in the surrounding urban areas and be directed away from the Alderton-McMillin community.

The purpose of the Land Use Element is to articulate a direction for future growth within the Alderton-McMillin community. The adoption of policy statements forms the basis of land use regulations for the community and provides directions to residents, businesses, the community, and investors. The Land Use Element serves as a decision-making guide for planners, Planning Commission, Hearing Examiner, and elected officials regarding both public and private development proposals.

Description of Current Conditions

The Alderton-McMillin community has been impacted by population growth over the past 30 years. While several subdivisions have been constructed, larger lots and rural farms dominate the landscape. The community has maintained the rural character, open space, and productive agricultural lands. The following information provides background on the existing land development patterns, population, and housing in the valley.

Existing Comprehensive Plan Designations and Zoning Classifications

The dominant land use pattern is and will continue to be rural and agricultural over the next 20 years. Currently, the plan area has a total of seven designations/zones – four rural zone classifications, one natural resource zone classification, and two urban zone classifications as illustrated in Table A-1 and on Map A-2: Historic Land Use Designations and Map A-3: Historic Zoning.
### Table A-1: Existing Designations and Zone Classifications

<table>
<thead>
<tr>
<th>Designation</th>
<th>Acres</th>
<th>Percent of Plan Area</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Rural</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rural Neighborhood Center (RNC)</td>
<td>10.55</td>
<td>&lt;1%</td>
</tr>
<tr>
<td>Rural 10 (R10)</td>
<td>6,033.05</td>
<td>53%</td>
</tr>
<tr>
<td>Rural 20 (R20)</td>
<td>651.23</td>
<td>6%</td>
</tr>
<tr>
<td>Reserve 5 (Rsv5)</td>
<td>721.42</td>
<td>6%</td>
</tr>
<tr>
<td><strong>Natural Resource Land</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agricultural Resource Land (ARL)</td>
<td>3,458.97</td>
<td>31%</td>
</tr>
<tr>
<td><strong>Urban</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Moderate Density Single Family (MSF)</td>
<td>40.08</td>
<td>&lt;1%</td>
</tr>
<tr>
<td>Employment Center (EC)</td>
<td>351.23</td>
<td>3%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>11,266.53</td>
<td></td>
</tr>
<tr>
<td><strong>Overlays</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mineral Resource Overlay</td>
<td>302.67</td>
<td>2.7%</td>
</tr>
</tbody>
</table>

*Table based on Pierce County Assessor-Treasurer land use categories and parcel data including roads.

---

**RURAL**

**Rural Neighborhood Center (RNC)**

In 1996 a Comprehensive Plan amendment recognized the intersection of 96th Street East and SR 162 as a Rural Neighborhood Center. This designation is intended for small-scale and light-intensity commercial uses. RNCs provide limited convenience shopping and services which meet the daily needs of the residents. All new development within this designation should retain a size and scale appropriate for maintaining the rural character. Commercial uses are limited and high density housing is not allowed.

**Rural 10 (R10) and Rural 20 (R20)**

The predominant zoning of the Alderton-McMillin valley is Rural 10 and Rural 20. These designations are intended to maintain rural character and large tracts of land associated with a rural lifestyle. The R10 and R20 zones currently allow opportunities for resource-based industries such as agriculture, forestry, or mining, provided these uses do not require urban level services. Gas stations, retail shops, and stores are not allowed. However, smaller scale home-based and cottage industries are allowed provided they are incidental to a home. Residential densities allow a basic density of one dwelling unit per 10 acres or one unit per 20 acres, respectively. Bonus densities are not allowed due to the volcanic hazard potential of the valley. The minimum lot size for any newly created lot is one acre.
Reserve 5 (Rsv5)

The Reserve 5 designation and zone was established to accommodate future expansions of the UGA when the land capacity within the CUGA or satellite city’s UGA has been depleted. The Rsv5 allows for residential development at a density of one dwelling unit per five acres, with the criteria that only one of the proposed lots shall exceed 12,500 square feet (except that new lots may be increased to 21,780 square feet in the Rsv5 when residential densities are reduced to one unit per 10 acres) and shall be clustered in groups of not more than 12 lots.

The Pierce County Comprehensive Plan establishes specific criteria for expansion of a UGA including:

- Land capacity within the CUGA or UGA is evaluated and the need for additional land capacity is clearly demonstrated;
- The housing affordability and density objectives of applicable comprehensive plans have been monitored and evaluated;
- Demonstration that adequate public facilities and services can be provided to service urban development and ensure a high quality of life;
- Adequate land use regulations are in place to discourage sprawl and strip development.

Natural Resource Lands

Agricultural Resource Land (ARL)

The Agricultural Resource Land designation and zone represent lands that have been designed as having long-term commercial agricultural significance. The lands within this category meet the minimum guidelines outlined in WAC 365-190-050 and are comprised of lands that are primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products, or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by RCW 84.33.10 through 84.33.140, finfish in upland hatcheries, or livestock, and that has long-term commercial significance for agricultural production. ARL lands have both prime agricultural soils and a yield of 3.5 tons per acre per year. Alderton-McMillin has approximately 3,460 acres or 31% of the land area in ARL – some of the largest, intact agricultural lands still in existence in Pierce County.

Mineral Resource Overlay (MRO)

The Mineral Resource Overlay identifies lands that are intended for long-term mineral extraction activities. Typically, lands designated as MRO have an existing surface mining operation that has been permitted through the Washington Department of Natural Resources (WDNR) and a County issued conditional use permit or historic unclassified use permit, which dictates time limitations, performance standards during mining activities, and reclamation actions.

There are 302 acres of designated MRO land within the community, representing 2.7% of the total land area. Two surface mines are in operation. Woodworth and Company own and operate a sand and gravel mine to the east of McCutcheon Road that includes approximately 58
acres. Pierce County Public Works and Utilities Department owns a site that is not currently being mined south of the City of Orting and is approximately 244 acres within the plan area.

**Urban**

The urban area encompassed within the Alderton-McMillin community is part of the urban growth area (UGA) for the City of Puyallup and is located north of East Pioneer and west of 141st Avenue East.

**Moderate Density Single Family (MSF)**

The Moderate Density Single-Family designation and zone is located within the CUGA and provides areas for urban level single-family and two-family residential development at densities of four to six dwelling units per acre.

**Employment Center (EC)**

The Employment Center designation and zone is located within the CUGA and allows for industrial, manufacturing, warehousing, and related office and service jobs. Within these categories a variety of uses may occur including product assembly, fabrication, processing, heavy trucking, wholesale activities, corporate office, and office park development. Some commercial uses that are subordinate to and supportive of employment uses are also permitted.

**Existing Land Uses**

Table A-2 summarizes existing land uses within the community and Map A-4: Historic Assessed Land Uses illustrates the distribution of the uses. This land use inventory was based on Pierce County Assessor-Treasurer data for each tax parcel.

<p>| Table A-2: Existing Land Use |
|-------------------------------|-------------------|------------------|
| <strong>Category</strong>                  | <strong>Acres</strong>         | <strong>Percent of Plan Area</strong> |
| Commercial/Service            | 59.77             | &lt;1%               |
| Industrial                    | 116.91            | 1.1%              |
| Single-Family Residential     | 2,351.57          | 21.7%             |
| Residential Outbuildings       | 205.46            | 1.9%              |
| Mobile Homes                  | 560.18            | 5.2%              |
| Multifamily Residential       | 16.26             | &lt;1%               |
| Resource Land**               | 3,955.07          | 36.6%             |
| Public Facilities             | 2.79              | &lt;1%               |
| Quasi-Public Facilities       | 4.03              | &lt;1%               |
| Open Space/Recreation         | 593.47            | 5.5%              |
| Education                     | 116.94            | 1.1%              |</p>
<table>
<thead>
<tr>
<th>Category*</th>
<th>Acres*</th>
<th>Percent of Plan Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transportation, Communication, Utilities</td>
<td>166.89</td>
<td>1.5%</td>
</tr>
<tr>
<td>Vacant</td>
<td>2455.97</td>
<td>23%</td>
</tr>
<tr>
<td>Water Bodies</td>
<td>51.76</td>
<td>&lt;1%</td>
</tr>
<tr>
<td>Unknown</td>
<td>157.17</td>
<td>1.5%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>10,814.22</strong></td>
<td><strong>1.5%</strong></td>
</tr>
</tbody>
</table>

*Table based on Pierce County Assessor-Treasurer land use categories and parcel data.

**Resource lands include agriculture, mining, and forestry.

The predominant land use is resource-based which includes agriculture, forestry, fishing, and mining, accounting for approximately 37% of the community. The second predominant land use is residential, approximately 29% of the community, and accounts for large and small lot sizes as well as a variety of housing types. The category also includes residential outbuildings which are typically associated with a residential use but are currently uninhabitable. The third predominant land use currently in the valley is vacant lands at 23%. The vacant lands category accounts for unimproved parcels and includes properties which have had dwellings removed or have abandoned activities such as farming. Public or quasi-public facilities, recreation, education, and transportation, communication, and utilities only make up about 8% of the total area. The smallest percent of land occupied by a certain type of use is commercial and industrial, comprising less than 2% of the community.

**Housing**

The Pierce County Assessor-Treasurer’s records identify approximately 3,150 dwelling units within the plan area. Of this total, roughly 1,950 units are on parcels with a primary use code of single-family. Mobile homes/modular homes make up a little more than 460 units. Units associated with multifamily structures, duplexes and a fourplex, only account for less than 2.5% of the housing stock. The remaining units are associated with parcels under the open space taxation programs (timber, agricultural, open space), resource lands, and other non-residential activity as the principle use.

Mobile/modular homes comprise almost 15% of the housing stock. While these types of units are distributed throughout the area, the majority are located within 10 mobile home parks. Within the parks, the age of structures vary significantly with the majority manufactured after 1980.

Residential development within the plan area has been rapid since 2000. Growth has occurred at an average rate of 170 units per year. Representing roughly a 40% increase in units, the 850...
new homes have focused within 10 plats. The following plats have accommodated 81% (690 units) of the growth: Rivers Edge, Creekridge Glen, Falling Water, South Fork Estates, River Bend Estates, Cedars Bend, High Cedars, Laquinta, Pinehurst, and The Buttes.

Table A-3: Residential Building Permits 2000 – 2005 (issued/finaled)

<table>
<thead>
<tr>
<th>Year</th>
<th>Residential Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>83</td>
</tr>
<tr>
<td>2001</td>
<td>167</td>
</tr>
<tr>
<td>2002</td>
<td>97</td>
</tr>
<tr>
<td>2003</td>
<td>180</td>
</tr>
<tr>
<td>2004</td>
<td>126</td>
</tr>
<tr>
<td>2005</td>
<td>175</td>
</tr>
<tr>
<td>Total</td>
<td>845</td>
</tr>
</tbody>
</table>

Source: Puget Sound Regional Council

Population

The plan area had a population between 5,000 and 5,500 in 2000. It is difficult to pinpoint the total number of households due to the geography of the census blocks. Review of the census geography reveals an average household size of 2.73 persons. Applying a vacancy rate between three and seven percent, reflective of the 2000 census, the plan area experienced a population growth of approximately 38% between 2000 and the end of 2005.

Parcel Size

While approximately 87% of the total parcels are primarily residential, they account for only 26% of the total acreage within the plan area. In terms of parcel size, only 20% of the total plan area consists of parcels less than five acres while nearly 80% of the plan area consists of parcels that are five acres or greater in size. Table A-4 illustrates the breakdown of parcel sizes within Alderton-McMillin.

Table A-4: Land Divisions in Alderton-McMillin

<table>
<thead>
<tr>
<th>Parcel size</th>
<th># of Parcels</th>
<th>Total Acreage</th>
<th>Total Percent of Land Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;.25 acre</td>
<td>945</td>
<td>166.43</td>
<td>1.5%</td>
</tr>
<tr>
<td>.25 – .49 acres</td>
<td>808</td>
<td>273.8</td>
<td>2.5%</td>
</tr>
<tr>
<td>.5 – .99 acres</td>
<td>281</td>
<td>198.4</td>
<td>1.8%</td>
</tr>
<tr>
<td>1 – 4.9 acres</td>
<td>714</td>
<td>1,661.6</td>
<td>14.9%</td>
</tr>
<tr>
<td>5 – 9.9 acres</td>
<td>285</td>
<td>1,905.4</td>
<td>17.1%</td>
</tr>
<tr>
<td>10 – 24.99</td>
<td>140</td>
<td>2,694.6</td>
<td>24.2%</td>
</tr>
<tr>
<td>25 – 49.9</td>
<td>69</td>
<td>2,397.5</td>
<td>21.5%</td>
</tr>
<tr>
<td>50 – 74.9</td>
<td>12</td>
<td>717</td>
<td>6.4%</td>
</tr>
</tbody>
</table>
### Description of Desired Conditions

The Alderton-McMillin Community Plan strives to preserve farmland, improve the financial viability of farmers, and maintain the rural character of the community into the future. In order to achieve these goals, some innovative land use planning strategies are introduced. Funding for farmland preservation and programs to improve agricultural viability is a very limited resource and time is of the essence. Land prices have risen dramatically pricing new farmers out of the market and allowing retiring farmers to sell their property for large residential lots at top dollar. The community plan recognizes the importance of a Purchase of Development Rights (PDR) program but also acknowledges that only a few purchases could be made with the potential funding sources. Transferring development rights is another tool to preserve farmland. The community plan proposes to transfer development rights of farms in the valley to targeted areas beyond the community plan boundaries.

The community plan strives to allow more options for farmers to market products locally by allowing certain retail uses on the farm site and developing and promoting agriculture-tourism. Opportunities are provided to sell produce, nursery items, plants, eggs, wine, arts and crafts, dairy products, and limited accessory retail directly from the farm. This allows the market to come directly to the farm which increases profits and reduces costs to the farmer.

The base density within the ARL and RF designations is one unit per 10 acres; however, two units per 10 acres may be achieved when there is a minimum of 20 acres and the resulting lots are clustered together. When subdividing to the maximum density, new lots that are created cannot be larger than one acre in size. The remaining unclustered area must be retained as open space or agriculture with an agricultural conservation easement.

The plan recognizes historic commercial and industrial uses through the designation of two Rural Neighborhood Centers and a Rural Industrial Center. The majority of the plan area will continue to be designated Rural 10 allowing only large lots in keeping with the rural character.
The community plan proposes nine land use designations and zone classifications. Table A-5 summarizes the acreages and Map A-1: Land Use Designations provides an illustration. Two new designations/zones are introduced to the community: Rural Farm (RF) and Rural Industrial Center (RIC).

### Table A-5: Proposed Designations and Zone Classifications

<table>
<thead>
<tr>
<th>Designation</th>
<th>Acres</th>
<th>Percent of Plan Area</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Rural</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rural Neighborhood Center (RNC)</td>
<td>22.67</td>
<td>&lt;1%</td>
</tr>
<tr>
<td>Rural 10 (R10)</td>
<td>5,156.65</td>
<td>46.1%</td>
</tr>
<tr>
<td>Rural 20 (R20)</td>
<td>654.50</td>
<td>6%</td>
</tr>
<tr>
<td>Rural 5 (R5)</td>
<td>721.74</td>
<td>6.4%</td>
</tr>
<tr>
<td>Rural Industrial Center (RIC)</td>
<td>107.74</td>
<td>&lt;1%</td>
</tr>
<tr>
<td>Rural Farm (RF)</td>
<td>653.03</td>
<td>5.8%</td>
</tr>
<tr>
<td><strong>Natural Resource Lands</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agricultural Resource Land (ARL)</td>
<td>3,558.9</td>
<td>31.6%</td>
</tr>
<tr>
<td><strong>Urban</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Moderate Density Single Family (MSF)</td>
<td>40.08</td>
<td>&lt;1%</td>
</tr>
<tr>
<td>Employment Center (EC)</td>
<td>351.23</td>
<td>3%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>11,266.53</td>
<td></td>
</tr>
<tr>
<td><strong>Mineral Resource Overlay</strong></td>
<td>302.67</td>
<td>2.7%</td>
</tr>
</tbody>
</table>

Source: Based on Pierce County Assessor-Treasurer land use categories and parcel data.

The Rural 20, Rural 5, Moderate Density Single Family, and Employment Center zones remain the same as the current designations and zones. There are no changes to these designations/zones under the community plan and they would remain the same. There are also no revisions proposed to the Mineral Resource Overlay.

### Rural Neighborhood Center (RNC)

The Rural Neighborhood Center would be applied to the intersection of 96th Street East and SR 162 as it currently is configured consisting of approximately 10 acres located at three of the corners of the intersection. The RNC would consist of the same types of uses as presently allowed; however, to ensure the character and function of this commercial area, any uses that may be urban in function or intensity would not be allowed. This RNC meets the LAMIRD criteria as detailed in the Draft Supplemental Environmental Impact Statement issued April 2, 2007.

The Rural Neighborhood Center would be applied to the intersection of 128th Street East and SR 162. It consists of approximately 10 acres located at three of the corners of the intersection. All new development within this RNC shall retain a size and scale appropriate of the rural area.
**Rural 10 (R10) and Rural 20 (R20)**

The Rural 10 and Rural 20 designations are intended to continue to maintain rural character and large tracts of land associated with a rural lifestyle. The R10 and R20 designations/zones will continue to be primarily residential and allow opportunities for resource-based industries such as agriculture, forestry, or mining, provided these uses do not require urban level services. Gas stations, retail shops, and stores would continue to not be allowed. Small scale home-based and cottage industries are allowed provided they are incidental to a home. Where Rural 10 and Rural 20 parcels are currently allowed some commercial agricultural sales, these would not be allowed under the community plan so as to limit competition for the agricultural zoned lands. The density would continue to be one dwelling unit per 10 acres. Bonus densities would not be allowed due to the volcanic hazard potential of the valley. The minimum lot size for any newly created lot is one acre. The Rural 10 comprises approximately 46% of the community and Rural 20 approximately 6%.

**Rural Industrial Center (RIC)**

The Rural Industrial Center designation/zone allows light industrial uses that are related to food or agriculture or intermediate manufacturing and final assembly. It would not allow heavier industrial uses that produce substantial waste byproducts or wastewater discharge or noise impacts incompatible with a rural area. The RIC meets the LAMIRD criteria. The RIC is less than one percent of the plan area.

**Rural Farm (RF)**

The Rural Farm designation/zone includes properties that are one acre or greater and are currently being used for agriculture or properties that are receiving the current use assessment tax benefit for agricultural uses. This designation is intended to recognize properties that provide agriculture uses within the community but may or may not meet the size or soil criteria for designation as ARL. Agricultural uses allowed in ARL are also allowed in the RF designations as well as the protections and incentives afforded to ARL. The base density within the RF designation is one unit per 10 acres; however, two units per 10 acres may be achieved when there is a minimum of 20 acres and the resulting lots are clustered together. When subdividing to the maximum density, new lots that are created cannot be larger than one acre in size. The remaining unclustered area must be retained as open space or agriculture. The intent of the Rural Farm designation is to recognize existing farms that do not otherwise qualify as ARL and allow these farms the same commercial opportunities, rights, and regulations as ARL. RF comprises approximately 5% of the community.

**Agricultural Resource Land (ARL)**

The Agricultural Resource Land designation/zone is intended to preserve parcels that contain prime agricultural soils for long-term agricultural activities. These properties are identified through a countywide process. The community plan corrects a 2004 mapping error and contains 3,558 acres of ARL land, a slight increase from 2004. This designation allows for a variety of agricultural uses and related activities intended to preserve the prime soils while
ensuring economically viable farms. The base density within the ARL designation is one unit per 10 acres; however, two units per 10 acres may be achieved when there is a minimum of 20 acres and the resulting lots are clustered together. When subdividing to the maximum density, new lots that are created cannot be larger than one acre in size. The remaining unclustered area must be retained as open space or agriculture. The ARL comprises approximately 32% of the community.

Our community land use patterns reflect our connections to the land. New homes and other development are well planned in order to preserve open space and privacy. Services are located in the Rural Neighborhood Center while most of our services and employment are located in surrounding urban areas. We remain committed to supporting economically viable and profitable agriculture. The area will remain primarily a rural community that serves the region with locally grown and produced products, recreational opportunities, and a chance for all to experience our open spaces.

The goal of the rural land use policies is to ensure future decisions that impact the community are consistent with and continue the preservation of the rural character of Alderton-McMillin. This includes decisions related to land development, grant funding, roads, infrastructure and services, and anything that has the potential to change or impact the character and structure of the community.

**LAND USE POLICIES**

**GOALS**

The goal of the rural land use policies is to ensure future decisions that impact the community are consistent with and continue the preservation of the rural character of Alderton-McMillin. This includes decisions related to land development, grant funding, roads, infrastructure and services, and anything that has the potential to change or impact the character and structure of the community.

**RURAL RESIDENTIAL**

**GOAL AM LU-1**

Ensure the Alderton-McMillin community remains rural in character over the next 20 years.

**AM LU-1.1**

The rural character of Alderton-McMillin is defined and shall be maintained as working farms, forests, open space, and low density residential homes on large lots.

**AM LU-1.2**

To maintain and preserve the rural character of the Alderton-McMillin community, the following types of non-agricultural activities are considered incompatible with rural character:

**AM LU-1.2.1**

Activities that generate constant, ongoing noise;

**AM LU-1.2.2**

Activities that generate large amounts of traffic within a short duration;
AM LU-1.2.3 Activities that are dependent upon an urban population draw (other than farm sales and tours);

AM LU-1.2.4 Activities that operate into night hours; or

AM LU-1.2.5 Activities that require extensive lighting or lighting that spills onto neighboring properties.

AM LU-1.3 Any major amendment to approved development applications shall include a condition of approval that requires the major amendment to meet design standards.

GOAL AM LU-2 Identify lands for Rural 10 and Rural 20 designations and ensure activities on those lands meet the objective of maintaining a rural lifestyle and rural character.

AM LU-2.1 Rural lands that are not devoted to resource uses, Rural Neighborhood Center, Rural Farm, or Rural Industrial Center shall be zoned Rural 10 or Rural 20.

AM LU-2.2 Within Rural 10 and Rural 20 designations, the dominant land use should be detached single-family homes on large lots.

AM LU-2.3 Allow limited civic uses within Rural 10 and Rural 20. Civic uses shall have size restrictions compatible with the rural area.

AM LU-2.3.1 Civic uses shall be supported by rural infrastructure and not require urban facilities or urban levels of service.

AM LU-2.4 Prohibit the following uses within the Rural 10 and Rural 20 designations.

AM LU-2.4.1 Agricultural sales and services; and

AM LU-2.4.2 Commercial uses (except as an accessory).

AM LU-2.5 Allow the following uses within the Rural 10 and Rural 20 designations:

AM LU-2.5.1 Nonprofit recreational uses;

AM LU-2.5.2 Forestry, surface mines, and crop production; and

AM LU-2.5.3 Home occupations and cottage industries.

AM LU-2.6 Cottage industries should be accompanied by site design requirements to mitigate noise, lighting, and visual impacts to neighboring properties.

AM LU-2.7 Home occupations and cottage industries that grow beyond the limits of the underlying residential designation and the allowances of the code shall be relocated to an appropriate commercial or industrial zoned area.

AM LU-2.7.1 Allowances shall not be made to continue to grow home occupations and cottage industries within the Rural 10 and Rural 20 designations.

AM LU-2.7.2 Permitted home occupations and cottage industries shall be reviewed every 5 years by the Planning and Land Services Department to ensure the activities on site are maintained and carried out in accordance with the conditions of approval.
AM LU-2.7.3  Strict enforcement action shall be taken when properties are out of compliance.

AM LU-2.8  Industrial use types should not be permitted within Rural 10, Rural 20, ARL, and RF zoned lands.

AM LU-2.9  Development proposals which have significant adverse impacts to critical areas or resource lands that cannot be mitigated to less than significant levels shall be denied.

Agricultural Resource Lands and Rural Farm Policies

GOAL AM LU-3  Allow and encourage a variety of uses in the Agriculture Resource Land and Rural Farm designations that are consistent with and support the long-term viability of farming.

AM LU-3.1  Administrative use or conditional use permits shall be required for farm activities that continue for more than 60 days and generate heavy traffic, excessive noise, or other significant impacts to the community.

AM LU-3.2  Regulations shall be revised to clarify that a retail facility owned and operated by a farm shall not be required to provide locally grown products year-round.

AM LU-3.2.1  During the local off-season, these stores may be stocked with non-local products if the store is predominantly dedicated to locally grown products during the harvest season, May through November.

AM LU-3.3  The intensity and design of retail structures located on ARL or RF zoned properties should reflect the rural character and be in an open air farmers market format or incorporated into a barn-like structure.

AM LU-3.3.1  New structures shall meet the agricultural needs of the farmer and sized to be consistent with the rural character.

AM LU-3.4  Outside storage should be controlled and fenced to provide adequate screening.

AM LU-3.5  Prohibit civic uses on ARL and Rural Farm lands.

AM LU-3.6  Allow opportunities for employee housing on agricultural lands.

AM LU-3.7  Consider developing a Puyallup-Carbon River Valley farm tour.

GOAL AM LU-4  Promote a more stable environment for farm operations and reduce non-farm competition for scarce rural land and the uncertainties that can lead to a gradual disinvestment in agriculture.

AM LU-4.1  Recognize that the community plan area is a rural agricultural community and prioritize agricultural uses and activities over residential housing.

AM LU-4.2  Sound agricultural practices may generate noise and odors.

AM LU-4.2.1  Agricultural land uses are a priority for this community.
AM LU-4.2.2 Work to educate realtors on the importance and impacts of agriculture.

GOAL AM LU-5 Allow two options for residential densities in the Agricultural Resource Land and Rural Farm zones.

AM LU-5.1 Residential density shall not exceed a maximum of 1 dwelling on 10 acres.

AM LU-5.1.1 Residential density may be increased to a maximum of 1 dwelling unit per 5 acres when in a clustered residential development on properties 20 acres or more with only 1 lot larger than 1 acre.

AM LU-5.1.2 The remaining unclustered area must be dedicated to open space or agricultural use through an agriculture conservation easement.

AM LU-5.2 Clustered residential developments should be designed and located in a manner that maintains a view of continued open space from the public realm.

<table>
<thead>
<tr>
<th>PURCHASE AND TRANSFER OF DEVELOPMENT RIGHTS (PDR/TDR)</th>
</tr>
</thead>
</table>

GOAL AM LU-6 Create opportunities for ARL and Rural Farm property owners to receive a financial return on their land holdings while conserving prime agricultural soils and open space to continue viable farming activities.

