

Introduction Table of Contents

About Roy.....	1-1
Mission Statement.....	1-2
Profile of Roy.....	1-3
Purpose of the Plan.....	1-4
Comprehensive Plan Summary.....	1-4
Roy's Planning Area.....	1-5
State Planning Context.....	1-8
Washington State Growth Management Act.....	1-8
Regional Planning Context.....	1-9
<i>VISION 2040</i> Multicounty Planning Policies.....	1-9
<i>VISION 2040</i> Consistency Statement.....	1-9
Pierce County Countywide Planning Policies.....	1-10
Citizen Involvement – Who Plans and How?.....	1-10
How the Plan Will Be Implemented and Amended.....	1-11
Annual Review and Amendments.....	1-11
Consistency and Coordination.....	1-12

CHAPTER 1

INTRODUCTION



Hops Harvest Celebration

ABOUT ROY

The City of Roy is located in South Pierce County on the densely forested plains of the Nisqually Basin. Roy is surrounded by open prairies and farmland as well as Joint Base Lewis-McChord military reservation.

The town was founded in 1884 by James McNaught and Dr. C. A. Warren and was incorporated as a City in 1908. The area on which the city was founded was originally inhabited by the Nisqually Indian tribe, although little of their legacy remains to be seen today. When the Northern Pacific Railroad was built in the area in the early 1870s, the township was known as "Media," named so because the town was the midway point between Tacoma and Tenino on the railway. When the town was incorporated, its official name became Roy, which was the name of the son of founder James McNaught.

Roy was one of the early communities in the area, a prosperous boom-town and a major stop on the railroad line. The city played an important role for the entire region. Roy was home to many saw mills that supplied lumber for the ever-growing Tacoma, and provided a water stop for the steam trains that needed to refill before making the climb into the Cascade foothills. Roy was also a prime growing region for hops, which are used in making beer. The hops were sold to many of the local breweries, such as Rainier and Olympia.

Roy has a deep sense of history, and many of its older buildings are still standing – in spite of a major fire that wiped out most of the downtown businesses just before the depression began in 1929. Its general store and other buildings were built in the early 1900s, and the water tower that supplied the steam trains still stands as a reminder of the community’s pioneering past.

Agriculture, including farming and cattle raising, are the community’s main industries. Both Wilcox Farms, Inc., and Silvaseed Company Foresters, are located in Roy and provide much of the local employment. The Roy Pioneer Rodeo Association hosts its rodeo twice a year, which draws thousands of people from around the country, as well as Canada.

Roy’s climate is like that of most of western Washington, with mild winters and warm, short summers. With the abundance of rainfall, it is not surprising that Roy is surrounded by many lakes and streams, or that fishing is a favorite pastime of the local residents. Salmon, trout, bass and catfish are plentiful in the nearby waters. Other popular recreations include baseball, horseback riding, hiking and swimming. The City also has a small independent library that encourages everyone to read and is the site of annual community events.

MISSION STATEMENT

This Comprehensive Plan exists to ensure that Roy:

- *Remains a distinctive place to live that respects its heritage and roots, and that preserves its rural, small town character*
- *Maintains a land use balance that serves residents' needs*
- *Has a sound economic base that ensures basic utilities and urban services are available as needed*
- *Provides a safe, healthy environment in which to live, work, and play*
- *Has “complete streets” that are designed for the safety and ease of people walking and riding bicycles, as well as people driving motor vehicles*
- *Encourages the increased availability and integration of housing and transportation to support flexibility, mobility, independent living, and services for all age groups and those with special needs*
- *Ensures that the basic needs for nutritional food, adequate shelter, and community-centered recreation that provides outlets for physical activity are met for all of Roy's residents*
- *Considers the needs of future citizens as well as current citizens*
- *Provides ample opportunities for all citizens to become involved with community life and participatory government*

