

# Wilkeson Comprehensive Plan Update 2024

## Goals and Policies

The following are the Wilkeson Comprehensive Plan 2024 Update Goals and Policies. These goals and policies are designed to accomplish several goals. First, they are meant to provide the Town with the ability to pursue programs and initiatives that further the community’s vision. They also are designed to comply with the requirements of the state, regional and county planning policies and requirements. Finally, these goals and policies allow the Town to achieve access to loans, grants and other funding mechanisms. Not every goal may be achieved in the 20-year timespan of the Comprehensive Plan, however these goals and policies allow Wilkeson to make progress in meeting its own vision of itself going forward.

## Chapter 2 Land Use

### Goal 1: Community Character

Wilkeson's community character should be preserved and enhanced through the application of historic mining town design guidelines and other design standards. These design guidelines and standards should be applied to new development and redevelopment in a manner that strengthens the historic fabric and reinforces the development pattern found throughout the Town. Design strategies and approaches should be utilized to ensure that changes to the built environment preserve and enhance the community's distinctive identity in recognition of the economic and aesthetic value of sense of place – in compliance with CPP CU-1.

#### **Policies:**

- 1.1 “Historic Coal Mining Town” design guidelines for commercial mixed-use areas should be implemented in cooperation with business proprietors to ensure that future development and redevelopment conform to Wilkeson’s unique vision.
- 1.2: Goals and policies in the housing element and other elements of this comprehensive plan should promote preservation of historic structures and culturally significant features within the community.
- 1.3: All new development and redevelopment in commercial, residential, and park and recreation areas should be at the human, pedestrian scale. Development and redevelopment of public facilities should be at the human, pedestrian scale to the greatest extent possible, in particular where they are located in close proximity to street frontages or visible from the street. Pedestrian safety features should be incorporated into all designs.
- 1.4: Repetitious building forms should be avoided in new development and redevelopment.
- 1.5: To maintain and enhance the existing landscape within Wilkeson, the Town should encourage property owners to retain existing trees. Existing significant trees should be retained to the maximum extent possible at development and redevelopment sites. Where property owners elect to remove existing trees for safety or other reasons, Wilkeson should encourage the property owner to replace removed trees with species and varieties that are safe, appropriate, and beneficial in the town environment.

- 1.6: Sign regulations should ensure that new and modified signage is unobtrusive and does not result in visual pollution throughout the community. Signage should be appropriately sized and placed for pedestrians and bicyclists as well as motorists. Commercial signage should be consolidated for uses within a single project to reduce sign clutter.
- 1.7: Subdivisions and other new development and redevelopment should include rights-of-way and facilities designed for the safe and convenient passage of pedestrians, bicyclists, and disabled persons as well as of motorized vehicles, where appropriate. Pedestrian and bicycle facilities should be added to streets as necessary to complete non-motorized circulation routes that connect destinations throughout the community with the Foothills Trail extension. Pedestrian and bicyclist facilities should provide contiguous paths that are accessible to disabled persons throughout the community. All pedestrian and bicycle facilities should include adequate street and path lighting. Wherever feasible and appropriate, a landscaped strip containing street trees should provide a physical separation between automobile traffic and pedestrians.
- 1.8: Public facilities should be identified by similar signage and facility entry treatments throughout the community.
- 1.9: Arterial entrances to the Town should be upgraded with distinctive visual treatments unique to Wilkeson to enable people to identify that they are entering (or leaving) the community. Landscaping of development in entrance vicinities should be compatible with entrance treatments.
- 1.10: As the Town's street network is extended, the streets should be laid out in a grid pattern that features relatively short block lengths, frequent street intersections, and alleys where appropriate. This pattern will reinforce Wilkeson's historic development pattern, provide more alternative routes for pedestrian and vehicle traffic, and slow traffic – thereby enhancing public safety. The street grid may be adjusted to reflect topographic constraints, avoid environmentally sensitive areas, and respond to the presence of other significant physical features, as warranted.
- 1.11: The Town shall identify the presence of federal, state, and local historic, archaeological and cultural lands, sites, and structures, of significance within its boundaries – consistent with CPP HAC 1-5.
- 1.12: The Town shall encourage or accomplish the preservation of significant lands, sites, and structures through any one or a combination of the following techniques, as determined to be appropriate:
- Designation,
  - Incentives for preservation,
  - Loans and grants,
  - Public purchase.
  - Non-development easement,
  - Development rights transfer,

- Restrictive covenants,
  - Regulations for protection, maintenance, and approval of appropriate development,
  - Plans/policies/standards for preservation as set by the U.S. Department of the Interior, and
  - Certified Local Government designation – consistent with CPP HAC 1-5.
- 1.13: The Town shall encourage public education programs regarding historic, archaeological, and cultural lands, sites, and structures as a means of raising public awareness of the value of maintaining those resources – consistent with CPP HAC 1-5.
- 1.14: Public buildings and public spaces should be designed to contribute to the unique sense of community and a sense of place.

## Goal 2: Residential Uses

Wilkeson should remain a predominantly residential community that encourages a mix of housing types, land uses and amenities that serve the needs of all residents and promotes an inclusive, welcoming community for all – in compliance with CPP H1-H6.

### Policies:

- 2.1 Development regulations should accommodate and encourage a wide range of housing types to meet the needs of residents at all income ranges and various life stages, including individuals with disabilities, historically underserved populations, veterans, seniors, and those requiring transitional, permanent supportive, or emergency housing. Housing choice should be expanded beyond detached single-family dwellings to enable residents to remain living in the community as their housing needs or preferences change over time, and to attract new residents to the community.
- 2.2: The mix of housing within the community should include detached and attached single-family dwellings, small-scale multi-family dwellings including townhomes, accessory dwelling units, residential care facilities for those who are unable to maintain independent living arrangements, and other innovative housing that is compatible with the type and scale of surrounding residential development.
- 2.3: Encourage neighborhood development that supports healthy communities.
- 2.3.1: Promote land use planning that supports walkability, tree canopy, access to services that meet daily household needs, access to parks and open space, and access to healthy and culturally relevant foods.
- 2.3.2: Consider the environmental health and other impacts of land use decisions on overburdened communities (minority, low-income, tribal, or indigenous populations that potentially experience disproportionate environmental harms and risks). Encourage the participation of these communities in the decision-making process.
- 2.3.4: Mitigate the environmental health effects of climate change, including air quality, stormwater, and heat impacts, through the acquisition of parks and open space and tree planting, prioritizing overburdened communities.

- 2.3.5: Support energy efficiency and upgrade programs that reduce health risks for vulnerable populations due to extremes of heat and cold.
- 2.4: Innovation in site and building design should be incentivized in and adjacent to critical areas in accordance with comprehensive plan goals and policies. For example, portions of undeveloped residential tracts containing critical areas may exceed the maximum allowable dwelling units per acre if this facilitates placement of the development away from the critical areas and provided that *overall* density of a site does not exceed the maximum allowable dwelling units per acre. Appropriate buffering, design features, and amenities must be included in all innovative designs.
- 2.5: Through the Comprehensive Plan, Zoning Code, Subdivision Code and Design Guidelines, allow for a variety of housing types and lot configurations including government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured and mobile housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and duplexes, triplexes and townhomes (in compliance with the UGA, VISION 2050 and the Countywide Planning Policies).
- 2.6: Encourage home occupations that are compatible with the surrounding residential area to expand local economic opportunities for Wilkeson's residents.
- 2.7: Residential density must be consistent with the ranges specified for each residential land use designation in the land use element. Residential densities in specific locations may be modified to ensure the protection of critical areas, establish natural buffers, greenbelt areas, or preserve or establish open space areas. Proposed average residential densities for Wilkeson and its UGA are five dwelling units per gross acre in low density residential areas eight dwelling units per gross acre in medium density residential areas.

### Goal 3: Commercial Uses

The proportion of land designated for commercial use should be expanded where a clear benefit to Wilkeson's residents is demonstrated. Wilkeson should support the retention and revitalization of existing commercial areas and the development of newly designated commercial areas that harmonize with the historic mining town character of the community. Commercial areas should be developed in conformance with this goal and its associated policies. (Please also see Chapter 10 – Economic Development Element.)

#### **Policies:**

- 3.1 Commercial businesses that serve the daily needs of Wilkeson's residents for retail items or professional services should be encouraged. Commercial businesses that support the needs of Foothills Trail users and tourists visiting Mt. Rainier National Park or other scenic, historic and recreational areas should also be encouraged.
- 3.2: Wilkeson should support locally owned and operated businesses to be established and remain in Wilkeson, particularly home-based occupations.
- 3.3: Commercial and mixed-use buildings should be compatible with surrounding development and conform to design guidelines that support the scale and architectural style of a “historic coal mining town”. Where commercial rehabilitation, development,

or redevelopment occurs in an area with historic significance, it should be respectful to the historic significance of the area.

