

FINDINGS OF FACT

1. The County Council finds the proposed amendments implement a transfer and development rights program providing tools for Pierce County to keep resource and rural farm lands, forest lands, shorelines, recreational conservation lands, recreational trails and habitat areas intact by fairly compensating landowners for their lands' development potential.
2. The County Council finds by transferring or purchasing development rights, development is shifted from areas that are not intended for growth or not suitable for growth to areas that can accommodate urban growth with the necessary infrastructure and services.
3. The County Council finds the residential or commercial value of farmland greatly exceeds the property's agricultural value.
4. The County Council finds converting the agricultural land base introduces residences or other use types into traditionally agricultural areas, thereby creating incompatible uses.
5. The County Council finds farmland prices are a significant barrier for incoming farmers to acquire farmland or for current farmers to expand their agricultural operations.
6. The County Council finds farmland conversion trends indicate that new programs are needed to address economic and land use issues in the agricultural sector.
7. The County Council finds current conservation efforts do not fully meet Pierce County's conservation needs.
8. The County Council finds the proposed amendments promote responsible development to accommodate the County's inevitable population growth.
9. The County Council finds the proposed amendments are implementation steps for improving the viability of agriculture in the County as described in the *Pierce County Agriculture Strategic Plan*.
10. The County Council finds the proposed amendments provide alternative real estate options for farmers that would preserve the farmland while allowing the land owner to realize economic value of its development potential.
11. The County Council finds recognizing current market forces and conditions and development pressures of farmland in close proximity to urban growth areas and for purposes of the proposed amendments only, sending sites designated ARL and



1 sending sites designated ARL in the Mid-County and Alderton-McMillin Community
2 Plan areas and within 1,000 feet of a city's urban growth area shall have a base
3 density higher than the prescribed base densities in Title 18A.
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5 12. The County Council finds realizing that Comprehensive Plan Amendment requests
6 may result in an increase in development potential and hence, appraised land
7 values, the proposed amendments adequately and fairly establish a process for
8 the amendment requestor to achieve the desired outcome.
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10 13. The County Council finds stakeholders including members of the agriculture
11 community, Alderton-McMillin Community Planning Board members, the FARM
12 Board, Pierce Conservation District, Washington State University Extension,
13 development industry, County staff, and others were involved in the development
14 of the proposed amendments.
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16 14. The County Council finds the proposed amendments will play a vital role in
17 supporting Pierce County's economy, infrastructure, public health, and
18 environment.
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20 15. The County Council finds the proposed amendments are in the best interest and
21 general welfare of the citizens of Pierce County.
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23 16. The County Council finds that the Planning Commission held a public hearing on
24 June 26, 2007.
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26 17. The County Council finds that the Planning Commission voted 6-0 to approve the
27 proposed amendments at the June 26, 2007, public hearing.
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