AM LU-6.1 Establish the following sending criteria to prioritize Alderton-McMillin properties for PDR transactions. The acquisition of development rights should be prioritized as follows (most important to least):

AM LU-6.1.1 Threat of conversion (magnitude, urgency);

AM LU-6.1.2 Importance (soil types, size, contiguous);

AM LU-6.1.3 Viability (on-site production/support facilities, water availability, drainage);

AM LU-6.1.4 Environmental values (benefits to fish and wildlife); and

AM LU-6.1.5 Community values/priorities (education, viewshed, aquifer recharge, stormwater, job creation).

AM LU-6.2 Outline an effective Transfer of Development Rights (TDR) program for Alderton-McMillin that will assist farmers and farm preservation.

AM LU-6.3 The Alderton-McMillin TDR program should be a component of a countywide TDR program.

<table>
<thead>
<tr>
<th>RURAL NEIGHBORHOOD CENTER</th>
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</table>

GOAL AM LU-7 Recognize and improve the commercial Rural Neighborhood Center (RNC) at 96th Street East and SR 162, at 128th Street and SR 162, and at Bowman Hilton Road and SR 162 to provide limited rural commercial services that are not appropriate on other rural lands. Uses should provide services to the rural population and maintain rural character.
AM LU-7.1 The County should work with local business owners and the community to develop a master plan for the RNC that will include site and design standards as well as a traffic control plan.

AM LU-7.2 The master plan shall retain the rural character and prevent traffic conflicts with SR 162.

AM LU-7.3 Prohibit commercial activities from sprawling along SR 162 or other major arterials through the establishment of a RNC.

AM LU-7.4 Allow civic and commercial uses that can be supported by rural facilities and services and that support the rural agricultural economy.

AM LU-7.5 Allow such uses as public safety services, transit services, agricultural products and supply sales, agriculture-related amusement and recreation uses, personal services, business services, dinner theaters, gas stations, restaurants, micro-breweries, and farmers market.

AM LU-7.6 Prohibit urban intensity or types of uses within the RNC. Such uses include fast-food restaurants, malls or strip malls, and large-scale commercial buildings or large traffic generators.

AM LU-7.7 Prohibit large civic uses such as schools and churches within the limited commercial area of the RNC.

AM LU-7.8 Allow infill development within the logical outer boundary of established RNC.

RURAL INDUSTRIAL CENTER

GOAL AM LU-8 Recognize and designate the McMillin Park of Industry area for rural industrial uses.

AM LU-8.1 Implement low impact development design standards where feasible.

AM LU-8.2 Require significant vegetative buffering/screening between industrial and non-industrial lands.

AM LU-8.3 On-site lighting should enhance visibility and security without projecting glare on surrounding non-industrial areas.

AM LU-8.4 Outdoor lighting should be focused downward and not protrude into the night sky or beyond property boundaries.

AM LU-8.5 Screen materials stored outdoors from non-industrial properties.

AM LU-8.6 Screen refuse collection/recycling areas and loading/delivery areas from neighboring non-industrial uses.

AM LU-8.7 Industrial activities should not produce excessive noise that impacts quality of life in adjacent non-industrial properties.

AM LU-8.8 Allow industrial uses that are:

AM LU-8.8.1 Food or agriculture related;
AM LU-8.8.2 Intermediate manufacturing;
AM LU-8.8.3 Final assembly; and
AM LU-8.8.4 Warehousing and distribution.

AM LU-8.9 Prohibit the following uses:
AM LU-8.9.1 Heavier industrial uses that produce substantial waste byproducts or wastewater discharge;
AM LU-8.9.2 Commercial service and retail businesses;
AM LU-8.9.3 Contractor yards;
AM LU-8.9.4 Waste treatment and storage;
AM LU-8.9.5 Residential uses; and
AM LU-8.9.6 Rendering.

MINERAL RESOURCE OVERLAY

GOAL AM LU-9 Ensure new mining activities are consistent with community plan goals and policies.
AM LU-9.1 Ensure proposed mining activities do not cause adverse environmental impacts through flooding, landslide, or soil erosion to the valley and streams.
AM LU-9.2 Recognize the community’s desire to retain the integrity of the vegetated hillsides for visual aesthetics. Proposed mining activities shall be designed and operated in a manner that retains the vegetated integrity of the hillsides and has limited visual impact on the valley.
AM LU-9.3 Prohibit mining activities on ARL and Rural Farm properties.

URBAN GROWTH AREA EXPANSIONS

GOAL AM LU-10 An urban growth area expansion for an adjacent city may be considered through an annual Comprehensive Plan Amendment process only if the request meets the following criteria:
AM LU-10.1 The City files an application meeting all legal requirements for UGA amendment applications specified in the PCC Chapter 19C.10, Procedures for Amendments to the Comprehensive Plan, and Chapter 19A, Comprehensive Plan;
AM LU-10.2 A transportation plan and funding mechanism that addresses the buildout of the expansion area are in place or are proposed;
AM LU-10.3 Implementing regulations that address urban design standards, buffers from rural and resource lands, and protection of viewsheds are proposed;
AM LU-10.4 The application is processed consistent with the provisions of the TDR program;
AM LU-10.5  De-designation of ARL properties must be accompanied by a commensurate designation of ARL lands from other rural designations, provided that the new ARL lands meet the Comprehensive Plan criteria, and further provided that the new ARL lands are placed in a conservation easement that limits further future expansion of the UGA. The City must demonstrate that the requirements for de-designation in the Comprehensive Plan and the Growth Management Act have been met. Parcels involved in the ARL de-designation described herein would not be subject to the provisions of the TDR program. If there are not adequate rural lands to convert to ARL, the County may consider additional conservation easements on ARL properties within the Community Plan area.

AM LU-10.6  The City provides Findings that show any proposed ARL de-designation is consistent with applicable Pierce County and Washington State criteria including SEPA and is in the public interest.

AM LU-10.7  Chapter 19C.10 of the Pierce County Code, Procedures for Amendments to the Comprehensive Plan, has been amended to allow annual amendments for this purpose.

IMPLEMENTING ACTIONS

The following list of actions needs to be completed in order to implement the policies contained within this plan. They are arranged according to the timeframe within which each should be completed: short, medium, or long term. Short-term actions should occur within one year of plan adoption. Mid-term actions should be completed within 2-5 years. Long-term actions should be completed within 5-10 years of plan adoption. The entity or entities responsible for leading the effort to complete the action item is listed in parenthesis following the action. Actions are assigned to the Land Use Advisory Commission (LUAC), Pierce County Planning and Land Services (PALS), Pierce County Economic Development (ED), Pierce County Parks and Recreations (Parks), Pierce County Public Works & Utilities (PWU), Washington State University Extension (WSU), and Tacoma-Pierce County Health Department (TPCHD).

SHORT TERM ACTIONS (UPON PLAN ADOPTION TO 1 YEAR)

1. Amend the Pierce County Comprehensive Plan to adjust land use designations according to plan policies and maps including:
   - Establish a Rural Industrial Center designation.
   - Revise land use designations per the adopted community plan. (PALS)
2. Amend the Pierce County Development Regulations – Zoning to:
   - Establish the allowed uses in zone classifications per the plan policies.
   - Establish densities and dimensions for the zone classifications. (PALS)
3. Amend the Pierce County Zoning Atlas to adjust the zones for the Alderton-McMillin Community Plan area. (PALS)
4. Amend the Pierce County Development Regulations – Design Standards and Guidelines to require site design requirements for home occupations and cottage industries and within the Rural Industrial Center. (PALS)

5. Amend the Pierce County Development Regulations – Signs to require sign design requirements within the Rural Industrial Center. (PALS)

6. Develop a master plan for the Rural Neighborhood Center at 96th Street East and SR 162. (PALS)

7. Inventory, identify, and place qualifying properties on a priority enforcement list. (PALS)

8. Develop a public education and outreach program to provide information to the public about the Pierce County PDR and TDR programs. (PALS, WSU Extension)

9. Work with the Pierce County Assessor-Treasurer’s Office to research possibilities of reconciling property taxation with existing zoning and allowed uses pursuant to what is allowed in the zone. (PALS, Assessor-Treasurer’s office)

10. Implement Purchase of Development Rights (PDR) and Transfer of Development Rights (TDR) programs in Pierce County. (PALS, WSU Extension Office)

**Mid-Term Actions (1-5 Years)**

1. Establish a process to review conditional use permits on a five year basis. (PALS)

2. Create an annual monitoring report regarding the effectiveness of the Pierce County TDR program in preserving prime agricultural land. (WSU Extension Office)

3. Design and implement a realtor education/communication forum to ensure new home buyers understand agriculture is a primary activity in the Alderton-McMillin community. Noise and odors may be experienced. (PALS)

**Long Term Actions (5-10 Years)**

1. Map potential mineral resource lands within the community plan area and develop Mineral Resource Overlay (MRO) standards. (PALS)
Map A-1: Land Use Designations

Alderton-McMillin Community Plan

*Note: The legend shows only the land use designations within the Alderton-McMillin Community Plan Area. The areas outside this plan area are masked within the map display.
Map A-2: Historic Land Use Designations

Historic Land Use Designations

- Employment Center (EC)
- Community Centers (CC)
- Neighborhood Centers (NC)
- High Density Residential (HDR)
- High Density Single-Family (HDSF)
- Moderate Density Single-Family (MDSF)
- Master Planned Communities (MPC)
- Emp. Based Planned Communities (EBPC)
- Rural Neighborhood Center (RNC)
- Rural 10 (R10)
- Reserve 5 (Res5)
- Rural 20 (R20)
- Designated Forest Land (FL)
- Agricultural Resource Land (ARL)
- Mineral Resource Ovelays

Adopted December 6, 2005 - Ord.2005-9462, Effective March 1, 2006

Note: Inquiries regarding specific parcels should be directed to Pierce County Department of Planning & Land Services 2401 South 35th Street, Tacoma Washington 98409-7400

Map Disclaimer: The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. The County assumes no liability for variations associated with actual survey. ALL DATA IS EXPRESSLY PROVIDED "AS IS" AND "WITH ALL FAULTS". The County makes no warranty of fitness for a particular purpose.

Pierce County Geographic Information System
Department of Planning and Land Services
Plot Date: January 8, 2007

Alderton-McMillin Community Plan
Historic Zoning

- Employment Center (EC)
- Community Centers (CC)
- Neighborhood Centers (NC)
- High Density Residential (HDR)
- High Density Single-Family (HDSF)
- Moderate Density Single-Family (MDSF)
- Master Planned Communities (MPC)
- Emp. Based Planned Communities (EBPC)
- Rural Neighborhood Center (RNC)
- Rural 10 (R10)
- Reserve 5 (Rv5)
- Rural 20 (R20)
- Designated Forest Land (DFL)
- Agricultural Resource Land (ARL)
- Mineral Resource Overlay

Adopted December 6, 2005 - Ord./2005-9462, Effective March 1, 2006

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Pierce County Geographic Information System
Department of Planning and Land Services
Plot Date: January 8, 2007

Alderton-McMillin Community Plan

Map Document: 0108alderon_mcmillin_document_mapcurrent%5D_doc_11_17.png
Historic Assessed Land Uses

- Employment Center (EC)
- Community Centers (CC)
- Residential Office-Civic (ROC)
- Moderate-High Density Residential (MHR)
- High Density Single-Family (HDSF)
- Moderate Density Single-Family (MDSF)
- Residential Resource (RR)
- Emp. Based Planned Communities (EBPC)
- Rural Neighborhood Center (RNC)
- Rural 10 (R10)
- Reserve 3 (Res 3)
- Rural 20 (R20)
- Designated Forest Land (FL)
- Agricultural Resource Land (ARL)
- Mineral Resource Overlay


Note: Inquiries regarding specific parcels should be directed to Pierce County, Department of Planning & Land Services 2401 South 35th Street, Tacoma Washington 98409-7499

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Chapter 3: Community Character and Design Element

INTRODUCTION

Various natural attributes and built infrastructure have contributed to the past and present character of the planning area. Early settlers cultivated the fertile soils abundant on the valley floor. The land use patterns and buildings constructed by earlier settlers can still be observed from the less traveled roadways. Local residents and land owners are motivated to halt the degradation of the rural community’s character it has experienced from the explosive residential development on the surrounding hillsides and conversion of farmland along SR 162.

The Community Character and Design Element emphasizes the community’s vision by setting forth goals and objectives related to the preservation of the historic and cultural characteristics of the area. Desired design standards are outlined that promote commercial development and signage that can harmonically coexist in rural settings. Strategies are identified that promote the contribution of agriculture within the community, both presently and historically.

DESCRIPTION OF CURRENT CONDITIONS

OVERALL CHARACTER

Farm land and open/forested spaces continue to shape the overall character of the plan area. Views from the neighboring ridgelines expose the large open areas that accommodate historical farmsteads, pasture lands, small pockets of clustered homes, forest lands, and the meandering rivers. This is not to say the entire plan area resembles a picturesque rural community. Traveling along SR 162 between Sumner and Orting conveys the contrary, an area in transition. Residential subdivisions haphazardly sprouted up next to working farms. In conjunction with random commercial buildings and signage, contiguous open spaces appear to be dwindling.

Residential growth to the south and east has drastically increased commuter traffic through the area. A line of continuous cars during peak commuting hours create an illusion of a drive-through community. Residents and visitors may sense an urgency, rush and anxiety; quite a different experience from the tranquil feeling of living in a rural countryside. Neighboring
growth has also morphed vegetated hillsides and ridgelines into noticeable executive homes seeking magnificent views of the valley and Mt. Rainier.

COMMERCIAL/INDUSTRIAL CHARACTER

The Alderton RNC has not experienced the same explosive retail commercial growth occurring in neighboring urban areas. Consequently, franchised or corporate identities are absent. Two newer buildings are designed to resemble Pacific Northwest architecture with the incorporation of wood materials and details. Several commercial buildings could be updated or restored. The commercial node is void of any significant landscaping or community amenities and lacks pedestrian connections.

The industrial development within the plan area is concentrated in two general areas, the McMillin Park of Industry and the employment center associated with the City of Puyallup along Pioneer Way. The structures are representative of typical non-discreet manufacturing and warehouse buildings. Absent architectural detail and little or no landscaping, neighboring open spaces, neighborhoods, and farms provide a significant contrast in the landscape.

Older commercial businesses are dispersed throughout the community. Their character varies as much as the services and products provided. Converted single-family homes accommodate offices and home occupations. A detached garage may provide space for a small home-based fabricating operation. During the growing season, locally grown goods are sometimes sold in smaller scale farm stands or converted agricultural buildings.

SIGNAGE

Commercial signs vary in condition, size, placement, and materials. Temporary banner signs may be attached to chain link fences. Reader boards may advertise events at the Grange or available produce at local farms. Various styles of wooden signs promote/publicize local businesses, industries, and home-based occupations. While most signs advertise for businesses located on the premises, a few signs direct travelers to off-site businesses. While the inconsistent signage may detract from the rural character, it may also convey a prevalent sense of autonomy that is typically associated with a rural setting.

VIEWSHEDS

Scenic views of Mount Rainier are abundant within the community. Older structures, such as bridges and agricultural buildings, are located throughout the area and reflect the historic rural and agricultural character. Unfortunately, in some instances these valued community
amenities are overshadowed by discarded material on properties and the disappearing vegetation along hillsides and ridgelines.

**Cultural**

Historical events and settlement patterns contribute to the cultural and built landscape of today. The Puyallup and Orting valleys played significant roles in the early agricultural economies of Pierce County. The farming families through the 1900s were a close knit community through social gatherings and agricultural activities. As converted agricultural properties have spurred increased residential growth, families are increasingly disengaged with surrounding neighbors and community affairs. This is evident through the decline in the membership of the McMillin Grange.

Local schools may provide the strongest link for residents in the community. Various school programs encourage local support through booster clubs for sports teams or attendance at school functions. Many residents may feel a stronger connection to the school district they reside within rather than the larger community.

HarvestFest is an annual countywide event that promotes Pierce County’s agricultural resources. With various Alderton-McMillin farms participating, the general public becomes connected to the people and land that produces locally grown food. The day concludes with a better understanding and greater appreciation of local farmers by HarvestFest participants.

**Historic Resources**

Preservation and enhancement of special and unique features and places that relate to a community’s heritage can bring economic benefits to the community through stimulating internal and external investment, increased visitors and promoting tourism in general, and by increasing pride among the community members. A variety of historic preservation activities throughout a community can support the efforts for resource conservation and also help improve quality of life. Examples include restoration of an old farm house, re-use of a historic schoolhouse or grange, rehabilitation of an old store and retaining its commercial use through compatible commercial additions, and incorporation of historic resources and landmarks into new recreational resources and facilities, including trails or scenic bike or auto routes.

There are a number of federal, state and local laws and programs that apply to historic and cultural resource preservation. Locally the Pierce County Cultural Resource Inventory provides an indication of those properties or structures that may hold historical or cultural significance. Table A-6 and Map A-5: Historic Resources identify historic and cultural resources within the
These resources include one room schools, stores, post offices, homes of notable persons, and granges.

### Table A-6: Historical and Cultural Resources

<table>
<thead>
<tr>
<th>National Register and Pierce County Register of Historic Places</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alderton School at 9512 Orting Highway East</td>
</tr>
<tr>
<td>Charles Orton House, 7473 Riverside Road East</td>
</tr>
<tr>
<td>McMillin School (Grange) at 12615 SR 162 E</td>
</tr>
<tr>
<td>McMillin Bridge spans Puyallup River near McMillin</td>
</tr>
<tr>
<td>Woolery-Koehler Hop Kiln (Hop Kiln has been taken down and moved since its designation to National Register.)</td>
</tr>
</tbody>
</table>

**Pierce County Cultural Resource Inventory, Volume VII: Central Planning Area: Puyallup Valley**

**Alderton**

- House, West end of 96th Street East at railroad tracks
- Building behind Alderton Store; southwest corner of Pioneer Way (SR 162) and 96th Street East
- House; southeast corner of Pioneer Way (SR 162) and 96th Street East
- House; southeast corner of Pioneer Way (SR 162) and 106th Street East
- Alderton Store; southwest corner of Pioneer Way (SR 162) and 96th Street East
- Alderton School; northwest corner of Pioneer Way (SR 162) and 96th Street East
- Gymnasium (Alderton School); northwest corner of Pioneer Way (SR 162) and 96th Street East

**McMillin**

- House; east side of Pioneer Way (SR 162) north of 128th Street East
- McMillin School (McMillin Grange); east side of Pioneer Way (SR 162) north of 128th Street East
- McMillin Community Church; north side of 128th Street East, East of Pioneer Way (SR 162)
- House; southeast corner of Pioneer Way (SR 162) and 128th Street East
- House; south side of 128th Street East, east of Pioneer Way (SR 162)
- House; south side of 128th Street East, east of Pioneer Way (SR 162)
- House; west side of Pioneer Way (SR 162), south of Military Road (11822 Orting Highway)
- House; east side of Pioneer Way (SR 162) at Military Road
- McMillin Store; northeast corner of Pioneer Way (SR 162) and 128th Street East

It should be noted that this inventory of historic and cultural resources is intended to be a preliminary list of resources of potential historic significance. Additional detailed individual property-based research is necessary to determine eligibility for listing in a historic register. Further, other resources may be added to this list in the future based on additional research.
DESCRIPTION OF DESIRED CONDITIONS

OVERALL CHARACTER

Residential and commercial growth should complement or restore the rural character within the community. Future development should create a land use pattern that depicts open spaces through agricultural and pastoral lands. Homes located on the neighboring hills and ridgelines should be integrated along with trees and vegetation. Future infrastructure improvements should incorporate context sensitive design to be conducive with a rural and agricultural character.

COMMERCIAL/INDUSTRIAL CHARACTER

Commercial development within the Alderton Rural Neighborhood Center should be designed as a compact node that complements the surrounding open spaces and residential development. Access from SR 162 should be limited, requiring shared access for future development. The architectural integrity of existing older structures should be preserved if substantial improvements occur to the exterior of the building. New buildings should be designed in a manner that is indicative of a historic rural commercial area. This would include architectural features such as sloped or stepped roof, porches integrated into storefronts, and the use of wooden or natural construction materials. Businesses that incorporate a franchise or corporate identity would not be present.

Commercial establishments beyond the Alderton commercial area should be designed to blend in with the surrounding agricultural and/or residential character. The placement of new structures should consider the proximity of surrounding homes. Service bays should be screened through the natural attributes of the site or additional landscaping. Structures should replicate historical agricultural building styles, including barns, through the application of architectural features such as a sloped or stepped roof, porches, and use of natural construction materials.

Additional industrial development at the McMillin Rural Industrial Center should be designed to create a perception of smaller scale. This may be accomplished through site design and architectural details. Perimeter landscaping should be required to screen parking lots and outdoor service/storage areas. The exterior walls should be modulated in a manner to decrease the building mass. Additional architectural detail should be applied to the primary building(s) entrances.

SIGNAGE

The continuous signage along various segments of SR 162 creates a perception of unattractive clutter, detracting from the surrounding natural and agricultural landscape. The streetscape of advertisements is a result of both legally and illegally erected signs. Existing illegal signs should be identified and removed. Damaged signage should be repaired or replaced. New signage
should be designed and erected in a manner that advertises the presence of the on-site business while maintaining a low profile along the streetscape. This could be accomplished through the use of natural materials and limiting the number and size of signs.

Signage should support the current and historical agricultural character of the area. Agricultural-themed murals should be encouraged on the sides of commercial buildings. Farms that include an on-site retail operation or other area businesses should be provided additional flexibility in advertising locally grown products. The flexibility may include, but is not limited to, additional temporary signage devoted solely to the availability of local produce or additional permanent signage for a restaurant indicating locally grown products are included on their menu.

**VIEWSHEDS**

The valley provides open spaces, farm lands, and meandering rivers as a desirable view to homeowners overlooking the valley. These overlooking views result in a premium land price. The degradation of these views may slow down the increase in property value or make the view undesirable. It would be expected for homeowners overlooking the valley to protect their views. Valley residents desire a mutual respect from neighboring communities for the protection of views from the valley bottom. Trees and other vegetation on the surrounding hillsides, ridgelines, and transportation corridors should be preserved or replanted in a manner that continues to provide great views of the valley to individual homeowners while concealing the evolving urban residential development from residents living below.

**HISTORIC RESOURCES**

The identification and preservation of historic places augments an adult’s and child’s sense of place within the plan area. It provides a link to the community’s rural and natural resource-oriented past. The current inventory of historic structures and sites should be further researched to identify their current condition and historical significance. Structures and sites should be prioritized as a precursor to a preservation strategy. Historic resources should receive special attention and review during the permitting process on any proposals for alterations, additions, or demolition. Signage should be installed along SR 162 and the Foothills Trail that educates residents and visitors on the area’s current and historical connection to agriculture.
CULTURAL RESOURCES POLICIES

CULTURAL DEVELOPMENT

GOAL AM CR-1 Ensure that the agricultural heritage of the Alderton-McMillin community is preserved and perpetuated.

AM CR-1.1 Look for opportunities to educate the residents of the community’s agricultural heritage.

AM CR-1.2 Organize agricultural heritage tours to promote and market the community-based agriculture.

AM CR-1.2.1 Work with the local farmers, granges, agriculture-related organizations, and business to organize on-going tours of local farms and other agriculture-related businesses.

AM CR-1.2.2 Work with local schools and colleges to involve young people in the local agriculture.

HISTORIC PRESERVATION

GOAL AM CR-2 Emphasize the importance of history in providing a sense of place in the plan area and preserve and prioritize historic structures, places, and traditions.

AM CR-2.1 Ensure the history of the Alderton-McMillin Community Plan area is conveyed to residents and visitors.

AM CR-2.2 The community should be afforded an opportunity to provide input into the review process when a nomination application to the Pierce County Register of Historic Places for a property located in the Alderton-McMillin Community Plan area is filed with the Pierce County Landmarks Commission.

AM CR-2.3 Promote the knowledge and presence of history in the community to provide a sense of belonging and tradition for those who live in or visit the community.

AM CR-2.3.1 Explore educational opportunities in conjunction with activities at the McMillin Grange.

AM CR-2.3.2 Work with the local school districts to integrate the community’s history into the curriculum.

AM CR-2.3.3 Disseminate historical information through kiosks or landmarks.

AM CR-2.4 Develop a historic tour of important places and structures in the community.

AM CR-2.4.1 Develop standardized identification signs for historic tour properties.

AM CR-2.4.2 Encourage property owners of historic properties and structures to be involved with the development of a tour.
**Design and Character Policies**

**Goals**

The goal of the community character policies is to ensure future decisions that impact the community are consistent with and continue the preservation of the rural character of Alderton-McMillin.

**Community Design**

**Goal AM D-1**

Promote commercial and industrial development that is visually attractive, and compatible with the residential character and agricultural identity of the community while being respectful to the natural environment.

**AM D-1.1**

Implement low impact development design standards where feasible.

**AM D-1.2**

Locate required vegetation in a manner that provides buffering/screening between industrial and non-industrial lands.

**AM D-1.3**

Outdoor lighting should enhance visibility and security without projecting excessive glare on surrounding property or into the night sky.

**AM D-1.4**

Sustained noise that is generated by commercial activity should not negatively impact neighboring property owners.

**AM D-1.5**

New commercial buildings within a Rural Neighborhood Center that are visible from public areas should convey a traditional rural or agricultural character.

**AM D-1.5.1**

New commercial development within the Rural Neighborhood Center should be designed to complement adjacent businesses.

**AM D-1.5.2**

Encourage connections between neighboring commercial properties.

**AM D-1.5.3**

Promote harmonious commercial building architecture through the use of materials and textures.

**AM D-1.5.4**

Prohibit the use of typical franchise/corporate architecture.

**AM D-1.6**

Develop and adopt a preferred master plan design for the location of buildings, open space, access, and amenities within the Rural Neighborhood Center.

**AM D-1.6.1**

Developments should be linked with walkways, common access points, and outdoor areas providing an atmosphere and identity that is unique to the area.

**AM D-1.6.2**

Provide incentives for landowners within a Rural Neighborhood Center to conform to the appropriate adopted master plan design.

**AM D-1.7**

Design standards for commercial activities on agricultural properties should be flexible.
AM D-1.7.1 At a minimum, setbacks between residential uses and commercial activities on Agricultural Resource Land and Rural Farm properties should equal or exceed setbacks from neighboring residential property.

AM D-1.8 Promote residential site design that establishes and connects open spaces.

AM D-1.8.1 Provide incentives for innovative site designs that cluster residential uses to preserve larger contiguous open areas.

GOAL AM D-2 Building and freestanding signs shall be designed and located in a manner that is not overly intruding

AM D-2.1 Pole signs shall be prohibited.

AM D-2.2 Decrease the amount of non-agricultural commercial signage in the community plan area.

