

Land Use and Population

2-1. INTRODUCTION

The City of Fife's (City) *Comprehensive Plan* (Comprehensive Plan) was originally adopted in 1996 and updated in 2005. The Plan was most recently amended in 2013. The Plan was developed to meet the requirements of the State of Washington Growth Management Act (GMA). The GMA requires consistency between land use and utility plans and their implementation. This chapter demonstrates the compatibility of the City's General Sewer Plan (GSP) with other plans, identifies the designated land uses within the existing and future service areas, and presents population projections within the City's planning area.

2-2. COMPATIBILITY WITH OTHER PLANS

Introduction

To ensure that this GSP is consistent with the land use policies of all agencies involved, planning documents or land use maps for the following jurisdictions were examined.

- City of Fife
- Pierce County
- City of Tacoma

Growth Management Act

The State of Washington GMA of 1990 (and its multiple amendments) defined four goals relevant to this GSP.

1. Growth should be in urban areas.
2. There should be consistency between land use and utility plans and their implementation.
3. There should be concurrency of growth with public facilities and services.
4. Critical areas should be designated and protected.

Urban Growth Area

The GMA requires that Pierce County (County) and the City cooperate in designating an Urban Growth Area (UGA) adjacent to the City's existing corporate limits. As part of the development of its 1996 Comprehensive Plan, the City designated an UGA that would accommodate the City's projected population growth and projected growth within the unincorporated portion of the UGA for a 20-year planning period. The current UGA is shown in **Figure 2-1**.

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Consistency

The GMA requires planning consistency from two perspectives. First, it requires consistency of plans among jurisdictions. This means that plans and policies of the City and County must be consistent per the Revised Code of Washington (RCW) 36.70A.100. Second, the GMA requires the implementation of the GSP be consistent with the comprehensive plans (RCW 36.70A.120).

Concurrency

Concurrency means that adequate public facilities and services are provided at the time growth occurs. For example, growth should not occur where schools, roads, and other public facilities are overloaded. Concurrency ensures that public dollars are used efficiently and that quality of life is preserved. To achieve this objective, the GMA directs growth to areas already served or readily served by public facilities and services (RCW 36.70A.110). It also requires that when public facilities and services cannot be maintained at an acceptable level of service, new development should be prohibited (RCW 36.70A.110).

Critical Areas

The GMA requires that critical areas be designated and protected. Critical areas include fish and wildlife habitat, flood zones, aquifer recharge areas, streams, creeks, rivers, lakes, wetlands, and other surface water, and geologic hazard areas, such as steep slopes and liquefaction zones. The State Environmental Policy Act (SEPA) checklist in **Appendix G** addresses other environmental concerns.

City of Fife Comprehensive Plan

The Land Use Element of the City of Fife's Comprehensive Plan is the City's vision of how growth and development should occur over a 20-year horizon. While the Land Use Element goals and policies set forth general standards for locating land uses, the Comprehensive Plan's Land Use map indicates geographically where certain types of uses may be appropriate. The Land Use map is a blueprint for development of an area, whereas the zoning code is the regulatory means for implementing development.

The Land Use Element articulates many of the same goals and concerns of the GMA. Like the GMA, the Land Use Element seeks to accommodate growth while preserving the City's character and protecting the environmentally sensitive areas. It seeks to promote a strong local economy and vital commercial and industrial districts by focusing economic development within them and establishing development guidelines. The Utilities Element ensures that new development will be adequately serviced without compromising existing levels of service, similar to the principal of concurrency as defined in the GMA.

The City adopted its Comprehensive Plan in 2005 and recently amended it in 2013. According to the City's Plan on page 4-4, the population with the City's Forecast Analysis Zone (FAZ) is expected to reach 10,268 by 2024 and most of the growth is anticipated to occur within the City

limits. According to the City's Comprehensive Plan, the City's FAZ closely approximates the UGA plus all of Fife Heights.

Pierce County Comprehensive Plan

The County Comprehensive Plan designates land use for unincorporated Pierce County, including the City's and Tacoma's UGAs served by the City's sewer service area. The County Comprehensive Plan was developed in response to the requirements of the Washington State GMA. The Pierce County Comprehensive Plan integrates citizen's ideas, concerns and preferences into statements of how the County should be developed, what development regulations should accomplish, what facilities and services levels are needed and how publicly funded improvements should support these objectives. The County Comprehensive Plan is codified as Title 19A of the Pierce County Code.

The City's and Tacoma's UGAs encompassed in the City's service area have the following designations.

- Moderate Density Single-Family – Four dwelling units per acre without sewer, or six dwelling units per acre with sewer.
- Employment Center – Wide variety of industrial uses with some limited commercial uses. It also allows temporary Housing Units (18A.33.400).
- Mixed-Use District – Wide range of commercial, multi-family, and residential uses. 20 dwelling units per acre as base density, 8 dwelling units per acre as minimum density, and 25 dwelling units per acre as maximum density.

Pierce County Buildable Lands Report

The 2014 Pierce County Buildable Lands Report (Appendix F Buildable Lands of the Pierce County Report) evaluates whether sufficient capacity exists in the County's UGAs to accommodate the 20-year population target. Buildable Lands presented an Adopted 2030 Employment Target for the City of 19,300 (Table 10, page 92) and a 2030 Total Housing Units Needed of 4,457 (Table 7, page 90). According to Table 8 and Table 11 of the Buildable Lands, the City has the housing and employment capacity to meet these targets. Future right-of-way for the State Route 167 (SR-167) re-alignment was deducted from the inventory.