- 3.4: Commercial strip development should be discouraged. Automobile-oriented businesses such as restaurants with drive-up windows may be allowed subject to compliance with screening and other development standards intended to minimize impacts on neighboring properties.
- 3.5: Buildings and off-street parking should be sited in a manner that enhances the streetscape and encourages pedestrian orientation. Parking should be located to the rear or side of buildings. Buildings should have an obvious pedestrian entrance oriented toward the street, pedestrian-level storefront windows, weather protection, and architectural features and pedestrian-scale signage on the street.
- 3.6: Commercial and mixed-use development should incorporate landscaping, multi-seasonal seating, accent lighting, and other pedestrian-oriented amenities to enhance informal community gathering places and provide pleasant and comfortable resting, socializing, and picnicking areas for employees, residents, tourists, and shoppers.
- 3.7: Commercial and mixed-use development should include high quality, safe, and contiguous facilities for pedestrians, bicyclists, and historically underserved individuals with disabilities, seniors, and the youth. Site designs should also accommodate and support users of active transportation and public transit services with appropriate facilities in the event these services become available in Wilkeson. Commercial and mixed-use development should be designed to take into consideration the connections of all transportation users, including vehicular, pedestrian, and bicyclist, to adjoining sites to reduce personal automobile trips. Sidewalks and internal pathways should be incorporated to enhance pedestrian circulation.
- 3.8: Lighting scale, placement, and design should facilitate safety while minimizing light impacts on the surrounding neighborhood and night sky.
- 3.9: Appropriate proportions and types of vegetative landscaping in commercial and mixed-use development should be installed consistent with landscaping regulations.
- 3.10: Limited residential uses in the form of accessory apartments and upper-floor dwelling units associated with commercial uses should be allowed in commercial areas. The design should ensure the privacy of residents.
- 3.11: The visual appearance of commercial areas should be improved through public and private measures for beautification, design strategies, maintenance, and streetscape improvements.
- 3.12: The adoption of maximum automobile parking standards should be considered for various types of commercial development, including the installation of electric vehicle charging stations. Shared parking facilities should be encouraged. Parking facilities should conform to the parking-related policies of the transportation element.
- 3.13: Commercial uses characterized by their minimal impact on surrounding areas should be preferred adjacent to residential land uses. Potential impacts on adjacent uses should be mitigated through compliance with adopted performance standards.

## Goal 4: Essential Public Facilities and Other Public Facilities

Essential public facilities shall be allowed in locations appropriate for the services provided and the people served. Essential public facilities shall be compatible with the surrounding development and natural land and vegetation features.

### **Policies:**

- 4.1 Small public facilities intended to serve a few neighborhoods may be located within a neighborhood. Examples of these facilities include neighborhood parks, drainage facilities, and electrical transformer boxes.
- 4.2 Public facilities intended to serve the entire community should be located to provide convenient access for residents who must frequent them. Examples of such facilities include community parks, schools, government offices, and similar facilities. Large facilities that serve the entire community, but not frequented by citizens, should be located where they will not disrupt the town landscape or disturb residential and commercial areas with noise, glare, dust, or other pollution. Examples of such facilities include power substations, water wells, and sewage treatment facilities.
- 4.3 Public facilities that have service areas extending substantially beyond the Town boundaries should be sited at a location appropriate to meet the transportation needs of the users of the facilities. Facilities that generate a significant amount of truck, automobile, or foot traffic should be located along arterial streets and convenient to public transit facilities, if available. School facilities should be given the flexibility to be located on non-arterial streets. Developers of these facilities should be required to make infrastructure improvements to support the facilities. These improvements may include, but are not limited to, street construction, signage, sidewalks, streetlights, transit shelters, benches, parking, bicycle racks, utility lines, and similar improvements.
- 4.4 Wilkeson acknowledges that certain federal, state, regional, and county facilities could potentially have adverse impacts on the community if located within the Town. Such facilities should be paired with complementary facilities or programs that offer tangible benefits for the community. The Town should seek mitigation for disproportionate financial and other burdens resulting from the siting of essential public facilities in Wilkeson.
- 4.5 Siting proposals by federal, state, regional, and county agencies should include clear justification for both the necessity of the facility and its placement within Wilkeson. Alternate sites not in Wilkeson should be explored through a cooperative inter-jurisdictional approach. If the final site selected is within Wilkeson, the site should be consistent with the provisions of all of Wilkeson's comprehensive plan elements.
- 4.6 All public facilities should be sited, designed, and buffered to enhance compatibility with the surrounding neighborhood, taking into consideration the impacts of climate change, economic, and health impacts. Facility design and buffering should conform to the provisions of the urban landscaping and environmental goals and policies of this comprehensive plan. In addition, special attention should be given to minimizing the noise, light, glare, dust, and traffic associated with essential public facilities,

prioritizing historically vulnerable populations and areas that have been disproportionately affected (MPP-PS-20 and MPP-En-8).

- 4.7 A public review process should be established by the state for essential public facilities that are difficult to site and should emphasize public, regional, and tribal involvement, including ample opportunities for Wilkeson's citizens to participate in the site selection process.
- 4.8 Proposals for public facilities that are not difficult to site should be processed using the minimum permitting procedures required to ensure the facilities conform to the goals and policies of this comprehensive plan and have adequate opportunity for public input.

## Goal 5: Environmental Quality

Land uses and development and redevelopment projects should be managed to preserve and improve the natural environment as well as the built environment.

### **Policies:**

- 5.1: The Town should enforce standards that will achieve environmentally sensitive development when it occurs within and adjoining critical areas, natural buffers, and areas designated as open space.
- 5.2: To allow reasonable use of property while protecting the environment, reduction or variation of residential lot sizes, density transfers and bonuses, planned developments, clustering of housing, and innovative development techniques should be considered when designed to preserve open space, protect critical areas, or provide vegetative buffers.
- 5.3: Performance standards should be considered as a regulatory alternative to fixed zoning regulations in and around environmentally sensitive areas.
- 5.4: Town facility projects, maintenance and operating procedures, and programs should be structured to minimize and mitigate environmental damage, restore and improve the environment if possible, and increase the environmental education and awareness of Town employees and citizens.
- 5.5: To minimize maintenance costs, conserve water, and provide vegetation with the maximum usefulness as wildlife habitat, urban landscaping should emphasize the use of indigenous plants that are drought tolerant during the summer months. Landscaping may also include non-native plant species that are well adapted to growing and providing wildlife habitat with minimal human intervention in the local climate and soils.
- 5.6: The Town should seek to protect wildlife habitat resources by preventing the indiscriminate and unnecessary removal of native trees, shrubs, and ground covers; and by promoting the protection of areas that provide food, cover, resting, and nesting areas for wildlife.
- 5.7: The Town should ensure that there is “no net loss” of wetlands by function and values.

- 5.8: The Town should ensure that development is properly located and constructed with respect to the limitations of the underlying soils, geological hazards, and areas subject to flooding.
- 5.9: Town facilities, services, programs, and procedures should be designed and managed to conserve resources and to reduce demand for facilities with significant environmental impacts. Similarly, procedures, programs, and rate structures should encourage citizens to conserve resources and to minimize the negative environmental impacts of their use of facilities and services.
- 5.10: Development activities and land uses within Wilkeson should be managed to minimize noise; light and glare; and water, soil, and air pollution. The Town should work with adjacent jurisdictions and property owners to minimize transmission of pollutants from development activities and industrial, commercial, and public facility land uses near Wilkeson's boundary.

## Goal 6: Water Resources

Surface, ground, storm, and waste waters should be managed in an ecologically responsible manner and as interconnected components of the region's watershed.

### Policies:

- 6.1 Private and public development projects should be conducted in a way that preserves or improves the viability of each component of the water ecosystem and of the entire ecosystem.
- 6.2: The quality of stormwater runoff should be improved, flooding due to stormwater runoff should be minimized, and the erosion of land by stormwater runoff should be minimized, in order to maintain natural aquatic communities and beneficial uses. Development regulations should be enforced to minimize stormwater runoff as a result of development projects by limiting grading and clearing of a development site only to the extent reasonably needed to accommodate the development project, minimizing roadways and other impervious surfaces in the completed project, and encouraging the use of natural vegetation and ground covers during development and in the completed project.
- 6.3: Where removal of trees or other vegetation may result in runoff and erosion, the Town should require effective erosion control during and after the tree or vegetation removal. Where extensive removal of trees or other vegetation occurs, the Town may require restoration and replanting consistent with landscaping guidelines and significant tree retention and protection standards.
- 6.4: 7.4 All new development and redevelopment should be required to use the sanitary sewer system. Development currently using septic systems should be required to convert to sanitary sewer when any portion of the on-site system fails, functions improperly, or needs replacement, or whenever the Town's sewer system is extended by local improvement methods or becomes reasonably available by other means. Where property is adjacent to presently existing accessible sewer mains, connections should be made within a specified time period established by Town ordinance.



- 6.5: Town procedures and programs should be structured to minimize pollutants entering storm, surface, ground, and stream waters from Town-owned and Town-maintained properties. Town procedures and programs should encourage the Town's citizens to minimize non-point pollutants contributed from buildings, landscapes, automobiles, and similar sources.
- 6.6: The quality of ground water should be monitored closely and protective measures maintained or increased to ensure an uncontaminated water supply. Regulations should be implemented with regard to installation, inspection, maintenance, and removal of above ground and below ground tanks designed to store potentially contaminating materials such as heating oil and industrial chemicals. Other protective regulations should be developed as appropriate to protect ground water.
- 6.7: Town procedures, programs, and water rates should be structured to minimize the Town's consumption of water and to improve the water conservation habits of Wilkeson's citizens.
- 6.8: The Town should adopt and implement the latest version of the Department of Ecology's Stormwater Management Manual for Western Washington.