AM D-2.3 Building and freestanding signs should be lighted indirectly.

AM D-2.4 The size of building and freestanding sign faces shall be limited.

AM D-2.5 The exterior base structure for freestanding signs shall be made of or faced with natural materials such as stone, brick, or wood.

AM D-2.6 Prohibit the use of flashing or rotating signs, video signs, internally lit signs, and roof signs.

AM D-2.7 The Rural Industrial Center shall be identified with one monument sign located along SR 162.

AM D-2.8 Limit the use of off-premise signs to temporary applications such as directional signage or community events.

GOAL AM D-3 Promote local seasonal agricultural products through the allowance of temporary signage.

AM D-3.1 Provide sufficient regulatory flexibility to allow local farmers to advertise available produce using temporary signage.

AM D-3.2 Implement temporary sign standards that allow a local farmer to acquire a temporary sign permit that may extend beyond 30 days to accommodate a product’s availability for marketing.

GOAL AM D-4 Locate required vegetation in a manner that protects and enhances the views of the ridgelines and hillsides from the valley floor.

AM D-4.1 Preserve the natural attributes along the hills and ridgelines above the valley.

AM D-4.2 Development on hillsides or along ridgelines shall be required to locate natural vegetation areas and tree preservation credits along the perimeter of the project to maintain vegetated views from the valley floor.

AM D-4.3 Minimize tree removal to accommodate view creation; encourage selective tree-liming as necessary.
AM D-4.4  Encourage neighboring communities to adopt policies and regulations that naturally screen urban development on the hillsides and ridgelines from valley residents.

**IMPLEMENTING ACTIONS**

The following list of actions needs to be completed in order to implement the policies contained within this plan. They are arranged according to the timeframe within which each should be completed: short, medium, or long term. Short-term actions should occur within one year of plan adoption. Mid-term actions should be completed within 2-5 years. Long-term actions should be completed within 5-10 years of plan adoption. The entity or entities responsible for leading the effort to complete the action item is listed in parenthesis following the action. Actions are assigned to the Land Use Advisory Commission (LUAC), Pierce County Planning and Land Services (PALS), Pierce County Economic Development (ED), Pierce County Parks and Recreation (Parks), Pierce County Public Works & Utilities (PWU), and Tacoma-Pierce County Health Department (TPCHD).

**SHORT TERM ACTIONS (UPON PLAN ADOPTION TO 1 YEAR)**

1. Amend Title 18J, Design Standards and Guidelines to:
   - Establish site design standards and guidelines and a site plan review and approval process for all proposed commercial, civic and industrial development.
   - Establish site design standards and guidelines and a site plan review and approval process for all clustered residential development.
   - Establish architectural standards and guidelines and an architectural plan review and approval process for all proposed commercial, civic and industrial development.
   - Establish simple, facilitated standards for commercial related to agriculture. (PALS)

2. Amend Title 18B, Signs to establish sign standards and a sign review and approval process including:
   - Type and placement of signs.
   - Design details.
   - Sign maintenance.
   - Conveyance of information.
   - Flexibility for establishments selling locally grown products.
   - Nonconforming signs. (PALS)

3. Adopt an inventory of cultural and historic resources within the plan area that are significant for preservation, protection, or restoration efforts. These resources may include buildings, roads, sites, or districts within communities. (PALS)

4. Review Pierce County land use applications to determine if historic and cultural resources are listed for consideration. Amend as necessary to include this as a review item. (PALS)

5. Initiate a video documentary of the history of the community including interviews with long time residents and farmers. (PALS)
6. Update existing inventory of historic and cultural resources by field verification. (PALS)

### MID-TERM ACTIONS (1-5 YEARS)

1. Establish a Land Use Advisory Commission for the community plan area. In addition to the normal development and design review responsibilities of the LUAC consider:
   • Initiate special events to promote the history within the plan area.
   • Engage in restoration actions for historic or cultural resources.
   • Work with individual property owners of historic or cultural resources to encourage preservation or restoration actions.
   • Establish a standard design for signage that identifies historic or cultural resources. (PALS, LUAC)

2. Amend Title 18A, Zoning cottage industry standards to provide adequate screening between cottage industries and neighboring properties. (PALS)

3. Amend Title 18J, Design Standards and Guidelines to:
   • Establish viewshed guidelines.
   • Develop context sensitive design guidelines for transportation and utility infrastructure. (PALS, PW-T, PWU)

4. Conduct an inventory of commercial signage within the plan area. The inventory should identify the total number of signs on each parcel, the type of sign, and year the sign was permitted. (PALS)

5. Work toward the placement of community profiles, including the current and historical role of agriculture in the plan area, at trailhead kiosks and along the Foothills trail. (PALS, Parks, LUAC)

6. Organize regular community events by working and coordinating with agriculture-related organizations located within the community. (LUAC)

7. Work with locally-based community development organizations, both public and non-profit, to provide for space and resources for public events and provide market mechanisms to promote agricultural heritage. (LUAC)

### LONG TERM ACTIONS (5-10 YEARS)

1. Work with the local school districts to integrate the history of the valley into school curriculum. (LUAC)

2. Develop and distribute material that emphasizes the area’s current and historical connection with agriculture to local homeowner associations to provide community awareness and identity to residents. (PALS, LUAC)
Map Disclaimer: The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. The County assumes no liability for variations accepted by actual survey. ALL DATA IS EXPRESSLY PROVIDED "AS IS" AND "WITH ALL FAULTS". The County makes no warranty of fitness for a particular purpose.
Chapter 4: Natural Environment Element

**INTRODUCTION**

The Natural Environment Element addresses the protection and conservation of natural resources. The Alderton-McMillin community is steeped in traditions dependent upon the land and its resources. The community plan policies and action steps strive to ensure these resources are not only available and enjoyed by future generations but that over time where degradation has occurred, restoration will occur also.

**DESCRIPTION OF CURRENT CONDITIONS**

The Alderton-McMillin community has experienced a tremendous amount of change over the past thirty years. Rural resource industries within the plan area, such as agriculture, forestry, and mineral extraction, have affected natural systems. Some of the main problems within the plan area include flooding caused by surface water or groundwater, surface water impairment, stream degradation, and riparian habitat degradation due to stormwater runoff. However, much of the plan area still remains as agricultural and rural residential and, as a result, has incurred fewer negative impacts to the natural environment than other more urbanized portions of the County.

**AIR RESOURCES**

**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. Climate conditions in the plan area are typical of the moderate marine climate with the average annual temperature of 50 degrees Fahrenheit and average annual precipitation of 35 to 50 inches.

**PUGET SOUND AIRSHED CHARACTERISTICS**

An airshed is a geographic area where air pollutants from sources “upstream” or within the area flow and are present in the air. Most of the air pollution within the Puget Sound airshed
comes from urban development, emissions from motor vehicles, wood burning, and industrial activities. The region’s air quality is highly influenced by the Pacific Ocean and westerly wind patterns. Wind-driven mixing regularly occurs which effectively disperses air pollutants; however, temperature inversions can happen, resulting in stagnation and increased pollution levels. Air inversions are a relatively common occurrence in the Puget Sound area. During times of air inversions, air pollution will continue to accumulate until the weather pattern changes, with the amount of air quality degradation depending on actions such as the amount of vehicle use, mowing of lawns, and burning of wood stoves. The Olympic Mountains to the west and the Cascade mountain range to the east form the sides of a bowl that traps air pollution within the urban basin.

**Air Quality**

Air quality affects the health of people and the environment. Air pollution has been linked to several human lung and heart related diseases, including asthma and cancer, and has been shown to decrease lung function in children. Air pollution affects the environment by harming soil, water, crops, forests, wildlife, decreasing visibility, and impacting global and local climate. Increases in global temperature (referred to as global warming) has resulted from an accumulation of greenhouse gases such as carbon dioxide, methane, and chlorofluorocarbons in the atmosphere. Greenhouse gases trap the sun’s heat as it is radiated from the earth, preventing this heat from escaping back into space, thus warming the earth’s temperature. One of the main contributors to greenhouse gases is discharge from motor vehicles. In Washington State, the effects of global warming results in reduced snow pack, low summer stream flows, more winter flooding, increased coastal erosion, reduced water supplies for people and agriculture, and further loss of salmon habitat. In addition to these impacts, air pollutants also damage the economy. The Washington State Department of Ecology estimates that the annual cost to Washington’s economy from air pollution-related death and illness is at least $500 million. The main sources of air pollution in Washington State come from motor vehicles (over 50%) and smoke from outdoor burning and wood stoves.

The Puget Sound Clean Air Agency (PSCAA), in cooperation with the Washington State Department of Ecology (DOE), monitors air quality in a four-county region (Snohomish, King, Pierce, and Kitsap) for compliance with federally established standards. PSCAA monitors six criteria air pollutants (CAPs) for which the U.S. Environmental Protection Agency (EPA) has established national ambient air quality standards (NAAQS). These criteria air pollutants are:

- Particulate Matter (10 micrometers and 2.5 micrometers)
- Ozone
- Nitrogen Dioxide
- Carbon Monoxide
- Sulfur Dioxide
- Lead

In 2004 PSCAA added information on air toxics (over 400 air pollutants beyond the six CAPs) which don’t have federally set standards but have been associated with a broad range of adverse health effects, including cancer. In 2005, PSCAA also added fine particulate matter
monitoring information. According to the PSCAA 2005 Air Quality Data Summary Report, air quality within Pierce County in 2005 was classified as meeting federal standards and, as described in the PSCAA’s Air Quality Index (AQI), generally ranged between good to moderate with a few brief periods of time classified as unhealthy for sensitive groups.

While the region has never violated the PM$_{2.5}$ federal standard, fine particulate matter is a main pollutant of concern in the Puget Sound area. Because of its adverse health effects, PSCAA has established a health goal for fine particulate matter. Monitoring sites in three of four counties (Snohomish, King, and Pierce) continue to exceed this goal. If proposed federal standards are enacted for fine particulate matter then PSCAA will need to increase efforts to reduce fine particulate matter including wood smoke emission reductions. PSCAA has the authority to issue burn bans to protect human health during high particulate matter events and in February and December 2005 two such burn bans, totaling 16 days, were issued.

In addition to fine particulate matter, ozone levels remain a concern in the Puget Sound region because concentrations have not reduced as significantly as precursor pollutants have. Air toxics are also present in the Puget Sound airshed at levels that pose adverse health effects. These health effects include but are not limited to increased cancer risk and respiratory, cardiovascular, and neurological effects.

Air quality within the plan area is generally consistent with that of Pierce County and the greater Puget Sound region.

**Earth Resources**

Topography within the plan area is characterized by a wide, flat valley bottom bisected by the meandering Puyallup River and abrupt valley walls on either side. Valley walls climb an average of 500 feet before leveling to hilly terraces. Volcanic processes and glaciations formed the Puyallup River Valley. Scouring from the Vashon glaciations formed the deep, northerly trending Puyallup Valley. The topography in the Puyallup and Carbon River valleys was also affected by historic lahar events originating from Mount Rainier.

**Soils**

Soil types determine the ability of the ground to absorb rainfall and dictate appropriate levels and types of development. The main soils types in the valley floor include Orting loam, Puyallup fine sand loam, Pilchuck (loamy) fine sand, and Sultan silt loam. The predominant soil types in the ridge areas above the valley are Everett gravelly sandy loam and Kitsap silt loam. The Puyallup-Sultan Association along the Puyallup River was formed in alluvium deposited by flood waters. Puyallup soils are well-drained, whereas Sultan soils are moderately well-drained. Septic systems in Puyallup soils are moderately prone to failures from wetness. In Sultan soils, septic systems also are prone to failure during the rainy season because of the high-water table. Everett soils are somewhat excessively drained. Septic systems in Everett soils can endanger groundwater supplies because this soil is highly permeable.

Pierce County Surface Water Management classifies soil types into hydrologic soil groups A through D, which range from low runoff potential with high infiltration capacity (group A) to
high runoff potential with low infiltration capacity (group D). Group A and B soils typically include sandy loam soil types such as Spanaway gravelly sandy loam, while Kapowsin gravelly loam is an example of a group D soil. These soil groups become indicators of which areas are more susceptible to surface water runoff, flooding, and groundwater recharge problems. For example, soils with high infiltration capacity can result in insufficient filtration of runoff pollutants, which results in inadequate protection of groundwater quality. The poor draining soil types may contribute to septic failure and quick surface runoff that creates flooding even during smaller storm events.

The majority of soils within the valley portion of the plan area range from Group B to Group D soils. These soil groups have moderate to very slow infiltration rates and slow rate of water transmission. The soils around Canyon Falls Creek area are classified as Group A which has a high infiltration rate and high rate of water transmission.

### Landslide and Erosion Hazard Areas

Landslide hazard areas are areas potentially subject to mass movement due to a combination of geologic, seismic, topographic, hydrologic, or manmade factors. Landslide hazard areas can be identified by the presence of indicators such as steep slopes, areas with active bluff retreat or that exhibit sloughing or calving of bluff sediments, areas with skewed trees or that have tension cracks or other types of erosion and/or ground rupture, and areas of historic failures.

A large portion of the plan area is located in the Puyallup River Valley. This valley has steep ridges on either side that quickly have a gain of about 500 feet in elevation. These two ridge areas are classified as potential landslide hazard areas. The areas around Fennel Creek are also classified as potential landslide hazard areas. (See Map A-6: Potential Landslide Hazard Areas)

Potential erosion hazard areas are those areas subject to erosion through either loss of soil, slope instability, or land regression. There are three types of erosion hazards including:

- **Shoreline Erosion Hazard Areas** - areas within 200 feet of a freshwater (lake or pond) or marine (Puget Sound, tidal marshes, and estuaries) shoreline, as measured landward perpendicularly from the edge of the ordinary high water mark.
- **Riverine Erosion Hazard Areas** – areas located within the lateral extent of likely watercourse channel movement due to bank destabilization and erosion, rapid incision, and shifts in location of watercourse channels. These areas are referred to as channel migration zones and regulated as flood hazard areas.
- **Soil Erosion Hazard Areas** - areas identified as having slopes of 20 percent or greater and that are classified as having severe, or very severe erosion potential by the Soil Conservation Service, United States Department of Agriculture (USDA).

The Puyallup and Carbon Rivers have a history of large-scale channel movement. Those portions of the plan area within the designated channel migration zones for the Puyallup and Carbon Rivers are classified as riverine erosion hazard areas. The ridgeline areas and Fennel Creek gulch are classified as potential soil erosion hazard areas and there are also small pockets of areas classified as potential freshwater shoreline erosion hazard areas. (See Map A-7: Potential Erosion Hazard Areas)
Seismic Hazard Areas

Seismic hazard areas are areas subject to severe risk of damage as a result of earthquake-induced landsliding, seismic ground shaking, dynamic settlement, fault rupture, soil liquefaction, or flooding caused by tsunamis and seiches. The river valley portions of the plan area are identified as potential seismic hazard areas. These areas have the greatest chance for liquefaction and/or dynamic settlement during a seismic (earthquake) event. Liquefaction hazard areas are areas capable of liquefying in response to earthquake shaking. Dynamic settlement hazard areas are underlain by loose or soft soil that could result in vertical settlement of the ground surface in response to earthquake shaking. (See Map A-8: Potential Seismic Hazard Areas)

Volcanic Hazard Areas

At over 14,411 feet high, Mount Rainier is a visible landmark within the southern Puget Sound region and dominates the skyline of the plan area. This glacier-clad, potentially active volcano is capable of spewing ash from pyroclastic eruptions, and generating large volumes of lahars and floods. Such hazard events have in the recent geologic past, inundated various watersheds, river valleys, and even reached the shores of Puget Sound.

Volcanic hazard areas are those land areas subject to pyroclastic flows, pyroclastic surges, or ballistic projectiles, lava flows, and inundation by lahars, debris flows, or related flooding resulting from geologic and volcanic events on Mount Rainier. Volcanic hazard areas also include areas that have not been affected recently, but could be affected by future such events. Volcanic hazard areas are classified into the following categories:

- Case I Lahar Inundation Zones – are massive in scale, can occur with or without eruptive activity, and the average reoccurrence rate is about 500 to 1,000 years.
- Case II Lahar Inundation Zones – are commonly caused by the melting of snow and glacier ice by hot rock fragments during an eruption, but which can also have a non-eruptive origin and the average reoccurrence rate is near the lower end of the 100 to 500 year range, making these flows analogous to the so-called “100-year flood” commonly considered in engineering practice.
- Case III Lahar Inundation Zones – can occur from events such as moderately large debris avalanches or small non-cohesive lahars, glacial outburst floods, or other types of debris flow, all of non-eruptive origin and the average reoccurrence rate is about 1 to 100 years. While occurring more frequently, these events are typically small and have generally not gone beyond the Mount Rainier National Park boundaries.
- Pyroclastic-Flow Hazard Areas – are subject to pyroclastic flows, pyroclastic surges, lava flows, and ballistic projectiles during future eruptions and the average time interval between eruptions of Mount Rainier is about 100 to 1,000 years.

The river valley portions of the plan area are identified as designated volcanic hazard areas for Case I and Case II Lahar Inundation Zones. While the time intervals between these types of events may range from 100 to 1,000 years the magnitude of the damage that is caused is extreme. During one of the biggest Case I lahar inundation events, known as the Osceola
Mudflow, which occurred almost 5,000 years ago, it is estimated that a wall of mud, with a consistency of viscous cement, 60 feet in height roared down the White and Green River Valleys and spilled across the Buckley Plain destroying and covering everything in its path. It appears that the lahar in this event traveled as far as Commencement Bay in Tacoma and Elliott Bay in Seattle. The much smaller Electron Mudflow event that occurred about 500 years ago, moved about 35 miles down the Puyallup River Valley as far as McMillin. (See Map A-9: Volcanic Hazard Areas)

**Vegetation**

The historic plant communities within the majority of the plan area were mixed woodlands (hardwoods and conifers ranging from early to late seral stage). At this time, the plan area contains a mixture of pasture grasses, agricultural crops, wetlands, and a mixture of lowland conifer forests and hardwood/shrubs. (See Map A-10: Tree Canopy Coverage (2002)) The eastern slope containing Canyon Falls Creek and Fennel Creek contains high tree cover. These trees help to stabilize the slope, uptake and cleanse excess water, and provide an aesthetic value to the Alderton-McMillin community.

**Water Resources**

Water resources are one of the defining natural features of the Puyallup Valley. The valley is abundant with two main rivers, numerous streams, floodplains, wetlands, and a high groundwater table. Resources need to be protected for fish and wildlife habitat, drinking water, and flood storage.

**Water Resource Inventory Areas (WRIAs) and Watershed Basins**

Water Resource Inventory Areas (WRIAs) are watershed planning units established by Washington State. Pierce County has further divided these WRIAs into 26 watershed basins. The entire Alderton-McMillin Community Plan area is located within the Puyallup watershed (WRIA #15). There are three watershed sub-basins within the plan area including the Lower White River Basin, the Lower Carbon River Basin and the Mid-Puyallup River Basin, which encompasses the majority of the plan area.

The Pierce County Public Works and Utilities Department-Water Programs Division is in the process of developing detailed basin plans for each of the 26 watershed basins in Pierce County. These basin plans will be considered an update of the Pierce County Storm Drainage and Surface Water Management Plan, adopted in 1991. The 1991 Plan established policies for how to manage stormwater runoff in unincorporated Pierce County. It identified capital improvement projects for urban drainage basins to reduce flooding and control the adverse effects of stormwater on water quality and other aspects of aquatic habitat, such as the accumulation of fine sediment in stream bottoms. Basin plans analyze the existing hydrologic and habitat systems and address the impacts of current and proposed land use development on surface water runoff, capital improvement projects, and habitat degradation. Information from basin plans provides some scientific analysis, which can be used to help develop preferred land use designations.
In 2005, Pierce County Water Programs Division completed a basin plan for the Mid-Puyallup River Basin. The Mid-Puyallup drainage basin is approximately 58 square miles of land and streams tributary to the Puyallup River from approximately River Mile-7 west of the City of Puyallup to the High Bridge at River Mile-26.5 south of Orting. The study area does not include the Puyallup River, the Carbon River, or the White River because these rivers are addressed in separate existing plans. Within the Mid-Puyallup River Basin, multiple streams comprise the natural drainage system and contribute flow to the main stem of the Puyallup River. Major tributaries include Alderton Creek, Van Ogles Creek, Ball Creek, Fennel Creek, Canyon Falls Creek, and Horsehaven Creek. Drainage in the basin has been significantly modified over time through farming and the progression of development. Much of the system today is controlled through manmade systems of conveyance pipelines, ditches, and other stormwater facilities.

Also in 2005, Pierce County Water Programs Division began characterizing storm drainage and surface water management problems in the Carbon River and Upper Puyallup River drainage basins to be addressed in the Carbon River and Upper Puyallup Basin Plan. Completion is forecast in winter 2008. The Carbon River/Upper Puyallup River Basin Plan will concentrate on areas draining to the tributaries of the rivers, not the mainstem Carbon River and Upper Puyallup River. Mainstem flooding is covered in a separate plan called the Puyallup River Basin Comprehensive Flood Control Management Plan. The effects of mainstem flooding on tributaries will be described in the basin characterization. Recommended solutions emerging from analysis of these conditions will be forwarded to the update of the Flood Control Management Plan.

To date, no basin planning process has been initiated for the Lower White River.

**FLOODING AND SURFACE WATER RUNOFF**

The County’s Critical Area regulations identify land areas that are most prone to flooding. These areas typically include lands adjacent to rivers and streams and pothole areas. In addition, as forested and natural vegetative cover is replaced with development, surface water runoff (stormwater) tends to increase both in volume and rate of runoff. Historically, rainfall would be utilized in forest evapotranspiration processes or stay on a site trapped in numerous small depressions, saturating the top several feet of soil. Flooding would only occur during larger storm events when the vegetation and soil was completely saturated. As development has occurred, vegetation has been removed and many of the small depressions were graded smooth, with the top several feet of soil removed or compacted. This type of development removed the ability of the land to contain the smaller storm events and subsequently flooding started to become a problem at even the smaller events, particularly in areas underlain by Type C or D soils which have a low infiltration capability. Increases in the number and capacity of connected drainage systems, in the form of ditches and pipes intended to drain properties and remove water quickly, also increase stormwater problems downstream.

Stormwater, that has not been properly addressed, can also result in water quality and habitat degradation, negative impacts to fisheries, and erosion. Stormwater related problems can be correlated to the amount of impervious surface within a watershed or basin. Recently published research indicates that water quality problems and habitat degradation start
occurring when a watershed reaches approximately 10% effective impervious surface. This percentage can be reached with a density of as little as one home per acre because of the network of roads needed to support this type of development.

**Potential Flood Hazard Areas**

Over 50% of the lands within the plan area are classified as potential flood hazard areas. These areas are mainly located adjacent to the rivers and creeks within the plan area. Lands located within potential flood hazard areas require a special review process for proposed development or building activities. (See Map A-11: Potential Flood Hazard Areas)

**Flooding Problems in the Mid-Puyallup Basin**

The Mid-Puyallup Basin Plan identified some specific flooding problems within the plan area including:

- Ponding water along the side of the road along Pioneer Way from 142nd Avenue Court East to the BNSF railroad crossing that does not extend over the roadway.
- Roadway flooding at the culvert under 106th Street East on Ball Creek and sedimentation in the creek has reduced capacity and fish passage. Also, erosion is occurring at a bend in the stream just upstream from the culvert.
- Flooding and a fish passage barrier at the culvert where Ball Creek crosses under the railroad on the west side of Pioneer Way.
- McCutcheon Road floods where it crosses Fennel Creek.
- Flooding at the Kelly Lake Road Bridge (206th Avenue East) that crosses Fennel Creek.
- Overtopping of the stormwater pond at the intersection between 108th Street Court East and 206th Avenue Court East that serves the Fir Ridge development (formerly Wembley Park).
- Road flooding at the 114th Street cul-de-sac that extends off of 205th Avenue East.
- Roadway flooding where Horsehaven Creek crosses at 150th Avenue East.
- Roadway flooding at 188th Street East where it crosses over Horsehaven Creek.
- Roadway flooding along Jansky Road near the 15200 block and severe erosion on Horsehaven Creek just upstream of twin 24-inch driveway culverts that sends sediment to downstream spawning reaches.
- Flooded properties at 224th Street East near 149th Avenue East.
- Roadway flooding at Jansky Road near the 21400 block.
- Several other areas have been placed on a monitoring list to pay close attention for any future flooding events.

Conceptual solutions for these issues are addressed in the basin plan as proposed capital improvement projects (CIPs). These conceptual solutions include actions such as:

- Replacing existing culverts with larger, habitat friendly box culverts.
- Creating new swales to existing ponds or developing new detention ponds where necessary.
- Completing channel and stream bank restoration activities.
• Reconstructing roadways and bridges.

**GROUNDWATER**

The unique topography of this plan area introduces issues of water interaction between the plateaus and the flat river valley. Multiple springs emerge from the hillside between the plateau and the valley. The springs serve as water sources for the homes below. These springs are fed by infiltration up on the plateau. An increase in impervious surfaces on the plateau could affect both the quantity and quality of water from these springs and reduce the amount of infiltration feeding these springs. In addition, the western portion of the plan area is underlain by a designated sole source aquifer. The depth of groundwater in the plan area ranges from one to more than 100 feet.

Aquifer recharge and wellhead protection areas are regulated areas that have a critical recharging effect on groundwater used for potable water supplies and/or that demonstrate a high level of susceptibility or vulnerability to groundwater contamination from land use activities. Regulated aquifer recharge areas include the potentially vulnerable aquifers as identified in map of Groundwater Pollution Potential, Pierce County, Washington, National Water Well Association, U.S. Environmental Protection Agency and the entire Clover/Chambers Creek Aquifer Basin boundary as identified in the Clover/Chambers Creek Basin Groundwater Management Program. Regulated wellhead protection areas are lands within the ten-year time-of-travel zone boundary of a Group A public water system well. The majority of the plan area is located within designated aquifer recharge and wellhead protection areas. (See Map A-12: Aquifer Recharge and Wellhead Protection Areas)

**WATER QUALITY**

Threats to water quality come from a variety of everyday sources such as agriculture, forest practices, septic systems, stormwater, construction activities, recreation, road runoff, and residential activities. These sources are often referred to as “nonpoint” sources of pollution. Point sources of pollution would include businesses and sewage treatment plants, which directly discharge into salt or freshwater. Given the rural character of the plan area, it is probable that the majority of water quality problems are attributable to nonpoint sources of pollution.

Section 303(d) of the federal Clean Water Act requires Washington State Department of Ecology (DOE) to prepare a list of water bodies that are not meeting, or will not meet water quality standards. The mainstem Puyallup River is on the 1998 303(d) list for biochemical oxygen demand (BOD), ammonia, and residual chlorine.