PROFILE OF ROY

Table 1-1

POPULATION	
2010 Population*	793
2014 Population Estimate**	805
Median Age*	35.9 years
Population Under 20*	28.5%
Population 55 and Older*	18.8%
Population 75 and Older***	3.1%
Sex Female***	50.1%
Sex Male***	49.9%
RACE / ETHNICITY*	
White	82.0%
Black/African-American	3.2%
Asian	3.7%
Native Hawaiian and Other Pacific Islander	0.9%
Other	0.8%
Other – Two or More	7.2%
Hispanic or Latino of Any Race	3.8%
INCOME***	
Median Household Income****	\$71,979
Median Family Income*****	\$83,167
HOUSING CHARACTERISTICS***	
Number of Dwelling Units	326
Single Family Units (attached and detached)	82.9%
Multifamily Units	2.1%
Mobile Homes	15.1%
Owner Occupied Units	67%
Renter Occupied Units	33%
Average Household Size****	2.70 persons
Average Family Size*****	2.84 persons
Median Home Value	\$194,400
Median Rent	\$1,104
GEOGRAPHY	
Land Area in Square Miles	0.49

* U.S. Census 2010

** Washington State Office of Financial Management

*** U.S. Census American Community Survey 5-Year Estimates 2008-2012

**** A household consists of all people who occupy a housing unit regardless of relationship. A household may consist of a person living alone or multiple unrelated individuals or families living together.

***** A family consists of two or more people (one of whom is the householder) related by birth, marriage, or adoption residing in the same housing unit.

PURPOSE OF THE PLAN

The Comprehensive Plan is a broad statement of the community's vision for the future and contains policies primarily to guide the physical development of the city, as well as certain aspects of its social and economic character. The Plan steers regulations, implementation actions and services in a direction that supports the vision. The Plan reflects the long-term values and aspirations of the community as a whole and shows how various aspects, such as land use, housing, transportation, capital facilities and services work together to achieve the desired vision.

While the Comprehensive Plan is meant to provide a strong and constant vision for the future, it is also a living document that must be able to accommodate change, such as a new technology, an unforeseen impact or an innovative method of achieving a component of the vision. It is therefore regularly updated to account for changing issues or opportunities facing Roy, while still maintaining the core values of the community.

Roy's Comprehensive Plan considers mandatory elements of the Growth Management Act (GMA), regional and County-Wide Planning Policies, factors affecting land use, assumptions about future trends, and public opinion. Roy's Comprehensive Plan was initially developed and then updated through a public involvement process conducted by the Planning Commission. The Plan reflects a community vision of how Roy should grow and develop over a 20 year planning horizon. The Plan aims to protect residents' quality of life and equitably share the public and private costs and benefits of growth. The Plan establishes overall direction for residential, commercial and industrial growth in a pattern that maintains and enhances the character of existing neighborhoods.

The Plan comprehensively integrates "health and well-being" into its goals and policies. It protects public health and safety, while enhancing community character, natural beauty, environmental quality and economic vitality. The Plan guides Roy's efforts to achieve these ends by indicating where new housing, services, and commercial mixed use development should be encouraged and where open space should be protected. It emphasizes growth where adequate public facilities and services can be provided in a timely and cost effective manner. Finally, the Plan conserves open space, protects wildlife habitat and sensitive areas, maintains and improves the quality of air, water, and land resources.

COMPREHENSIVE PLAN SUMMARY

The Comprehensive Plan contains an introduction chapter and seven elements, including community character, land use, housing, transportation, park, recreation and open space, utilities, and capital facilities. Each element typically contains goals, policies, explanatory text and, in some cases, charts, tables and maps. The goals and policies are the guiding principles – the heart of the Plan; however, they are often preceded by explanatory text that describes the context of the goal or policy, or the reasoning behind it.