## Goal 7: Development Regulations and Permit Processing

Wilkeson should develop and implement a permit process for development and other local government approvals that is timely and fair to all affected parties.

### **Policies:**

- 7.1 All development and redevelopment should conform to the land use map and associated land use designations described in the land use element of this comprehensive plan. Development guidelines and regulations should conform to the goals and policies set forth in this comprehensive plan.
- 7.2 Development regulations should be periodically reviewed and revised to ensure that they are consistent with and relate directly to implementation of the comprehensive plan and other state and federal mandates. Duplicate and unnecessary regulations should be eliminated.
- 7.3 In the event of conflict between development regulations and this comprehensive plan, the provisions of this comprehensive plan take precedence. This policy applies immediately upon adoption of this comprehensive plan. Development regulations that are significantly inconsistent with this comprehensive plan should be given high priority for rapid revision.
- 7.4 Procedures for processing permits should be periodically reviewed and modified to ensure uniform processing for all permit applications, enhance communication with applicants, combine and simplify processing steps, and minimize processing time.
- 7.5 Input from developers, business proprietors, residents, community-based organizations, and other interested parties should be solicited concerning updates to regulations and permit processing procedures, particularly historically marginalized members of the community.

- 7.6 Permit applications for minor projects of a routine nature should be processed at the staff level and should not require public hearings. However, the streamlining of permit processing procedures should not be done at the expense of public input concerning permit applications of a non-routine, major, or controversial nature. The public should be given ample opportunity to review and comment on major, non-routine, or controversial development permit applications.
- 7.7 The Town should consider the impact of land use ordinances and policies on the rights of private property owners. The Town should take steps to ensure the rights of private property owners are protected through a cost-effective and timely appeal process.

## Goal 8: Interjurisdictional Planning

The Town should take steps to ensure that decisions, policies, and activities of other governmental and advisory agencies that may affect Wilkeson are consistent with the goals and policies of Wilkeson's comprehensive plan. Wilkeson should encourage cooperative, coordinated inter-jurisdictional efforts, and collaboration with Native Tribes that are consistent with this goal.

### Policies:

- 8.1 The Town should participate in various county and regional organizations, and coordinate with tribal governments concerned with the implementation of the Growth Management Act and the planning and funding of transportation projects – in compliance with CPP HAC 1-5, the GMA and VISION 2050).
- 8.2: The Town should support the development of inter-jurisdictional programs that address regional problems and issues that affect Wilkeson and the Puget Sound region. Examples of regional issues include affordable housing, transportation, health care, open space corridors, economic growth, impacts from climate change.
- 8.3: The Town should seek to develop and adopt interlocal agreements to address concerns relating to land use, new development, and redevelopment. The Town should attempt to reach agreements with adjacent jurisdictions to ensure that land uses and development adjacent to Wilkeson are compatible with Wilkeson land uses and minimize or mitigate negative impacts on the Town.
- 8.4: The Town should work with adjacent jurisdictions to identify and protect natural habitat networks that cross jurisdictional boundaries. Networks should link large, protected, or significant blocks of fish and wildlife habitats within and between jurisdictions to achieve a continuous countywide network.
- 8.5: The Town should work with Pierce County, the Washington Department of Fish & Wildlife, the Washington Department of Ecology, the Puyallup and Muckleshoot Tribes and other stakeholders to coordinate watershed/aquatic restoration planning and implementation activities within a watershed.

## Chapter 3 Critical Areas

### Overall

1. **Practice environmental stewardship by protecting, enhancing and promoting the natural environment in Town of Wilkeson.**

- 1.1 Maintain up to date regulations that protect critical areas, the function and values of the natural environment, and/or safeguard the public from hazards to health and safety.
- 1.2 Incorporate the use of “best available science” as required by the Growth Management Act in developing policies and development regulations to protect the functions and values of critical areas. Give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries.
- 1.3 Promote cultural events that celebrate and inform the community about natural areas, such as fish and wildlife habitat, especially in relation to the Town’s remaining forested land and around the Foothill Trail.
- 1.4 Work with the White River School District and other organizations to promote environmental education on topics such as local ecology, conservation, waste reduction, and environmental justice.
- 1.5 Promote equitable public access to unique and valuable natural areas, where access is designed to minimize impacts to the natural area.
- 1.6 Consider environmental justice in future project and policy decisions and ensure the benefits associated with environmental stewardship projects are equitably distributed throughout the town.

## Air Quality

- 2. Protect air quality from adverse impacts.**
- 2.1 Encourage alternative modes of transportation to reduce emissions and reliance on the automobile as the primary method of transportation.
- 2.2 Require air quality impact analysis for major new developments which could adversely impact the air quality levels in the vicinity.
- 2.3 Work with other agencies to educate the public about air quality impacts.
- 2.4 Work with other agencies to monitor air quality within the planning area.
- 2.5 Support infrastructure, codes and permit processes that encourage alternative fuels and electric vehicles.
- 2.6 Require trees and other vegetated barriers between busy roadways and schools, residential areas and other places with a high concentration of vulnerable children and adults.

- 2.7 Engage with the community, particularly overburdened populations, to understand and respond to local needs and concerns regarding air quality.

## Climate Change

### **3. Reduce greenhouse gas emissions and encourage energy efficiency.**

- 3.1 Encourage, through incentives and technical support, energy conservation, energy efficiency, efficiency in building materials and site design, and the application of sustainable, or “green” design practices in all public and private development including large commercial and industrial projects, residential subdivisions, and infrastructure such as streets, within the Town.
- 3.2 Continue to enforce the energy efficiency requirements in the State Energy Code and other Washington State building codes.
- 3.3 Identify and evaluate potential changes to land use and development regulations to support and promote energy efficient, sustainable and green development.
- 3.4 Ensure that the Wilkeson zoning regulations have the flexibility to accommodate, and provide incentives for, the installation of green energy features.
- 3.5 Require street trees and on-site landscaping in all new developments.
- 3.6 Require proposed rezones that significantly increase vehicle miles traveled to conduct a greenhouse gas emissions analysis and to propose mitigation.
- 3.7 Promote a healthy and sustainable environment in terms of air quality and climate, energy resources, and active lifestyles by using prudent building design and construction methods such as recycled construction materials, reducing space heating and electricity usage, reducing water consumption and waste generation, and encouraging alternative travel modes such as transit, walking, and biking.

### **4. Establish regulations and processes to allow and streamline permits for new energy technologies, such as battery storage facilities, small- and large-scale solar facilities, and similar alternative technologies.**

- 4.1 Explore ways to streamline and reduce costs in the permitting process for residential-scale solar facilities.

## Noise

### **5. Encourage a reduction in noise impacts associated with human activity and development.**

- 5.1 Require new developments which could generate substantial levels of noise or could expose people to noise impacts sufficient to cause environmental health problems to submit an analysis of potential noise impacts and to propose mitigation.
- 5.2 Maintain the noise ordinance to address various noise sources, and periodically update it for consistency with industry standards and new environmental health data.

## Natural Resource Lands

### **6. Protect viable long-term natural resource lands, including commercial agriculture and mining.**

- 6.1 In coordination with other jurisdictions, protect viable mining areas through allowances for permits, provisions for mitigation of impacts and restoration, notice to adjacent property owners, and compatibility of uses.
- 6.2 Cooperate with Pierce County in protecting lands designated by the State as agricultural lands of long-term commercial significance, through conservation tools such as transfer of development rights, purchase of development rights, cluster zoning, and limitations on the extensions of public utilities and public facilities.

**Note:** This policy is not applied in Wilkeson because Wilkeson has no commercially significant agricultural or resource lands. This does not affect a property owner's ability to grow produce, gardens, etc. since those lands are not designated by the state as lands with "long term commercial significance".

- 6.3 Establish right-to-farm legislation to protect agricultural lands with significant long term commercial significance, including adjacent agricultural lands in the county.

**Note:** This policy is not applied in Wilkeson because Wilkeson has no commercially significant agricultural or resource lands. This does not affect a property owner's ability to grow produce, gardens, etc. since those lands are not designated by the state as lands with "long term commercial significance".

## Surface Water

### **7. Protect surface water quality and quantity from significant degradation as required by state and federal law.**

- 7.1 Implement development regulations and a surface water quality management plan to protect water quality.
- 7.2 Maintain regulatory requirements for adequate vegetated stream buffers to functions and values such as temperature reduction, as well as filtration and attenuation (slow release) of surface water runoff.