**WATER QUALITY PROBLEMS IN THE MID-PUYALLUP BASIN**

None of the Puyallup River tributaries located within the Mid-Puyallup Basin planning area are on the 1998 303(d) list. Waterbodies in the Basin included on the Candidate 2002/04 303d List (Category 4/Fish Habitat) are: Ball Creek, Fennel Creek, Canyon Falls Creek, and Horsehaven Creek. Although the Mid-Puyallup Basin does not contain streams with reaches on the 1998 303(d) list, care should be exercised to avoid contributing any additional BOD and ammonia to
the Puyallup River. Various methods of reducing pollutants against water quality standards should be examined given the level of development planned for areas draining to the creeks and draining directly to the Puyallup River.

Land use impacts to water quality in the Mid-Puyallup Basin are primarily a result of historical agriculture use. Much of the Puyallup River Valley has been used for agriculture since the early 1900s and continues to be used this way today. Impacts to Mid-Puyallup tributary streams resulting from agriculture include elevated stream temperatures from lack of vegetated stream corridors; high fecal coliform levels from herd animals; and herbicides and insecticides in the water. In addition, the water quality of stormwater runoff from urban areas is an increasing concern in the Mid-Puyallup Basin as urban and suburban growth increases. Urban stormwater runoff typically has elevated levels of nutrients, metals, and fine sediment among others.

Another contributor to water quality (and quantity) problems in the community is from development on the hillsides. Construction on the hillsides flanking the Puyallup Valley greatly increases soil erosion and deposition in the valley. Trees and shrubs are cut so rainfall strikes the ground without being slowed by leaves, needles, and branches. Rain hits the ground with much greater energy with the potential to dislodge and move large soil particles. Groundcover and leaf detritus is removed with a similar effect, exposing soil to the direct force of raindrops. Soil, gravel, and debris are conveyed in concentrated rivulets and scour adjacent areas. Soil suspended in runoff is conveyed to streams and precipitates out where stream grades are low. Low gradient stream reaches occur in the valley. The precipitate (sediment and gravel) fill stream channels sometimes forcing flows to leave the original channel, flooding adjacent areas, and changing the extent of the floodplain.

The Mid-Puyallup Basin Plan identified some specific water quality problems within the Alderton-McMillin Community Plan area including:

- Iron bacteria in Alderton Creek proliferate in the open channel portion of the creek near the corner of Pioneer Way East and 88th Street East. Although the presence of iron bacteria is unsightly in Alderton Creek, it is neither toxic nor hazardous to public health.
- The groundwater table is shallow in the Puyallup River Valley and flooding has caused some on-site sewer systems to fail.
- Bank erosion along stream channels caused by unrestricted access by livestock and increased urban type development contributes to elevated turbidity levels, sediment accumulations, degraded habitat, and can cause other property damage. Alderton Creek, Ball Creek, and Horsehaven Creek all have segments of unprotected, low-gradient stream banks through agricultural areas which make it difficult for sediments from bank erosion to be flushed downstream. Each of these creeks has thick layers of fine material covering their gravel beds and smothering spawning gravel. This fine sediment reduces the flow of oxygen rich water to developing eggs and fills cobble spaces where insects live that provide food for developing fingerlings.
- Elevated temperatures have been recorded in Ball Creek, Fennel Creek, and Horsehaven Creek. During 2002, Ball Creek was proposed to be listed on the State’s 303(d) list of impaired waters for exceeding temperature standards.
• Fecal coliform bacteria enter streams and other waters from the feces of animals. Allowing cattle to have free access to streams elevates fecal coliform levels and can pose health risks to both humans and fish. Elevated fecal coliform levels have been recorded in several of the Mid-Puyallup tributaries. In 2002, Ball Creek was proposed to be listed on the State’s 303(d) list for exceeding fecal coliform standards. Grab samples collected by the Puyallup Tribe indicated fecal coliform levels exceeding State standards six times during the years 1999 to 2001 in Fennel Creek and Canyon Falls Creek.

Conceptual solutions for these issues include actions such as:

• Restricting livestock from free access to watercourses and waterbodies to eliminate defecation and erosion.
• Planting native vegetation and tree cover along watercourses for shading and filtration of pollutants and sediments.
• Installation of stormwater control projects to redirect stormwater runoff away from watercourses.
• Work with the Tacoma-Pierce County Health Department to correct on-site septic system failures.
• Increase monitoring and sampling areas.

SHORELINES

The Washington State Shoreline Management Act (SMA) provides for the management of water bodies or watercourses identified as “shorelines of the state.” Areas under jurisdiction of the SMA include the water body/course, all lands within 200 feet of the ordinary high water mark, and associated wetlands and floodplains. In the Alderton-McMillin Community Plan area this classification is applied to the Carbon and Puyallup Rivers and Voights Creek.

Shorelines of the state are designated into five types of environments including Urban, Residential Rural, Rural, Conservancy, and Natural. These environments are similar to zoning classifications allowing different land uses, densities and activities ranging from the most intensive uses (Urban) to very limited uses (Natural). A majority of the Puyallup River is designated Rural Environment, which allows low density residential and intensive recreational and agricultural uses. A few small segments of the Puyallup River are designated as Conservancy Environment, which allows for outdoor recreation and low intensity agricultural and forestry uses. The Carbon River is designated Rural Environment downstream of the City of Orting and changes to Conservancy Environment from the northern city limits upstream. The portion of Voights Creek located within the plan area is designated as Rural Environment.

WETLANDS

Wetlands are legally protected under the Federal Clean Water Act, the State Growth Management Act, and Pierce County Codes. Wetlands are those areas identified by the presence of water during the growing season, hydric soils, and the presence of a plant community that is able to tolerate prolonged soil saturation. These special land areas provide many important environmental functions including: reducing the impact or frequency of flooding, providing habitat, recharging aquifers, providing clean water for fish and other aquatic
species, and preventing shoreline erosion. Wetlands also provide visual buffers in the built landscape.

The plan area contains wetlands that are mainly located adjacent to the rivers and creeks and small pockets of scattered, isolated wetlands. There is a strong correlation between designated flood hazard areas and wetlands. (See Map A-13: County Wetland Inventory)

**Fish and Wildlife Resources**

**Fish Species and Habitat**

Eight anadromous fish species (Coho salmon, steelhead trout, Chinook salmon, chum salmon, pink salmon, sockeye salmon, cutthroat trout, and bull trout/Dolly Varden) are identified on the revised Washington State Department of Fish and Wildlife (WDFW) StreamNet maps as known and/or predicted to occur within the plan area (see Map A-14: Fish and Wildlife Resources). The location, status, origin and type, spawning and Endangered Species Act (ESA) listing information for each anadromous fish species within the plan area is depicted in Table A-7.

**Table A-7: Anadromous Fish Species in the Plan Area**

<table>
<thead>
<tr>
<th>Species</th>
<th>SaI Stock*</th>
<th>Status</th>
<th>Origin and Type</th>
<th>Spawning</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Coho Salmon</strong></td>
<td>Puyallup</td>
<td>Healthy</td>
<td>Mixed, Composite</td>
<td>mid-Oct – Jan (can be Mar)</td>
</tr>
<tr>
<td>Puyallup River</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Coplar Creek</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Voight Creek</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Steelhead Trout</strong></td>
<td>Mainstem</td>
<td>Depressed</td>
<td>Native, Wild</td>
<td>Mar – mid-June</td>
</tr>
<tr>
<td>Puyallup River</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Carbon River</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fennel Creek</td>
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<td></td>
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<tr>
<td>Coplar Creek</td>
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<tr>
<td>Voight Creek</td>
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<tr>
<td></td>
<td>Puyallup Winter</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Chinook Salmon</strong></td>
<td>Puyallup</td>
<td>Unknown</td>
<td>Mixed, Composite</td>
<td>mid-Sept – early Nov</td>
</tr>
<tr>
<td>Puyallup River</td>
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<tr>
<td>Carbon River</td>
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<td>Voight Creek</td>
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<td></td>
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<tr>
<td></td>
<td>Puyallup</td>
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<td></td>
<td></td>
</tr>
<tr>
<td><strong>Chum Salmon</strong></td>
<td>Puyallup/ Carbon</td>
<td>Healthy</td>
<td>Native, Wild</td>
<td>Dec – Jan</td>
</tr>
<tr>
<td>Puyallup River</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Carbon River</td>
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<td>Fennel Creek</td>
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<td>Coplar Creek</td>
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<td></td>
<td>Fall</td>
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<td></td>
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</tr>
<tr>
<td><strong>Pink Salmon</strong></td>
<td>Puyallup</td>
<td>Depressed</td>
<td>Native, Wild</td>
<td>Sept – Oct</td>
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<tr>
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</tr>
<tr>
<td>Carbon River</td>
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</tr>
<tr>
<td></td>
<td>Carbon</td>
<td></td>
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</tr>
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### Table: salmon populations

<table>
<thead>
<tr>
<th>Species</th>
<th>SaSI Stock</th>
<th>Status</th>
<th>Origin and Type</th>
<th>Spawning</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sockeye Salmon</strong></td>
<td>****</td>
<td>Unknown</td>
<td>Unknown</td>
<td>Unknown</td>
</tr>
<tr>
<td>Puyallup River</td>
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<td></td>
<td></td>
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</tr>
<tr>
<td>Carbon River</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><code>Cutthroat Trout</code></td>
<td>Puyallup</td>
<td>Unknown</td>
<td>Native, Wild</td>
<td>Jan – Mid-June</td>
</tr>
<tr>
<td>Puyallup River</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><code>Bull Trout/Dolly Varden</code></td>
<td>Puyallup</td>
<td>Unknown</td>
<td>Native, Wild</td>
<td>Unknown (but would occur in the autumn)</td>
</tr>
<tr>
<td>Puyallup River</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Information from the 2002 draft Washington State Salmon & Steelhead Stock Inventory (SaSI), WDFW and from interviews with WDFW staff.

** Chinook Salmon, Bull Trout/Dolly Varden, and Steelhead Trout are listed as Threatened under the Endangered Species Act.

*** Bull Trout/Dolly Varden (WDFW has not done enough genetic analysis to determine if the basins contain one species of native char or both, and they’re difficult to distinguish, except by genetic analysis). Both have anadromous life history forms. Cutthroats were rated in 2000, and Bull Trout/Dolly Varden in 1998.

**** These fish are part of a coast-wide riverine population not yet characterized in WA.

Healthy stream habitats include cool, clean water, vegetated riparian corridors, clean bed material, a high degree of channel complexity, and a stable channel. A vegetated riparian corridor is land adjacent to the creek that has mature trees and shrubs for a distance from the creek of at least one tree height. The Mid-Puyallup Basin Plan includes a detailed discussion of the streams and creeks located within the plan area that provide fish habitat as follows:

- About half the length of Alderton Creek now flows underground through pipes, including the first 300-feet at the mouth of the creek. These pipes are barriers to fish passage. The open-channel sections that lie upstream of the pipe are mostly roadside ditches. Flow is intermittent.
- Van Ogles Creek is considerably degraded in many areas with sparse riparian corridors, high fine sediment content, low channel complexity, and at least three fish blocking culverts in the lower reaches. Despite its degraded condition, the Puyallup Tribe reports that Coho, chum, and, cutthroat use this stream for spawning and rearing.
- Ball Creek flows from the west across the flat valley bottom and is known to support Coho salmon and cutthroat trout even though the creek is listed as degraded. The habitat value in this stream is moderate but could be greatly improved by removing barriers to fish passage and working with property owners to restore riparian corridors.
- Fennel Creek drains most of the upland plateau in the northeast part of the Mid-Puyallup Basin. Chinook and Coho salmon use the lower reaches up to Victor Falls, which acts as a natural fish barrier restricting anadromous fish from the upper reaches. Fennel Creek has experienced a loss of riparian vegetation and channel complexity. Much of Fennel Creek’s upper reaches, from the headwaters of Fennel Creek down to Rhodes Lake Road near Victor Falls, has sparse or absent riparian vegetation. Beyond this location, the riparian corridors are fully forested to the creek’s mouth. Most areas adjacent to the creek are agricultural and rural-residential areas; however, the Fennel Creek Basin is currently undergoing rapid residential development.
- Canyon Falls Creek flows from springs on the east valley wall south of Fennel Creek. The creek supports small runs of Coho, chum, and pink salmon and winter steelhead as far
as McCutcheon Road. There is a culvert under McCutcheon Road that is creating a fish passage barrier. There is approximately 0.25 mile of spawning habitat above this culvert. The upstream reaches are good habitat with clean gravel, fully forested riparian corridors, and adequate water quality. At the end of the 0.25-mile stream reach is a commercial fish hatchery. Migrating fish are unable to go beyond the hatchery.

- Horsehaven Creek has its headwaters on the plateau above the Puyallup River Valley wall. The creek flows down into the valley and then across the flat valley bottom to the Puyallup River. The creek supports Coho and chum salmon and cutthroat trout despite the fact it has lost much riparian habitat, contains fine sediments and fish passage barriers, and has lost much of its channel complexity. Aerial photographs show sparse or absent riparian corridors along Horsehaven Creek in a number of places. There is also a fine sediment build up in several areas of the creek including one area in the lower reaches of Horsehaven Creek near the confluence with the Puyallup River that buries spawning gravels to a depth of several feet. This section of creek provides valuable refuge for spawning fish and rearing area for fingerlings. Much of the sediment is assumed to come from local hobby farms and other agricultural practices upstream. At several locations along Horsehaven Creek, stream banks have been damaged or continue to be damaged by livestock. These places are highly susceptible to erosion and contribute fine sediment and fecal coliform bacteria to the stream. Complex features such as large woody debris, pool riffle intervals, sinuosity, gravel bars, and bank vegetation have been removed from the stream greatly reducing habitat value.

**Wildlife Species and Habitat**

Wildlife species depend on a variety of habitat types to support their life cycles, including wetlands, riparian areas, and coniferous forests. Priority wildlife habitat and species locations have been mapped by the Washington State Department of Fish and Wildlife (WDFW) and are identified in WDFW’s Priority Habitat and Species Database. The plan area provides habitat for bald eagles, which are a listed species under the Endangered Species Act. Nesting habitat for bald eagles consists of upland woodlands and lowland riparian stands with a mature conifer or hardwood component. A variety of tree species, both alive and dead, are used for perching. Communal roost stands are generally uneven-aged with a multi-layered canopy, often on leeward-facing hillsides or in valleys. In addition, the WDFW Priority Habitats and Species (PHS) data indicates urban natural open space and wetland habitats within the plan area. (See Map A-14: Fish and Wildlife Resources)

Pierce County, in conjunction with WDFW and the University of Washington, has completed a wildlife biodiversity plan for Pierce County. This plan identifies areas within Pierce County that provide for the greatest diversity of wildlife species, based on existing land cover (vegetation zones) and the concepts of species richness and representation. The areas with the highest diversity and representation were designated as Biodiversity Management Areas (BMAs). Connecting corridors between the BMAs have also been established to facilitate wildlife movement between BMAs. The Puyallup River is designated as a biodiversity corridor. (See Map A-14: Fish and Wildlife Resources)
OPEN SPACE

The Pierce County Comprehensive Plan contains policies that address open space. These policies specify open space criteria that include areas where natural processes (e.g., wetlands and tidal actions) occur or which contain unusual landscape features (e.g., cliffs and bluffs), wooded areas, environmentally unique areas, and parcels which provide connectivity in the open space network. The Map 2-5: Open Space Corridors identifies the designated open space corridor throughout Pierce County, which is based upon high priority open space categories (fish and wildlife habitat, wetlands, rivers, streams, creeks, marine waters, and wooded areas). Several County programs and development regulations provide for preservation of open space. These include Conservation Futures Program, Current Use Assessment Program—Open Space taxation, and Development Regulation bonus densities and design standards. Almost the entire plan area is located within a designated open space corridor.

DESCRIPTION OF DESIRED CONDITIONS

The community plan envisions a greater integration of the built or human environment with the natural environment. In the past 30 years, the greatest changes to the Alderton-McMillin community result from alterations in the areas surrounding the community rather than the community itself. A significant amount of development has occurred in Orting, Sumner, and the hillsides containing Puyallup, South Hill, and Bonney Lake. The community plan policies and action steps focus on three main areas: improving hillside development; flooding, and stream restoration.

Under the plan, it is hoped that development along the hillsides would no longer exacerbate erosion, sedimentation, and flooding problems on the valley floor and the aesthetics of the valley walls would be preserved through greater tree retention. The plan strives to address the impacts of hillside development through establishment of a task force to address the problems resulting from continual development of the hillsides surrounding the valley. The task force would consist of members of the community, the cities, and the County. Plan policies outline potential measures that could be taken in order to ensure hillside development does not increase erosion, sedimentation, and flooding on the valley floor. The plan also seeks to identify and correct existing problems resulting in excessive stormwater or sedimentation through best environmental practices such as limiting footprints, tree retention, and low impact
development techniques that reduce impervious surfaces and infiltrate stormwater rather than route it off site.

The community plan strives to alleviate flooding and restore stream corridor and bank functions for the Puyallup and Carbon rivers thus improving both water quality and quantity issues for fish, wildlife, and people (see Map A-15: Flood Restoration Projects). The plan builds upon the Mid-Puyallup Basin Plan and the Puyallup Tribe Restoration Site Catalogue by identifying restoration projects or community priorities for purchasing properties with public funds.

The valley community clearly demonstrates the high value we place on a healthy ecosystem. Our clean air and water, abundance of habitat for fish and wildlife, forested hillsides and open spaces help us retain our historic connection to the land. We integrate our building and development activities with the natural environment and the spectacular views.

It is the goal of this community plan to sustain the health, beauty, and function of the unique natural ecosystems of the valley for future generations. The valley’s abundant rivers and wetlands, fertile soils, clean air, forested hillsides, and open spaces provide numerous recreational opportunities, homes and habitat for fish and wildlife, and a healthy local food supply for the urban areas. The valley’s natural resources should be protected and where degraded, should be restored.

**ENVIRONMENT POLICIES**

**GOALS**

It is the goal of this community plan to sustain the health, beauty, and function of the unique natural ecosystems of the valley for future generations. The valley’s abundant rivers and wetlands, fertile soils, clean air, forested hillsides, and open spaces provide numerous recreational opportunities, habitat for fish and wildlife, and a healthy local food supply for the urban areas. The valley’s natural resources should be protected, and where degraded, should be restored.

The goal of the natural hazard policies is to ensure damage to property or people is minimized; evacuation routes, procedures, and actions are in place; and the public is educated about what to do and where to go in the event of a flood, earthquake, volcano, or landslide.

**WATER RESOURCES**

**SURFACE WATER RUNOFF, FLOODING, AND HABITAT**

**GOAL AM ENV-1**  Plant or retain trees and employ other natural methods to stop excess stormwater runoff, flooding, and erosion resulting from construction on hillsides.

**AM ENV-1.1**  Require new hillside developments to mimic pre-development hydrologic conditions.
**AM ENV-1.2** Require development on hillsides to eliminate stormwater runoff consistent with the most recent stormwater manual.

**AM ENV-1.2.1** Hillside developments shall be designed to absorb and slow the water through mechanisms such as:

**AM ENV-1.2.1.1** Reducing the building and road footprint by increasing allowable roof-height, clustering the buildings, reducing densities, and shortening the roads;

**AM ENV-1.2.1.2** Revising emergency vehicle access standards to reduce road width, length, and pavement material while ensuring safety;

**AM ENV-1.2.1.3** Designing the sites with terraces to increase the flow length and treatment capacity in heavily vegetated swales connecting bioretention systems;

**AM ENV-1.2.1.4** Locating buildings on the uphill side of the parcel to allow greater area of infiltration below the building;

**AM ENV-1.2.1.5** Using permeable sidewalks, patios, driveways, and roadways; and

**AM ENV-1.2.1.6** Using low impact development (LID) techniques when feasible.

**AM ENV-1.3** Require maximum tree retention to ensure slope stability and assist with the uptake of water. Allow limbing or pruning of trees for views while not compromising tree viability or slope stability.

**AM ENV-1.3.1** Developments on hillsides should be allowed to remove vegetation only in the area necessary for roads, buildings, and yards. Overall vegetation removal should not exceed 30% of the parcel.

**AM ENV-1.3.2** Explore the establishment of a greenbelt/open space corridor along the ridgelines and hillsides bordering the valley.

**AM ENV-1.4** Ensure the allowable hillside density is compatible with the carrying capacity of the land.

**AM ENV-1.4.1** Consider adoption of performance standards for developments on slopes or hillsides.

**AM ENV-1.4.2** Consider reducing allowable densities on hillsides.

**AM ENV-1.5** Investigate and correct flooding and sedimentation conflicts resulting from existing hillside development.

**AM ENV-1.5.1** Undertake a study of existing developments on the ridgelines and hillsides to determine the source of excessive stormwater or sedimentation.

**AM ENV-1.5.2** Funding for studies and corrective actions should come from multiple sources including stormwater utility management fees, grants, and developers.
AM ENV-1.5.3  Update the Mid-Puyallup Basin Plan to include any capital projects or programs that address sedimentation and flooding resulting from hillside development.

AM ENV-1.6  Work with homeowner associations located on hillsides to understand and address the issues and correct existing problems.

GOAL AM ENV-2  In determining properties for purchase with public funds, use the following community preferences:

AM ENV-2.1  Priority 1: Headwaters of streams and creeks;
AM ENV-2.2  Priority 2: Mouths of creeks into the Puyallup River;
AM ENV-2.3  Priority 3: Wetlands that mediate stream flow and provide flood storage capacity; and
AM ENV-2.4  Priority 4: Wetlands that mainly provide habitat for wildlife.

GOAL AM ENV-3  Prioritize Mid-Puyallup Basin Plan capital improvement projects in the Alderton-McMillin community in the following order:

AM ENV-3.1  Priority 1: Projects that alleviate flooding;
AM ENV-3.2  Priority 2: Projects to reduce erosion and sedimentation;
AM ENV-3.3  Priority 3: Projects that provide greater conveyance efficiency; and
AM ENV-3.4  Priority 4: Projects that improve water quality and aquatic habitat.

GOAL AM ENV-4  Stream corridor restoration and removal of invasive plant species protects the carrying capacity of stream channels, reduces sediment deposition, protects or restores fish habitat, improves water quality, and reduces property damage and flooding. Restoration and invasive vegetation removal projects in Alderton-McMillin should reflect the following community priorities:

AM ENV-4.1  Priority 1: Projects that alleviate flooding or reduce property damage;
AM ENV-4.2  Priority 2: Projects that include both bank restoration and invasive species removal;
AM ENV-4.3  Priority 3: Invasive species removal; and
AM ENV-4.4  Priority 4: Bank restoration.

NATURAL HAZARDS

GOAL AM ENV-5  Recognize that the Puyallup-Carbon River Valley has the potential for several naturally occurring, catastrophic events.

AM ENV-5.1  Allow clustering of homes or businesses only when safe, available evacuation routes can be identified or constructed.
**GOAL AM ENV-6**  Pierce County should develop plans that protect and prepare community residents in the event of a hazardous incident.

**AM ENV-6.1**  Pierce County should invest financial and staff resources into future capacity improvements that protect local community residents.

**AM ENV-6.1.1**  The County shall include seismic retrofitting for the McMillin Bridge in the next Transportation Improvement Program (TIP) cycle.

**AM ENV-6.1.2**  The County should facilitate opportunities to implement the Bridge for Kids.

**AM ENV-6.1.3**  The County and community should engage in conversations with Tehaleh to investigate the possibility of an escape footpath from the valley to a staging area on the plateau.

**AM ENV-6.2**  Pursue opportunities to augment the local emergency siren system.

**AM ENV-6.2.1**  The County shall require all new public gathering places to be hardwired with NOAA weather radios.

**AM ENV-6.2.2**  Home builders should be encouraged to hardwire emergency weather radios into new construction.

**AM ENV-6.2.3**  Pierce County should distribute emergency weather radios to residents.

**AM ENV-6.3**  All evacuation routes out of the valley shall be clearly identified with signage within one year of plan adoption.

**AM ENV-6.4**  Pierce County neighborhood emergency teams should be widely established within the plan area.

**AM ENV-6.4.1**  Identify groups of people and individuals, particularly the elderly or young children, which may need assistance during an event.

**AM ENV-6.4.2**  Establish and distribute procedures and contacts through coordination with PC-NET.

**AM ENV-6.5**  Establish and implement a public outreach program to familiarize citizens with the County Hazards Mitigation Plan.

**AM ENV-6.5.1**  The public outreach program should include meetings with community groups, neighborhood associations, the grange, school groups, and business associations.

**AM ENV-6.5.2**  Prepare and distribute brochures describing the evacuation routes and general procedures at public and private locations throughout the valley.

**AM ENV-6.6**  Coordinate with the County Parks and Recreation Department to prepare educational information for incorporation into the Foothills Trail (review the UPS interpretive plan).
AM ENV-6.7 Educate local residents and business owners about the notification benefits of emergency weather radios.

**IMPLEMENTING ACTIONS**

The following list of actions needs to be completed in order to implement the policies contained within this plan. They are arranged according to the timeframe within which each should be completed: short, medium, or long term. Short-term actions should occur within one year of plan adoption. Mid-term actions should be completed within 2-5 years. Long-term actions should be completed within 5-10 years of plan adoption. The entity or entities responsible for leading the effort to complete the action item is listed in parenthesis following the action. Actions are assigned to the Land Use Advisory Commission (LUAC), Pierce County Planning and Land Services (PALS), Pierce County Economic Development (ED), Pierce County Parks and Recreations (Parks), Pierce County Public Works & Utilities (PWU), and Tacoma-Pierce County Health Department (TPCHD).

