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CHAPTER 3**LAND USE ELEMENT****INTRODUCTION**

The Land Use Element is designed to help Roy achieve its vision for a city that has successfully accommodated growth and change, while ensuring that the community's high quality of life, cherished natural features, distinct places and character are retained. By the year 2035, Roy expects to grow to a future population of 1,120 and an employment base of 384 jobs. This element provides the basis for planning for this anticipated growth, including needs for transportation, parks and open space, and other public facilities and services to serve future growth. The pattern of uses that make up Roy helps support the community's long-term vision and goals by describing locations where development is appropriate and what the desired intensity and general character should be.

ORGANIZATION OF THE LAND USE ELEMENT

The Land Use Element is divided into 10 sections. The Introduction section summarizes the intent of the element and its organization. The second and third sections describe the state and regional planning contexts, respectively. The fourth section provides a local planning context and articulates a land use vision statement for a 20-year planning horizon. The fifth section lists goals and policies that shape how the Roy community

lives on the land and how Roy's citizens and government officials will manage the processes of making land use decisions. The goals and policies also respond to the requirements, goals, and planning principles of the GMA while providing for the protection and enhancement of Roy's community character. The sixth section of the element identifies and defines land use designations and contains required information such as population density and building intensity. The seventh section summarizes mandated population, housing unit and employment targets and the provisions of the buildable lands program that are used to demonstrate Comprehensive Plan consistency with these targets. Information concerning lands useful for public purposes is provided in the eighth section while critical areas and natural resource lands are covered in the ninth section. The final section examines planned land use in adjacent jurisdictions to ensure consistency.

STATE PLANNING CONTEXT

GROWTH MANAGEMENT ACT

The Washington State Growth Management Act identifies that for cities such as Roy that are required to plan under RCW 36.70A.070, a comprehensive plan must include a map or maps, and descriptive text covering objectives, principles, and standards used to develop the comprehensive plan. The plan shall be an internally consistent document and all elements shall be consistent with the future land use map. Each comprehensive plan shall include:

“A land use element designating the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses. The land use element shall include population densities, building intensities, and estimates of future population growth. The land use element shall provide for protection of the quality and quantity of groundwater used for public water supplies. Wherever possible, the land use element should consider utilizing urban planning approaches that promote physical activity. Where applicable, the land use element shall review drainage, flooding, and storm water run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters entering Puget Sound.” [RCW 36.70A.070]

REGIONAL PLANNING CONTEXT

VISION 2040 MULTICOUNTY PLANNING POLICIES (MPPS)

Under the Growth Management Act, multicounty planning policies provide a common region-wide framework for countywide and local planning in the central Puget Sound region, particularly in the area of transportation planning and its relationship to land use. The unified structure established by the MPP has both practical and substantive effects on the development and implementation of comprehensive plans, including land use elements.

The MPPS provide guidance for implementing Puget Sound Regional Council's *VISION 2040* Regional Growth Strategy. This strategy is a preferred pattern for accommodating a significant share of the region's residential and employment growth within a number of regional centers. It is designed to minimize environmental impacts, support economic prosperity, improve mobility, and make efficient use of existing infrastructure. The strategy promotes infill and redevelopment within urban areas to create more compact, walkable, and transit-friendly communities.

PIERCE COUNTY COUNTYWIDE PLANNING POLICIES (CPPs)

The Pierce County Countywide Planning Policies is a written policy statement that establishes a countywide framework from which county and municipal comprehensive plans are developed and adopted. The framework is intended to ensure that municipal and county comprehensive plans are consistent.

The CPPS are intended to provide the guiding goals, objectives, policies and strategies for the subsequent adoption of comprehensive plans. CPPs that offer guidance for development of the Land Use Element include ones that address *Buildable Lands, Community and Urban Design, Economic Development and Employment, Health and Well-Being, Urban Growth Areas, and Promotion of Contiguous and Orderly Development and Provision of Urban Services.*

LOCAL PLANNING CONTEXT

The pattern of uses that make up Roy helps support the community's long-term vision and goals by describing locations where development is appropriate and what the desired intensity and general character should be. The Land Use Element is intended to ensure the land use pattern in University Place meets the following objectives:

- Takes into account the land's characteristics and directs development away from environmentally critical areas and important natural resources;
- Provides for attractive, affordable and stable residential neighborhoods that include a variety of housing choices;
- Focuses and promotes employment growth and commercial mixed use development along State Route 507;
- Supports creation of new, and enhancement of existing, community gathering places, including public parks and recreation facilities, and private facilities that accommodate events such as the Roy Rodeo;
- Provides opportunities to meet daily shopping or service needs close to residences and work places;
- Maintains and enhances a system of parks, trails and open space that meets local residents' needs;
- Supports a healthy community by encouraging physical activity, promoting social and mental wellness, and establishing itself as a destination for special community events, farmers markets and festivals;

- Encourages redevelopment of properties that are underutilized or being used in a way that is inconsistent with the Comprehensive Plan designation;
- Advances best management practices, a high-quality natural environment, and land development that provides long-term benefit to the community.

LAND USE VISION

Looking ahead 20 years...

In the 2030's, Roy is treasured for its character, natural assets, friendly and welcoming atmosphere, diversity, safety and quiet settings.

Roy includes a broad choice of housing types at a range of prices, including affordable homes. During the past 20 years, there has been more variety in the types and prices of newly constructed homes, including more accessory dwelling units, attached homes, live-work units and other smaller single-detached homes. New homes blend with existing homes and the natural environment, retaining valued characteristics of neighborhoods as they continue to evolve. While single-detached housing neighborhoods have remained stable, the number and variety of multifamily housing choices, including units oriented towards seniors, have increased significantly. Through careful planning and community involvement, changes and innovation in housing styles and development have been embraced by the community. Residents enjoy a feeling of connection to their neighborhoods and to the community as a whole.

Roy has acted to create and maintain a strong economy and a more diverse employment base.

Roy is the home to a number of small, medium-size and locally owned businesses and services. Businesses are proud to be partners in the community. The city provides a positive business climate that supports innovation and attracts sustainable development, while retaining existing businesses.

Roy's historic commercial core and newer mixed use areas fronting on State Route 507 are thriving centers of commercial activity supported by a mix of newly constructed housing. These areas are outstanding places, at a smaller scale, to work, shop, live and recreate. Attractive offices, stores, services and residential developments have contributed to a new level of vibrancy in the community, while retaining a comfortable, connected feel that appeals to residents, business and visitors.

During the past 20 years, redevelopment of the State Route 507 corridor has brought retail storefronts closer to the street and improvements to streetscapes, making the area more hospitable to transit, pedestrians and bicyclists. This portion of Roy has also become much more diverse, featuring a variety of housing choices, small-scale shopping and services to serve employees and residents, and connections to parks, sidewalks, and transit services.