- 7.3 Monitor surface water quality discharges to provide a sufficient database for determining if water quality is being degraded.
- 7.4 Work with other agencies to educate the general public and developers on the potential surface water quality degradation resulting from development and human activity and how to reduce impacts.
- 7.5 Maintain consistency with local, regional and federal water quality protection plans and permits.
- 7.6 Implement state-of-the-art stormwater management techniques including low impact development.
- 7.7 Incorporate low impact development principles and practices into the design, construction, and operation of all town facilities and town-funded projects when economically feasible.
- 7.8 Require residential and commercial developers to incorporate low impact development techniques, where feasible, that preserve a site's natural hydrologic functions and practices that protect native vegetation and soils, facilitate reuse of resources, such as reclaimed water, and reduce impervious surface.
- 7.9 Identify and evaluate potential changes to land use development regulations and building codes to support and promote low impact development.

## Wetland Goals and Policies

The Town of Wilkeson has a number of goals and policies, if implemented, will lead to zero net loss of values and functions of wetlands. The goals and policies are listed below:

- 8. Provide for the long-term protection and "no net loss" of values and functions of wetlands.**
- 8.1 Identify and map all wetland areas, including both private and public lands where regulated wetlands exist in the Town of Wilkeson.
- 8.2 Protect the natural ability of wetlands to improve the quality of storm water runoff by holding and gradually releasing stormwater.
- 8.3 Protect the natural ability of wetlands to function as producers of plant matter, provide habitat for fish and wildlife, provide recreational opportunities and provide historical and cultural values.
- 8.4 Provide educational opportunities that increase public understanding of the values and functions of wetlands and measures which Town residents can take to maintain wetlands on their properties.

- 8.5 When impacts on wetlands cannot be avoided, development of wetlands may occur where impacted wetlands are replaced at a ratio exceeding the impacted wetlands and taking into consideration the values and functions of impacted wetlands.
- 8.6 Review and, when necessary, amend the Town of Wilkeson Wetland Management Regulations to provide wetland protection in accordance with the Comprehensive Plan.

### Critical Aquifer Recharge Areas Goals and Policies

- 9. Prioritize and protect aquifer recharge areas to ensure that water quality and quantity are maintained or improved.**
  - 9.1 Identify and map aquifer recharge areas.
  - 9.2 Take active measures to ensure adequate recharge of aquifers utilized by the Town of Wilkeson residents for domestic water supplies, and to protect the quality of water in those aquifers.
  - 9.3 Develop performance standards and regulate land uses for activities which can adversely impact water quality or quantity in aquifers, consistent with state and federal laws and regulations.
  - 9.4 Require that new development meets the performance standards and that existing facilities be retrofitted, where feasible, to meet the standards.
  - 9.5 Pursue both natural and engineered solutions to maintain aquifer recharge quality. Natural solutions (e.g., maintaining undisturbed vegetation) are preferred.
  - 9.6 Provide for aquifer recharge through the use of stormwater management technologies which best protect water quality.

### Frequently Flooded Areas Goals and Policies

The following goals and policies, if implemented, will result in the protection of properties and development in the flood fringe areas.

- 10. Establish land use practices in frequently flooded areas so that development does not cause or exacerbate natural processes which endanger the lives, property, and resources of the citizens of the Town of Wilkeson.**
  - 10.1 Encourage low intensity land use activities, including recreational land uses in floodplain areas.
  - 10.2 Direct critical facility development away from areas subject to frequent flooding where the effects of hazards cannot be mitigated.

- 10.3 Where the effects of hazards can be mitigated, require appropriate standards for site development and for the design of structures in areas subject to flood hazard.
- 10.4 Work with appropriate agencies to develop and implement regulations to reduce flood damage, including reinforced building design, compensatory flood storage, limitations on the location of building in floodplains, and adoption of a “zero-rise” standard or floodplain development.
- 10.5 Continue to implement wetland protection and stormwater management regulations to help mitigate flooding impacts to the community.

### Geologically Hazardous Areas Goals and Policies

The following goals and policies, if implemented, will result in the protection of geologically hazardous areas.

**11. Protect life and property in geologically hazardous areas and special flood hazard areas. Geologically hazardous areas include landslide, erosion, seismic, and volcanic hazard areas.**

**Note:** This goal and related policies have been updated to match the terminology of WAC 365-190-120.

- 11.1 Work with other agencies to develop and implement inclusive public education and notification systems related to geologically hazardous areas.
- 11.2 In conjunction with other agencies, including Pierce County, school districts, and the Buckley Fire Department, implement an emergency notification system and evacuation plan to provide early warning of impending disasters. As necessitated by new development, the system and plan shall be periodically revised.
- 11.3 Use title and plat notices for new development to inform current and future property owners of potential risk from applicable geologically hazardous areas and special flood hazard areas.
- 11.4 In conjunction with Pierce County, the federal government, the Red Cross, and other applicable agencies, educate the general public about the risks associated with geologically hazardous areas and special flood hazard areas and methods to reduce risk.
- 11.5 Create a disaster resistant and resilient community through proper design of critical facilities, inclusive public education of the public, and land use planning.
- 11.6 Emergency notification systems and evacuation plans should consider the diverse needs of the population to address accessibility, access to technology, and language.
- 11.7 Take measures to reduce risk and hazard from volcanic hazards off Mount Rainier.



- 11.8 Take measures to reduce risk and hazard from earthquakes (seismic hazards) and associated effects through disaster preparedness and public education, and facility design.
- 11.9 Take measures to protect hillsides and hillside development from landslides or other geologic hazards and the impacts associated with building on steep slopes.
- 11.10 Take measures to reduce erosion and other geologic hazards in all areas, particularly in areas with high risk of erosion, and the associated impacts.
- 11.11 Implement land use and environmental regulations with flexibility to include protecting geologically hazardous areas.

### Fish and Wildlife Habitat Conservation Areas Goals and Policies

The following goals and policies, if implemented, will result in the protection of fish and wildlife habitat conservation areas.

- 12. Protect and enhance unique, valuable, and critical plant, fish and wildlife habitat conservation areas and promote biodiversity.**
- 12.1 Implement regulations and programs to protect unique, valuable and critical plant, fish and wildlife habitat conservation areas, including flexible design standards.
- 12.2 Protect shorelines, fish and wildlife habitat conservation areas, and wetlands through appropriate regulations, acquisition, and non-regulatory policies such as education, stewardship, density credits, restoration, etc.
- 12.3 Develop an urban forestry strategy to encourage the planting of trees on public and private property.
- 12.4 Within the urban forestry strategy develop specific standards for planting of public trees such as minimum size, type, minimum soil conditions, and maintenance requirements.
- 12.5 Incorporate climate resilience strategies into the Town's urban forest management, such as increasing townwide species diversity, native or climate resilient species, and increasing tree planting in areas with low canopy cover.
- 12.6 Protect forested hillside areas which provide environmental benefits, such as slope stability, wildlife habitat, water filtration and attenuation (slow release), from the impacts of development.
- 12.7 Give priority to conservation and protection measures that preserve and enhance areas where anadromous fisheries and endangered, threatened, and sensitive species have a primary association.

- 12.8 Allow for the clustering of development at higher densities on a portion of a property when preserving fish and wildlife habitat conservation areas or wetlands on site.

## Chapter 4 Housing

### Goal 1: Encourage the Availability of Housing Affordable to All Economic Segments of the Population

To ensure that Wilkeson can continue to accommodate households as their financial situations change over time, and to accommodate aging in place, Wilkeson shall encourage a mix of housing opportunities that are suitable for households at all economic levels, including underserved populations. Housing mix should facilitate maintaining a supply of desirable housing for households with low to moderate incomes, particularly households making less than 30 percent of Area Median Income (AMI). To the extent practicable, Wilkeson shall implement policies consistent with the Affordable Housing policies contained in the Pierce County Countywide Planning Policies.

#### **Policies:**

- 1.1 Wilkeson should explore and identify opportunities to reutilize and redevelop existing parcels where rehabilitation of the buildings is not cost-effective, provided the same is consistent with the countywide policy on historic, archaeological, and cultural preservation – consistent with CPP AH-1.
- 1.2: Wilkeson should meet the affordable and moderate-income housing goal by utilizing a range of strategies that may include a Housing Action Plan and will result in the preservation of existing, and production of new, affordable and moderate-income housing that is safe and healthy – consistent with CPP AH-2.
- 1.3: Wilkeson should promote the use of reasonable measures and innovative techniques (e.g., moderate-density housing, clustering, accessory dwelling units, cottage housing, small lots, planned urban developments, and mixed use) to stimulate new higher-density affordable and moderate-income housing stock on residentially-zoned vacant and underutilized parcels while ensuring compatibility with Wilkeson's community character – consistent with CPP AH-2.1.
- 1.4: Wilkeson should determine the extent of the need for housing affordable to all economic segments of the population, particularly those historically underserved, both existing and project – consistent with CPP AH-3.
- 1.5: Wilkeson should encourage the development of housing that is affordable to low to moderate-income households in a manner that reflects its unique demographic characteristics, comprehensive plan vision and policies, development and infrastructure capacity, location and proximity to job centers, local workforce, and access to transportation – consistent with CPP AH-3.2.
- 1.6: Wilkeson should plan to accommodate a sufficient supply of permanent supportive housing as defined by the state, foster care housing, and those requiring special needs housing – consistent with CPP AH-3.3.