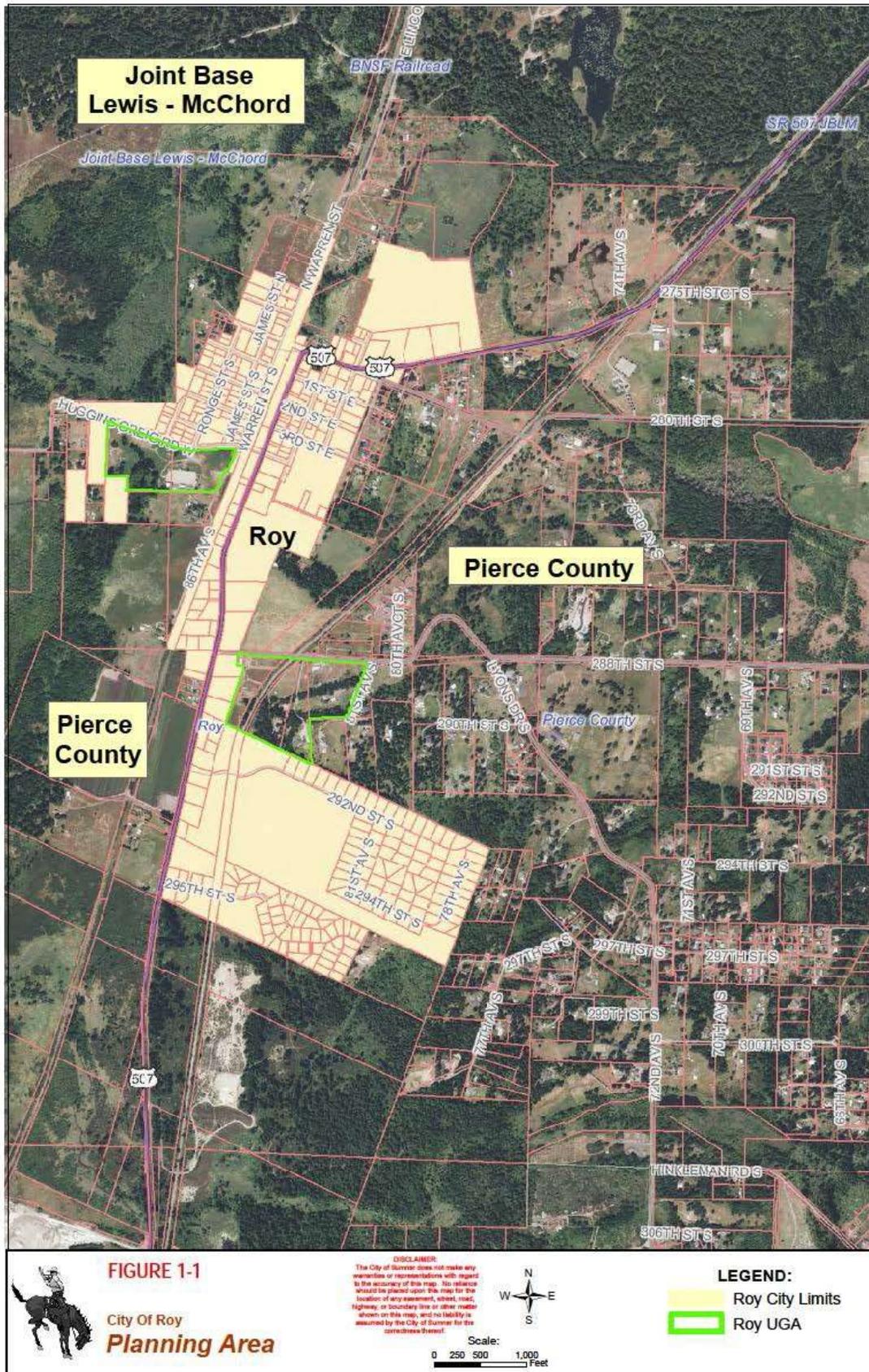
Each element presents part of the picture for managing change and guiding Roy’s growth. The Land Use Element provides the overall community vision and interconnections among the other elements. Certain planning objectives, such as health and well-being, are addressed in the goals and policies of multiple elements. Elements typically include the components summarized in **Table 1-2**, subject to variation as appropriate:

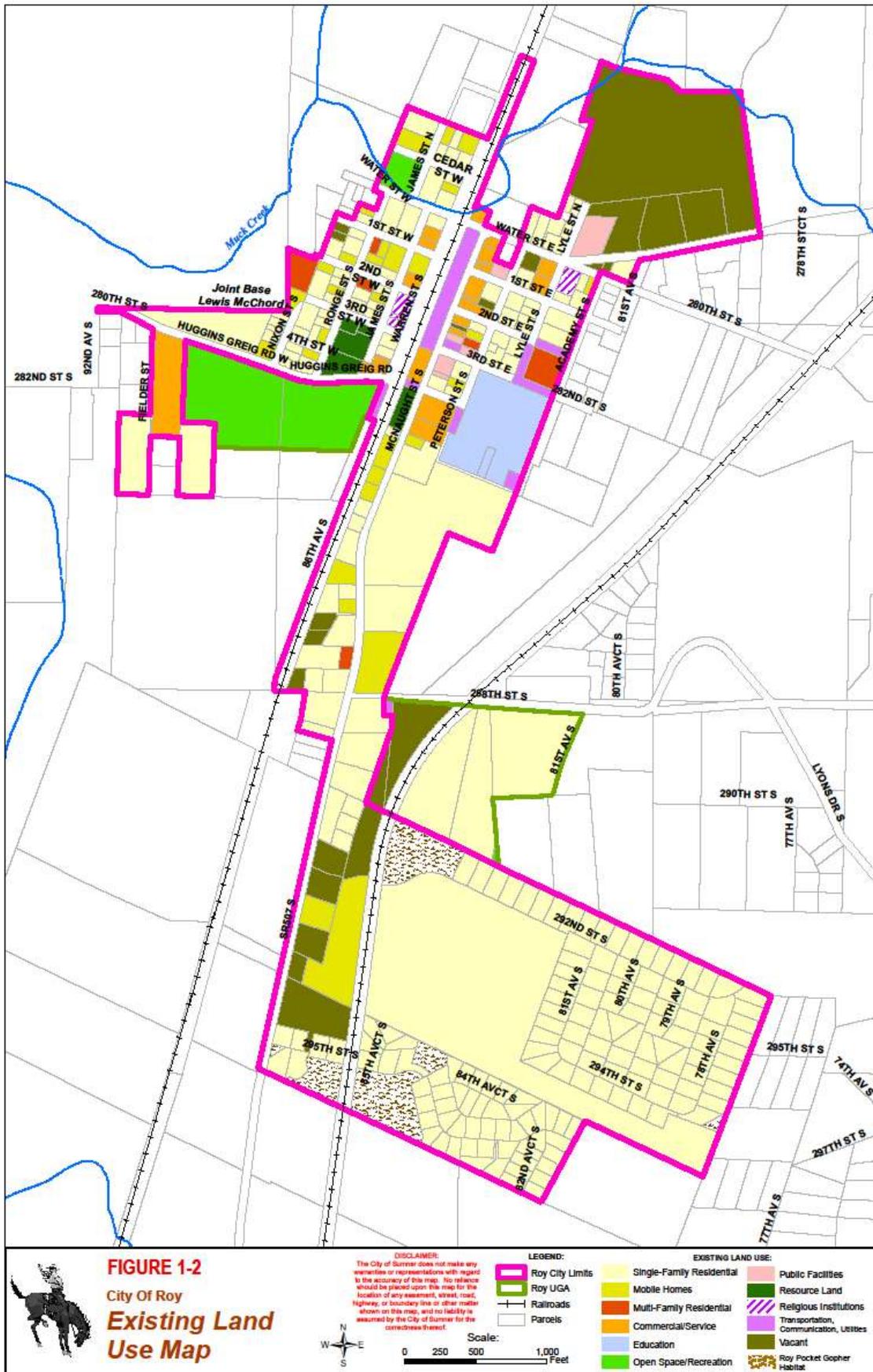
Table 1-2

COMPONENTS	INTENT AND PURPOSE
Introduction	Provides an overview of the planning issues and challenges to be addressed in each element.
State Planning Context	Provides an overview of GMA and PSRC goals, policies and objectives as they relate to planning issues and challenges
Regional Planning Context	Provides an overview of PCRC goals, policies and objectives as they relate to planning issues and challenges
Local Planning Context	Looking ahead 20 years, illustrates a vision of where the community would like to be positioned in responding to major planning issues and challenges
Goals	Define what the community wishes to achieve over a 20-year planning horizon
Policies	Provide guidance for creating and implementing development regulations and taking other actions to achieve the goals
Discussion	Clarifies the intent of the goals and policies and provides policy-specific context and explanation
Background Information	Provides factual data that help inform the statements, goals and policies

ROY'S PLANNING AREA

This plan includes planning information for incorporated Roy and its Urban Growth Area (UGA), designated by Pierce County and located outside of Roy's corporate boundaries. The UGA includes the Rodeo Grounds, and properties located on the south side of 288th Street South and east of SR 507. **Figure 1-1** shows Roy, its UGA and vicinity. **Figure 1-2** shows existing land uses within Roy and its UGA.