Roy in the 2030s has enhanced and maintained a green character.

Citizens benefit from its livability, which contributes to the general quality of life. An abundance of trees, including native Garry Oak, interspersed with patches of pasture and farmland, continues to define Roy's physical appearance. A system of interconnected open spaces provides habitat for a variety of wildlife. The city prides itself for its environmental stewardship, including an emphasis on sustainable land use and development patterns, landscaping that requires little watering, and other techniques to protect and conserve the natural environment, while flourishing as a successful small, rural community. Roy maintains a park, recreation and open space system that serves all age groups and a wide variety of interests.

GOALS AND POLICIES

This element contains land use goals and policies for the City of Roy. The following goals establish broad direction for land use, while the policies provide more detail about the steps needed to meet the intent of each goal. Park, recreation and open space goals and policies are contained in the Park, Recreation and Open Space Element.

- Consistent land use management
- Residential uses
- Commercial uses
- Industrial uses
- Essential public facilities
- Environmental quality
- Water resources
- Community character
- Development regulations and permit processing
- Interjurisdictional planning

CONSISTENT LAND USE MANAGEMENT

GOAL LU1

Ensure that decisions on land use designations and zoning are consistent with the City's vision, goals, objectives and policies as articulated in the Comprehensive Plan and take into account GMA goals regarding urban growth, sprawl, property rights, permits, economic development, and open space and recreation.

Policy LU1.1

All development and redevelopment shall conform to the Comprehensive Plan Map and land use designations described in the Land Use Element. Development guidelines and regulations shall conform to the goals and policies set forth in the Comprehensive Plan. Zoning classifications and overlays shall be applied consistent with the Plan Map land use designations in **Table 3-1**.

Discussion: The Comprehensive Plan Map (**Figure 3-1**) graphically displays the City’s preferred land use pattern. The different areas on the Plan Map are referred to as designations. These designations provide a framework for guiding development consistent with the City’s vision, goals, objectives and policies. The Plan Map divides the city into areas where different types and intensities of land uses are allowed. The designations serve to protect areas from incompatible development, maintain property values and support development consistent with each designation. The purpose and intent of each designation, and the general types of uses allowed in each designation, are provided in the Land Use Designation section of the Land Use Element.

Table 3-1

Plan Map Land Use Designation	Consistent Zone Classifications and Overlays
Low Density Residential	Single Family Residential; Public Facilities Overlay
Moderate Density Residential	Multi-Family Residential; Public Facilities Overlay
Commercial	Commercial; Railroad Overlay; Western Design Overlay; Public Facilities Overlay
Light Industrial	Light Industrial; Public Facilities Overlay
Mixed Use	Mixed Use; Western Design Overlay; Public Facilities Overlay
Rodeo	Rodeo
Public and Quasi Public Facilities	Single Family Residential; Multi-Family Residential; Commercial; Light Industrial; Mixed Use; Western Design Overlay; Public Facilities Overlay

Policy LU1.2

Consider the following when making decisions on land use designations and zoning:

- Land use and community character objectives;
- Whether development will be directed away from environmentally critical areas and other important natural resources and in a way that minimizes impacts on natural resources;
- The adequacy of the existing and planned transportation system and other public facilities and services;
- Projected need and demand for housing types and commercial space;
- Suitability of an area for the proposed designation or zone; and
- Opportunities to separate potentially incompatible uses by topography, buffers, zoning transitions or other techniques.

Policy LU1.3

Provide sufficient land area and densities to meet Roy’s projected needs for

housing, employment and public facilities while focusing growth in appropriate locations. Ensure that development regulations, including the allowed density, uses and site requirements, provide for achievement of Roy's preferred land use pattern.

Policy LU1.4

Protect the property rights of landowners from arbitrary, capricious, and/or discriminatory actions. Do not take private property for public use without just compensation, nor allow illegal encroachments on public land or rights-of-way without compensation or consideration of the public interest.

RESIDENTIAL USES**GOAL LU2**

Achieve a mix of housing types and densities, maintain attractive and healthy residential neighborhoods, and guide new housing development into appropriate areas.

Policy LU2.1

Development regulations should accommodate and encourage a wide range of housing types to meet the needs of residents through various life stages. Housing choice should be expanded 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.

Policy LU2.2

The mix of housing within the community should include single detached and attached dwellings, live-work units, multi-family dwellings, including townhomes and units located within vertical mixed use buildings, 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, scale and character of surrounding residential development.

Policy LU2.3

Manufactured homes shall be allowed in low- and moderate-density residential areas and all zones in which single detached housing is permitted, subject to applicable federal and state siting requirements and local health and safety regulations.

Policy LU2.4

A range of residential densities shall be provided for based on existing development patterns, community needs and values, proximity to facilities and services, immediate surrounding densities, and protection of natural environmental features.

Policy LU2.5

Innovation in site and building design shall be encouraged in and adjacent to critical areas in accord with comprehensive plan goals and policies. For example,

clustering of units outside of critical areas and associated buffers may be permitted 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.

Policy LU2.6

The character of existing single detached housing neighborhoods should be preserved and enhanced.

Policy LU2.7

Greater residential density and building height should be allowed in existing commercial, mixed use and multifamily areas along State Route 507, to help accommodate expected population and employment growth.

Discussion: Puget Sound Regional Council's VISION 2040 and the Pierce County Regional Council have allocated a significant amount of population and housing growth by 2030. To protect the character of existing single detached housing neighborhoods from incompatible, higher density infill development, and to provide greater housing choice, a sizable share of the additional housing units needed to accommodate the allocated growth target should be located in close proximity to State Route 507 where mixed use and multifamily residential zoning is already established to allow denser development.

Policy LU2.8

Residential infill development should be compatible with surrounding development in terms of scale, form, relationship to the street and other design elements.

Discussion: Residential uses in multifamily and commercial mixed-use zones should be designed to provide a harmonious transition into nearby single detached housing neighborhoods. Buffers, landscaping, and building design and placement that blend with the neighboring community enhance the transition between different densities and land uses. The City's adopted multifamily design standards and guidelines should be applied to new multifamily development in support of this objective.

Policy LU2.9

To expand local economic opportunities for Roy's residents, home occupations that are compatible with the surrounding residential area shall be encouraged.

Policy LU2.10

Newly platted residential subdivisions should include dry sewers and shadow-plat strategies to accommodate sewer service when it becomes available.

Discussion: Lot configurations and site development designs should accommodate on-site sewage disposal as required by the Tacoma Pierce County Health Department as well as redevelopment at higher densities when sewer service becomes available and land devoted to on-site sewage disposal can be converted to residential use.