- 1.7: Wilkeson should support efforts by the County and other municipalities in the county to establish a countywide affordability program by an organization capable of long-term consistent coordination of regional housing planning, design, development, funding, and housing management. Wilkeson should be represented in directing the work program and priorities of the organization to the extent feasible – consistent with CPP AH-4.
- 1.8: Wilkeson should jointly explore opportunities to develop a countywide funding mechanism and the potential for both voter-approved measures (bond or levy), and nonvoter-approved sources of revenue to support the development of housing affordable to all economic segments – consistent with CPP AH-4.1.
- 1.9: Wilkeson should jointly pursue state legislative changes to give local jurisdictions the authority to provide tax relief to developers of affordable housing – consistent with CPP AH-4.2.
- 1.10: Wilkeson should explore opportunities to dedicate revenues from sales of publicly owned properties, including tax title sales, to affordable housing projects – consistent with Affordable Housing Policy AH-4.3.
- 1.11: Wilkeson should explore the expansion of existing non-profit partnerships, increase coordination with local public housing authorities, a county-wide land trust, as well as future involvement of larger County employers, in the provision of housing assistance for their workers – consistent with CPP AH-4.4.
- 1.12: Wilkeson should seek and secure state funds such as the Housing Trust Fund, and federal subsidy funds such as Community Development Block Grant, HOME Investment Partnership, and other sources to implement housing preservation programs, when feasible.
- 1.13: Wilkeson should evaluate inclusionary zoning or incentive zoning measures as a condition of major rezones and development – consistent with CP AH-4.5.
- 1.14: Wilkeson should explore and identify opportunities to reduce land costs for non-profit and for-profit developers to build affordable housing – consistent with CPP AH-5.
- 1.15: Wilkeson should periodically monitor and assess its success in meeting the housing needs to accommodate its 20-year population allocation – consistent with CPP AH-6.
- 1.16: Wilkeson should support and encourage homeownership opportunities for low-income, moderate-income, and middle-income families and individuals while recognizing historic inequities in access to homeownership opportunities for communities of color – consistent with CPP AH-7.
- 1.17: Wilkeson should consider identifying potential physical, economic, and cultural displacement of low-income households and marginalized populations that may result from planning, public investments, private redevelopment, and market pressure, and use a range of strategies to prevent and minimize, the cultural and physical displacement and mitigate its impacts to the extent feasible – consistent with CPP AH-8.
- 1.18: Wilkeson should take advantage of using volunteers; social service organizations;

and county, state, and federal programs as much as possible when implementing policies that facilitate housing affordability for low- to moderate-income households.

## Goal 2: Encourage Long Term Residency

To maintain neighborhood stability and a sense of community, existing households and their familial generations will be encouraged to remain in Wilkeson.

### **Policies:**

- 2.1 Facilitate stable succession of home ownership through familial generations by encouraging the development of accessory dwelling units that allow elderly homeowners to remain living on their established properties within proximity to younger households. Proposed units should harmonize with the scale of the existing neighborhood. The single-family character of the property should be retained through the use of design techniques including the use of landscaping and architectural elements that visually integrate the accessory dwelling unit with the main structure and limiting the amount of impervious pavement on the lot.
- 2.2: To increase home ownership opportunities, development and redevelopment of affordable owner-occupied units such as condominiums and manufactured modular homes (with full foundations) will be encouraged, as long as the units are compatible with the surrounding neighborhood.
- 2.3: Households that are renting in Wilkeson should be given consideration commensurate with households that own homes in Wilkeson when making decisions related to land use, housing, quality of life, transportation, utilities, and capital facilities. Notification procedures concerning development and civic matters should include steps designed to reach rental households as well as property owners.

## Goal 3: Accommodate Households of Many Types

To ensure that Wilkeson can continue to accommodate households as their compositions change over time, Wilkeson shall encourage the preservation and development of a variety of residential dwelling units that accommodate households of many types and at various income levels in a socially and economically integrated community.

### **Policies:**

- 3.1 Wilkeson will support housing that is affordable to all economic segments of the community throughout the Town, including government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, permanent supportive housing, duplexes and townhomes, and those in need of transitional or emergency housing.
- 3.2: Wilkeson shall encourage fair and equitable access to housing provisions for all households in accordance with the state and federal law.
- 3.3: Special needs housing, including, group homes, foster care facilities, assisted living facilities, residential care facilities, emergency housing, emergency shelters, permanent supportive housing and residential treatment facilities should be allowed in all residential areas, provided they are compatible with the scale of the surrounding neighborhood.

- 3.4: Allow retirement housing compatible with the scale of the surrounding neighborhood in all residential areas. The Town will encourage the development of retirement housing that provides a range of living styles and services from independent living to convalescent care. Retirement housing development that integrates services for elderly living at differing levels of independence will be especially encouraged. When siting retirement housing, the proximity of services shall be considered. The Town may consider reductions in parking requirements for those retirement facilities that offer transportation services to residents.

#### Goal 4: Maintain or Improve Neighborhood Desirability

Wilkeson shall encourage the presence of desirable neighborhoods for households in all economic segments.

##### **Policies:**

- 4.1 Residential uses should be screened from incompatible commercial land uses and from principal arterial roadways (SR-165) by vegetative and open space buffering.
- 4.2: Single family neighborhoods should incorporate residentially oriented amenities such as neighborhood parks, shared open space, sidewalks and bike paths, street and overhead lighting, vegetative landscaping, and sidewalk benches.
- 4.3: Multifamily housing areas should incorporate residentially oriented amenities such as recreational facilities, sidewalks and bike paths, street and overhead lighting, vegetative landscaping, picnic areas, and shaded off-street parking sufficient to meet the needs of the population density planned for the area. In addition, private outdoor living space should be provided for each dwelling unit.
- 4.4: Implement zoning regulations, design standards, and guidelines, that complement and enhance existing neighborhoods without implementing barriers to the development of non-single family residential housing types.
- 4.5: When determining the suitability of a proposed site for the development or redevelopment of affordable housing, Wilkeson should consider the site's proximity to public services that may be useful to households in need. The Town may require the developer to construct or fund appropriately located complementary facilities.
- 4.6: Support innovative housing types that facilitate achievement of affordability or energy efficiency, dedication of park land or open space, implementation of vegetative landscaping, or continuation of historic development patterns. Innovative designs should be compatible with the surrounding neighborhood.
- 4.7: Development regulations should support the stability of established residential neighborhoods and not unnecessarily restrict the development potential of unusual lots, nor implement barriers to the development of diverse housing types.
- 4.8 Ensure there are zoning ordinances and building policies in place that allow and encourage an increase in the housing supply attainable to households along the full range of income levels.
- 4.9: Wilkeson should explore and facilitate opportunities for community volunteers and county programs that offer home repair and maintenance assistance for extremely low-

- to low-income households, elderly, and disabled householders with routine and emergency property maintenance and repairs.
- 4.10: Wilkeson should encourage private reinvestment in older residential neighborhoods and private rehabilitation of housing by completing related public works projects and by keeping the streets, sidewalks, and other municipal systems in good repair.
  - 4.11: Implement zoning regulations, design standards, and guidelines, that complement and enhance existing neighborhoods without implementing barriers to the development of non-single family residential housing types.

## Goal 5: Promote Resource-Conserving Neighborhoods

Wilkeson shall encourage the development of energy-efficient housing and neighborhoods and promote programs and rehabilitation that increase the energy efficiency of existing development.

### **Policies:**

- 5.1 Wilkeson should promote the use of weatherization programs in existing housing. Weatherization modifications should integrate harmoniously with the original architectural design of historic homes or other homes of architectural merit.
- 5.2: Wilkeson should develop and maintain code provisions and incentives promoting energy and water conservation, and energy efficiency in building materials and site design.
- 5.3: Promote climate-friendly housing that minimizes energy and resource use throughout the construction and life of residential structures, and that is adaptable to a changing climate, including heat, flooding, air pollution and wildfire events.
- 5.4: Standards for residential housing design and orientation, streets, pedestrian and bicycle facilities, parking lots, and landscaping should include provisions for reducing the impacts of climate change and increase resilience. Structures should provide continuous shade on sidewalks, utilize cool roof strategies or green roofs to reduce costs for building cooling and heat-related impacts, and other building strategies to reduce heat loss in the winter and provide natural cooling or shade during the summer.
- 5.5: Wilkeson should encourage private property owners to landscape with native or locally adapted plants that require a minimum of water and energy resources to thrive. Property owners should actively manage their land to prevent the proliferation of noxious weeds or the creation of nesting places for disease-carrying animals. Property owners should distinguish the difference between attentive cultivation of plants that are desirable in small town/urban areas, and the neglect of one's property.

## Chapter 5 Parks, Recreation and Open Space

### Goal 1: Parks, Recreation and Open Space

Wilkeson's park facilities, recreation programs, and open space should be maintained, increased, and improved to equitably serve the needs of all of Wilkeson's current and future residents.