**SHORT TERM ACTIONS (UPON PLAN ADOPTION TO 1 YEAR)**

1. Amend the Pierce County Development Regulations to include design criteria (such as clustering and building construction) and site development standards (such as Low Impact Development, maximum impervious surface coverage, minimum vegetation retention, tree retention) for hillside areas to reduce the negative impacts of stormwater runoff into the valley areas. (PALS)

**MID-TERM ACTIONS (1-5 YEARS)**

1. Establish a task force to address stormwater runoff problems coming from hillsides onto the valley areas. The task force process shall include:
   - Initiate a study to analyze hillside development and determine the source of stormwater runoff into the valley areas and identify recommendations to correct this problem.
   - Companion update within affected Basin plans to address necessary capital improvement projects to mitigate stormwater runoff problems from hillside areas.
2. (PALS, PWU, City of Bonney Lake, City of Puyallup, City of Sumner, South Hill LUAC, Graham LUAC, local landowners)
3. Work with the Public Works and Utilities Department – Water Programs Division to prioritize property acquisition within flood hazard areas. (PALS, PWU, LUAC)

**LONG TERM ACTIONS (5-10 YEARS)**

1. Implement basin plan recommendations to correct flooding problems in the plan area. (PWU)
2. Implement Puyallup Tribes recommended restoration opportunities on the Puyallup River. (PWU, Puyallup Tribe)
Potential Seismic Hazard Areas

Moderate to High Potential Liquefaction Hazard Area

Moderate to High Potential Dynamic Settlement Areas

Adopted October 19, 2004 - Ord.#2004-56
Effective March 1, 2005

Pierce County Code Title 16: regulations relative to Seismic Hazard Areas

The boundaries of seismic hazard areas are approximate and are intended only to provide an indication of the areas of potential seismic hazard. Additional seismic hazard areas that have not been mapped may be present.

Sources:
1) Digital data, Washington Department of Natural Resources (2000), Division of Geology and Earth Resources 1:100,000 scale geologic mapping.

Note: Liquefaction hazard areas are areas underlain by unconsolidated sandy or silt soils and a shallow groundwater table capable of liquefying in response to earthquake shaking. Dynamic settlement hazard areas are areas underlain by a significant thickness of loose or soft and not susceptible to liquefaction, but that could result in vertical settlement of the ground surface in response to earthquake shaking.

Map Disclaimer: The map features are approximate and are intended only to provide an indication of said features. Additional areas that have not been mapped may be present. This is not a survey. The County assumes no liability for variations ascertainable by actual survey. ALL DATA IS EXPRESSLY PROVIDED "AS IS" AND "WITH ALL FAULTS". The County makes no warranty of fitness for a particular purpose.
Alderton-McMillin Community Plan

Volcanic Hazard Areas

- **Case I Inundation Level (Debris Flow & Debris Avalanche Zone)** - 500 to 1,000 Year Frequency
- **Case II Inundation Level (Debris Flow & Debris Avalanche Zone)** - 100 to 500 Year Frequency
- **Estimated Lahar Travel Time (hours)** from when the AFM Warning System sounds the alarm for lahars approaching the case I Lahar in magnitude.

Adopted October 19, 2004 - Ord.2004-56
Effective March 1, 2005

Pierce County Code Title 18Z regulates activities within Volcanic Hazard Areas.

The boundaries of volcanic hazard areas are approximate and are intended only to provide a guideline of the possible hazard area. Additional volcanic hazard areas that have not been mapped may be present.

Sources:
2) "Map Showing Debris Flows and Debris Avalanches at Mount Rainier, Washington; Historical and Potential Lahar Inundation Zones." Hydrogeologic Investigations: Also ISA-725, U.S. Department of Interior, Geology Survey, 1995, as amended by Kevin Scott, USGS, on Nov. 13, 1995, to be consistent with the reports listed as 1) and 4) below.

Map Disclaimer: The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXTREMELY PROVIDED "AS IS AND WITH ALL FAULTS." The County makes no warranty of fitness for any particular purpose.

Pierce County, Washington

Pierce County Geographic Information System
Department of Planning and Land Services
Plot Date: January 8, 2007
Potential Flood Hazard Areas

Adopted October 19, 2004 - Ord#2004-56s
Effective March 1, 2005

Pierce County Code Title 18 requires activities within Flood Hazard Areas.

The boundaries of flood hazard areas are approximate and are intended only to provide an indication of the presence of such areas. Additional hazard areas that have not been mapped may be present.

Source:
1. Federal Insurance Rate Map (FIRM), Federal Emergency Management Agency (FEMA), Including a 30 Year Recurrence Interval Floodplain.
2. Pierce County Hydro-Cartographic and Surface Drainage Data, Including a 30 Year Recurrence Interval Floodplain.
3. Pierce County Floodplain Data, Including a 30 Year Recurrence Interval Floodplain.
4. Channel Migration Zone Creation developed by CorrEng Inc. for Pierce County Public Works & Utilities, Water Programs Division.

Values:
1. FIRM data is for reference purposes only. For administering the National Flood Insurance Program, please use the original FIRM maps only.
2. Floodplains areas also include some width beyond the flood hazard areas, from the ordinary high water mark of an identified natural watercourse.

Map Disclaimer: The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSELY PROVIDED "AS IS" AND "WITH ALL FAULTS." The County makes no warranty of fitness for a particular purpose.
Aquifer Recharge and Wellhead Protection Areas

- Clover/Chambers Creek Aquifer
- DRASTIC Zones: 180 or higher
- Wellhead Protection Area
- EPA Sole Source Aquifer

Adopted October 19, 2004 - Ord. #2004-56
Effective March 1, 2005

Pierce County Code Title IIIE regulations outline within Aquifer Recharge and Wellhead Protection Areas.

The boundaries of aquifer recharge and wellhead protection areas are approximate and are intended only to provide a delineation of the presence of aquifer recharge and wellhead protection areas. Additional aquifer recharge and wellhead protection areas that have not been mapped.

Aquifer Recharge Areas include land located within the following:
1. The Clover/Chambers Creek Upper Aquifer Basin
2. The intersection of the two highest DRASTIC zones (rated 180 or higher)
3. The Wellhead Protection Area defined by ten-year time of travel.

Source:
1. Pierce County Health Dept., Water and Waste Water Bulletin No. 1
2. Map of Ground Water Potential Pollution Potential (DRASTIC Index), National Well Association
5. Sole Source Aquifers, Environmental Protection Agency, District 16

Map Disclaimer: The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED "AS IS" AND "WITH ALL FAULTS". The County makes no warranty of fitness for a particular purpose.
In addition to delineation and analysis report updates, the following sources were used to identify wetland areas:

5) Pierce County Digital Orthophotography, 1998 to present.

Map Disclaimer: The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. The County assumes no liability for variations accredited by actual survey. ALL DATA IS EXPRESSLY PROVIDED "AS IS" AND "WITH ALL FAULTS". The County makes no warranty of fitness for a particular purpose.
Flood Restoration Projects
Mid-Puyallup Basin Plan

Project Type:
- Acquisition
- Bridge Replacement
- Culvert Replacement
- Detention Pond
- Drainage Improvement
- Habitat

Source:
Mid-Puyallup Basin Plan, Pierce County Public Works and Utilities Environmental Services Water Program Division, August 2005.

Map Disclaimer: The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED "AS IS" AND "WITH ALL FAULTS". The County makes no warranty of fitness for a particular purpose.

Pierce County Geographic Information System
Department of Planning and Land Services

Plot Date: January 8, 2007

Alderton-McMillin Community Plan

Map Document: mxd/alderton_mcmillin_community_plan/flood_restoration_projects_11_17.mxd
Chapter 5: Economic Element

INTRODUCTION

Today there are approximately 4,700 acres in the Alderton-McMillin valley where the soils are rich with the sedimentary deposits from the Puyallup and Carbon Rivers. Agricultural practices were established in the valley as early as the mid-1800s. By 2006 valley farmers faced numerous challenges that inhibit their ability to continue farming while recovering a reasonable rate of return. Challenges presented to farmers are resulting from international trade practices, changes in market forces, corporate agricultural practices, land development pressures and values, traffic conflicts, and local and state regulations. Farms in Pierce County and all across the country are in a state of transition.

The Economic Element of the community plan builds upon the historical practices and natural attributes of the community by strengthening the agricultural industry through a myriad of policies, programs, and actions aimed at raising the income of the farmer while reducing the costs and barriers to farming. The community plan minimizes corporate agricultural practices and changes in market forces by directly linking local farms to local urban markets. Land development pressures and values are put onto a more level playing field through transfer and purchase of development rights programs and subdivision practices that keep farms intact. It is also recognizing the importance of allowing farmers the flexibility to sell farm goods and related uses throughout the year. Traffic conflicts are reduced by designing roads and road expansions to accommodate farm equipment. Local and state regulations are reduced and streamlined for farm operations. And finally, the community plan calls for lobbying at state and federal levels of government to raise awareness of and reduce barriers to trade practices that are hobbling American farmers.

To accomplish this task of ensuring the viability of current and future farms in the Alderton-McMillin valley, coordinated and committed leadership at both the County and state levels of government is required. The community plan calls for commitment to policy direction, establishment and funding of programs and action items, and monitoring of accomplishments. Every five years the community plan should be reviewed against the desired goals and, where the goals are not being met, adjustments should be made accordingly.
DESCRIPTION OF CURRENT CONDITIONS

Pierce County has lost many acres of farmland to development in the past 50 years. While the number of acreage lost is unknown, it is anticipated that as the population of Puget Sound continues to grow, more farm acreage will be converted to housing or urban commercial developments. Puget Sound’s population is projected to increase by approximately 1.6 million over just the next 25 years. This urbanization places tough limitations on many farmers. New residents resist odors, dust/smoke, nighttime noise, crop spraying, and other activities of farm operations. Urban traffic congestion conflicts with farm vehicles that need to travel along County or state roads to access various growing plots. Further, as growth pressures increase, so does the cost of land. The price of land in Pierce County has escalated to a range that now extends from a low of $50,000 (in some rural areas) to as high as $1 million per acre (in more urban settings) – well beyond the economic value of land for agricultural use. The high price of land presents an attractive alternative to farming for many farmers. Land costs also pose the single greatest entry barrier to beginning farmers; the price of the land is simply too high.

Factors other than urbanization and development pressure are making it difficult for local farmers to stay in business and prosper. The rising costs for labor, production, processing, and shipping have driven up operating expenses and reduced profits for many farmers. The difficulty finding a steady farm labor force present challenges. Federal, state, and local regulatory requirements can be cumbersome, expensive, and time consuming. The local agriculture infrastructure (equipment dealers, farm lenders, etc.) is in decline and there are fewer local processors for agricultural crops. The concentration in grocery retailing has left fewer large buyers for Pierce County’s products. The bottom line is that changing market conditions and increased competition have forced many farmers out of business.

Data sources confirm the negative effects on Pierce County agriculture. The figures show the number and size of Pierce County farms are declining, along with farm incomes. By several standards, Pierce County is faring less well than its peers in the Puget Sound region (King, Skagit, Snohomish, and Thurston). “Covered employment” in local agriculture fell from 1,500 jobs in 1990 to 1,000 jobs in 2004, and Pierce County’s share of the regional total slid from 22% to 15%. Likewise, the number of farm enterprises providing covered employment declined from 152 to 91, leaving Pierce County with 16% of the regional total in 2004 versus 20% in 1990. Pierce County’s net farm income dropped even more precipitously to less than half its 1990 level.
Today, many farmers in the valley have a source of income other than the farm in order to maintain their household. The Pierce County Agriculture Strategic Plan, Phases I and II, presented opportunities to change the current agriculture outlook. Pierce County agriculture is in transition — moving away from the traditional industrial, wholesale model of agricultural business and toward a more intensive, value-added, direct market urban edge model. The public is more educated about the health benefits of fresh, organic foods. Farmers following a new business model are making a profit.

There is a growing trend toward community supported agriculture (CSA), which lowers the operation costs and reduces financial risks for farmers while providing a source of fresh locally grown foods for consumers. The USDA defines a CSA as “a community of individuals who pledge support to a farm operation so that the farmland becomes, either legally or spiritually, the community’s farm, with the growers and consumers providing mutual support and sharing the risks and benefits of food production. Typically, members or “share-holders” of the farm or garden pledge in advance to cover the anticipated costs of the farm operation and farmer’s salary. In return, they receive shares in the farm’s bounty throughout the growing season, as well as satisfaction gained from reconnecting to the land and participating directly in food production. Members also share in the risks of farming, including poor harvests due to unfavorable weather or pests. By direct sales to community members, who have provided the farmer with working capital in advance, growers receive better prices for their crops, gain some financial security, and are relieved of much of the burden of marketing.”

**Economic Information for Alderton McMillin**

The Alderton-McMillin Community Plan area does not neatly fit any boundaries which are helpful for economic analysis. This section draws heavily on census data which is only available at the Block Group level, and therefore does not match exactly the boundaries of the community plan. However, most of the demographic characteristics are discussed in terms of percentages and Block Groups chosen for analysis sufficiently described the plan to make generalization to the plan area valid.

**Educational Attainment**

Table A-8 shows that the Alderton-McMillin area has a higher percentage of people who have completed high school, have some college without obtaining a degree, or have an associate’s degree than do the populations of Pierce County, Washington State, or the United States. There are lower percentages of people with bachelor’s and master’s degrees.

<table>
<thead>
<tr>
<th>Highest Level of School Completed</th>
<th>Alderton-McMillin Area</th>
<th>Pierce County</th>
<th>Washington</th>
<th>Entire US</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population Age 25+</td>
<td>4,447</td>
<td>441,661</td>
<td>3,820,917</td>
<td>181,984,640</td>
</tr>
<tr>
<td>Grade K - 9</td>
<td>2.30%</td>
<td>2.60%</td>
<td>3.30%</td>
<td>6.10%</td>
</tr>
<tr>
<td>Grade 9 - 11, No diploma</td>
<td>9.30%</td>
<td>9.80%</td>
<td>8.60%</td>
<td>12.10%</td>
</tr>
<tr>
<td>Highest Level of School Completed</td>
<td>Alderton-McMillin Area</td>
<td>Pierce County</td>
<td>Washington</td>
<td>Entire US</td>
</tr>
<tr>
<td>----------------------------------</td>
<td>------------------------</td>
<td>---------------</td>
<td>------------</td>
<td>----------</td>
</tr>
<tr>
<td>High School Graduate</td>
<td>32.20%</td>
<td>29.80%</td>
<td>24.90%</td>
<td>28.60%</td>
</tr>
<tr>
<td>Associates Degree</td>
<td>8.40%</td>
<td>8.10%</td>
<td>8.00%</td>
<td>6.30%</td>
</tr>
<tr>
<td>Bachelor's Degree</td>
<td>12.30%</td>
<td>13.70%</td>
<td>18.40%</td>
<td>15.50%</td>
</tr>
<tr>
<td>Graduate Degree</td>
<td>3.90%</td>
<td>6.90%</td>
<td>9.30%</td>
<td>8.90%</td>
</tr>
<tr>
<td>Some College, No Degree</td>
<td>31.30%</td>
<td>28.40%</td>
<td>26.40%</td>
<td>21.10%</td>
</tr>
<tr>
<td>No Schooling Completed</td>
<td>0.30%</td>
<td>0.80%</td>
<td>1.00%</td>
<td>1.40%</td>
</tr>
</tbody>
</table>

Source: Census 2000; DemographicsNow.com

### HOUSEHOLD INCOME

As illustrated in Table A-9, the Alderton-McMillin area has higher average, median, and per-capita income than the comparison areas, as well as a higher percentage with incomes over $50,000 per year.

**Table A-9: Household Income**

<table>
<thead>
<tr>
<th>Income</th>
<th>Alderton-McMillin Area</th>
<th>Pierce County</th>
<th>Washington</th>
<th>Entire US</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0 - $15,000</td>
<td>5.10%</td>
<td>12.40%</td>
<td>13.10%</td>
<td>15.80%</td>
</tr>
<tr>
<td>$15,000 - $24,999</td>
<td>9.10%</td>
<td>11.70%</td>
<td>11.70%</td>
<td>12.80%</td>
</tr>
<tr>
<td>$25,000 - $34,999</td>
<td>11.00%</td>
<td>13.20%</td>
<td>12.50%</td>
<td>12.80%</td>
</tr>
<tr>
<td>$35,000 - $49,999</td>
<td>12.50%</td>
<td>17.80%</td>
<td>17.10%</td>
<td>16.50%</td>
</tr>
<tr>
<td>$50,000 - $74,999</td>
<td>29.00%</td>
<td>22.50%</td>
<td>21.40%</td>
<td>19.50%</td>
</tr>
<tr>
<td>$75,000 - $99,999</td>
<td>19.50%</td>
<td>11.90%</td>
<td>11.60%</td>
<td>10.20%</td>
</tr>
<tr>
<td>$100,000 - $149,999</td>
<td>9.80%</td>
<td>7.40%</td>
<td>8.30%</td>
<td>7.70%</td>
</tr>
<tr>
<td>$150,000 +</td>
<td>4.00%</td>
<td>3.10%</td>
<td>4.30%</td>
<td>4.60%</td>
</tr>
<tr>
<td>Average Household Income</td>
<td>$66,867</td>
<td>$54,972</td>
<td>$58,653</td>
<td>$56,643</td>
</tr>
<tr>
<td>Median Household Income</td>
<td>$60,017</td>
<td>$45,210</td>
<td>$45,812</td>
<td>$42,257</td>
</tr>
<tr>
<td>Per Capita Income</td>
<td>$24,100</td>
<td>$20,457</td>
<td>$22,603</td>
<td>$21,231</td>
</tr>
</tbody>
</table>

Source: Census 2000; DemographicsNow.com

### LABORFORCE PARTICIPATION

Laborforce participation among residents of the Alderton-McMillin plan area is similar to Washington and the United States as illustrated in Table A-10. Pierce County as a whole has a slightly lower employed percentage, but higher rate of employment in the armed forces.
**Table A-10: Laborforce Participation**

<table>
<thead>
<tr>
<th>Occupation &amp; Employment</th>
<th>Alderton-McMillin Area</th>
<th>Pierce County</th>
<th>Washington</th>
<th>Entire US</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not in Labor Force</td>
<td>1,495</td>
<td>178,480</td>
<td>1,525,075</td>
<td>78,319,195</td>
</tr>
<tr>
<td>In Labor Force</td>
<td>3,632</td>
<td>352,881</td>
<td>3,027,556</td>
<td>138,829,294</td>
</tr>
<tr>
<td>Employed</td>
<td>90.70%</td>
<td>89.10%</td>
<td>92.30%</td>
<td>93.40%</td>
</tr>
<tr>
<td>Unemployed</td>
<td>8.40%</td>
<td>6.20%</td>
<td>6.20%</td>
<td>5.70%</td>
</tr>
<tr>
<td>In Armed Forces</td>
<td>0.90%</td>
<td>4.80%</td>
<td>1.60%</td>
<td>0.80%</td>
</tr>
</tbody>
</table>

Source: Census 2000; DemographicsNow.com

**INDUSTRY EMPLOYMENT**

People who live in the plan area, regardless of where they work, have the highest concentrations of employment in the manufacturing, retail trade and construction industries as illustrated in Table A-11. These concentrations are also above the average employment for Pierce County, Washington and the United States. Other sectors with above-average employment concentration include wholesale trade and agriculture, forestry, fishing and hunting, although the number of people in those sectors is not high.

**Table A-11: Industry Employment**

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Alderton-McMillin Area</th>
<th>Pierce County</th>
<th>Washington</th>
<th>Entire US</th>
<th>Pierce County</th>
<th>Washington</th>
<th>U.S.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manufacturing</td>
<td>16.50%</td>
<td>12.60%</td>
<td>12.50%</td>
<td>14.10%</td>
<td>1.31</td>
<td>1.32</td>
<td>1.17</td>
</tr>
<tr>
<td>Retail trade</td>
<td>13.80%</td>
<td>12.50%</td>
<td>12.10%</td>
<td>11.70%</td>
<td>1.10</td>
<td>1.14</td>
<td>1.18</td>
</tr>
<tr>
<td>Construction</td>
<td>11.30%</td>
<td>7.80%</td>
<td>7.00%</td>
<td>6.80%</td>
<td>1.45</td>
<td>1.61</td>
<td>1.66</td>
</tr>
<tr>
<td>Health care and social assistance</td>
<td>8.00%</td>
<td>12.60%</td>
<td>10.90%</td>
<td>11.20%</td>
<td>0.63</td>
<td>0.73</td>
<td>0.71</td>
</tr>
<tr>
<td>Educational services</td>
<td>7.00%</td>
<td>8.10%</td>
<td>8.40%</td>
<td>8.80%</td>
<td>0.86</td>
<td>0.83</td>
<td>0.80</td>
</tr>
<tr>
<td>Transportation and warehousing</td>
<td>7.00%</td>
<td>6.10%</td>
<td>4.60%</td>
<td>4.30%</td>
<td>1.15</td>
<td>1.52</td>
<td>1.63</td>
</tr>
<tr>
<td>Wholesale trade</td>
<td>6.40%</td>
<td>4.40%</td>
<td>4.10%</td>
<td>3.60%</td>
<td>1.45</td>
<td>1.56</td>
<td>1.78</td>
</tr>
<tr>
<td>Public administration</td>
<td>6.10%</td>
<td>5.90%</td>
<td>5.10%</td>
<td>4.80%</td>
<td>1.03</td>
<td>1.20</td>
<td>1.27</td>
</tr>
<tr>
<td>Accommodation and food services</td>
<td>3.90%</td>
<td>5.70%</td>
<td>6.10%</td>
<td>6.10%</td>
<td>0.68</td>
<td>0.64</td>
<td>0.64</td>
</tr>
</tbody>
</table>
Aside from examining in what industries people are employed, it also helpful to understand what types of work people are engaged in. Occupational Employment differs from Industry Employment because it looks at what people do at work rather than the primary output of their employer. For example, a person working in the Manufacturing sector may perform a clerical or sales function. Table A-12 shows that farmers and farm managers, personal care and service providers, production, material moving and construction trades workers, and legal workers, are all represented to a higher degree in the Alderton-McMillin area than they are on average in the comparison areas.
### Table A-12: Occupational Employment

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Alderton-McMillin Area</th>
<th>Pierce County</th>
<th>Washington</th>
<th>Entire US</th>
<th>Pierce County</th>
<th>Washington</th>
<th>U.S.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Personal care/ service</td>
<td>14.90%</td>
<td>3.60%</td>
<td>3.30%</td>
<td>2.80%</td>
<td>4.14</td>
<td>4.52</td>
<td>5.32</td>
</tr>
<tr>
<td>Sales</td>
<td>10.10%</td>
<td>11.20%</td>
<td>11.10%</td>
<td>11.30%</td>
<td>0.90</td>
<td>0.91</td>
<td>0.89</td>
</tr>
<tr>
<td>Production</td>
<td>9.60%</td>
<td>7.30%</td>
<td>6.60%</td>
<td>8.50%</td>
<td>1.32</td>
<td>1.45</td>
<td>1.13</td>
</tr>
<tr>
<td>Material moving</td>
<td>9.30%</td>
<td>3.30%</td>
<td>2.50%</td>
<td>2.60%</td>
<td>2.82</td>
<td>3.72</td>
<td>3.58</td>
</tr>
<tr>
<td>Construction trades</td>
<td>8.70%</td>
<td>5.40%</td>
<td>4.80%</td>
<td>4.70%</td>
<td>1.61</td>
<td>1.81</td>
<td>1.85</td>
</tr>
<tr>
<td>Office/admin. support</td>
<td>5.50%</td>
<td>15.50%</td>
<td>14.80%</td>
<td>15.40%</td>
<td>0.35</td>
<td>0.37</td>
<td>0.36</td>
</tr>
<tr>
<td>Edu. training/library</td>
<td>5.10%</td>
<td>5.40%</td>
<td>5.40%</td>
<td>5.70%</td>
<td>0.94</td>
<td>0.94</td>
<td>0.89</td>
</tr>
<tr>
<td>Installation maint./repair</td>
<td>4.60%</td>
<td>5.00%</td>
<td>4.00%</td>
<td>3.90%</td>
<td>0.92</td>
<td>1.15</td>
<td>1.18</td>
</tr>
<tr>
<td>Food prep./serving</td>
<td>3.50%</td>
<td>5.10%</td>
<td>5.00%</td>
<td>4.80%</td>
<td>0.69</td>
<td>0.70</td>
<td>0.73</td>
</tr>
<tr>
<td>Motor vehicle operators</td>
<td>3.20%</td>
<td>3.50%</td>
<td>2.80%</td>
<td>3.00%</td>
<td>0.91</td>
<td>1.14</td>
<td>1.07</td>
</tr>
<tr>
<td>Building/grounds cleaning/maintenance</td>
<td>3.00%</td>
<td>3.20%</td>
<td>3.10%</td>
<td>3.30%</td>
<td>0.94</td>
<td>0.97</td>
<td>0.91</td>
</tr>
<tr>
<td>Computer and mathematical</td>
<td>2.60%</td>
<td>1.80%</td>
<td>3.20%</td>
<td>2.40%</td>
<td>1.44</td>
<td>0.81</td>
<td>1.08</td>
</tr>
<tr>
<td>Legal</td>
<td>2.00%</td>
<td>0.90%</td>
<td>1.10%</td>
<td>1.10%</td>
<td>2.22</td>
<td>1.82</td>
<td>1.82</td>
</tr>
<tr>
<td>Business op. specialists</td>
<td>1.80%</td>
<td>2.00%</td>
<td>2.30%</td>
<td>2.10%</td>
<td>0.90</td>
<td>0.78</td>
<td>0.86</td>
</tr>
<tr>
<td>Fire/law enforcement</td>
<td>1.80%</td>
<td>1.30%</td>
<td>1.00%</td>
<td>1.20%</td>
<td>1.38</td>
<td>1.80</td>
<td>1.50</td>
</tr>
<tr>
<td>Healthcare support</td>
<td>1.60%</td>
<td>2.20%</td>
<td>1.90%</td>
<td>2.00%</td>
<td>0.73</td>
<td>0.84</td>
<td>0.80</td>
</tr>
<tr>
<td>Financial specialists</td>
<td>1.40%</td>
<td>1.90%</td>
<td>2.10%</td>
<td>2.20%</td>
<td>0.74</td>
<td>0.67</td>
<td>0.64</td>
</tr>
<tr>
<td>Health technologists and technicians</td>
<td>1.30%</td>
<td>1.70%</td>
<td>1.30%</td>
<td>1.40%</td>
<td>0.76</td>
<td>1.00</td>
<td>0.93</td>
</tr>
<tr>
<td>Health diagnosing and treating practitioners and technicians</td>
<td>1.20%</td>
<td>3.20%</td>
<td>3.10%</td>
<td>3.20%</td>
<td>0.38</td>
<td>0.39</td>
<td>0.38</td>
</tr>
<tr>
<td>Farm-fish-forest</td>
<td>1.10%</td>
<td>0.50%</td>
<td>1.60%</td>
<td>0.70%</td>
<td>2.20</td>
<td>0.69</td>
<td>1.57</td>
</tr>
<tr>
<td>Farmers and farm managers</td>
<td>1.00%</td>
<td>0.10%</td>
<td>0.50%</td>
<td>0.60%</td>
<td>10.00</td>
<td>2.00</td>
<td>1.67</td>
</tr>
<tr>
<td>Supervisors const./ extraction</td>
<td>1.00%</td>
<td>0.80%</td>
<td>0.70%</td>
<td>0.70%</td>
<td>1.25</td>
<td>1.43</td>
<td>1.43</td>
</tr>
<tr>
<td>Occupation</td>
<td>Alderton-McMillin Area</td>
<td>Pierce County</td>
<td>Washington</td>
<td>Entire US</td>
<td>Pierce County</td>
<td>Washington</td>
<td>U.S.</td>
</tr>
<tr>
<td>-----------------------------------------------</td>
<td>------------------------</td>
<td>---------------</td>
<td>------------</td>
<td>-----------</td>
<td>---------------</td>
<td>------------</td>
<td>------</td>
</tr>
<tr>
<td>Arts design entertainment sports and media</td>
<td>0.90%</td>
<td>1.30%</td>
<td>2.10%</td>
<td>1.90%</td>
<td>0.69</td>
<td>0.43</td>
<td>0.47</td>
</tr>
<tr>
<td>Community and social services</td>
<td>0.80%</td>
<td>1.90%</td>
<td>1.60%</td>
<td>1.50%</td>
<td>0.42</td>
<td>0.50</td>
<td>0.53</td>
</tr>
<tr>
<td>Drafters engineering and mapping tech.</td>
<td>0.70%</td>
<td>0.50%</td>
<td>0.60%</td>
<td>0.60%</td>
<td>1.40</td>
<td>1.17</td>
<td>1.17</td>
</tr>
<tr>
<td>Life physical and social science</td>
<td>0.70%</td>
<td>0.60%</td>
<td>1.10%</td>
<td>0.90%</td>
<td>1.17</td>
<td>0.64</td>
<td>0.78</td>
</tr>
<tr>
<td>Management except farmers/farm managers</td>
<td>0.70%</td>
<td>7.80%</td>
<td>9.20%</td>
<td>8.60%</td>
<td>0.09</td>
<td>0.08</td>
<td>0.08</td>
</tr>
<tr>
<td>Rail/water/other transp.</td>
<td>0.40%</td>
<td>0.50%</td>
<td>0.40%</td>
<td>0.30%</td>
<td>0.80</td>
<td>1.00</td>
<td>1.33</td>
</tr>
<tr>
<td>Aircraft/traffic control</td>
<td>0.30%</td>
<td>0.40%</td>
<td>0.20%</td>
<td>0.10%</td>
<td>0.75</td>
<td>1.50</td>
<td>3.00</td>
</tr>
<tr>
<td>Architects/surveyors cartographers/eng.</td>
<td>0.30%</td>
<td>1.20%</td>
<td>2.00%</td>
<td>1.50%</td>
<td>0.25</td>
<td>0.15</td>
<td>0.20</td>
</tr>
<tr>
<td>Extraction</td>
<td>0.00%</td>
<td>0.00%</td>
<td>0.00%</td>
<td>0.10%</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Protective Service</td>
<td>0.00%</td>
<td>0.90%</td>
<td>0.70%</td>
<td>0.80%</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Supervisors transportation and material moving workers</td>
<td>0.00%</td>
<td>0.20%</td>
<td>0.20%</td>
<td>0.20%</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>% in Blue Collar Occupations</td>
<td>46.80%</td>
<td>43.20%</td>
<td>38.60%</td>
<td>39.70%</td>
<td>1.08</td>
<td>1.21</td>
<td>1.18</td>
</tr>
<tr>
<td>% in White Collar Occupations</td>
<td>53.30%</td>
<td>56.80%</td>
<td>61.40%</td>
<td>60.30%</td>
<td>0.94</td>
<td>0.87</td>
<td>0.88</td>
</tr>
</tbody>
</table>