COMMERCIAL USES

GOAL LU3

Achieve a mix of commercial land uses that serve the needs of the City's residents, businesses and visitors while protecting and enhancing the unique character of Roy's residential neighborhoods.

Policy LU3.1

New and redeveloped commercial and mixed use buildings should be designed to achieve community goals for attractive streets, public spaces, and pedestrian amenities.

Discussion: Much of the City's development in commercial areas occurred without the guidance of a comprehensive plan and land development code that were consistent with GMA goals. Many land uses are auto-oriented, and building design and site planning are generally uncoordinated. Additionally, building orientation and parking lot locations vary considerably, with parking often being a highly visible component. Improved functionality and appearance of commercial and mixed use areas could attract new business to the City and enhance the quality of life for Roy residents. Encouraging an appropriate mix of land uses, and implementing the City's Western Design Overlay standards and other design guidelines for new construction and redevelopment, will help achieve economic development goals while protecting nearby residential neighborhoods from incompatible commercial use.

Policy LU3.2

Roy should encourage development of new businesses and expansion of existing businesses to help meet the retail and service needs of Roy's residents. New businesses should be recruited to the City to expand and diversify the City's employment base.

Policy LU3.3

Environmentally clean, non-polluting businesses should be encouraged in Roy through the implementation of performance standards that mitigate potential impacts. Commercial uses that have minimal impact on adjacent areas should be preferred over higher-impact uses when located immediately adjacent to residential land uses.

Policy LU3.4

The expansion of linear commercial "strips" should be discouraged and pedestrian-oriented development should be supported.

Discussion: Buildings and off-street parking should be sited so that the streetscape is enhanced and pedestrian orientation encouraged. Parking should be located to the rear or side of buildings. Buildings should have an obvious pedestrian entrance, pedestrian-level windows, weather protection, and architectural details and pedestrian-scale signage on the street.

Policy LU3.5

Automobile-oriented businesses such as restaurants with drive-up windows may be permitted in commercial and mixed use areas subject to compliance with screening and other site development standards intended to minimize impacts on neighboring properties. Site design for such businesses should ensure safe and convenient pedestrian access separate from drive-up access and that does not require the pedestrian to cross drive-up facilities to reach the pedestrian entry. Site design should consider the safety of motorists, bicyclists, and pedestrians on the streets, shoulders, and sidewalks adjacent to the business driveways.

Policy LU3.6

The visual appearance of commercial areas should be improved through public and private measures for beautification, implementation of design strategies, maintenance, and streetscape improvements. Commercial and mixed use buildings should conform to Western Design Overlay standards and other design guidelines to encourage architectural consistency and compatibility with surrounding neighborhoods. Where commercial rehabilitation, development, or redevelopment occurs on a property with historic significance, it should be sensitive to the historic fabric of any buildings, the site and the surrounding area. New larger-scale commercial and mixed use development should incorporate landscaping, seating, and other pedestrian-supportive amenities to provide pleasant and comfortable resting, socializing, and picnicking areas for employees and shoppers.

Policy LU3.7

Commercial and mixed use development should include high quality, safe, and contiguous facilities for pedestrians, bicyclists, and disabled persons. Commercial and mixed use development should be designed to take into consideration the connections, both vehicular and pedestrian, to adjoining sites to reduce personal automobile trips. Sidewalks and internal pathways should be incorporated to enhance pedestrian circulation.

Policy LU3.8

Roy should work with public transit providers to establish transit service to the community at locations within the State Route 507 commercial corridor. At such time as transit service is initiated, future commercial and mixed use development should incorporate facilities for users of public transit, where such facilities will be supportive of transit service.

Policy LU3.9

Maximum automobile parking standards should be implemented for various types of commercial and mixed use development. Shared parking facilities should be encouraged. Parking areas shall include plantings of vegetation that reduce their visual impact through effective screening and the establishment of a substantial tree canopy. Design standards that strongly encourage the placement of parking to the side or rear of buildings should be implemented.

Policy LU3.10

A mix of retail, office, and residential uses should be encouraged in commercial mixed use areas.

Discussion: Traditional zoning typically segregates various land uses, such as commercial and residential, into different locations. In some locations, however, it may be more beneficial and appropriate for land uses to be “mixed” together. A vertical “mixed-use” building provides different uses within a structure or site – typically, retail uses on the first floor with office and/or residential uses on the upper floors. This type of development may promote a more economically vibrant and pedestrian-friendly environment. Mixed use zoning may also accommodate a variety of uses within a site but in separate buildings. For example, sites on State Route 507 with deep dimensions when measured from the roadway may be developed with retail uses near the front of the site and residential or office uses toward the rear. Where larger-scale mixed use development succeeds it is often due to its attraction to residents who want to be within easy walking distance of shops, restaurants and other services – and its attraction to businesses that benefit from a relatively large number of nearby residents with disposable income.

Policy LU3.11

Redevelopment of vacant and underutilized sites should be encouraged.

Discussion: A number of properties in the City’s commercial mixed use and neighborhood commercial areas are vacant or underutilized. The City should encourage and assist the landowners of these properties to develop or redevelop their properties to the highest and best use allowed under the City’s plan policies and development regulations. Efficient use of commercial mixed use properties should be achieved by redeveloping and consolidating existing underdeveloped commercial properties. Infill development and expansion of existing facilities is of prime importance.

Policy LU3.12

Culturally enriching uses such as libraries, bookstores, galleries and museums, should be encouraged in commercial and mixed use areas.

Policy LU3.13

Residential areas and public gathering places such as parks, schools and religious institutions should be protected from the negative impacts of “adult” business and entertainment establishments.

Discussion: Cities may regulate adult entertainment businesses as long as a “reasonable opportunity” is provided to operate such a business within the municipal boundaries. To limit the negative impacts of these establishments in the City, adult entertainment businesses should be regulated in a manner that protects residential, public, and other business uses from the negative impacts of these businesses.

INDUSTRIAL USES

GOAL LU4

Industrial uses that contribute to the local economy without detracting from the quality of life may be permitted in areas previously developed with industrial uses.

Policy LU4.1

Light industry may be permitted in those areas previously developed with industrial uses subject to the performance standards specified in the City's Land Development Code. Heavy industry should not be permitted.

Policy LU4.2

Industrial uses posing potential health or safety hazards to the residents and employees within Roy should not be permitted regardless of the intensity or impact of industrial development; examples of proscribed uses include, but are not limited to, the manufacturing of toxic gases and chemicals.

Policy LU4.3

Roy should allow the continued operation of existing industrial uses as long as such operations are in conformance with all applicable county, state, and federal environmental regulations and the goals and policies of this comprehensive plan.

Policy LU4.4

Redevelopment proposals in industrial areas should be subject to environmental and public review. Redevelopment should be consistent with the community character goals and policies of this comprehensive plan.