### **Policies:**

- 1.1 Wilkeson should coordinate with federal, state, county and non-governmental entities to advance development of the Foothills Trail regionally and in Wilkeson. The hard surface trail in Wilkeson should be gravel with a trailhead located at Pershing Avenue and SR 165.
- 1.2 Wilkeson should strive to create an additional acre of Neighborhood Park with active recreational amenities at the Neighborhood Park scale, possibly in coordination with a Foothills Trail Trailhead.
- 1.3 The Town has many landslide hazards and steep slope areas that currently provide habitat for wildlife. These areas should be preserved with both human safety and wildlife habitat and open space preservation in mind.
- 1.4 On large lot developments, the Town should attempt to preserve as much natural forest cover as possible through the imposition of Covenants, Conditions and Restrictions.
- 1.5 On large lots that are currently forested, the Town should cooperate with Pierce County Conservation District to obtain that land for open space conservation.
- 1.6 Other than the 12-foot-wide Foothills Trail and any associated amenities, the trail corridor should stay wild for open space and wildlife habitat.
- 1.7 Park planning and use of facilities should be coordinated with other Town projects and not-for-profit, private or public groups to assure maximum use of recreational facilities. Wilkeson should encourage a variety of uses in all existing public schools and facilities to efficiently help meet the recreational needs of the community. The Town should cooperate and coordinate with other jurisdictions in the planning and development of regional parks and recreational facilities.
- 1.8 Wilkeson should develop and implement a plan for park and recreation facility development, maintenance and beautification.
- 1.9 Neighborhood parks should be established, maintained and enhanced where needs exist for safe play areas. These parks should be sited and designed to meet the needs of the people in the immediate neighborhood. They should be oriented toward pedestrians and bicyclists and should not provide automobile parking except for vehicles of disabled persons. Bicycle parking and automobile unload areas should be provided.
- 1.10 All new multifamily development should incorporate open space. Recreational facilities should be included that are suitable for the types of households that will be occupying the completed dwelling units.
- 1.11 The Foothills Trail should be extended through Wilkeson to enhance recreational opportunities for pedestrians and bicyclists. Bicycle and pedestrian trails should connect the extended Foothills Trail with the Town's schools, parks, commercial and residential areas. View corridors should be preserved and enhanced by these trail connections and the corridors in which they are located.
- 1.12 Parks should include facilities that provide active and passive recreational opportunities for people of all ages.
- 1.13 To ensure adequate park and open space land is dedicated within Wilkeson, the Town should assure that park or open space land has been dedicated or impact fees collected to

contribute to park land acquisition and facility development before granting development or redevelopment approvals for residential projects.

- 1.14 Park, recreation and open space level of service standards of 8 acres per 1000 population for community parks and 2 acres per 1000 population for neighborhood parks should be achieved and maintained. Portions of acreage classified as community park may be considered as meeting neighborhood park demand if developed with neighborhood park type facilities and improvements.

## Chapter 7 Transportation

### Goal 1: Consistency with Regional Growth Strategy

Wilkeson shall adopt, maintain and implement goals, policies, regulations and programs as necessary to ensure consistency with VISION 2050 Multicounty Planning Policies and Pierce County Countywide Planning Policies.

#### **Policies:**

- 1.1 Wilkeson should promote a sustainable transportation system that assures the ability of future generations to provide transportation infrastructure and services in an effective, efficient, clean, and cost effective manner.
- 1.2 Wilkeson should improve safety in the transportation system by working toward the state’s “zero death and disabling injury” target.
- 1.3 Wilkeson should strive toward including the following facilities and system components in its multi-modal network and supporting the inclusion of such facilities in adjoining networks.
  - roads, including major highways, arterials and collectors;
  - public transit, including bus, vanpool, paratransit, and park and ride lots and other emerging concepts;
  - nonmotorized facilities;
  - parking facilities;
  - facilities related to transportation demand management.
- 1.4 Wilkeson should consider the impacts of its planning activities on neighboring jurisdictional roadway facilities, including SR-165 (Washington State Department of Transportation), when developing and administering its level of service standards.
- 1.5 Wilkeson should adopt LOS standards for streets and other transportation facilities that are set below existing levels, thereby allowing reserve capacity for growth and minimizing the need for new capital investment. This includes the arterial LOS as defined in the 2016 Pierce County Comprehensive Plan Update Transportation Element and the rural highway LOS set by the Washington State Department of Transportation for SR-165. To maintain its existing rural and small town character, Wilkeson adopts Level of Service standard for “D” for its Town roadway facilities and services, and Level of Service of “C” for the State Highway.



- 1.6 Wilkeson should determine the adequacy of transportation facilities taking into account existing development, approved but unbuilt development, current and future roadway conditions, and multiple modes of transportation through utilization of capacity-to-demand LOS, the availability of capacity based on current and future demand, and appropriate standards of design across jurisdictional lines.
- 1.7 Wilkeson should address substandard LOS for existing facilities by:
  - designating funding mechanisms;
  - prioritizing facility needs in capital improvement and transportation improvement programs to correct existing deficiencies;
  - using transportation demand management;
  - using transportation systems management to promote cost effective methods of moving people and goods;
  - promoting nonmotorized travel.
- 1.8 In the event that regional transit or other transportation services become available to the community, Wilkeson should work in cooperation with the appropriate transit or transportation agency to establish policies and/or regulations for park and ride facilities, and parking requirements for public facilities, so as to encourage public transit use.
- 1.9 Wilkeson should address concurrency through the following methods:
  - providing transportation facilities needed to accommodate new development within six years of development approval;
  - limiting new development to a level that can be accommodated by existing facilities and facilities planned for completion over the next six years;
  - encouraging new and existing development to implement measures to decrease congestion and enhance mobility through transportation demand and congestion management.
- 1.10 Wilkeson should address compatibility between land use and transportation facilities by:
  - Requiring new transportation facilities and services in areas in which new growth is appropriate or desirable to be phased within a twenty-year time frame consistent with six-year capital improvement programs;
  - Using development regulations to ensure that development does not create demands exceeding the capacity of the transportation system;
  - Using land use regulations to increase the modal split between automobiles and other forms of travel by requiring pedestrian-oriented design, encouraging mixed use development, and facilitating ease of access for physically challenged individuals;
- 1.11 Wilkeson should plan and implement programs, as appropriate, for designing, constructing and operating transportation facilities for all users, including motorists, pedestrians, bicyclists, and transit users.
- 1.12 Wilkeson should address environmental impacts of the transportation policies through:

- programming capital improvements and transportation facilities, such as bicycle/pedestrian facilities, that designed to alleviate and mitigate impacts on land use, air quality and energy consumption;
  - locating and constructing transportation improvements so as to discourage adverse impacts on water quality and other environmental resources.
- 1.13 Wilkeson should use low-impact development practices or environmentally appropriate approaches for the design, construction and operation of transportation facilities to reduce and mitigate environmental impacts, including, but not limited to, storm water runoff from streets and roadways.
- 1.14 In cooperation with transit agencies, Wilkeson should promote facilities and services to encourage alternatives to automobile travel and/or to reduce the number of vehicle miles traveled.
- 1.15 Wilkeson should consider a number of financing measures including but not limited to:
- general revenues;
  - fuel taxes;
  - bonding;
  - grants;
  - public/private partnerships, and public/public partnerships; and
  - assessment and improvement districts, facility benefit assessments, impact fees, dedication of right-of-way and voluntary funding agreements.
- 1.16 Wilkeson should protect transportation investments and the preservation of assets through proper operations and maintenance.
- 1.17 Wilkeson should protect the transportation system against disaster, develop prevention and recovery strategies, and plan for coordinated responses by using transportation-related preparedness, prevention, mitigation, response, and recovery strategies and procedures adopted in applicable emergency management plans and hazard mitigation plans and the Washington State Comprehensive Emergency Management Plan.

## Goal 2: Provision of Transportation Facilities

Wilkeson shall plan for facilities for motorists, transit users, pedestrians, and bicyclists as required to meet levels of service and design goals established by this comprehensive plan.

### Policies:

- 2.1 Wilkeson should develop a network of safe routes for pedestrians and bicyclists to schools, parks, government buildings, and commercial mixed-use areas. Facilities may be developed in the same right-of-way as streets, but non-street alternatives such as a Foothills Trail extension may be developed in coordination with, and with connections to, facilities located within street rights-of-way. Pedestrian, bicyclist, and motor vehicle facilities should provide physical separations for the different travel modes wherever possible. Wilkeson should employ traffic calming strategies where appropriate to maximize the mobility of pedestrians and bicyclists.