STATE PLANNING CONTEXT

GROWTH MANAGEMENT ACT

In 1990 Washington's Legislature passed the Growth Management Act (GMA), which established 13 planning goals and a system of planning for cities and counties that have experienced rapid growth. A 14th goal, shorelines of the state, was subsequently added. These goals, which guide development of the City's Comprehensive Plan, are listed below:

- Urban Growth - Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- Reduce Sprawl - Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- Transportation - Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
- Housing - Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- Economic Development - Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capabilities of the state's natural resources, public services, and public facilities.
- Property Rights - Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
- Permits - Applications for both state and local governmental permits should be processed in a timely and fair manner to ensure predictability.
- Natural Resource Industries - Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.
- Open Space and Recreation - Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.
- Environment - Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
- Citizen Participation and Coordination - Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
- Public Facilities and Services - Ensure that those public facilities and services necessary to support development shall be adequate to serve the development, at the time the development is available for occupancy and use, without decreasing current service levels below locally established minimum standards.

- Historic Preservation - Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.
- Shorelines of the State. The goals and policies of the Shoreline Management Act as set forth in RCW 98.58.020.

REGIONAL PLANNING CONTEXT

VISION 2040 MULTICOUNTY PLANNING POLICIES (MPPs)

The Puget Sound Regional Council (PSRC) is the designated forum for collaborative work on regional growth management and transportation planning in Pierce, King, Kitsap, and Snohomish counties. VISION 2040, adopted in 2008 by the PSRC, promotes an environmentally friendly growth pattern that will contain the expansion of urban growth areas, conserve farm and forest lands, support compact communities where people may both live and work, and focus new employment and housing in vibrant urban centers.

VISION 2040 includes a set of multicounty planning policies that provide an integrated framework for addressing land use, economic development, transportation, public facilities, and environmental issues. Under the GMA, consistency between regional transportation plans, countywide planning policies and the transportation elements of local comprehensive plans is required. MPPs serve as the regional guidelines and principles used for the Regional Council's consistency certification of policies and plans within the four-county area.

VISION 2040 provides clear and specific guidance for the distribution of population and employment growth into types of places defined as "regional geographies." Roy is assigned to the small cities geography, which obligates the City to accommodate an assigned share of regional growth envisioned for this particular geography. Population, housing and employment targets for individual cities within each geography are set by Pierce County in consultation with municipalities.

VISION 2040 CONSISTENCY STATEMENT

Roy's Comprehensive Plan advances a sustainable approach to growth and future development. It has incorporated a systems approach to planning and decision-making that addresses protection of the natural environment. The Plan commits to maintaining and restoring ecosystems, through steps to conserve key habitats, protect groundwater, and reduce greenhouse gas emissions. The Plan includes provisions that ensure that a healthy environment remains available for future generations in the community.

The Plan has been updated based on residential and employment targets that align with the VISION 2040 growth strategy. Through the targeting process the City has identified the number of housing units to be accommodated in the City for the year 2035. Roy has also established an affordable housing goal for this planning period.

The Comprehensive Plan addresses each of the policy areas in VISION 2040. Roy has policies that address habitat protection, water conservation, air quality, and climate

change. The City advances environmentally friendly development techniques, such as low-impact development. The Plan calls for preserving the potential for higher density development when urban services will be able to accommodate it in the future and includes design guidelines for small lot and multi-family development. The Housing Element commits to expanding housing production at all income levels to meet the diverse needs of both current and future residents. The Plan supports economic development that includes creating jobs, investing in all people, creating great neighborhoods, and maintaining a high quality of life. The Plan's Transportation Element advances cleaner and more sustainable mobility, with provisions for complete streets, green streets, and context-sensitive design. The Plan supports strategies that advance alternatives to driving alone. Roy coordinates its transportation planning with neighboring jurisdictions, including level-of-service standards and concurrency provisions. The City commits to conservation methods in the provision of public services.

The Comprehensive Plan also addresses local implementation actions in VISION 2040, including identification of underused lands and housing targets.

PIERCE COUNTY COUNTYWIDE PLANNING POLICIES (CPPs)

In accordance with the GMA, Pierce County has adopted, and the cities within the county have endorsed, the Pierce County Countywide Planning Policies (CPPs). The CPPs address issues that transcend city boundaries, such as setting Urban Growth Areas (UGAs), accommodating housing and job demand, supporting health and wellness, and addressing capital facilities that are regional in nature. The CPPs provide a framework to promote consistency among a multitude of municipal comprehensive plans within Pierce County.

Cities and counties are required to periodically update their plans to comply with updates in regional and state requirements, as well as changes in local conditions. The Roy Comprehensive Plan satisfies the 2015 GMA Periodic Update requirement. It ensures compliance with Washington State, regional, and Pierce County requirements for comprehensive planning.