Policy LU4.5

Existing industrial uses should be encouraged to add vegetative buffering for the benefit of adjacent land uses. Trees should be planted along streets bordering existing industrial uses. Redevelopment in industrial areas should incorporate street trees along streets and extensive vegetative buffering for the benefit of adjacent land uses. Buffering should also include structures as needed to prevent the intrusion of noise, dust, glare, etc. into streets and adjacent areas. The city should encourage industrial site designs in which vegetative buffers rather than structures are most visible from adjacent land uses.

ESSENTIAL PUBLIC FACILITIES AND OTHER PUBLIC FACILITIES

GOAL LU5

Essential public facilities should be allowed in locations appropriate for the services provided and the people served. Essential public

facilities should harmonize with the surrounding development and with the natural features of the surrounding land and vegetation.

Policy LU5.1

The city shall administer a process to site essential public facilities that is consistent with the Growth Management Act and County-Wide Planning Policy and that adequately considers impacts of specific uses.

Discussion: Essential public facilities of a local, statewide, or regional nature may range from schools and fire stations to jails, work release facilities, state prisons, airports, and sewage treatment facilities. Some public facilities are controversial and difficult to site because of real and/or perceived impacts. The State GMA requires that local comprehensive plans include a process for identifying and siting essential public facilities.

Policy LU5.2

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.

Policy LU5.3

Public facilities intended to serve the entire city 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 city and are not frequented by citizens should be located where they will not disrupt the landscape or disturb residential and commercial areas with noise, glare, dust, or other pollution. Examples of such facilities include power substations, water wells, and sewer lift stations.

Policy LU5.4

Public facilities that have service areas extending substantially beyond the city 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. School facilities should be given flexibility to locate 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, bus shelters (at such time as transit service is provided in Roy), benches, parking, bicycle racks, utility lines, and similar improvements.

Policy LU5.5

The city recognizes that some federal, state, regional, and county facilities may impose detrimental effects on the Roy community if located within the city. Such facilities should be packaged with accompanying facilities or programs having clear benefits for the community. The city should seek mitigation of disproportionate financial burdens resulting from the siting of essential public facilities in Roy.

Policy LU5.6

Siting proposals by federal, state, regional, and county agencies shall include clear justification for the need for the facility and for its location within Roy. Alternate sites not in Roy should be explored through a cooperative interjurisdictional approach. If the final site selected is within Roy, the site should be consistent with the provisions of all of Roy's comprehensive plan elements.

Policy LU5.7

All public facilities should be sited, designed, and buffered to fit in harmoniously with the surrounding neighborhood. 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.

Policy LU5.8

Proposals for public facilities that are not difficult to site should be processed using the minimum permitting procedures required to ensure the facilities conform with the goals and policies of this comprehensive plan while providing adequate opportunity for public input.

CENTERS OF LOCAL IMPORTANCE (CoLI)**GOAL LU6****Designate the Roy town center as a Center of Local Importance under VISION 2040 and the Pierce County Countywide Planning Policies.**

Discussion. The Roy Town Center CoLI (**Figure 3-1**) includes a mix of commercial uses including retail, office, service and restaurant uses. The center also includes a number of residences and public and quasi-public uses such as the community's city hall, fire station, library, post office and religious institutions. The city's largest undeveloped tract of land planned and zoned for mixed use development is located within this center. The Roy Town Center CoLI is centered on SR 507 (McNaught Street South and Water Street South) and includes vacant land owned by the BNSF Railroad where the community would like to establish a town commons. The Town Center CoLI represents the historic core area of the Roy community.

Policy LU6.1

Ensure that development standards, design guidelines, level of service standards, public facility plans and funding strategies support focused development within the Roy Town Center CoLI.

Policy LU6.2

Recognize the Town Center CoLI in all relevant local, regional policy, planning and programming forums.

Policy LU6.3

Leverage local, regional, state and federal agency funding for needed public facilities and services within the Town Center CoLI. Give priority to this center for multimodal transportation projects that will increase mobility to, from and within this center.

ENVIRONMENTAL QUALITY**GOAL LU7**

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

Policy LU7.1

The city should enforce standards that will achieve environmentally sensitive development when it occurs within and adjoining shoreline planning areas, critical areas, natural buffers, and areas designated as open space.

Policy LU7.2

Wetlands should be sized and categorized with respect to their natural features rather than with respect to city boundaries. Wetlands that are contiguous across jurisdictional boundaries should be treated according to their total size and characteristics.

Policy LU7.3

To allow reasonable use of property while protecting the environment, reduction or variation of residential lot sizes, density 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.

Policy LU7.4

Performance standards should be considered as a regulatory alternative to fixed zoning regulations in and around environmentally sensitive areas.

Policy LU7.5

City 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 city employees and citizens.

Policy LU7.6

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.

Policy LU7.7

The city should seek to protect wildlife habitat resources by preventing the indiscriminate and unnecessary removal of native trees, shrubs, and ground covers; by promoting the protection of areas that provide food, cover, resting, and nesting areas for wildlife; and by protecting and enhancing the quality of Muck Lake and Muck Creek waters.

Policy LU7.8

The city should support the preservation, protection and, where possible, restoration of natural habitat critical for the conservation of salmonid species listed under the Federal Endangered Species Act. Aquatic ecosystems, associated habitats and aquifers should be protected and maintained or restored through the use of management zones, development regulations, incentives for voluntary efforts of private landowners and developers, land use designations, habitat acquisition programs or habitat restoration projects. The city should support efforts to remove invasive species and re-plant cleared areas with native plants.

Policy LU7.9

The city should effectively administer the Roy Shoreline Master Program, which applies to certain activities located within shoreline areas adjoining Muck Lake and Muck Creek.

Policy LU7.10

The city should ensure that there is “no net loss” of wetlands by function and values.

Policy LU7.11

The city 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.

Policy LU7.12

City 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.

Policy LU7.13

Development activities and land uses within the city should be managed to minimize noise; light and glare; and water, soil, and air pollution.

WATER RESOURCES

GOAL LU8

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

Policy LU8.1

Private and public development and redevelopment 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.

Policy LU8.2

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.

Policy LU8.3

Where removal of trees or other vegetation may result in runoff and erosion, the city should require effective erosion control during and after the tree or vegetation removal. Where extensive removal of trees or other vegetation occurs, the city may require restoration and replanting consistent with landscaping guidelines and significant tree retention and protection standards.

Policy LU8.4

The city should pursue opportunities to support the development of a sanitary sewer system to serve the community by working with Pierce County, the Tacoma Pierce County Health Department, the Washington State Departments of Health and Ecology, and other relevant agencies to explore options for providing wastewater service to the City and its UGA.