Source: Census 2000; DemographicsNow.com

**Journey to Work**

Workers in the plan area have a median commute time nearly 10 minutes longer than the average worker in Washington or the U.S., and a much higher percentage of people who commute 45 minutes or more as illustrated in Table A-13. Over 78% of the laborforce works in Puyallup, Tacoma, or outside of Pierce County, with 50% working in King County and fully 20% traveling to Seattle or further north into Snohomish County as illustrated in Table A-14.
### Table A-13: Travel Time to Work

<table>
<thead>
<tr>
<th>Median Travel Time to Work in Minutes</th>
<th>Alderton-McMillin Area</th>
<th>Pierce County</th>
<th>Washington</th>
<th>Entire US</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 to 5</td>
<td>31</td>
<td>24</td>
<td>22</td>
<td>22</td>
</tr>
<tr>
<td>5 to 9</td>
<td>7.10%</td>
<td>8.50%</td>
<td>10.30%</td>
<td>10.70%</td>
</tr>
<tr>
<td>10 to 14</td>
<td>8.80%</td>
<td>12.60%</td>
<td>14.10%</td>
<td>14.50%</td>
</tr>
<tr>
<td>15 to 19</td>
<td>8.10%</td>
<td>13.90%</td>
<td>15.00%</td>
<td>15.30%</td>
</tr>
<tr>
<td>20 to 24</td>
<td>10.00%</td>
<td>13.50%</td>
<td>14.20%</td>
<td>14.00%</td>
</tr>
<tr>
<td>25 to 29</td>
<td>7.10%</td>
<td>5.70%</td>
<td>5.80%</td>
<td>5.60%</td>
</tr>
<tr>
<td>30 to 34</td>
<td>19.40%</td>
<td>12.80%</td>
<td>12.50%</td>
<td>12.80%</td>
</tr>
<tr>
<td>35 to 39</td>
<td>2.30%</td>
<td>3.00%</td>
<td>2.60%</td>
<td>2.50%</td>
</tr>
<tr>
<td>40 to 44</td>
<td>6.90%</td>
<td>4.00%</td>
<td>3.40%</td>
<td>3.20%</td>
</tr>
<tr>
<td>45 to 59</td>
<td>13.70%</td>
<td>9.00%</td>
<td>7.00%</td>
<td>7.20%</td>
</tr>
<tr>
<td>60 to 89</td>
<td>5.90%</td>
<td>7.00%</td>
<td>4.70%</td>
<td>5.00%</td>
</tr>
<tr>
<td>90 or more</td>
<td>4.40%</td>
<td>3.50%</td>
<td>2.70%</td>
<td>2.70%</td>
</tr>
<tr>
<td>Worked at home</td>
<td>4.30%</td>
<td>3.60%</td>
<td>4.30%</td>
<td>3.30%</td>
</tr>
<tr>
<td>45 or more</td>
<td>24.00%</td>
<td>19.50%</td>
<td>14.40%</td>
<td>14.90%</td>
</tr>
</tbody>
</table>

Source: Census 2000; DemographicsNow.com

### Table A-14: Counties Where Residents Are Employed

<table>
<thead>
<tr>
<th>Location</th>
<th>Count</th>
<th>Share</th>
</tr>
</thead>
<tbody>
<tr>
<td>King Co., WA</td>
<td>2,157</td>
<td>50.20%</td>
</tr>
<tr>
<td>Pierce Co., WA</td>
<td>1,602</td>
<td>37.30%</td>
</tr>
<tr>
<td>Snohomish Co., WA</td>
<td>216</td>
<td>5.00%</td>
</tr>
<tr>
<td>Spokane Co., WA</td>
<td>67</td>
<td>1.60%</td>
</tr>
<tr>
<td>Clark Co., WA</td>
<td>54</td>
<td>1.30%</td>
</tr>
<tr>
<td>All Other Locations</td>
<td>199</td>
<td>4.60%</td>
</tr>
<tr>
<td>Puyallup, Tacoma or Out of Pierce County</td>
<td>3,363</td>
<td>78.30%</td>
</tr>
<tr>
<td>Seattle/Snohomish County</td>
<td>860</td>
<td>20.02%</td>
</tr>
</tbody>
</table>


### LOCAL EMPLOYERS

Despite the number of people who travel outside of the plan area, there are 112 employer firms within the plan area, who employ over 1,500 workers as illustrated on Table A-15. The
The highest employment is in the agriculture, forestry, fishing and hunting, construction and manufacturing sectors. Manufacturing has the highest average employment per firm.

**Table A-15: Covered Employment**

<table>
<thead>
<tr>
<th>NAICS Code</th>
<th>Description</th>
<th>Employers</th>
<th>Employment</th>
<th>Avg. Employ. per Employer</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>Agriculture, Forestry, Fishing &amp; Hunting</td>
<td>15</td>
<td>578</td>
<td>38.5</td>
</tr>
<tr>
<td>23</td>
<td>Construction</td>
<td>32</td>
<td>308</td>
<td>9.6</td>
</tr>
<tr>
<td>31-33</td>
<td>Manufacturing</td>
<td>7</td>
<td>300</td>
<td>42.9</td>
</tr>
<tr>
<td>42</td>
<td>Wholesale Trade</td>
<td>5</td>
<td>13</td>
<td>2.6</td>
</tr>
<tr>
<td>44</td>
<td>Retail Trade</td>
<td>6</td>
<td>70</td>
<td>11.7</td>
</tr>
<tr>
<td>48</td>
<td>Transportation &amp; Warehousing</td>
<td>5</td>
<td>44</td>
<td>8.8</td>
</tr>
<tr>
<td>53</td>
<td>Real Estate</td>
<td>5</td>
<td>21</td>
<td>4.2</td>
</tr>
<tr>
<td>54-62</td>
<td>Professional, Technical, Managerial, Education &amp;</td>
<td>14</td>
<td>76</td>
<td>5.4</td>
</tr>
<tr>
<td></td>
<td>Health Services</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>71-72</td>
<td>Arts, Entertainment, Accommodations &amp; Food</td>
<td>4</td>
<td>35</td>
<td>8.8</td>
</tr>
<tr>
<td></td>
<td>Services</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>81-92</td>
<td>Other Services &amp; Public Administration</td>
<td>19</td>
<td>93</td>
<td>4.9</td>
</tr>
</tbody>
</table>

* “Covered Employment” means people covered by Unemployment Insurance, and does not generally include self-employed, managerial or contract workers. The employees may be full-time, part-time, or seasonal.


**Description of Desired Conditions**

Opportunities exist to strengthen and expand agriculture in Pierce County. The Agriculture Strategic Plan demonstrated opportunities exist for a healthy, strong agricultural economy. Among Pierce County’s strengths are: excellent growing conditions and proximity to the large, affluent Puget Sound market; the rising consumer demand for locally grown and organic products; key market infrastructure such as farmers’ markets, community supported agriculture (CSA) subscription farming, and restaurant buying are in place; and a remarkable diversity in goods produced. The wide range of producers include vegetable farmers; dairies, beef and other livestock producers; horse farms; specialty fruit growers with such crops as raspberries and rhubarb; open field ornamental plant nurseries; greenhouse operators; flower and bulb growers; Christmas tree growers; and landscape nurseries. In fact, Pierce County’s agriculture sector employs 1,900 workers and produces $115 million annually.

Finally, Pierce County is fortunate to have both Washington State University (WSU) and the Pierce Conservation District (PCD) engaged and active in assisting with the changing market, business strategies, and production challenges. WSU Pierce County Extension offers a full-time Agriculture faculty person responsible for assisting Pierce County landowners with technical assistance and research-based information related to agriculture. Extension is a resource to producers, processors, direct marketers, agri-entrepreneurs, and consumers and offers programs and workshops that benefit the different facets of the agriculture industry. Beginning
in 2007, Extension will house the Farming Assistance, Revitalization, and Marketing (FARM) program, which will provide support for area farmers. This program will be a single point-of-contact for farmers and the public and will provide technical, regulatory and marketing assistance to farmers, promote the benefits of consuming locally grown produce, and act as a coordinating office connecting farmers with other local farming support agencies and organizations. The Pierce Conservation District also provides free technical assistance and site specific recommendations based on property goals. Together with the landowner, the PCD develops a working and functional conservation plan that identifies current conditions and outlines reasonable and economically viable alternatives and best management practices (BMPs) that can help improve productivity while protecting soil and water quality. These practices may include composting, roof runoff management, pasture planting, sacrifice areas, filter strips, or other BMPs that allow the property owner to protect natural resources while also making the most efficient use of their land. The District works with the U.S. Fish & Wildlife Service, Washington State Department of Fish & Wildlife, WSU Extension, Washington State Department of Ecology, Washington State Department of Natural Resources, and Pierce County government to maximize benefits for Pierce County residents. Landowners can request help in a variety of areas, including: animal waste management, streambank fencing, replanting streambank areas, pasture management, improving fish and wildlife habitat, and support fish passage by designing and implementing fish ladders or road culvert replacement.

The community plan aims to strengthen and expand the agricultural sector to increase profitability in three key ways. The first strategy is to bring the market to the farms in Alderton-McMillin by allowing farmers to sell a variety of agriculture based goods on their properties. The second strategy is to connect the farm to the local urban market and create demand for local agricultural products. And the final strategy consists of a number of programs and policies to support and ensure the long term stability of agriculture.

**THE ALDERTON-MCMILLIN VALLEY MARKET**

Opportunities exist to bring the urban market to the Alderton-McMillin valley by allowing farmers to sell produce, nursery items, plants, eggs, wine, arts and crafts, dairy products and limited accessory retail directly from the farm. This allows the market to come directly to the farm which increases profits and reduces costs to the farmer. The community plan strives to achieve this by allowing the farmer certain agricultural retail uses on the farm site and developing and promoting agriculture-tourism through route identification, marketing, and education. This first strategy supports and strengthens the agriculture-based economy and lifestyle while retaining the rural atmosphere.
Agricultural tourism for Alderton-McMillin is likely to increase when the Foothills Trail is connected to the Puyallup River Trail thus directly connecting the urban populations of Puyallup and Tacoma with the valley. (See Map A-16: Park, Recreation, and Trail Facilities).

**The Puget Sound Urban Market**

Perhaps the greatest opportunity for increasing agricultural operations and profits exists through increasing awareness and actually creating greater demand in the urban areas for locally grown products. There are several action steps put forth in the community plan to accomplish this. Connections and formal programs are to be developed with urban institutions to purchase local food supplies including schools, universities, military bases, hospitals, prisons, major employers, and convention events. Assistance with marketing and professional advertising is requested in order to raise awareness and assist with creating the demand for local food products. Educating urban populations about food security, health, importance and benefits of buying fresh and local foods is another step in the strategy to develop a strong connection with Puget Sound markets. Local television features, bus signs, logos, and commercials should all be part of the effort to get the word out. Finally, the plan calls for increasing the community supported agriculture (CSA) market through coordinating produce and deliveries to the urban areas.

**Policies and Programs**

The community plan calls for a number of policies and ongoing actions be established in order to truly create demand for local farm goods and reduce barriers to farming. The community plan requests the County establish an agricultural policy that provides commitment to courses of action that support local farms, raise awareness, promote coordination among agencies and farms, and recognize the importance of the economic sector of agriculture. The community plan also requests redundant regulatory restrictions be streamlined or removed and direct assistance be provided to farm businesses through such possible actions as establishing a Farm Emergency Fund or a Revolving Loan Fund for business improvement. Finally, the plan recognizes the need for expert assistance in both technical and financial realms to help farmers switch to new markets and new business plans. All of the actions should be closely monitored for effectiveness and adjusted accordingly when necessary.

**Economic Development Policies**

**Goals**

The goal of the policies is to preserve and protect productive agricultural lands and to identify and implement actions to improve the viability of agriculture by ensuring family wage incomes and profitability for local farmers and their families for generations to come. To make this goal a reality, the County must make a commitment, fund, and act upon policies and recommended actions that will allow for increased incomes and will decrease barriers for local farmers.
AGRICULTURAL ECONOMY

GOAL AM EC-1  Create permanent ongoing demand for Alderton-McMillin plan area farm products—create the market.

AM EC-1.1  Support a farmers market in a commercial center in Alderton-McMillin and/or a commercial center in South Hill.

AM EC-1.2  Assist with development of a farm cooperative where many farms operate as one for purposes of getting goods to market, buying materials in bulk, marketing products, and regulatory purposes.

AM EC-1.3  Grow a community supported agriculture (CSA) market through coordinating produce and deliveries.

AM EC-1.4  Develop an agriculture tourism program and route for Alderton-McMillin.

AM EC-1.5  Explore and encourage opportunities for agricultural recreation such as agritourism and U-Pick farms.

AM EC-1.6  Provide technical assistance to farmers to adjust to the changing market.

AM EC-1.7  Assess the type of assistance most needed by the farming community.

AM EC-1.8  Hire or connect with experts to provide knowledge and direct assistance in:

AM EC-1.8.1  Economic decisions, e.g., where there are needs in the local market not being filled thus providing opportunities;

AM EC-1.8.2  Business improvement, e.g., marketing products locally or how to increase value-added production opportunities; and

AM EC-1.8.3  Technical assistance, e.g., how to cost effectively convert to another product, become an organic farm, or comply with environmental and other regulations.

AM EC-1.9  Assign a farmbudsman as a single point of contact on agriculture permits, zoning, and environmental regulation to assist local farmers through the regulatory process.

AM EC-1.10  Establish a single place of contact for coordination and promotion of agricultural issues.

AM EC-1.11  Pierce County shall develop a monitoring program to evaluate the effectiveness of agricultural policies and programs.

GOAL AM EC-2  Provide tax relief to commercial Pierce County farms or those non-profit farms that are a commercial equivalent providing products to food banks or other non-profit organizations.

AM EC-2.1  Update and enhance tax incentives.

AM EC-2.2  Work to revise tax assessments to value productive agricultural lands at agricultural value rather than ‘highest and best use.’
AM EC-2.3  Consider reducing or eliminating surface water management fees.

IMPLEMENTING ACTIONS

The following list of actions needs to be completed in order to implement the policies contained within this plan. They are arranged according to the timeframe within which each should be completed: short, medium, or long term. Short-term actions should occur within one year of plan adoption. Mid-term actions should be completed within 2-5 years. Long-term actions should be completed within 5-10 years of plan adoption. The entity or entities responsible for leading the effort to complete the action item is listed in parenthesis following the action. Actions are assigned to the Land Use Advisory Commission (LUAC), Pierce County Planning and Land Services (PALS), Pierce County Economic Development (ED), Pierce County Parks and Recreations (Parks), Pierce County Public Works & Utilities (PWU), and Tacoma-Pierce County Health Department (TPCHD), WSU Extension, Pierce Conservation District (PCD), Farm Assistance Revitalization & Marketing Program (FARM).

SHORT TERM ACTIONS (UPON PLAN ADOPTION TO 1 YEAR)

1. Amend Title 18A, Zoning to allow farm-related sales and uses in the ARL and Rural Farm zones. (PALS, FARM, LUAC)
2. Adopt an agriculture policy that coordinates various agencies and activities for sustaining Pierce County farmers. (PALS, FARM, WSU Extension, PCD, Pierce County Council)
3. Work with the Pierce County “Farmbudsman” to promote cooperative marketing and purchasing of agricultural products, subscription farms, public education and outreach on locally produced agricultural products, and provide technical assistance to farmers. (PALS, WSU Extension Office, PCD, FARM)
4. Initiate a study to compile a comprehensive regulatory review of federal, state, and local requirements for farming related activities including identification of regulatory barriers to farming practices. The study results should suggest proposed regulatory amendments at the local level to streamline the approval process for farming activities. (PALS, WSU Extension Office, FARM, PCD)

MID-TERM ACTIONS (1-5 YEARS)

1. Continue work with the Pierce County “Farmbudsman” to promote cooperative marketing and purchasing of agricultural products, subscription farms, public education and outreach on locally produced agricultural products, and provide technical assistance to farmers. (PALS, WSU Extension Office, PCD, FARM)
2. Provide technical business and financial assistance to farms adjusting to the changing market. (PALS, WSU Extension Office)
3. Provide technical assistance to farmers in addressing critical area issues related to farming activities. (PALS, WSU Extension Office, PCD)
4. Work with local agencies and groups to promote the Current Use Assessment Program for productive farm and agricultural lands. (PALS, A/T Office, WSU Extension Office, FARM)

5. Work with the Assessor/Treasurer’s Office to research possible changes to tax structure so properties are assessed at current use rather than “highest and best use.” (PALS, A/T Office, WSU Extension Office)

6. Develop a set of pre-approved base plans for common farm facilities. (PALS, WSU Extension Office, FARM, PCD)

**LONG TERM ACTIONS (5-10 YEARS)**

1. Work with local agencies and groups to develop a farmers’ market within a nearby commercial center. (PALS, ED, Graham Business Association, FARM, and WSU Extension Office, LUAC)

2. Develop a farm cooperative and enhance the community supported agriculture (CSA) market. (PALS, WSU Extension Office, ED, FARM)

3. Develop an agricultural tourism program and route for the Alderton-McMillin plan area. (PALS, WSU Extension Office, ED, FARM)
Chapter 6: Facilities and Services Element

Introduction

The Facilities and Services Element articulates the need for facilities and services that will implement the visions and goals of the community plan. Facilities and services are collectively considered ‘infrastructure’ and may include public or privately funded projects. The adoption of policy statements regarding infrastructure provide direction to investors and decision-makers about what investments are desired and needed by the community.

Alderton-McMillin is a rural community and hopes to remain rural into the future. As a rural community, urban infrastructure and services such as sewer facilities are not available within the plan area. The element focuses on the three main items important to this rural community: emergency services, transportation, and parks.

Description of Current Conditions

Parks and Recreation

There is one County park facility within the plan area in addition to the Foothills Trail. Riverside Park is approximately 40 acres and is located in the 7900 block of Riverside Drive. The western boundary of the park abuts the Puyallup River although no boating, fishing, or swimming access is available. The park contains a Frisbee golf course and a small BMX track that is not operated or maintained by the County.

The Foothills Trail was established in the early 1990s with the McMillin to Orting section constructed first. The trail is available to all nonmotorized vehicle users, such as in-line skaters, bicyclists, joggers, walkers, and strollers. Currently, the trail extends from the East Puyallup Trail Head to the City of South Prairie, approximately 13.9 miles. When complete, the Foothills Trail will span approximately 34 miles and connect the City of Puyallup to Orting, South Prairie, Buckley, Wilkeson, and Carbonado. About 45% of the overall trail is complete with the remaining 11 miles to be finished by 2009.

The Meeker to McMillin section of the Foothills Trail is a “Rail with Trail” wherein the trail parallels and is next to a short-haul operating rail. The trail was constructed in 2004-2005 and is 4.3 miles, paved with porous asphalt to a width of 12 feet and includes a five-foot-wide equestrian trail that adjoins the paved area. To access the trail a trail-head with parking and
restroom is located on 8th Street (the East Puyallup Trail Head), just south and east of the City of Puyallup.

Eventually, a link from the City of Tacoma Ruston Way/Schuster Trail to the City of Puyallup (Puyallup River Trail) and to the East Puyallup Trail Head is planned. The Tacoma link will be constructed when improvements are made to Levee Road along the Puyallup River. The Puyallup River Trail to the East Puyallup Trail Head is under acquisition and construction could start as early as 2007 (See Map A-16: Park, Recreation, and Trail Facilities).

**TRANSPORTATION**

**THE ROADWAY NETWORK**

**STATE HIGHWAY NETWORK**

The Alderton-McMillin Community Plan area is served by a network of state and County jurisdiction roadways. The Washington State Department of Transportation has designated SR 410 as Other Freeway/Limited Access and SR 162 as a Minor Arterial roadway. These two state highways frame a “T” of high capacity roads and provide access to and within the Alderton-McMillin Community Plan area. SR 410 serves the area with two interchanges, one at SR 162, the other lesser used facility at 166th Ave E. SR 162 carries both through traffic between major destinations as well as provides a measure of local access for the community residents and business. While most of this roadway is two lanes, there are dedicated turn lanes at certain intersections.

SR 162 has a posted speed limit of 50 miles per hour but the operating speeds vary by location and time of day. Two-way annual average daily traffic (AADT) is approximately 23,000 vehicles near SR 410. This roadway experiences significant congestion near its interchange with SR 410 especially during the pm peak hour, northbound in the morning hours, and southbound in the evening.

SR 410 as it passes through the Alderton-McMillin area is a four-lane limited access highway carrying as many as 52,000 vehicles per day. There are delays in the pm peak period of “homebound” Orting and Sumner residents as they take the ramps off SR 410 and access SR 162 via signal controlled intersections.

**COUNTY ROADWAYS**

While the above state roadways offer higher capacity and speeds to motor vehicle traffic, the following County roadways are generally characterized by lower operating speeds, volumes,
and capacity. Pierce County classifies its roadways by (from highest to lowest) major, secondary, collector and local arterials. These roadway functional classification designations are found in Table A-16 below. The table also provides the local roadway volumes at select locations of the roadways.

**Table A-16: County Road Classifications and Volumes**

<table>
<thead>
<tr>
<th>Roadway</th>
<th>Classification</th>
<th>AADT – Current</th>
</tr>
</thead>
<tbody>
<tr>
<td>128th St E</td>
<td>Collector</td>
<td>2600</td>
</tr>
<tr>
<td>150th Ave E</td>
<td>Collector</td>
<td>970</td>
</tr>
<tr>
<td>166th Av E</td>
<td>Collector</td>
<td>5660</td>
</tr>
<tr>
<td>96th St E</td>
<td>Secondary Arterial</td>
<td>2600</td>
</tr>
<tr>
<td>McCutcheon Rd</td>
<td>Collector</td>
<td>1880</td>
</tr>
<tr>
<td>Military Rd E</td>
<td>Secondary Arterial</td>
<td>9100</td>
</tr>
<tr>
<td>Orting-Kapowsin Hwy</td>
<td>Major Arterial</td>
<td>8860</td>
</tr>
<tr>
<td>Orville Rd E</td>
<td>Major Arterial</td>
<td>4090</td>
</tr>
<tr>
<td>Pioneer Way E</td>
<td>Major Arterial</td>
<td>6080</td>
</tr>
<tr>
<td>Rhodes Lake Road E</td>
<td>Secondary Arterial</td>
<td>3640</td>
</tr>
<tr>
<td>Riverside Drive E</td>
<td>Collector</td>
<td>2494</td>
</tr>
</tbody>
</table>

**ROADWAY OPERATIONS**

While much of the Alderton-McMillin Community Plan area falls within the rural area, it experiences varying degrees of traffic congestion often associated with urban areas. Much of the current traffic congestion that the community now experiences relates to movement oriented to the traffic destined to and from the City of Orting. As noted earlier, SR 162 traffic near the SR 410 traffic experiences delays at nearby intersections. The Orting-Kapowsin Highway has and will continue to experience increased traffic volumes as development in unincorporated Pierce County and Orting increases. Military Road East pm period traffic has experienced greater volumes along its length and increased queues at its intersection with SR 162. Map A-20: 2006 Roadway Operating Conditions shows the local roadway network’s AADT and their respective operating conditions as defined by the levels of congestion (from poor to good). Map A-21: County Roadway Functional Classifications illustrates the functional class for County roads in the area.