2-3. LAND USE

The City limits currently encompasses an area of approximately 3,657 acres, or 5.7 square miles. The City's UGA encompasses an additional 183 acres outside of the current City limits for a total area of 0.3 square miles. A majority of the UGA area and the northeastern portion of the City limits is currently served by the County. Approximately 115 acres of the area within the City limits consists of the Puyallup River basin. The City's Land Use Map, shown in **Figure 2-1**, guides development within the City and its UGA. Land use outside the UGA is designated by the County.

Approximately 15 percent of the area within the current City limits is designated for residential use, as indicated in **Table 2-1**. Approximately 24 percent is designated for commercial land, approximately 40 percent is designated for industrial land; and approximately 5 percent is designated for public facilities. The remaining 16 percent of the land area within the City limits is non-designated right-of-way and water bodies. The undesignated area includes various undesignated right-of-way in the City, including Interstate 5 and State Route 99. Within the City’s unincorporated UGA, a much higher percentage of land use, approximately 64 percent, is designated for residential use as shown in **Table 2-1**.

**Table 2-1
Land Use Designation**

Land Use Type	City Limits	Unincorporated UGA
Residential ¹	14.9%	63.7%
Commercial ²	24.3%	4.2%
Industrial	40.2%	0.4%
Public Facilities	4.7%	1.0%
Transportation, Communication, Utilities	N/A	0.1%
Vacant	N/A	23.5%
Non-designated ³	15.9%	7.2%
Total	100.0%	100.0%

NOTES:

1. Residential land use includes residential land use types and mobile home and residential outbuilding land uses.
2. Commercial land use includes business park, community commercial, neighborhood commercial, regional commercial, and other commercial land uses.
3. Non-designated land uses include non-designated right-of-ways.

2-4. POPULATION

Household Trends

In 2014, the Office of Financial Management (OFM) estimated that 1,683 housing units, or 43 percent, were single-family residential, approximately 2,183 housing units, or 55 percent, were multi-family residential, and approximately 91 housing units, or 2 percent, were “mobile homes and specials.” This information is presented in **Table 2-2**.

**Table 2-2
OFM Estimates of Housing Units**

Single Family Housing Units	Multi-Family Housing Units	Mobile Homes and Specials
1,683	2,183	91

OFM data from the 2010 Census showed that (66) percent of the dwelling units in the City were occupied by renters while the other (34) percent were occupied by owners. The 2010 Census

indicates an average household size of 2.5 persons per household within the City and an average household size of 2.6 persons per household within the County. The average household size reported in the Census is based on an average of the household size for owner occupied housing units and renter occupied housing units.

Existing and Future City Population

The City has experienced rapid population growth and extensive physical developments since 1990. The population of the City increased approximately 94 percent from 2000 to 2013 based on OFM estimates. **Table 2-3** illustrates the historical annual population growth since 2000, with the years 1980 and 1990 included for reference.

**Table 2-3
Population Trends within the City Limits**

Year	Population
Historical	
1980	1,823
1990	3,864
2000	4,784
2001	4,927
2002	4,977
2003	5,110
2004	5,162
2005	5,200
2006	6,609
2007	7,725
2008	8,248
2009	8,426
2010	9,173
2011	9,220
2012	9,235
2013	9,290
2014	9,405

NOTE:
The sources of the historical population numbers are the decennial census and Washington Office of Financial Management intercensal estimates.

Projected future growth and employment for the City limits is shown in **Table 2-4** and **Table 2-5**, respectively. The projected population data was prepared in collaboration with the Puget Sound

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Regional Council planning department. The 2014 OFM intercensal estimates are the baseline populations for the City population projections.

The projections for the City populations are based on 2035 growth targets in accordance with the *Countywide Planning Policies for Pierce County* (Appendix H), adopted August 27, 2012. The projections assume that the City will grow by approximately 1 person per year until 2030 and 18 people per year thereafter until 2035.

**Table 2-4
Population Projections within the City Limits**

Year	Population
Projected	
2015	9,406
2016	9,408
2017	9,409
2018	9,410
2019	9,411
2020	9,413
2021 (+ 6 years)	9,414
2022	9,415
2023	9,416
2024	9,418
2025 (+ 10 years)	9,419
2026	9,420
2027	9,421
2028	9,423
2029	9,424
2030	9,425
2031	9,443
2032	9,461
2033	9,479
2034	9,497
2035 (+ 20 years)	9,515

NOTE:

Population projections were provided the City of Fife and prepared by Puget Sound Regional Council.

**Table 2-5
Employment Projections within the City Limits**

Year	Employment
Historical	
2010	12,346
2014	12,221
Projected	
2015	12,657
2016	13,093
2017	13,528
2018	13,964
2019	14,399
2020	14,835
2021 (+ 6 years)	15,271
2022	15,706
2023	16,142
2024	16,577
2025 (+ 10 years)	17,013
2026	17,363
2027	17,714
2028	18,064
2029	18,415
2030	18,765
2031	19,081
2032	19,398
2033	19,716
2034	20,033
2035 (+ 20 years)	20,350

NOTE:
Employment projections per Puget Sound Regional Council's Land Use Targets Maintenance Release 1 (LUT-MR1).