Policy LU8.5

City procedures and programs should be structured to minimize pollutants entering storm, surface, ground, and creek waters from city-owned and city-maintained properties. City procedures and programs should encourage the city's citizens to minimize non-point pollutants contributed from buildings, landscapes, automobiles, and similar sources.

Policy LU8.6

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. Regulations should be developed and implemented as necessary to ensure management of potentially contaminating wastes from commercial and industrial operations. Other protective regulations should be developed as appropriate to protect ground water.

Policy LU8.7

City procedures, programs, and water rates should be structured to minimize the city's consumption of water and to improve the water conservation habits of Roy's citizens.

Policy LU8.8

The city should encourage Low Impact Development (LID) in areas where soils and geology support it.

Discussion: The goal of low impact development is to mimic the predevelopment hydrology of a site using a combination of site planning and structural design strategies to control runoff rate and volumes. Achieving this goal will help to prevent physical, chemical and biological degradation to streams, lakes, wetlands and other natural aquatic systems from commercial, residential or industrial development sites. Low impact development can provide many environmental and economic benefits:

- Improved Water Quality. Stormwater runoff can pick up pollutants such as oil, bacteria, sediments, metals, hydrocarbons and some nutrients from impervious surfaces and discharge these to surface waters. Using LID practices will reduce pollutant-laden stormwater reaching local waters. Better water quality increases property values and lowers government clean-up costs.
- Reduced Number of Costly Flooding Events. In communities that rely on ditches and drains to divert runoff to local waterways, flooding can occur when large volumes of stormwater enter surface waters very quickly. Incorporating LID practices reduces the volume and speed of stormwater runoff and decreases costly flooding and property damage.
- Restored Aquatic Habitat. Rapidly moving stormwater erodes stream banks and scours stream channels, obliterating habitat for fish and other aquatic life. Using LID practices reduces the amount of stormwater reaching a surface water system and helps to maintain natural stream channel functions and habitat.
- Improved Groundwater Recharge. Runoff that is quickly shunted through ditches and drains into surface waters cannot soak into the ground. LID practices retain more rainfall on-site, allowing it to enter the ground and be filtered by soil as it seeps down to the water table.
- Enhanced Neighborhood Beauty. Traditional stormwater management infrastructure may include unsightly pipes, outfalls, concrete channels and fenced basins. Using LID broadly can increase property values and enhance communities by making them more beautiful, sustainable and wildlife friendly.

To more fully support the use of LID where feasible, the City should review and revise its development policies and regulations, as warranted, to improve their effectiveness. The city should consider adoption of the Low Impact Development Technical Guidance Manual for Puget Sound. This manual was prepared by the Washington State University Extension and Puget Sound Partnership with the participation and support of a broad range of stakeholders.

Policy LU8.9

The city should adopt and implement the latest version of the Department of Ecology Stormwater Management Manual for Western Washington.

DEVELOPMENT REGULATIONS AND PERMIT PROCESSING**GOAL LU9**

Roy should continue to refine its permit process for development and other local government approvals, as needed, to ensure that it is timely and fair to all affected parties.

Policy LU9.1

Development regulations should be periodically reviewed and revised to ensure 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.

Policy LU9.2

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 and amendments thereto. Development regulations that are significantly inconsistent with this comprehensive plan should be given high priority for rapid revision.

Policy LU9.3

Procedures for processing permits should be periodically reviewed and modified to improve interdepartmental coordination, ensure uniform processing for all permit applications, enhance communication with applicants, combine and simplify processing steps, and minimize processing time.

Policy LU9.4

Inputs from developers, business proprietors, residents, and other interested parties should be solicited concerning updates to regulations and permit processing procedures.

Policy LU9.5

Permit applications for minor projects of a routine nature should be processed at the staff or consultant 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.

Policy LU9.6

The city should maintain adequate staff, equipment and technical support as needed to ensure meaningful revision and enforcement of development regulations and timely processing of permits.

Policy LU9.7

The city should consider the impact of land use policies and regulations on the rights of private property owners. The city should take steps to ensure the rights of private property owners are protected through a cost effective and timely appeal process.

Policy LU9.8

The city should support local community groups in critical habitat restoration and enhancement efforts through reduced or waiver of permit fees and streamlined permitting procedures.

INTERJURISDICTIONAL PLANNING

GOAL LU10

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

Policy LU10.1

The city should participate in various county and regional organizations concerned with the implementation of the Growth Management Act and the planning and funding of transportation projects.

Policy LU 10.2

The city should support the development of interjurisdictional programs that address regional problems and issues that affect the city and the central Puget Sound region. Examples of regional issues include affordable housing, transportation, health care, open space corridors, and economic growth.

Policy LU10.3

The city should seek to develop and adopt interlocal agreements to address concerns relating to land use, new development, and redevelopment. The city should attempt to reach agreements with adjacent jurisdictions to ensure that land uses adjacent to Roy are compatible with Roy land uses. The city should also seek

agreements with adjacent jurisdictions to minimize and mitigate the negative impacts to Roy of land uses and development in adjacent jurisdictions.

Policy LU10.4

The city 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 county-wide network.

Policy LU10.5

The city should work with adjacent jurisdictions to coordinate watershed/aquatic restoration planning and implementation activities within a watershed.