CITIZEN INVOLVEMENT -- WHO PLANS AND HOW?

City of Roy residents, business owners, employees of businesses located in Roy, owners of property in Roy, or just about anyone who is affected by the Plan, are invited to help develop and update the Comprehensive Plan. Generally, planning begins with identification of the issues and of the stakeholders. Planning may be focused on refining the overall vision of the city, or for neighborhoods, or may be related to particular subjects such as community character. Participants may vary depending upon the scope of the particular issue.

The Planning Commission is charged with the responsibility for initially developing, and then reviewing proposed changes to, the Comprehensive Plan – taking into account the community vision. The Commission meets regularly and addresses planning issues on

an ongoing basis. It is the Planning Commission's job to hold public hearings, discuss updates and make recommendations to the City Council.

Over the years, the City has used a number of methods to encourage community participation in planning. These methods have included community meetings for citywide visioning, neighborhood meetings for smaller planning areas, and stakeholder meetings for topical interests such as shoreline management planning. Community forums and open houses have been, or may be, held to present ideas and to discover new ones. Surveys and questionnaires may be used to reach those who may not be able to make meetings. Roy's website has provided, and will increasingly provide, a way to advertise meetings and also to seek ideas on planning questions. Ultimately, all major planning decisions fall to the City Council, which is responsible for establishing regulations, programs and planning policies, and also for adopting the City budget.

HOW THE PLAN WILL BE IMPLEMENTED AND AMENDED

The Comprehensive Plan documents Roy's vision for the future and provides goals and policies that will facilitate achieving that vision. Goals and policies must be implemented in the city's regulatory documents and operational procedures. Plan implementation involves a variety of activities. New controls may be placed on development or land use activities through revisions or additions to the city code. More detailed plans may be developed for specific areas. Decisions about the allocation of funds to various projects and programs must be tested against plan goals and policies to ensure consistency.

ANNUAL REVIEW AND AMENDMENTS

Amendments to the Comprehensive Plan are necessary, from time to time, to respond to changing conditions and needs of Roy citizens. The Growth Management Act requires that amendments to a comprehensive plan be considered no more frequently than once per year. Proposed amendments to the Roy Comprehensive Plan shall be considered concurrently so that the cumulative effect of various proposals can be ascertained. In considering proposed amendments to the Comprehensive Plan, proposals will be evaluated for the extent to which they support the public interest, their intent and consistency with the Comprehensive Plan, the need for particular land uses, and the availability of land for specific uses. Amendments to the plan are reviewed by the Planning Commission, which makes recommendations to the City Council.

Implementation is monitored through a periodic review process during which the success of implementation is evaluated, changes to implementation strategies are developed as necessary, and proposed amendments to the Plan are reviewed and potentially adopted. Amendments to the Capital Facilities Element will ordinarily be coordinated with the City's budget process, which concludes in the fall of each year. More frequent amendments may be made only under emergency conditions. Any emergency amendment shall be made in addition to, and shall not count as, the annual review and amendment process.

Procedures for amending the plan will be in accord with Roy City Code as it may be revised to conform to the goals and policies of this Plan. Amendments and procedures will be consistent with the requirements of the GMA, *VISION 2040*, CPPs, and applicable environmental laws.

CONSISTENCY AND COORDINATION

The GMA requires that each comprehensive plan be consistent and coordinated with comprehensive plans adopted by neighboring jurisdictions. To ensure this consistency and coordination, Roy:

- Drafted goals, policies, and land use designations consistent with the goals and policies of the GMA;
- Consulted the regional growth strategy documented in *VISION 2040*; and
- Ratified the Pierce County CPPs and subsequent amendments thereto, and considered the policies of the CPPs during the development of, and updates to, this plan.

Conformance with the GMA, CPPs, and *VISION 2040* facilitates the consistency and coordination of Roy's Comprehensive Plan with plans of other jurisdictions. In addition, Roy's Plan identifies those areas for which interlocal planning and cooperation is desirable or essential during plan implementation. Roy has laid the foundation for interlocal planning within the context of the GMA through its participation in the Pierce County Growth Management Coordinating Committee (GMCC), a staff level committee that provides technical assistance to the Pierce County Regional Council (PCRC).