**CURRENT TRANSPORTATION PLAN RECOMMENDATIONS**

Table A-21 shows the current Pierce County Comprehensive Plan transportation recommendations for state and County roadways in the community plan area. Map A-22: Existing Comprehensive Transportation Plan illustrates these projects. The Washington State Highway Systems plan currently calls for four lanes on SR 162 from SR 410 south to the City of Orting. It also recommends that HOV lanes be added to SR 410 from the SR 167 interchange to Church Lake Road. It should be noted that as of this draft document that it is likely that the
The proposed state systems plan will be developed as a “financially constrained” document. Based on the limited amounts of revenues available for the larger maintenance and operational needs of the state highway system, there is a strong possibility that only the most critical roadway improvements would be considered for state funding in the 20-year time frame. To date, there is an indication that the above noted improvements to SR 162 and SR 410 would be considered within the funded portion of this plan.

Pierce County’s Transportation Element recommends a number of improvements to key roadways in the community plan area. Table A-21 lists the planned improvements to key roadways in the community plan area including a new connection from the South Hill area through the extension of 176th Street East to the City of Orting. This would provide important connectivity to the south end of the community plan area with the Frederickson industrial area and the future Cross Base Highway that will connect to I-5.

The current Transportation Element also calls for less capacity expansion projects such as geometric improvements on Rhodes Lake Road, rehabilitation/reconstruction on Angeline Road East, and the addition of shoulders on Orville Road.

The Alderton-McMillin Community Plan examined a wide range of transportation related issues as it developed the transportation related recommendations and policies. This plan reviewed the operating conditions of the roadways, the planned levels of development affecting the study area, and the planned roadway improvements. There are two other significant transportation planning efforts led by the County that should be discussed here: Rhodes Lake Road Corridor Study and Traffic Impact Fees.

### THE RHODES LAKE ROAD CORRIDOR STUDY

Pierce County initiated the Rhodes Lake Road Corridor Study (RLRCS) to address the mobility needs of future development in employment and population especially south of Bonney Lake. In looking at the future travel demand patterns, it has been discerned that the demand for east-west travel such as between the plateau and the South Hill area will significantly increase. This study recognizes that the current roadway network cannot adequately handle the future travel demands. In the context of the above issues, the RLRCS transportation recommendations will attempt to do the following:

1. Meet travel demand between land uses;
2. Strengthen the transportation network;
3. Minimize the impacts to the natural and built environment; and
4. Optimize the financial investment in transportation infrastructure.

The Rhodes Lake Road Corridor Study is being conducted within the framework of an environmental impact statement (EIS). The EIS will provide a recommendation for a preferred alternative for meeting the project objectives.
**The Traffic Impact Fee Program**

The Transportation Element provides that Military Road East from the South Hill area to SR 162 be widened from two to four lanes. Since the adoption of this plan recommendation that was endorsed by the South Hill Community Planning Board, the recently adopted Pierce County Traffic Impact Fee (TIF) Program has proposed that this facility be widened from two to three lanes. The TIF program also would fund a portion of the widening for the Shaw Rd/Military Rd/122nd Ave E Corridor widening from two to three lanes with sidewalks and shoulders. While this improvement is largely in the South Hill area, the planned Shaw Road Extension project is in the community plan area. This extension of Shaw Road would connect Main Avenue East and Pioneer Way East in the City of Puyallup. This project is in the urban growth area of City of Puyallup and is being supported and implemented by the city.

**Transit Services**

Alderton-McMillin is currently served by Pierce Transit through the Dial-A-Ride service which connects Orting to South Hill Mall, the Puyallup YMCA, and the rest of the Pierce Transit system. Dial-A-Ride is a type of ‘on demand’ service via a shuttle van that may be requested one to five days in advance. It runs between several locations in the City of Orting, along SR 162, and two locations in South Hill, including the South Hill Mall Transit Center and the YMCA on 43rd Avenue. The service currently operates on Tuesday, Thursday, and Saturday, running every two hours from 8:00 AM to 8:00 PM.

Pierce Transit is currently updating the Strategic Plan and improvements to service for the valley and Orting is part of the discussion. The Pierce Transit Board is anticipated to have a retreat in the spring of 2007 to discuss a strategic plan framework, and service and capital prioritization guidelines.

A Sounder Commuter Rail station is located in Sumner and carries commuters from Tacoma through Sumner and the Kent valley into Seattle. In the next phase of implementation of Sound Transit (ST 2), the parking lots in Sumner and Puyallup will be expanded. ST 2 requires an affirmative vote by the voters in November 2007 for the funding. Train service will be expanded in 2007 from the four current trains each way per day to nine trains each way per day.

**Rail Services**

The Meeker Southern (MSN) is a shortline railroad that connects Meeker Junction in Puyallup with the McMillin Park of Industry. The line is approximately five miles long and junctions with the Burlington Northern Santa Fe (BNSF) in Puyallup. Operations began in November, 2000, on BNSF’s former Meeker-McMillin Line. The rail line is owned and operated by the Ballard Terminal Railroad.

Currently there may be as few as none and up to as many as three trains a week moving along the track at a speed not to exceed 10 miles an hour, due to the condition of the track. The rail currently provides service to two businesses in the McMillin Park of Industry with service twice a week.
The Pierce County Sheriff’s Department (PCSD) is the primary law enforcement agency for Alderton-McMillin. There are five patrol districts that provide police services although no police stations are located in the community (see Map A-17: Patrol Districts). The majority of the community is served by the Foothills Detachment, Pierce County District 12, which is headquartered in Bonney Lake. The Foothills Detachment consist of two sergeants, 21 deputies, and an office assistant, which provides police services to Alderton-McMillin and the areas around Orting, Buckley, and Bonney Lake. The Detachment is located in office space located at 11107 214th Ave. E. in Bonney Lake.

The patrol headquarters for districts PC01 through PC07 is the South Hill Precinct located at the intersection of 160th St E and Meridian Av. E. This area is covered by the main patrol force of the Pierce County Sheriff’s Department. In addition to providing command level supervision of the Detachments there is a Patrol Commander (with the rank of major), three lieutenants, ten sergeants, and 93 deputies serving in the patrol, neighborhood patrol, community support, traffic, and K9 duties. The South Hill Precinct also directs six detectives who are supervised by a detective sergeant. This investigative arm handles property crimes such as burglary, auto theft, identity theft, and fraud.

PC10, otherwise known as the Mountain Detachment, consists of two sergeants, 20 deputies, and an office assistant, which provides police services to the areas around Eatonville, South Spanaway, East Graham, and Roy, in addition to a small part of the plan area. The Detachment is located in office space located near the intersection of SR 161 and the Eatonville Cut-off Road. Less than 100 acres of the plan area are within the jurisdiction of PC10.

The County-City Building is the location of most of the rest of the PCSD services, including Administration, Civil, Major Crimes Detectives, Forensics, Special Investigations Unit, and the Recruiting and Training sections. In addition to the patrol districts discussed above, 22 detectives and deputies work from the County-City Building in the Criminal Investigations Division. Those people are assigned to a variety of tasks from investigating major crimes (homicide, special assault, arson, etc.) to investigating domestic violence related incidents to crimes involving juvenile suspects to executing felony arrest warrants. The area of responsibility for these resources is the entire unincorporated County (including the plan area), as well as providing contracted services to various cities in Pierce County. A growing group of undercover investigators is dedicated to drug enforcement issues in Pierce County.

In addition to the above-described services, the plan area benefits from the ability of the PCSD to provide additional special services to its citizens. These special services are made possible by training personnel to perform more than their primary (patrol, investigations) function. These personnel respond to situations on an as-needed basis. These functions include: Air Operations, Clandestine Lab Team, Dive Team, Hazardous Devices Squad, Marine Services Unit, Bicycle Unit, Search and Rescue, SWAT, and Swiftwater Rescue.
WASHINGTON STATE PATROL

The Washington State Patrol’s office is located at 2502 112th Street, Tacoma, outside the plan area. This office dispatches four detachments to eastern Pierce County covering state highways in the plan area. They respond to a variety of calls for service ranging from standard traffic stops to vehicular accident investigation. The number of troopers in the plan area varies from two to three depending on the calls for service in other areas of Pierce County.

FIRE PROTECTION

The community plan area is serviced by three fire districts (see Map A-18: Fire Districts). The majority of the community is served by Fire District No. 18, Orting, encompassing 6,189 acres of the plan area. The Sumner Fire District is the second largest and encompasses most of the northern portion of the plan area with 3,213 acres. Approximately 182 acres of the plan area are not within a fire district.

PIERCE COUNTY FIRE PROTECTION DISTRICT #18

The headquarters of Fire District No. 18 is located at 19502 Orting-Kapowsin Highway East. The equipment assigned to this station are one engine, one water tender, one medic unit, and two utility vehicles. The station has a full daytime staff of 2-4 people, including one fulltime medic. There are various classes performed at the station including CPR and AED. Additionally, the station issues burn permits to residents in the area.

EAST PIERCE COUNTY FIRE PROTECTION DISTRICT #22 AND DISTRICT #1, SUMNER

Fire District #1, Sumner, is currently contracting with East Pierce District #22 for services. The combined districts have six full time staff stations and four volunteer stations. The district has over 70 career employees that work in conjunction with 50 volunteers. The districts provide a full range of emergency response services including fire, and emergency medical and rescue. The district faces difficulties moving emergency vehicle equipment and personal on congested roadways.

PUBLIC SCHOOLS

OVERVIEW OF SCHOOL RELATED PLANS, POLICIES AND REGULATIONS

The Pierce County Code (PCC), Chapter 4A.30 School Impact Fees requires that any school district seeking imposition by the County of an impact fee shall submit a Capital Facilities Plan adopted by the District’s Board of Directors. These plans must be updated regularly to maintain at least a six-year forecast of needs and a six-year plan for funding and include the minimum information required by State law and outlined in PCC, 4A.30.010.

The impact fees are intended to help provide school districts with an appropriate proportionate share of the costs of public school capital facilities needed to serve new growth and development. The impact fees are imposed on new single-family and multifamily dwelling units.
as part of the County’s building and land use approval process. The impact fees are determined using a fee calculation by each school district, which may not exceed the Maximum Fee Obligation. The impact fee schedule is adjusted annually through an ordinance that is reviewed concurrently with the County’s Capital Facility Plan. PCC, 4A.30.030 includes a School Impact Fee schedule that outlines the fee calculations and Maximum Fee Obligation for each school district in Pierce County for the years 2005 and 2006.

**School District Facilities Serving the Plan Area**

The plan area is served by Puyallup School District #3, Sumner School District #320, and Orting School District #344. (See Map A-19: Public Education)

**Orting School District #344**

The Orting School District includes two elementary schools, one middle school, one high school, and one K-8 partnership school. Table A-17 provides a breakdown of the student capacity and the student enrollment for the Orting School District. The capacity for each grade was calculated using the OSPI formula for determining the students per square foot allowance.

In February 2006, the district passed a $29.5 million dollar bond issue to construct and equip a new (replacement) middle school, as well as make capital improvements to existing facilities, including additional high school classrooms, music and performing arts facilities, student commons, physical education facilities, an athletic stadium and other related upgrades as necessary.

**Table A-17: Orting School District Capacity and Enrollment**

<table>
<thead>
<tr>
<th>Grade</th>
<th>Capacity</th>
<th>Enrollment</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>K-2</td>
<td>422</td>
<td>368</td>
<td>+54</td>
</tr>
<tr>
<td>3-5</td>
<td>610</td>
<td>444</td>
<td>+166</td>
</tr>
<tr>
<td>6-8</td>
<td>310</td>
<td>486</td>
<td>-176</td>
</tr>
<tr>
<td>9-12</td>
<td>510</td>
<td>609</td>
<td>-99</td>
</tr>
</tbody>
</table>

**Sumner School District #320**

The Sumner School District includes eight elementary schools, three middle schools, and two high schools. Only McAlder Elementary is located within the community plan area at 15502 96th Street East. Current capacity and enrollment are listed in Table A-18 below.

Sumner School District residents will vote in 2007 on a bond issue for school modernization. If the bond passes it will include construction of a new Lakeridge Middle School, acquisition of sites for future schools, and modernization of: Bonney Lake Elementary, Maple Lawn Elementary, Victor Falls Elementary, Sumner Middle School, and Sumner High School.

Several of the projects included on the bond issue are for school modernization. Generally this work includes: replacing major mechanical systems, updating wiring and technology infrastructure to support computers in the classroom, and bringing buildings up to all current energy, earthquake, fire, and life safety building codes. Upgraded classroom lighting, new
energy-efficient windows, interior and exterior painting, and new floor coverings are also included.

**Table A-18: Sumner School District Capacity and Enrollment**

<table>
<thead>
<tr>
<th>School</th>
<th>Capacity</th>
<th>Enrollment</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Elementary Grades K-5</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bonney Lake</td>
<td>425</td>
<td>453</td>
<td>-28</td>
</tr>
<tr>
<td>Crestwood Elementary</td>
<td>500</td>
<td>339</td>
<td>+161</td>
</tr>
<tr>
<td>Daffodil Valley</td>
<td>500</td>
<td>388</td>
<td>+273</td>
</tr>
<tr>
<td>Emerald Hills</td>
<td>500</td>
<td>405</td>
<td>+95</td>
</tr>
<tr>
<td>Liberty Ridge</td>
<td>500</td>
<td>440</td>
<td>+155</td>
</tr>
<tr>
<td>Maple Lawn</td>
<td>430</td>
<td>456</td>
<td>-129</td>
</tr>
<tr>
<td>McAlder Elementary</td>
<td>400</td>
<td>474</td>
<td>-55</td>
</tr>
<tr>
<td>Victor Falls</td>
<td>500</td>
<td>576</td>
<td>-76</td>
</tr>
<tr>
<td>Elementary #9</td>
<td>planned 500</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>Middle Schools Grades 6-8</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lakeridge</td>
<td>575</td>
<td>589</td>
<td>-14</td>
</tr>
<tr>
<td>Mountain View</td>
<td>650</td>
<td>640</td>
<td>+10</td>
</tr>
<tr>
<td>Sumner</td>
<td>750</td>
<td>729</td>
<td>-21</td>
</tr>
<tr>
<td><strong>High Schools Grades 9-12</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bonney Lake (plus planned 200)</td>
<td>1200</td>
<td>1390</td>
<td>-169</td>
</tr>
<tr>
<td>Sumner</td>
<td>1200</td>
<td>1356</td>
<td>-156</td>
</tr>
</tbody>
</table>

**Puyallup School District #3**

The Puyallup School District includes 21 elementary schools, six junior high schools and four high schools. The table below provides a breakdown of the student capacity and the student enrollment for the District. The benchmark capacity for each level is described in detail in the District Capital Facilities Plan. Table A-19 shows capacity and enrollment. The enrollments are October 2006 actual enrollments.

The District passed a 198.5 million dollar bond in 2004. That bond funded three new schools. Two new elementary schools will open in September 2007. Each school will have a capacity of 750 students. A new junior high school will open in September 2008 with a capacity of 800 students.

The District expects continued growth and needs to address a number of aging facilities. A 259.5 million dollar bond has been placed on the February 6, 2007 ballot. A new elementary and expansion of several existing schools are included in this bond package.
The Alderton area is in the Shaw Road Elementary, Kalles Junior High, and Puyallup High School service areas of the Puyallup School District.

### Table A-19: Puyallup School District Capacity and Enrollment

<table>
<thead>
<tr>
<th>Grade</th>
<th>Capacity</th>
<th>Enrollment</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary</td>
<td>8823</td>
<td>10,614</td>
<td>-1791</td>
</tr>
<tr>
<td>Junior High</td>
<td>4180</td>
<td>5069</td>
<td>-889</td>
</tr>
<tr>
<td>High School</td>
<td>4834</td>
<td>5027</td>
<td>-193</td>
</tr>
<tr>
<td>Special Programs</td>
<td>40</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Pierce County Library System**

The Pierce County Library System serves the Alderton-McMillin Community Plan area with the Sumner, Bonney Lake, and Orting Pierce County Library branches which are located to the immediate north, north/east, and south respectively. Residents of the area may also use the library system’s web site to access the online library catalog, use e-sources, place holds, renew items that they have checked out, etc. By requesting books and other materials either online or at their chosen Pierce County Library branch, residents have access to the collection of over 1,000,000 items housed in the system’s 17 branches throughout the County.

**Sewer and Wastewater Treatment**

The City of Orting, City of Sumner, and the City of Puyallup have wastewater treatment plants that convey the waste from within city boundaries. Sewer service is not available within the rural area of Alderton-McMillin. Developments within the community plan area are on individual or community septic systems. The City of Bonney Lake effluent is sent to the Sumner treatment plant via a sewer line that is located along SR 410 and running west along 78th Avenue and Riverside Drive. The sewer line is not within a sewer service area.

**Domestic Water Systems**

Currently within the plan area, there are 10 Group A water systems that have either 15 or more connections or serve 25 or more people per day for 60 or more days per year regardless of the number of connections. Ten separate water purveyors are responsible for operating these systems. The majority of the plan area is covered through four purveyors: Valley Water Systems, Tacoma Water System, Orting Water System, and Sumner Water System.

Domestic water within the plan area is provided by individual on-site wells and ten community water systems. The community water systems are City of Puyallup, Valley Water District, City of Sumner (future) – Webstone Water District, Tacoma Water, City of Bonney Lake, City of Orting, Horsehaven MHP Water System, Orting 15 Water System, Washington Water Service Company, and Crocker Creek Water Works.
The Department of Ecology issues water rights in Washington State. A water right is a legal authorization to use a certain amount of public water for specific beneficial purposes. State law requires every user of streams, lakes, springs, and other surface waters to obtain a water right permit unless they use 5,000 gallons or fewer each day. A water right will be issued only if it is determined that water withdrawal will not have a detrimental effect on other nearby wells. Water rights are based on anticipated average daily flows from the proposed use and are approved for a specified number of wells.

As required by state law, water service areas are exclusive service areas, which means only the designated system is to provide public water service to properties within the individual service areas. The community plan area also includes a multitude of individual wells and Group B systems, which are systems serving 2-14 connections. There is not a complete inventory of individual wells or Group B systems available at this time.

**Electricity and Natural Gas**

Puget Sound Energy (PSE) is an investor-owned utility providing electrical service to approximately 1,000,000 residential, commercial, and industrial customers in a nine county, 4,500 square mile service territory in western Washington. To provide reliable service, PSE builds, operates, and maintains an extensive electrical system consisting of generating plants, transmission lines, substations, and distribution systems. PSE is regulated by the Washington Utilities and Transportation Commission (WUTC) and is obligated to serve its customers subject to WUTC rates and tariffs.

**Electricity**

There are two main access points for receiving power in Pierce County: White River 230/115 kiloVolt (kV) Transmission Station located north of Orting; and at PSE’s Frederickson Generation station located in Frederickson Employment Center of Pierce County. A third access point from St. Clair switching station near the Thurston/Pierce County line provides a major tie between Pierce and Thurston Counties.

The Alderton-McMillin plan area is located directly between four municipalities: Puyallup, Sumner, Bonney Lake, and Orting. The existing electrical system serving or supporting the Alderton-McMillin plan area consists of the following:

Transmission Substations:

- The White River Transmission Station (immediately east of Sumner, north of Orting)
- Alderton Transmission Station (in Alderton)
- Electron Heights Switching Station
- Frederickson Generation Station
Distribution Substations:
- Gardella
- Rhodes Lake
- Knoble
- Hemlock
- Sumner
- Orting
- Kapowsin
- Sunrise
- Shaw
- Bonney Lake

Transmission Lines (115kV):
- White River – Electron Heights
- White River – Alderton #2
- Electron Heights – Blumaer
- Frederickson – Electron Heights

**EXISTING ELECTRICAL CAPACITY TO SERVE ALDERTON-MCMILLIN**

The power utilization factor of all distribution substations directly serving any portion of the Alderton-McMillin area is at 81.5%. The utilization factor is a comparison of current peak system load (during the winter heating season), divided by the absolute maximum design capacity of the substations in the area. Table A-20 illustrates the capacity versus peak winter loads for the plan area distribution substations.

**Table A-20: Existing Capacity: Electrical Utilities**

<table>
<thead>
<tr>
<th>Distribution Substations</th>
<th>Capacity (MVA)</th>
<th>Winter Load (MVA) (Nov 29, 2005)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gardella</td>
<td>33</td>
<td>23.9</td>
</tr>
<tr>
<td>Orting</td>
<td>26</td>
<td>23.4</td>
</tr>
<tr>
<td>Bonney Lake</td>
<td>33</td>
<td>26.5</td>
</tr>
<tr>
<td>Sumner</td>
<td>26</td>
<td>23.0</td>
</tr>
<tr>
<td>Total</td>
<td>118</td>
<td>98.8</td>
</tr>
</tbody>
</table>

The electrical system can be expanded as the area load develops. The timing of future construction is largely dependent on the development growth of an area, and the associated increase electric demand (load), as well as facility maintenance requirements, reliability related improvements, or system replacement needs.

**NATURAL GAS**

Puget Sound Energy (PSE) is the natural gas provider within the Alderton-McMillin community. There are gas system improvement projects under review in the Alderton-McMillin area. PSE’s 10-year plan includes the projects listed below. The timing of these projects is dependent on load and/or customer growth within the affected service area. Plans will be reviewed with the County early in the planning stages of each project.
1) A combination of new and replacement of the existing Intermediate Pressure (IP) facilities along the Orting-Sumner Highway (SR 162) the entire length of the plan area.

2) A new IP line from the intersection of Pioneer Way and the Orting-Sumner Highway (SR 162) and continuing west through the plan area.

3) A new IP line along SR 162 entering into the plan area to the east of Voights Creek. This line continues to the southwest to Orville Rd. It then continues south past the plan boundary.

4) A new High Pressure (HP) line coming into the plan area at the intersection of 150th Avenue East and the Orting-Kapowsin Highway. This continues east along the Orting-Kapowsin Highway to the Orting city limits.

**Description of Desired Conditions**

**Parks and Recreation**

The community plan envisions redevelopment of Riverside Park to include passive recreation, educational opportunities, and river-related activities including public access to fishing and boating. The park would include picnic areas, green space, and educational kiosks and walks informing users about the river system as well as local history such as the nearby ‘poor house.’ The park would be designed and redeveloped through a master planning process that includes hands-on involvement with local citizens and businesses. It is the interest of the community to scale the park for local citizens, not a regional facility.

The community also envisions new parks within the area and identifies three possible sites for parks. Two of the proposed parks are located north of the City of Orting and one is located to the south. Plan policies require parks to be compatible with the rural area and designed with environmental constraints in mind. The community plan prohibits park facilities better suited to the urban area, (i.e., sports complexes, amusement parks, miniature golf courses), and policies discourage recreational uses that generate large amounts of traffic, create significant amounts of impervious surface, or operate late into the night. It is the vision of the community to keep new and improved parks compatible with the rural way of life.

The people of Alderton-McMillin value the Foothills Trail and would like to see educational displays informing the public about the local history, agriculture, and natural hazards incorporated into the trail system. The community is open to exploring opportunities to link the trail with the proposed Bonney Lake trail system. New links to the trail system should strive to connect to public river access areas.

Finally, the Parks and Recreation policies call for an increase for public access to the rivers for fishing or other passive recreation. Public access sites and new parks should evaluate and minimize impacts to surrounding agricultural activities, habitat, and the neighboring community.
TRANSPORTATION

**Preserving the Community Character**

At present, the Rhodes Lake Road EIS has narrowed the remaining alternatives to three candidate roadways connecting the plateau with SR 162. Two of these alternatives extend westward and connect to 116th St E and 128th Street respectively. The third alternative connects the plateau with the City of Orting.

The extension roadway south, also termed as the South Plateau Connection, would have a significant impact on a small neighborhood in Orting where the new roadway would touch down. It would also bring significant volumes of traffic into the downtown core of this city. The City of Orting supports the construction of a road further south of the city.

The two alternatives north of Orting would have significant impacts upon the community character of this area. Aside from SR 162, the roads in the valley carry small volumes of traffic. A new roadway (likely to have four lanes) as provided in the candidate alternatives will certainly change the natural environment of this area and would be designed in the local rural context.

**Proposed Project Recommendations**

This plan supports all of the transportation projects found in the current transportation element. It is recognized that the demands of additional roadway have and will continue to increase over the next 20 years. The needs for improving certain roads have become more apparent and to this end the following roadway improvements are perceived to be of the highest priority:

1. Build 4/5 lanes on SR 162
2. Improve the SR 162/SR 410 interchange
3. Widen Military Road E to three lanes
4. Build the 176th St E Extension

**New Corridors**

It is also recommended that Pierce County further investigate two concepts discussed in the Rhodes Lake Road Corridor study, the development of 214th/218th Street East as a north-south corridor to Lake Tapps Parkway and the South Plateau Connection. Both these corridors would require inter-jurisdictional cooperation.