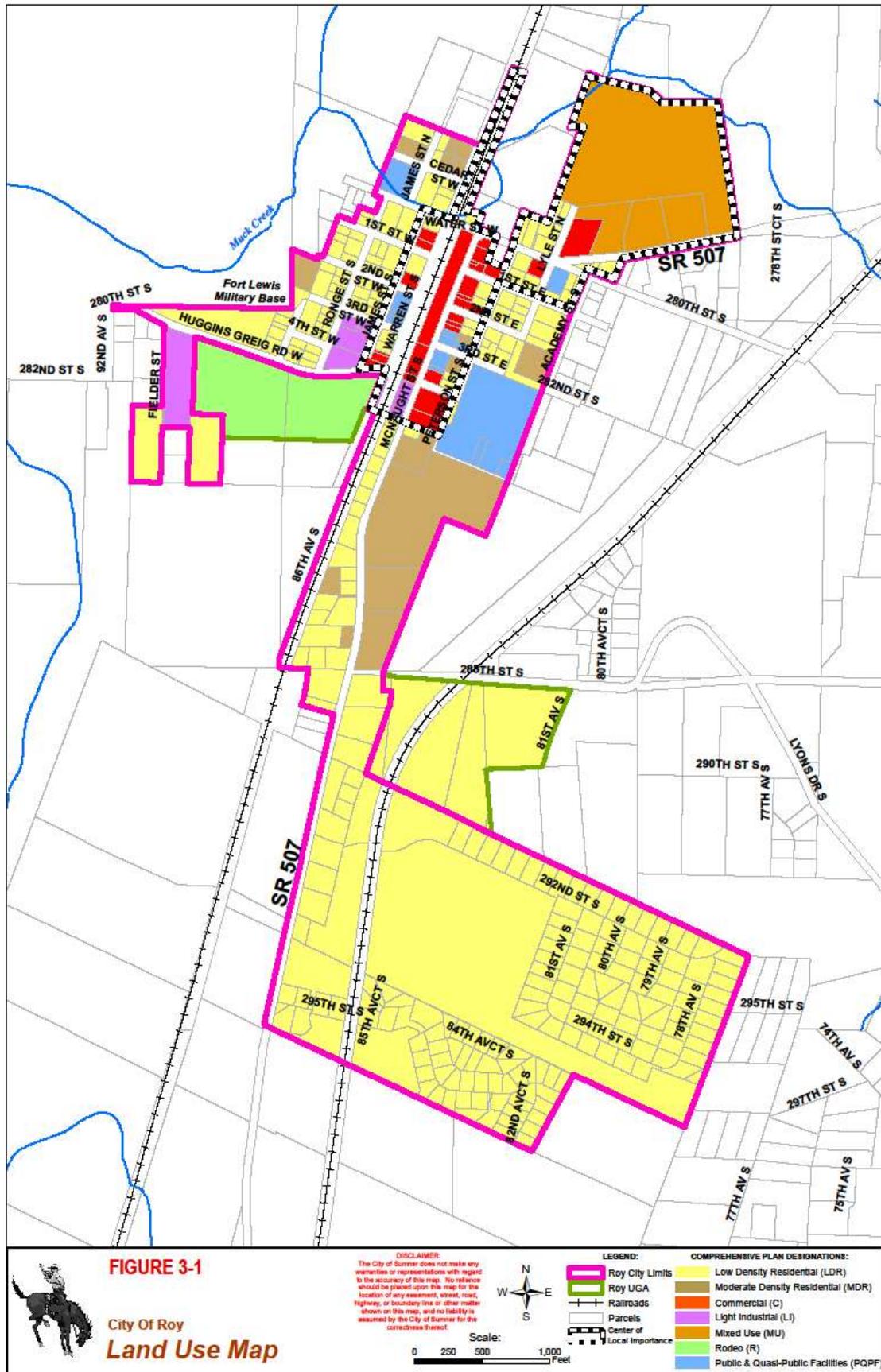
LAND USE DESIGNATIONS

Land use designations for this comprehensive plan have been determined largely by existing land uses and development opportunity. Some older historic areas within Roy are extensively developed but provide limited infill development and redevelopment opportunities. Residential areas annexed to the city during the past two decades were developed recently enough that redevelopment opportunities are limited. Considerable development and redevelopment potential does exist, however, in close proximity to State Route 507. Thus, goals and policies, while addressing infill development and redevelopment, also focus on the ongoing maintenance, refinement, and improvement of the existing community. This comprehensive plan emphasizes maintaining and enhancing Roy's unique community character through land use designations and goals and policies that cultivate the presence of desirable features in existing neighborhoods and through development and redevelopment.

Land use designations for Roy and its UGA (**Figure 3-1**) include:

- Low density residential
- Moderate density residential
- Commercial
- Light Industrial
- Mixed Use
- Public and Quasi Public Facilities
- Rodeo

The remainder of this section defines each land use designation for Roy and its UGA and provides an overview of the City's designated critical areas.



LOW DENSITY RESIDENTIAL (LDR)

Intent and Allowable Uses

The LDR designation is intended to preserve and enhance the character of existing single detached housing neighborhoods. These include well-established neighborhoods platted and developed in a traditional grid pattern in the historic core of the community. LDR areas also include neighborhoods more recently designed and built to Pierce County standards and subsequently annexed to the city. New development must fit within the context of these existing neighborhoods and be integrated in terms of pedestrian and vehicular connections.

LDR areas may include the following housing types:

- Single detached dwelling units, including manufactured and mobile homes, and small lot development designed in accordance with the city's Small Lot Design Standards and Guidelines
- Attached and detached accessory dwelling units
- Family group homes including adult family homes
- Assisted living facilities, congregate care facilities, convalescent homes, hospice care centers, residential care facilities and residential treatment facilities in accord with the applicable goals and policies of this comprehensive plan

Additional uses in LDR areas include public facilities that support residential neighborhoods. For example, streets, sidewalks and other pedestrian facilities, bike paths and associated facilities, neighborhood parks, and utilities will be allowed. Infrastructure for utilities may include, but is not limited to, storm drainage, power, water, natural gas, and telecommunications facilities. In addition, other small public facilities compatible with the surrounding neighborhood will be allowed. Home occupations that are compatible with the surrounding neighborhood will be allowed.

Building Intensity

A building intensity of 5 to 10 dwelling units per acre may be achieved in LDR areas, depending on the zoning and development pattern. LDR properties zoned Single Family Residential are limited to 5 units per acre. Properties zoned Traditional Residential Design are limited to 10 units per acre. However, allowable building intensity is limited by a property's capacity to accommodate on-site sewage disposal -- as well as bulk regulations, impervious surface coverage limits, and other provisions specified in the city's Land Development Code. For example, the Tacoma Pierce County Health Department may require a minimum of 12,500 square feet of lot area for newly platted single detached housing lots -- which would equate to approximately 3 units per acre.

MODERATE DENSITY RESIDENTIAL (MDR)

Intent and Allowable Uses

The MDR Designation is intended to provide for a diversity of housing types, where appropriate. Multi-family development standards and guidelines ensure that new multifamily housing will be integrated into the community and be compatible with the surrounding context while providing functional, safe, vibrant and desirable neighborhoods. Development plans must use compact development patterns that achieve pedestrian-friendly, human-scale neighborhoods.

The MDR Designation generally applies to areas previously developed for mobile home parks, larger underdeveloped tracts located adjacent to State Route 507, and several isolated small parcels previously developed for multifamily dwellings. MDR areas may include the following housing types:

- Family group homes including adult family homes
- Duplex dwelling units
- Assisted living facilities, including congregate care facilities, convalescent homes, hospice care centers, residential care facilities and residential treatment facilities in accord with the applicable goals and policies of this comprehensive plan
- Multifamily dwelling units
- Mobile home parks

Additional uses in MDR areas include public facilities that support residential neighborhoods. For example, streets, sidewalks and other pedestrian facilities, bike paths and associated facilities, neighborhood parks, and utilities will be allowed. Infrastructure for utilities may include, but is not limited to, storm drainage, power, water, natural gas, and telecommunications facilities. In addition, other small public facilities compatible with the surrounding neighborhood will be allowed. Home occupations that are compatible with the surrounding neighborhood will be allowed.