- 2.2 Utility infrastructure, lighting, and landscaping requirements should be addressed early in street design and redesign processes. Locations and configurations of utilities, street lights, and landscaping should be included in all street designs.
- 2.3 All transportation system improvements shall comply with the requirements of the Americans with Disabilities Act (ADA).
- 2.4 Where an existing right-of-way is not wide enough to accommodate transportation facilities in conformance with transportation goals and policies, Wilkeson should seek to acquire enough additional right-of-way to enable conformance. No encroachment into the right-of-way should be granted and no right-of-way should be vacated if such action has the potential to interfere with current or future implementation of transportation goals and policies.
- 2.5 Streets should be landscaped in accord with community character goal and policies and other applicable goals and policies of the land use element. Landscape design should ensure that visibility is not blocked at intersections or where there is limited sight distance. Plant species that do not damage pavement should be used. In addition, vegetation should be pruned on a regular schedule to ensure good visibility.
- 2.6 Street lights should be included as necessary to ensure safety of motorists, pedestrians, and bicyclists. Street lights should be designed and installed to ensure that motorists' and law enforcement officers' visibility is not impeded by glare.
- 2.7 Wilkeson should address safety issues at locations where the number of accidents involving personal injury or significant property damage exceed the Washington State Department of Transportation's threshold for governmental action. Traffic calming devices may be installed where appropriate. Where engineering changes are to be made, a traffic engineer should be consulted to assist with the design.
- 2.8 Street designs should minimize the paved area needed to achieve levels of service established in this comprehensive plan. Designs of parking lots and other paved facilities should use pervious pavement or other surface materials and design solutions that allow infiltration and minimize stormwater runoff to the extent practicable.
- 2.9 All new construction or reconstruction of streets shall include adequate provisions for sidewalks for pedestrian (non-motorized) travel. Arterial streets and collector roads shall also include provisions for sidewalks for pedestrian travel.
- 2.10 The Town and the School District shall jointly identify major pedestrian routes to the Wilkeson School. The Town should adopt a program to provide those routes with pedestrian facilities where none exist as soon as possible with the Town's financial capability.

### Goal 3: Parking and Load/Unload Areas

Parking and load/unload facilities shall accommodate all transportation modes.

#### **Policies:**

- 3.1 Maximum motor vehicle parking standards should be established for various types of development. Shared parking facilities should be encouraged. Parking areas should

include plantings of vegetation appropriate for the setting. Adequate lighting and safe, handicapped accessible walkways should be provided in all parking areas. Parking lots and vehicle load/unload areas should not interrupt or block pedestrian and bicycle facilities that access or circulate through an area. Parking near intersections should be prohibited to ensure good visibility at the intersection. Motor vehicle parking lanes should be separate from bicycle lanes. Where a destination requires significant parking facilities, off-street parking should be required.

- 3.2 A minimum number of bicycle parking spaces should be established for different types of development. Bicycle parking facilities should include sufficient covered areas for bicyclists to load and unload packages, mount and unmount wheels, don rain gear, etc. The parking area should be conveniently located, well lit, and provide a method for securing bikes.
- 3.3 Development characterized by a high number of deliveries and pickups should provide a dedicated off-street area for delivery and pickup. Delivery and pickup areas for such destinations should not serve as parking areas. Travelers entering the destination should not be forced to cross the delivery and pickup area in order to reach the entrance of the destination.

#### Goal 4: Air Quality

Wilkeson should support projects and programs that help to meet and maintain federal and state clean air requirements, as well as regional air quality policies and programs.

##### **Policies:**

- 4.1 The Wilkeson transportation system should conform to the federal and state Clean Air Acts by maintaining conformity with the Metropolitan Transportation Plan of the Puget Sound Regional Council and by following the requirements of Chapter 173-420 of the Washington Administrative Code.
- 4.2 Wilkeson should work with the Puget Sound Regional Council, the State Department of Transportation, Pierce Transit, and other jurisdictions in the development of transportation control measures and other transportation and air quality programs where warranted.
- 4.3 Wilkeson should promote and support public education efforts aimed at reducing activities that result in air pollution, especially transportation-related pollution.
- 4.4 To promote the reduction of criteria pollutants for mobile sources (WAC 173-420-080) Wilkeson should reduce the community's reliance on the automobile as the primary method of transportation by encouraging alternative modes of transportation through the policies outlined in Goal 1 of this element and other complementary strategies as appropriate.

#### Goal 5: Citizen Participation

Wilkeson shall facilitate the involvement of interested citizens in planning transportation system improvements.

##### **Policies:**

- 5.1 Where major improvements are planned, interested citizens should be asked early in the design process to provide their inputs concerning the improvements. Some or all of the

following techniques may be used: citizen advisory committees, citizen workshops, public hearings, and public bulletins. Where minor improvements will affect a specific neighborhood, neighborhood residents should be provided with an opportunity to provide their inputs and comment on designs.

## Chapter 8 Capital Facilities

### Goal 1: Service Standards

Wilkeson shall ensure that adequate urban facilities and services are provided to all citizens and residences, businesses, and other establishments within Wilkeson's boundaries. Where Wilkeson's service area for a particular facility or service extends beyond Wilkeson's boundaries, extensions shall be planned and built to a master plan that will ensure adequacy for the entire service area.

#### Policies:

- 1.1 **Facility Plans.** Facility-specific plans shall be prepared as needed to define Wilkeson's approach to achieving adopted levels of service within Wilkeson's current boundaries. These plans shall be consistent with Wilkeson's comprehensive plan and should include projects and programs that upgrade substandard facilities within 20 years of the adoption of the comprehensive plan.
- 1.2: **Service Levels for New Development and Redevelopment.** All new development and redevelopment shall be required to conform to service standards, the comprehensive plan, and facility plans.
- 1.3: **Evaluating Improvement Projects.** When prioritizing improvement projects, Wilkeson should consider if the project is needed to correct existing deficiencies, replace needed facilities, or extend the life or usefulness of facilities; increase public health and safety; reduce long-term maintenance and operating costs; coordinate with other providers' projects; meet state facility requirements; and improve the environment. Financial feasibility and the impact on Wilkeson's budget should also be considered.

### Goal 2: Environmental Impacts

Capital facilities and services shall be designed and managed to minimize and mitigate adverse environmental impacts resulting from construction, use, operation, maintenance, renovation, and removal of the facilities.

#### Policies:

- 2.1: **Minimizing Pollutants and Protecting Critical Areas.** Facilities, services, programs, and procedures should be structured to prevent or minimize pollutants entering the air, water, and soil and to protect the environmental integrity of critical areas.
- 2.2: **Immediate and Cumulative Impacts.** During facility planning and implementation, the cumulative adverse environmental impacts of all projects should be considered as well as immediate adverse impacts.
- 2.3: **Resource Conservation and Demand Management.** Facilities, services, programs, and procedures should be designed and managed to conserve resources and reduce demand for facilities with significant adverse environmental impacts. Similarly,

procedures, programs, and rate structures should encourage citizens to conserve resources and to minimize the negative environmental impacts of their use of facilities and services.

### Goal 3: Facility and Service Providers

Wilkeson may contract with other facility and service providers to ensure adequate urban facilities and services. All providers serving Wilkeson should conform to Wilkeson's service standards.

#### Policies:

- 3.1: **Evaluating Facility and Service Providers.** When selecting facility and service providers, potential providers should be evaluated with respect to cost, Wilkeson's service standards, and environmental responsibility. Additional evaluation criteria may be established as appropriate. Wilkeson should select the provider offering optimum conformance with evaluation criteria.
- 3.2: **Nonconforming Facility and Service Providers.** Existing facility and service providers that do not conform to Wilkeson's service standards should be informed in writing of nonconformance issues.

### Goal 4: Costs and Financing

Wilkeson shall ensure that cost-effective facilities and services can be available indefinitely.

#### Policies:

- 4.1: **Cost Containment and Reduction.** Facility plans should estimate the impact of new or upgraded facilities on annual operating and maintenance costs. Operation, maintenance, project, and replacement costs should be considered when making facility planning decisions. In addition, the Town should periodically assess operation, maintenance, and replacement programs and procedures with respect to efficiency. Plans, programs, and procedures should be updated as necessary to ensure maximum efficiency.
- 4.2: **Immediate and Cumulative Impacts.** Facilities operation and maintenance programs should be structured to maximize the useful life of facilities. In addition, facilities should be designed and constructed to meet projected cumulative demand.
- 4.3: **Resource Conservation and Demand Management.** Each future development shall be responsible for facility improvement costs necessitated by that development.
- 4.4: **Fees and Service Charges.** Fees and service charges should be evaluated periodically to ensure that they reflect the cost to Wilkeson of providing utility hookups, facilities, and services.
- 4.5: **Additional Local Funding Sources.** Wilkeson should consider as needed new sources of local funding such as impact fees and a street utility for capital facilities.
- 4.6: **Other Funding Sources.** Wilkeson should aggressively seek conventional and innovative funding sources necessary to achieve its capital facilities goals, policies, and service standards. Wilkeson should make efforts to secure grants and similar sources of funding and should explore other funding mechanisms when such sources will provide needed funding for capital improvements.

- 4.7: **Providing for Deferred Environmental Costs.** If proposed facility plans, projects, operating procedures, and maintenance procedures will cause cumulative adverse impacts to the natural environment, future costs of mitigating cumulative adverse impacts should be estimated. When decisions are made to implement such plans, projects, or procedures, funding programs should be established concurrently to ensure funds sufficient for future restoration and mitigation programs. Funding programs should be designed to ensure availability of funds when restoration or mitigation programs are expected to be needed.

## Goal 5: UGA and Annexations

Wilkeson shall take steps to ensure smooth and efficient post-annexation transitions for provision of urban facilities and services in areas that may eventually be annexed.