If one of the “build” Rhodes Lake Road Corridor Study alternatives is selected, this plan recommends Alternative D as found in the DEIS for the Corridor Study. This alignment would connect to SR 162 using the 128th Street East crossing location.
### Table A-21: CPB Recommended Projects

<table>
<thead>
<tr>
<th>ID</th>
<th>Project Name</th>
<th>Project Limits</th>
<th>Proposed Facility</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>C29*</td>
<td>SR 410 HOV</td>
<td>SR 167 to Church Lake Road Sumner-Buckley Hwy</td>
<td>Construct high occupancy vehicle lanes. WSDOT project.</td>
<td>Premier</td>
</tr>
<tr>
<td>C24 (E18)*</td>
<td>SR 162</td>
<td>Orting City Limits to SR 410</td>
<td>Widen from 2 to 4 lanes from 128th Street E to SR 410; Add additional lanes, geometric and shoulder improvements. WSDOT project.</td>
<td>Premier</td>
</tr>
<tr>
<td>C11A (M18)</td>
<td>Shaw Road E Extension</td>
<td>Pioneer Way E (Puyallup City Limits) to Main Avenue E (Puyallup City Limits)</td>
<td>New arterial.</td>
<td>Premier</td>
</tr>
<tr>
<td>C11B/M6</td>
<td>Shaw Road E/Military Rd E/122nd Avenue E.</td>
<td>SR 410 to Orting-Kapowsin Hwy E.</td>
<td>Roadway widening, curb, gutter, sidewalks, bicycle facilities, intersection improvements</td>
<td>Premier</td>
</tr>
<tr>
<td>E20A</td>
<td>Rhodes Lake Road E</td>
<td>Angeline Road E to 198th Avenue E</td>
<td>Geometric, shoulder and grade improvements.</td>
<td>High</td>
</tr>
<tr>
<td>E20B</td>
<td>96th Street E/Rhodes Lake Road E Improvements</td>
<td>SR 162 to Angeline Road E</td>
<td>Geometric, shoulder and grade improvements.</td>
<td>Medium</td>
</tr>
<tr>
<td>C12B</td>
<td>122 Street E/Military Road E</td>
<td>130 Av Ct E to SR 162</td>
<td>Widen to four lanes, pedestrian and bicycle facilities</td>
<td>Medium</td>
</tr>
<tr>
<td>C13</td>
<td>176th Street E Extension</td>
<td>SR 161/176th Street E to City of Orting</td>
<td>New major arterial with nonmotorized facilities</td>
<td>High</td>
</tr>
<tr>
<td>E33</td>
<td>166th Avenue E-78th Street-Riverside Drive E</td>
<td>96th Street E to SR 410</td>
<td>Realign, reconstruct: shoulder improvements.</td>
<td>Low</td>
</tr>
<tr>
<td>E27</td>
<td>Angeline Road E</td>
<td>Rhodes Lake Road E to Sumner-Buckley Hwy. E</td>
<td>Rehabilitate and reconstruct; shoulder improvements</td>
<td>Medium</td>
</tr>
<tr>
<td>G51</td>
<td>Orville Road E</td>
<td>Electron Rd E to SR 162</td>
<td>Add paved shoulders or wide lanes</td>
<td>Medium</td>
</tr>
<tr>
<td>AMCP1</td>
<td>Expanded capacity over the Puyallup River</td>
<td>Vicinity of the Calistoga Bridge</td>
<td>Work with the City of Orting to either widen the Calistoga Bridge or develop a new crossing</td>
<td>High</td>
</tr>
</tbody>
</table>

*State Highway- Our County Recommendations must be “consistent” with State Plans*
NATURAL HAZARDS

The Alderton-McMillin community is faced with several potential natural hazards. These hazards, described in the Natural Environment Element, pose challenges for people and planning in the Puyallup Valley. The community plan policies and actions strive to ensure damage to property or people is minimized; evacuation routes, procedures, and actions are in place; and, the public is educated about what to do and where to go in the event of a flood, earthquake, volcano, or landslide.

Flood hazards, seismic hazards, volcanic hazards, and landslides all exist within the community plan area. These hazards pose risks for people and property that must be considered when planning for future growth. The valley is limited by these natural constraints which is part of the reason the area has remained rural while surrounding areas have intensified. Flooding is the most common of the natural occurrences. A major flooding event in November 2006 shut down SR 410, portions of McCutcheon Road, and portions of SR 162. The event has been declared a federal disaster.

The community would like to minimize loss of life and property through proper planning to reduce vulnerability. Increasing the awareness of evacuation routes and procedures is another major component of the plan. Raising awareness would increase preparedness and ensure a greater number of people are knowledgeable about what to do and where to go in a major catastrophic event. The plan calls for a public outreach program that educates a large portion of the population and puts emergency information at the citizen’s fingertips.

ELECTRICAL AND NATURAL GAS

PROJECTED NEEDED CAPACITY

Projections are based on Countywide data. These projections are combined with specific known details for each smaller development area. PSE’s 2013 Electrical Facilities Plan for all of Pierce County predicts a projected load level in Mega Volt Amperes (MVAs) of 592 MW. This represents a growth of about 100 MVA from the current 2004 peak load levels for the entire County. This projected load will be revised (most likely upwards) in the near future. PSE’s long-range plans for the Alderton-McMillin plan area and surrounding areas are based on electrical growth projections anticipated in future years. Projected load is calculated as the existing load, minus conservation reductions, minus demand side management, plus the forecast of new load.

The population and employment forecasts are based on a regional economic and demographic model and then allocated into each of the counties within the service territory. The regional forecasts account for the latest assumption about the national economy and reflect the historical structure of employment and population within each county as well as their recent growth patterns. The historical population data by county is based on the State’s Office of Financial Planning reports, while the employment data is based on the State’s Employment Security Department’s monthly reports. The projection of these inputs together with the
company’s projections of conservation, retail rates and any known short term large load additions or deletions form the company’s forecast of energy and peak loads.

**Proposed System**
Puget Sound Energy has identified system and transmission improvements required to serve the forecasted load growth in and around the Alderton-McMillin plan area. Many improvements are in progress or planned for the future; others have been identified as future improvements to meet the growth demand. These improvements are intended to meet the growth and reliability demands for the Alderton-McMillin area and the surrounding area, as well as other portions of Pierce County.

**System Improvements in Progress**
*White River – Electron Heights transmission loop into Alderton* – These improvements will provide a transmission route from the Bonney Lake area into the Alderton Transmission Station and from the Rhodes Lake area also into Alderton Transmission Station.

*Knoble Substation* – This project added new substation capacity to serve the continuing growth in Orting valley.

**Future Transmission Improvements**
PSE has identified the need for a new bulk power delivery point for Pierce County at the Alderton Transmission Station, located approximately five miles north of Orting city limits. Existing transmission lines are planned to be upgraded to provide a 230 kV tie between the White River Transmission Station and the Alderton Transmission Station. The timing for this 230 kV upgrade project is largely driven by future generation addition in Frederickson area. Future improvements are as follows:

*Alerton 230 kV Development* -- Pierce County will need a major upgrade of bulk power delivery system in the near future. The Alderton Transmission Station has been identified as future 230 kV transformation station. The project will involve upgrade of existing transmission lines north of Orting and installation of a 230 – 115 kV transformer at the Alderton Station.

*Woodland – St. Clair Phase II* – This project will involve upgrade of Woodland substation (in southwest Puyallup) to a switching station and rebuilding of existing lines. When completed, the project will increase transmission capacity and improve reliability to Orting, Puyallup, and surrounding areas.

*Electron Heights – Orting - Blumaer Re-conductor* – This project will involve rebuilding of existing transmission lines. When completed, the project will increase transmission capacity and improve reliability to Orting, Puyallup, and surrounding areas.

**Future Distribution Substations**
*Alerton Distribution Substation* The Alderton distribution substation would serve new developments directly within the Alderton-McMillin plan area as well as provide load support for nearby developments including Cascadia. Construction of a loop-through of the existing or future transmission will be included as part of this project.
GOAL AM PR-1  Expand recreational opportunities through existing resources and facilities.

AM PR-1.1  Recreational improvements and opportunities are prioritized as follows:

AM PR-1.1.1  Redevelopment of Riverside Park;
AM PR-1.1.2  Public access to the Puyallup and Carbon rivers; and
AM PR-1.1.3  Other recreational activities including the Reise site, Ford site, and Renaissance site.

AM PR-1.2  Pierce County should gauge community support for additional trail segments.

AM PR-1.3  The scale and design of future parks should meet the community’s needs rather than the region’s needs.

AM PR-1.4  When possible, seek appropriate recreation mitigation from large transportation or essential public facilities projects when such projects create impacts on the plan area.

AM PR-1.5  Establish location criteria for new recreational facilities.

AM PR-1.5.1  New recreational facilities shall be located away from critical areas or the site must be designed to mitigate all potential impacts.

AM PR-1.5.2  New recreational facilities shall be located away from existing agricultural lands or the developer must work with local farmers to design the project to mitigate potential impacts.

AM PR-1.5.3  The location of new recreational facilities shall not adversely increase traffic congestion.

AM PR-1.5.4  Recreational facilities shall be compatible with the rural area and lifestyle.

AM PR-1.5.4.1  Compatibility with the rural area does not include noise, traffic, lights, activities, impervious surfaces, and hours of operation that are similar to those in an urban area.

AM PR-1.6  Pierce County Parks should evaluate the feasibility of connecting the Foothills Trail with the Bonney Lake trail system.

AM PR-1.7  A community trail system should strive to connect public river access areas along the Carbon and Puyallup rivers.

AM PR-1.8  Educational kiosks should be located along the Foothills Trail informing the public about the local history and agriculture.

AM PR-1.9  Increase public access along the Carbon and Puyallup rivers.

GOAL AM PR-2  Redevelop Riverside Park as a community park.

AM PR-2.1  Pierce County should develop a park master plan for Riverside Park.
AM PR-2.2 The park master plan should be developed with the local community through a public hearing and permit process.

AM PR-2.3 Improvements constructed in Riverside Park should focus on passive recreation, educational opportunities, and river-related activities.

AM PR-2.3.1 River access for boating should be a priority.

AM PR-2.4 Educational kiosks and/or markers that describe the river ecosystem and present fish and wildlife should be incorporated into the parks master plan.

AM PR-2.5 The historical significance of the Riverside site as a County poorhouse should be portrayed through educational materials.

AM PR-2.6 Signage that provides environmental education and awareness should be placed in appropriate locations.

AM PR-2.7 Ensure green space for playing and picnicking.

AM PR-2.7.1 Sport fields and play courts are not an appropriate use of the park area.

AM PR-2.8 Pierce County should approach the City of Sumner to discuss a possible partnership in the development and/or maintenance of the facility.

AM PR-2.9 Explore the possibility of obtaining support from the Puyallup Tribe for public river access at the park.

GOAL AM PR-3 Evaluate opportunities to provide public access to the Carbon and Puyallup rivers through Pierce County-owned properties.

AM PR-3.1 Public river access sites are intended to be used for fishing and passive shoreline recreation activities.

AM PR-3.2 A small number of public access sites should be provided throughout the Alderton-McMillin Community Plan area.

AM PR-3.2.1 These sites are intended to allow fishing access to the rivers, but are not intended to include boat access or occupy private properties.

AM PR-3.2.2 Impacts to private properties for recreational river access shall be minimized.

AM PR-3.3 Criteria should be developed as a means to evaluate sites on the appropriateness of public access.

AM PR-3.3.1 The criteria should evaluate potential impacts to surrounding agricultural lands, habitat, and community.

AM PR-3.3.2 Significant impacts should be avoided.

AM PR-3.4 Public river access sites should be minimally developed with amenities such as parking areas, trails, and educational kiosks.

GOAL AM PR-4 Provide community education through local recreational facilities.

AM PR-4.1 Create opportunities for community education within the public river access areas and along the Foothills Trail.
AM PR-4.1.1 Community education should focus on the community agricultural history and unique environmental characteristics.

AM PR-4.1.2 Support activities within the community that integrate environmental education with recreational activities.

AM PR-4.1.3 Educational kiosks should be constructed at appropriate locations within Riverside Park, public river access sites, and trail heads.

AM PR-4.1.4 Signage that provides historical education (farming history) should be provided along the Foothills Trail.

GOAL AM PR-5 Protect private property from trespassing.

AM PR-5.1 Opening public properties to river access should reduce trespassing on private properties.

AM PR-5.2 Place signs along property boundaries where trails, parks, or public river access properties abut private property.

AM PR-5.2.1 Signs should educate or remind users to stay on public access and public properties.

AM PR-5.3 Fund a park ranger or security officer through a funding partnership by the County and cities.

**TRANSPORTATION POLICIES**

**GOALS**

Provide for the mobility and access needs of the residents while maintaining the valley’s unique rural character.

**SR 162**

GOAL AM T-1 Improve SR 162 to meet the future safety and mobility needs of the valley residents.

AM T-1.1 Support the State’s roadway improvements on SR 162 as specified in the Washington State Department of Transportation’s (WSDOT) Highway Systems Plan.

AM T-1.1.1 Lobby the state legislature and the Pierce County Council to secure the funding for this project.

AM T-1.1.2 Support the concept of the development community to provide some or all of the funding for this project.

AM T-1.2 Request that the state investigate the alternatives for increasing the capacity at the SR 410 and SR 162 interchange.

AM T-1.2.1 This improvement should precede the construction of additional lanes south of the SR 410 interchange.
AM T-1.3 Encourage the state to pursue the improvement of nearby interchanges that would direct traffic away from the Alderton-McMillin Community Plan area and other areas that are affected by through-traffic that doesn’t meet their community character.

AM T-1.4 Work with the state in implementing access management strategies along SR 162 to maintain its primary function as a thoroughfare.

AM T-1.4.1 These strategies should move toward minimizing the access points along the highway.

AM T-1.5 Construct no new roadways connecting to SR 162 until the state has assured additional and adequate capacity of the highway to serve mobility needs.

AM T-1.6 Work with the state in synchronizing current and future traffic signal installations on SR 162.

AM T-1.7 Work with the state in requiring the private sector to mitigate their impacts on SR 162 traffic congestion by providing funding toward the additional two lanes needed for this road.

AM T-1.8 Prior to the improvements to SR 162, it is recommended that the state’s Highway System Plan include provisions to accommodate agricultural machinery.

AM T-1.9 Work with the state to develop more innovative methods to limit access on SR 162.

**ACCOMMODATING FUTURE TRAFFIC**

**GOAL AM T-2** Fully investigate the use of other roadways that may alleviate the demand for traveling through the valley.

**AM T-2.1** There are a number of future roadway connections and improvements that should be closely examined in this context including the construction of the South Plateau connection, the extension of 176th Street E. to the City of Orting, the widening of Shaw Road E./Military Road E./122nd Avenue E., and the improvement of 214th Ave. E.

**NONMOTORIZED TRAVEL**

**GOAL AM T-3** Provide nonmotorized facilities in areas of highest potential usage for residents and visitors.

**AM T-3.1** Develop nonmotorized facilities that will link the Alderton-McMillin community with the Foothills Rails to Trails trailhead in McMillin.

**AM T-3.2** Include paved shoulders to accommodate bicyclists and pedestrians in new or reconstructed roadways that are anticipated to have higher nonmotorized usage.

**AM T-3.3** Coordinate with the City of Bonney Lake to develop a link between one of their trails to the Foothills Trail.
Nonmotorized trails should avoid farmland that would be subject to pesticide/herbicidal treatment.

**Character**

**GOAL AM T-4**
Retain existing County and private roads in their rural state.

**AM T-4.1**
Paved shoulders are generally preferred to sidewalks along rural roadways.

**AM T-4.1.1**
Sidewalks are not consistent with the rural character of the community and should be discouraged.

**AM T-4.2**
Consider the use of paths adjacent to roadways for nonmotorized purposes.

**AM T-4.2.1**
These paths should connect existing or proposed trails, schools, parks, or other destinations that generate higher levels of nonmotorized demand.

**AM T-4.3**
Unless deemed necessary, roadway construction projects should minimize the removal of trees along the roadways in the rural areas.

**AM T-4.3.1**
Relocate when feasible or replace any trees as part of any roadway projects outside of the right-of-way.

**AM T-4.4**
Light fixtures along state highways and arterials should be direct and should not cast light in multiple directions.

**AM T-4.4.1**
Transportation corridors shall utilize the minimum amount of lighting necessary for safety and function.

**Transit Service and Transportation Demand Management**

**GOAL AM T-5**
Work with Pierce Transit and Sound Transit in developing strategies for increasing fixed-route and demand-responsive transit service in the area.

**AM T-5.1**
Coordinate with Pierce Transit to provide better marketing and promotion of existing paratransit service within the community.

**AM T-5.2**
Explore opportunities with Pierce Transit to provide additional paratransit service within the community.

**AM T-5.3**
Coordinate with WSDOT, Pierce Transit, and the city of Orting in siting, planning, and developing a park-and-ride facility.

**AM T-5.4**
Investigate the feasibility of commuter rail.

**Mobility and Safety**

**GOAL AM T-6**
Consider the role of roads in facilitating faster evacuation out of the valley in the event of a lahar flow.
**AM T-6.1**  New or improved roadways must provide for expedited emergency vehicle access into and through the valley.

**AM T-6.2**  Planned road improvements should support the connectivity of the roadway network through the plan area.

**AM T-6.3**  Construct the extension of 176th Street East.

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### RHODES LAKE ROAD CORRIDOR

**GOAL AM T-7**  Mitigate the impacts of any new alignment built as a result of the Rhodes Lake Road Corridor Study.

**AM T-7.1**  Develop and implement specific measures to mitigate the impacts of the Rhodes Lake Road corridor.

**AM T-7.2**  Provide for full mitigation/replacement of any farmland that would be used in the construction of a new corridor.

**AM T-7.3**  When feasible, design the roadway to minimize the impact on the view corridors within the valley. Consider such strategies as:

- **AM T-7.3.1**  Buffering the roadway with trees and other vegetation; and
- **AM T-7.3.2**  Design a less visible roadway by taking advantage of the area’s topography.

**AM T-7.4**  Create and implement new roadway standards for the Rhodes Lake Road corridor that would preserve the rural character of the community through access control management.

**AM T-7.5**  Avoid illumination of the roadway unless there are clear safety standards that would require it.

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### IMPLEMENTING ACTIONS

The following list of actions needs to be completed in order to implement the policies contained within this plan. They are arranged according to the timeframe within which each should be completed: short, medium, or long term. Short-term actions should occur within one year of plan adoption. Mid-term actions should be completed within 2-5 years. Long-term actions should be completed within 5-10 years of plan adoption. The entity or entities responsible for leading the effort to complete the action item is listed in parenthesis following the action. Actions are assigned to the Land Use Advisory Commission (LUAC), Pierce County Planning and Land Services (PALS), Pierce County Economic Development (ED), Pierce County Parks and Recreation (Parks), Pierce County Public Works & Utilities (PWU), and Tacoma-Pierce County Health Department (TPCHD).
SHORT TERM ACTIONS (UPON PLAN ADOPTION TO 1 YEAR)

1. Work with the developers for Cascadia regarding inclusion of an emergency evacuation path from the valley floor to the plateau. (PWU-Transportation, PALS)
2. Install signage that clearly identifies emergency evacuation routes out of the valley. (DEM)

Transportation

3. Amend the Pierce County Capital Facilities Element and Pierce County Transportation Improvement Plan (TIP) to include:
   - Transportation improvement projects identified in the plan.
   - Seismic retrofitting for the McMillin Bridge.
   - “Bridge for Kids” evacuation route project. (PWU-Transportation)
4. Amend the Pierce County Nonmotorized Transportation Plan to update with Proposed Trail System map recommendations. (PWU-Transportation)
5. Incorporate the plan’s transportation project priorities into Six-Year Transportation Improvement Program project selection process. (PWU-Transportation)

MID-TERM ACTIONS (1-5 YEARS)

1. Develop programs and actions to enhance the local emergency siren system for the valley area. (PALS, DEM)
2. Establish a Neighborhood Emergency Teams program within the plan area and provide educational programs on emergency preparedness and what to do in an emergency event. (DEM)
3. Establish and implement a public outreach program on natural hazards in the valley area. (DEM)

Parks and Recreation

4. Develop a Park Master Plan for Riverside Park. (Parks)
5. Provide educational materials at the Foothills Trail regarding natural hazards, history, and agriculture. (Parks, PALS)
6. Evaluate the feasibility of connecting the Foothills Trail to the City of Bonney Lake trail system. (Parks)
7. Evaluate opportunities for public access on Pierce County owned properties to the Carbon and Puyallup River. (Parks)
8. Invite Bonney Lake Trail proponents to Alderton-McMillin to explain trail proposal and listen to public response. (Parks)

LONG TERM ACTIONS (5-10 YEARS)

Parks and Recreation

1. Acquire additional parcels of land for future park and trail development. (Parks)
2. Develop public access sites along the Carbon and Puyallup Rivers. (Parks)
Pierce County Comprehensive Plan | Alderton-McMillin Community Plan

Map A-16: Park, Recreation, and Trail Facilities

Pierce County, Washington

Park, Recreation, and Trail Facilities

Existing Parks and Recreation
- Park
- Golf
- Playfield
- Playground
- Community Center
- Rec Center
- Trail

Bike Routes (On Road)
- Low Traffic Road
- Heavy Traffic, Paved Shoulder
- Heavy Traffic, No Shoulder

Bike Routes (Off Road)
- Major Trail
- Minor Trail

Map Disclaimer: The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED "AS IS" AND "WITH ALL FAULTS." The County makes no warranty of fitness for a particular purpose.
Pierce County Comprehensive Plan | Alderton-McMillin Community Plan

Map A-18: Fire Districts

Map Disclaimer: The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. The County assumes no liability for variations accounted by actual surveys. ALL DATA IS EXPRESSLY PROVIDED "AS IS" AND "WITH ALL FAULTS." The County makes no warranty of fitness for a particular purpose.
Alderton-McMillin Communities Plan

Existing Comprehensive Transportation Plan

LEGEND

XXX Project Map ID

Existing Roadway

State Route

Water Surface

Incorporated Area

Alderton-McMillin Area

Unincorporated Area

Proposed Project

Priority Existing New

Premier

High

Medium

Low

NA

Transportation Planning & Programming Division
Transportation Services Department of Public Works & Utilities

Pierce County Geographic Information System

Date: Oct. 10, 2006
Chapter 7: Plan Monitoring

The 1990 State Growth Management Act (GMA) requires jurisdictions to report on progress made in implementing the Act, and to subject their comprehensive plans to continuing evaluation and review. As a component of the County’s Comprehensive Plan, the Alderton-McMillin Community Plan is subject to this requirement. Generally, community plans are updated every five years and monitored yearly. The monitoring process includes evaluating the development standards, regulations, actions, and other programs called for in the plan for the purpose of determining their effectiveness in fulfilling the vision of each of the five elements of the plan.

Monitoring actions steps includes the development and implementation of regulations and design standards, coordinating the provision of facilities and services, developing educational programs and handouts, acquiring parks, preserving open space, and other actions. Information obtained from the monitoring program can be used to offer recommendations to decision makers as to what changes to the community plan may be needed in order to attain specified goals and meet the visions in the plan.
Chapter 8: Appendix – PDR/TDR

Members of the Alderton-McMillin Community Planning Board had the opportunity to discuss and learn about purchase and transfer of development rights programs during the development of the community plan. They strongly support both purchase and transfer of development rights for the preservation of agriculture. The Alderton-McMillin Community Planning Board recommends the following policies for consideration in the development of a Countywide Purchase and Transfer of Development Rights Program.

**PURCHASE AND TRANSFER OF DEVELOPMENT RIGHTS**

**Intent:** Create opportunities for ARL and Rural Farm property owners to receive a financial return on their land holdings while conserving prime agricultural soils and open space to continue viable farming activities.

**Objective** Support the long term preservation of prime agricultural lands most susceptible to development conversion.

**Principle**

The Alderton-McMillin Community Plan area and the Riverside area shall be the County priority for PDR and TDR sending sites due to the large amount of contiguous agricultural lands and threats to conversion.

**Principle**

Implement a Purchase of Development Rights (PDR) program in Pierce County.

**Standards**

All ARL and Rural Farm zoned properties should be eligible to participate in a PDR program.

Participation in a PDR program shall be voluntary.

A PDR program should work in concert with a Transfer of Development Rights (TDR) program.

**Principle**

Adequate funding should be available to support a PDR program.

**Standards**

Pierce County should evaluate a variety of strategies to fund a PDR program, including but not limited to:

a. Identify advantages/disadvantages of asking county property owners to tax themselves for farm land preservation (bond issue).

Local funding should be structured to leverage state and federal funding opportunities.

Multi-interest partnerships should be pursued to increase funding opportunities.

**Principle**

Ensure a smooth, impartial purchase process.

**Standards**
The purchase price of the development rights should be determined by an independent appraiser.

A property owner shall have the opportunity to “opt-out” of the transaction process, prior to the signing of the final contract, without penalty.

**Principle**

Establish criteria that prioritize properties to be included in a PDR program.

**Standards**

Properties in an adopted TDR receiving area shall not be considered for a sending transaction.

Establish criteria that strengthen opportunities to receive funding from state and federal grant programs.

A County PDR program shall prioritize Agricultural Resource Lands (ARL) as top priority followed by Rural Farm.

The acquisition of development rights should be prioritized as follows (most important to least):

a. Threat of conversion (magnitude, urgency);

b. Importance (soil types, size, contiguous);

c. Viability (on-site production/support facilities, water availability, drainage)

d. Environmental Values (benefits to fish and wildlife); Community Values/Priorities (education, viewshed, aquifer recharge, stormwater, job creation).

**Objective**

Establish a long-term strategy that creates a demand for development rights of ARL and RF lands while preserving the prime agricultural soils and open space necessary to continue viable farming activities.

**Principle**

Pierce County should develop and adopt a countywide Transfer of Development Rights (TDR) program.

**Standards**

Participation in a TDR program shall be voluntary.

The Countywide TDR program should identify the total number of development rights that are available per community plan to ensure there is sufficient supply to meet the potential demand.

The TDR program should be designed to provide a financial incentive to both the development right purchaser and seller.

a. Identify a transfer density/intensity ratio that would be beneficial to both the seller and buyer and adjustable by the County through an annual review process.
Purchased development rights may be transferred to a receiving area as either a commercial credit, residential credit or mixed use credit consistent with the zoning of the receiving area.

Agricultural Resource Lands should be the top priority sending areas for transfer of development rights at the Countywide level.

Pierce County shall convene at least one public meeting in the Alderton-McMillin community while developing the Countywide TDR program.

**Principle**

Establish an efficient and predictable process to transfer development rights among properties.

**Principle**

Examine opportunities to pursue transfer development rights between other jurisdictions.

**Standards**

The process to transfer development rights should be easy for both the seller and purchaser.

Pierce County should identify a development right “broker” to facilitate each transaction.

a. Interested development right purchasers shall contact the “broker.”

b. When contacted to facilitate a TDR transaction, the “broker” shall be the individual to contact potential sellers to assess their interest in selling development rights.

c. The “broker” shall identify the potential development right sellers based upon County priorities.

A transfer density/intensity ratio table may be adopted to clearly identify how development rights in a sending area translate into the number of development rights within a receiving area.

**Principle**

Property owners should be fairly compensated through TDR transactions.

**Standards**

The purchase price of the development rights should be mutually agreed upon.

If desired, a mutually agreed upon appraiser can be hired to determine the fair market value of the development right credits.

**Principle**

Pierce County should actively educate the community on the TDR program and its potential benefits.

**Standards**

Pierce County should publicize the TDR program through local community events and the County’s website.
Pierce County should update the local land use advisory commissions on TDR activity within their respective area.

Pierce County should work with the development community to encourage participation in the TDR program.

**Principle**

Evaluate the effectiveness of the TDR program in preserving prime agricultural land.

**Standards**

Annually report the total number of development rights transferred from sending areas within the plan area.

a. Identify the areas that received the development right credits.
b. Identify the price paid per development right credit.
c. Identify the total development right credits per transaction.
d. Describe the current farming activity on sending area properties from which development right credits were transferred.

Annually report the total number of development rights transferred to receiving areas within the plan area.

a. Identify the areas where the development right credits where derived.
b. Identify the price paid per development right credit.
c. Identify the total development right credits per transaction.