Building Intensity

A maximum building intensity of 20 dwelling units per acre may be achieved in MDR areas, depending on the development pattern. Allowable building intensity is limited by a property's capacity to accommodate on-site sewage disposal -- as well as bulk regulations, impervious surface limits, and other provisions specified in the city's Land Development Code.

COMMERCIAL (C)

Intent and Allowable Uses

The C designation is intended to provide opportunities for a broad mix of retail establishments, personal, professional and business services, institutions, recreational and cultural uses, and other facilities that provide services for the needs of nearby residents and businesses and the larger community. Site and building design

encourage pedestrian and bicycle use while accommodating motorized vehicles. Community and public spaces are incorporated into developments that include large retail establishments. High quality landscaping is used to make the area attractive, functional and to minimize negative impacts on nearby uses. Other measures, such as buffering and screening requirements and limits on hours of operation, may be used to reduce impacts to nearby residences. In addition, Western Design Overlay standards apply to development in the C designation area. Limited residential uses above the ground floor level of vertical mixed-use buildings are encouraged. Public facilities will be allowed, as will quasi-public facilities that are compatible with the surrounding development.

Building Intensity

Allowable building intensity in C areas is limited by a property's capacity to accommodate on-site sewage disposal -- as well as bulk regulations, impervious surface limits and other provisions are specified in the city's Land Development Code.

LIGHT INDUSTRIAL (LI)

Intent and Allowable Uses

The LI designation is intended to provide an environment conducive to the development of a broad range of light industrial activities. It is also intended to accommodate certain limited commercial land uses that provide necessary personal and business services for the industrial area. The LI designation generally applies to areas previously developed for industrial use including agricultural resource land use.

Building Intensity

Allowable building intensity in LI areas is limited by a property's capacity to accommodate on-site sewage disposal -- as well as bulk regulations, impervious surface limits and other provisions are specified in the city's Land Development Code.

MIXED USE (MU)

Intent and Allowable Uses

The MU designation is intended to provide flexibility in the development of large tracts of land and to enable the city, property owners and developers to respond to changing demographics and market conditions when formulating development proposals. The MU designation encourages innovative designs that will serve community needs, reflect local preferences, and minimize impacts on the environment. The MU designation accommodates a wide range of uses that may include residential, commercial, light industrial, and other non-residential uses. Uses may be mixed within a site and within individual structures.

Proposals are subject to planned development approval in accordance with RCC 11-31. Residential development within an MU zoning district must comply with the development standards and guidelines specified for the TRD and/or MFR zoning

districts. Commercial and light industrial development must comply with the development standards and guidelines specified for the C and LI zoning districts, respectively. In addition, Western Design Overlay standards apply to development in the MU designation area.

Building Intensity

Allowable building intensity in MU areas is limited by a property's capacity to accommodate on-site sewage disposal -- as well as bulk regulations, impervious surface limits and other provisions specified in the city's Land Development Code.

PUBLIC AND QUASI-PUBLIC FACILITIES (PQPF)

Intent and Allowable Uses

Figure 3-1 identifies areas that are designated for public and quasi-public facilities. The areas identified are used for, or could be used for, public facilities such as schools, libraries, parks, major utilities and other government-owned facilities. The areas identified are also suitable for quasi-public facilities such as privately-owned utility facilities, religious institutions, and private organizations offering services complementing or supplementing services typically offered by government agencies.

To improve visual clarity on the land use map, public facilities that occur throughout the city, such as paths and utilities, are not shown on the land use map. Such facilities are discussed in the transportation, utilities, and capital facilities elements of this comprehensive plan.

Building Intensity

Building intensity for a public or quasi-public facility depends upon the purpose of the facility. Because public facilities may occur in conjunction with other land uses, any public facility that is proposed must harmonize with surrounding development and must not exceed the building intensity of the surrounding area. In addition, allowable building intensity may be limited by a property's capacity to accommodate on-site sewage disposal -- as well as bulk regulations, impervious surface limits and other provisions specified in the city's Land Development Code.

RODEO (R)

Intent and Allowable Uses

The R designation is intended to ensure that the Roy Pioneer Rodeo grounds remain in use as a facility for community and festival events including rodeos, sporting events, open air sales, and government sponsored events. It accommodates utility facilities such as well sites, the pasturing and working of livestock, and short term camping -- including recreational vehicles.

Building Intensity

Allowable building intensity in R areas is limited by a property's capacity to accommodate on-site sewage disposal -- as well as bulk regulations, impervious surface limits and other provisions specified in the city's Land Development Code.

LANDS USEFUL FOR PUBLIC PURPOSES

Figure 3-1 indicates lands useful for public purposes. Lands that may be useful for public purposes include those designated in the land use map for public and quasi-public facilities. In addition, lands useful for parks, recreation, and open space are, by definition, useful for public purposes. Finally, lands for which commercial uses are designated also have potential usefulness for public purposes. Public or quasi-public facilities are considered a secondary use in commercial areas and must be compatible with surrounding development. All public and quasi-public facilities must be appropriately sited and buffered in accord with the goals and policies of this comprehensive plan.

CRITICAL AREAS AND NATURAL RESOURCE LANDS

The GMA includes a requirement to designate, classify, and enact development standards for critical areas. Critical areas are defined as the following areas and ecosystems: wetlands, areas with a critical recharging effect on aquifers used for potable water, fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas.

The city updated its development regulations for critical areas in 2004 to incorporate the best available science and special consideration for anadromous fisheries as required by RCW 36.70A.172. The city subsequently updated these regulations in 2015 to ensure consistency with amended state law as part of the mandatory GMA periodic review for comprehensive plans and development regulations.

Roy's Shoreline Master Program, which constitutes an element of the Comprehensive Plan and is codified at RCC Title 12, includes within its Appendix 1 a series of maps that identifies the city's critical areas, as follows:

- Figures 1a and 1b Wetlands (proposed SMP Boundary minimum jurisdiction)
- Figures 5a and 5b Frequently Flooded Areas (floodway and flood hazard zones)
- Figure 6 Fish and Wildlife Habitat Conservation Areas (fish distribution)
- Figure 7 Aquifer Recharge Areas
- Figure 8 Geologically Hazardous Areas (steep slopes, potential erosion and landslide hazard areas)

The GMA also requires the designation of natural resource lands of long-term commercial significance. These areas include forest, agriculture, and mineral resource lands. Natural resource lands are not found within the City of Roy or its UGA.

POPULATION, HOUSING UNIT AND EMPLOYMENT TARGETS

The Growth Management Act requires Pierce County to designate urban growth areas based upon the urban growth management population projection made for the County by the Office of Financial Management. Counties have the authority, as regional governments, to allocate population and employment to the cities within their boundaries. In addition, VISION 2040 requires Pierce County and its cities and towns to adopt housing unit and employment targets, taking into account PSRC’s Regional Growth Strategy regional geographies and their respective growth shares for population and employment.