### Policies:

- 5.1: **Pre-Annexation Planning.** Wilkeson should assume an active role in facility planning for existing and new development and for redevelopment within its USA. Wilkeson should encourage and, where possible, require adherence to its goals, policies, and service standards for all development within its UGA.
- 5.2: **Post-Annexation Transitions.** During annexation processing or within two years of annexation, Wilkeson should revise facility plans as necessary to describe in detail the approach to achieving Wilkeson's levels of service throughout the annexed area within 20 years of the annexation. Revisions shall be consistent with this comprehensive plan.

## Goal 6: Inter-jurisdictional Coordination

Wilkeson shall participate in joint planning with other jurisdictions to ensure achievement of capital facilities goals, policies, and service standards and to ensure consistency among jurisdictions.

### Policies:

- 6.1: **Equitable Allocation of Costs.** Wilkeson should seek inter-jurisdictional agreements allocating costs equitably for improvements, operations, and maintenance of facilities that are shared by other jurisdictions.
- 6.2: **Sharing Resources.** Wilkeson should explore opportunities to share facilities and services with nearby jurisdictions to achieve mutually beneficial increases in services or overall reduction in costs to the citizens of Wilkeson and those of other jurisdictions.
- 6.3: **School Districts.** Wilkeson shall inform affected school districts (Wilkeson Historical School District and White River School District) early in the permit application review process for any residential developments that will significantly increase demand for school facilities. Permit applications may be denied if the school district is unable to provide educational services at the time that development is available for occupancy. Impact fees may be imposed to compensate for the school facilities' impact of new developments.

## Goal 7: Consistency with Other Comprehensive Plan Elements

All elements of the comprehensive plan shall be consistent with the capital facilities element.

**Policies:**

- 7.1: **Siting of Capital Facilities.** Capital facilities shall be sited and buffered in accord with the land use element goal and policies for siting public facilities.
- 7.2: **Consistent Plans, Projects and Financial Planning.** Plans and projects described in other elements shall be consistent with the financial plan of the capital facilities element and with the capacity of the Town to fund facility operations and maintenance. If probable funding falls short of meeting needs, affected elements and the capital facilities element shall be reassessed and revised as necessary to ensure an achievable comprehensive plan. Levels of service may be adjusted if other reconciliation measures do not achieve consistency.

**Goal 8: Concurrency**

Wilkeson shall ensure that public facilities and services necessary to support new development are adequate and available to serve the development within the time period specified by this plan.

**Policies:**

- 8.1: **Implementation.** Wilkeson shall apply its concurrency management regulations to new development to support the implementation of this comprehensive plan.
- 8.2: **Re-evaluating Total Cumulative Future Demand.** Re-evaluation of total cumulative future demand for capital facilities shall be a requirement prior to issuance of any permits for future development. No development shall be permitted if such development allows services to fall below standards established in this comprehensive plan, unless the developer provides the compensating facilities and improvements at the time of development or provides funds to Wilkeson to make the necessary facilities improvements when they become necessary to maintain levels of service.

**Goal 9: Power and Heating**

Puget Sound Energy has goals for the provision of electricity and natural gas in an environmentally sustainable and safe and equitable manner. The following are the Town and PSE’s joint policies with respect to power and heating.

**Policies:**

- 9.1: **Energy Equity.** Partner with PSE to promote financial assistance and discounted billing programs for income qualified residents in order to ensure that the most vulnerable are not disproportionately impacted by the State's clean energy transition.
- 9.2: **Electric Vehicles.** Support EV charging infrastructure throughout the community in order to support the decarbonization of our transportation sector.
- 9.3: **Energy Efficiency.** Partner with PSE to promote energy efficiency programs and initiatives.
- 9.4: **Permitting.** Expedite permitting processes related to energy efficiency upgrades.
- 9.5: **Green Options.** Partner with PSE to promote local investments and customer enrollment in clean energy projects and programs in order to achieve clean energy goals.



- 9.6: **Peak Load Shifting.** Partner with PSE to promote and support programs designed to decrease load on the grid during times of peak use.
- 9.7: **New Carbon Free Electrical Generation and Energy Storage Systems.** Partner with PSE to effectively meet rapidly increasing electrical demand as the Town and region work to achieve a Clean Energy Transition by adopting codes that support siting existing and new technologies.
- 9.8: **New and Upgraded Transmission Lines, Substations, and Distribution Lines.** Expedite the local permitting and approval process in order to maintain grid capacity and reliability.
- 9.9: **Distributed Energy Resources (DER). Promote** and support the growth of customer owned distributed energy resources.
- 9.10: **Vegetation Management.** Support ongoing vegetation management in order to maintain system reliability.
- 9.11: **Public Funding.** Pursue public-private partnership to seek funding sources to accelerate clean energy projects.
- 9.12: **Wildfire Mitigation:** Support PSE’s wildfire mitigation efforts including electric system upgrades, year-round vegetation management, and fire weather operational procedures. Work closely with utilities and local fire departments to lessen the risk and impact of wildfires.
- 9.13: **Gas Decarbonization.** Evaluate the potential for renewable, recoverable natural gas in existing systems.

## Goal 10: Communication

Though the Town itself is an urban area, it is situated in a largely remote and rural setting. Getting broadband, high-speed internet, and cable to these areas can be a challenge.

### Policies:

- 10.1: **Communication Services.** The Town will partner with communication service providers to bring fiber internet into the community.

## Chapter 10 Economic Development

### Economic Development Goals and Policies

The policies identified below are intended to satisfy the economic development requirements of the Growth Management Act, the Multicounty Planning Policies, and the Countywide Planning Policies. Economic development policies relate closely with other land use, infrastructure and environment policies and cannot be considered alone. Economic development should always be considered synergistically with other goals and policies.

- 1. **Support economic growth through business retention, expansion, and formation consistent with the Comprehensive Plan vision and the other elements.**

- 1.1 Coordinate Town investment in capital facilities projects with related business, employment, and economic development opportunities.
- 2. Promote the creation of family-wage jobs that will serve the residents of Wilkeson.**
  - 2.1 Work with employers and social service providers to coordinate employment and training opportunities for disadvantaged persons, including support for transportation, dependent daycare, language, and access to housing.
  - 2.2 Maintain an ongoing dialogue with the local school districts, regional community colleges and vocational training schools to promote programs and curricula that prepare residents for jobs and ensure that the work force will support businesses considering locating in Wilkeson.
- 3. Promote the installation of telecommunications technology throughout the Town in order to provide universal access to citizens, businesses, and institutions that is secure, reliable, and affordable.**
  - 3.1 Participate in seeking grant funding for improvement of infrastructure to support economic development.
  - 3.2 Identify long-term infrastructure needs that support economic sustainability.
- 4. Create public-private partnerships that will nurture entrepreneurship, innovation, and business growth.**
  - 4.1 Encourage economic sectors that:
    - Pay higher-than-average wages;
    - Bring new capital into the local economy;
    - Can be sustained in the town;
    - Maintain sound environmental practices; and
    - Diversify the economic base.
  - 4.2 Ensure that Town licensing and permitting practices and procedures are coherent, fair and expeditious. Where specialized industry requirements call for the inspection by government agencies, coordinate with those agencies to eliminate duplication of efforts.
  - 4.3 Promote the development of a downtown to enhance the sense of community, encourage pedestrian/bicycle mobility, and reduce the number and length of motorized shopping trips by working with property and business owners to market Wilkeson, provide parking solutions, create anchor projects with public gathering places, and support the development of mixed use retail, office and residential projects.
- 5. Encourage diverse job options and entrepreneurial opportunities for people interested in full-time and part-time employment or desiring to own their own business.**
  - 5.1 Home-based businesses that are compatible with the character of adjoining properties and neighborhoods will be accommodated.

- 5.2 Cooperate with education providers and employer interests to ensure that availability of facilities and programs necessary to meet the needs of K-12, college, vocational and continuing education levels.
- 6. Promote business practices that protect the Town’s natural beauty and environmental health.**
  - 6.1 Encourage the use of “green” materials and techniques in all types of construction.
  - 6.2 Encourage public sector solid waste reduction and recycling.
  - 6.3 Encourage existing and new commercial enterprises to become part of a linked cooperative whereby the by-products and waste of one enterprise become the raw materials of another.
- 7. Provide a variety of affordable housing choices so that people who work in Wilkeson can live here.**
  - 7.1 Continue to monitor the progress in implementing the Housing Element and evaluate new ways of providing affordable housing.
- 8. Support the historic business district.**
  - 8.1 Create historic preservation and design guidelines to restore and preserve the historical look and feel of the business district.
  - 8.2 Encourage new businesses that cater to local residents’ needs including grocery, restaurant, coffee stands and services such as architects, engineers and lawyers.
  - 8.3. Work with the Pierce County Economic Development Board and the local Chambers of Commerce to promote new and existing businesses.
  - 8.4 Develop a plan for the business district which provides shopping for residents and tourists and provides parking areas and walking areas. This area should promote the historic qualities of Wilkeson.
- 9. Actively promote tourism.**
  - 9.1 Work to create or enhance tourist opportunities leveraging the natural beauty, open space and historic charm of Wilkeson.
  - 9.2 Encourage businesses that cater to tourism – lodging, eateries, sporting goods stores and others.