Roy must plan for a 20-year planning horizon under the GMA and therefore must show it can accommodate projected growth for a 20-year period – 2015 through 2035. Pursuant to Pierce County Ordinance No. 2011-36s, however, the Pierce County Council has established population, housing unit, and employment targets for 2030 -- rather than for 2035. Roy has used straight-line projections extending from 2030 to establish growth projections for 2035. The adopted Pierce County targets for Roy and 2035 projections are summarized in **Table 3-2**.

Table 3-2

GMA Population, Housing Unit and Employment Targets				
Population	Estimated 2008 Population	2008-2030 Population Growth	2030 Total Population Allocation	2035 Population
	875	195	1,076	1,120
Housing Unit	Estimated 2010 Housing Units	2008-2030 Housing Unit Growth	2030 Total Housing Units Allocation	2035 Housing Units/Growth from 2030 to 2035
	326	161 (169)	487	527/40
Employment	2010 Total Employment Estimate	2008-2030 Total Employment Growth	2030 Total Employment Target	2035 Employment
	158	184	342	384

Population/Housing Capacity

The City must demonstrate it can accommodate the population growth shown in **Table 3-2** during this planning horizon by identifying that it has enough developable land

zoned at sufficiently high enough densities to be able to realize this growth. Pierce County has assigned Roy a housing target of 487 units for 2030. According to the US Census Bureau, the City had a total of 326 housing units in 2010. The difference between existing units and the 2030 target represents 161 additional units over a two decade period. The Pierce County Buildable Lands Report (July 2014) identifies that an additional 8 displaced units need to be factored in to recognize that some of the City's underutilized parcels will be unavailable for redevelopment due to site-specific circumstances. As a result, the report states that Roy's 2030 housing need is 169 additional units. Using straight-line growth projections through 2035 results in increased housing need of 40 additional units for a total housing need of 209 additional units.

The Buildable Lands Report also states that current residential land capacity is 142 units. This capacity is 27 fewer units than needed to meet the 2030 housing target and 67 fewer units than needed to meet the 2035 projection. These figures, however, understate Roy's capacity by not including the residential development potential provided for in the City's Mixed Use and Commercial zoning classifications.

Since adoption of Roy's GMA Comprehensive Plan in 2004 and Land Development Code in 2009, the City's development policies and regulations have reflected the community's preference for maintaining existing housing character and densities within its single-detached housing neighborhoods. In order to accommodate additional growth consistent with the City's 2030 population and housing targets and 2035 projections – without significantly increasing densities and changing housing types in these single-detached housing neighborhoods, Roy intends to accommodate this growth through limited residential development in its Mixed Use and Commercial land use designations, and Mixed Use and Commercial zoning classifications.

Areas designated and zoned Mixed Use include three parcels totaling 27.4 acres of vacant land. The City assumes that 60 percent of this property will develop for residential use, at a density of 3.75 units per acre, resulting in 62 units.

Areas designated and zoned Commercial include one 0.1 acre parcel of vacant land and 18 parcels totaling 6.7 acres of developed or partially developed land. Although the C zone allows a maximum density of 5 units per acre, the City assumes the number of units likely to be developed will be one unit per acre because of the extent to which C zoned parcels are currently developed for non-residential use and unlikely to be extensively redeveloped for residential use. Rounding up, the City's C zoned lands will accommodate a total of 7 units. The combined residential capacity of the MU and C areas will increase Roy's residential land capacity by an estimated 69 units, thereby satisfying the County-assigned housing (and population) growth targets and meeting the 2035 projections.

Employment Capacity

In terms of employment capacity, Roy has been assigned a 2030 employment target of 342. Extending this figure to 2035 increases this target to 382. The Buildable Lands Report estimates Roy's employment to be 158 – implying the City would need to

accommodate employment growth of 184. Technical adjustments summarized in the report, however, result in additional employment needs of 167. Increasing employment by 40 through 2035 results in an additional employment need of 207. Employment capacity based on Roy zoning in effect at the time of buildable lands analysis was 555, which exceeds by 388 the minimum additional capacity needed to meet the 2030 target and by 348 to meet the 2035 projection. Therefore, the City is not required to increase employment capacity for this purpose.

PLANNED LAND USE IN ADJACENT JURISDICTIONS

Land use within Joint Base Lewis McChord, located north and west of Roy, is regulated by the federal government. JBLM has released a Land Compatibility Analysis Report (April 2015 Final Draft) that identifies existing and potential future incompatible land uses around the base. The report develops recommendations for mitigating the effects of incompatibility that support the common interests of the Joint Land Use Study Partners engaged in base-area planning and coordination – including Roy. Pierce County jurisdiction applies to Roy’s UGA and other lands surrounding the City. The County’s land use designations for Roy’s UGA and surrounding area are those indicated in the *Pierce County Comprehensive Plan* and shown on the *Pierce County Comprehensive Plan Land Use Designations Map*.

MAJOR CHARACTERISTICS -- ADJACENT LAND USE DESIGNATIONS

Table 3-3 lists Pierce County land use designations located in close proximity to Roy and identifies the most similar land use designation in Roy. The primary permitted uses for each land use designation are summarized to identify potential inconsistencies and incompatibilities with Roy land uses – existing and planned. Roy will coordinate with Pierce County, as appropriate, to address any consistency and compatibility issues.

Table 3-3

Pierce County Designations	Roy Designations
<i>Moderate Density Single-Family</i> – single-family housing 4 du/acre with sewer; 6 du/acre without sewer, accessory dwelling unit	<i>Low Density Residential</i> -- single-family housing 5-10 du/acre depending on zone (lower densities allowed when sewer is unavailable); accessory dwelling unit
<i>Rural 10</i> – one unit per 10 acres + density bonuses; accessory dwelling unit	None comparable
<i>Agricultural Resource Land</i> – agricultural uses	None comparable
<i>Activity Center</i> -- recreational, cultural, or educational activities that draw people from throughout the area, not just surrounding neighborhoods or the community in which the activity is located	<i>Rodeo</i> – rodeos and other events

PIERCE COUNTY LAND USE DESIGNATIONS IN ROY’S UGA

Figure 3-1 identifies Roy's UGA in which Pierce County currently has jurisdiction over land use designations and regulatory authority over development. The land use designations in Pierce County are generally comparable to Roy’s land use designations for its UGA. These designations are noted in **Table 3-4**.

Table 3-4

Area	Pierce County Designation	City of Roy Designation
288 th Street	<i>Moderate Density Single-Family</i>	<i>Low Density Residential, which is generally consistent with the pattern of existing development</i>
Rodeo Grounds	<i>Activity Center</i>	<i>Rodeo, which reflects current and projected future use of the site</i>