ERRATA TO STAFF REPORT

DATE: February 28, 2017

TO: Pierce County Planning Commission

FROM: Sean Gaffney, Planning Manager

BY: Deirdre Wilson, AICP, Planner IV

SUBJECT: Proposed amendments to various Pierce County Codes related to Low Impact Development (LID) to comply with requirements in Pierce County’s Phase I Municipal Stormwater NPDES Permit.

The following items are proposed in response to a request from Pierce County Surface Water Management and review by the Peninsula and Key Peninsula Advisory Commissions. Changes from initial code attachments are shown in yellow where appropriate.

RECOMMENDATION

All changes herein are consistent with the intent of the LID cleanup and are recommended by staff. Staff comments are shown below the proposed amendments.

Title 11

Storm Drainage and Surface Water Management

11.05.030 Definitions.

H. "Discharge" means to throw, drain, release, dump, spill, empty, emit, or pour forth any matter or to cause or allow matter to flow, run, or seep from land to be thrown, drained, released, dumped, spilled, emptied, emitted, or poured into water.

I. "Drainage Facility" means the system that collects, conveys, and stores surface and stormwater runoff. Drainage facilities shall include, but not be limited to, all surface and stormwater conveyance and containment facilities owned or operated by Pierce County included pipelines, channels, ditches, infiltration facilities, retention/detention facilities, erosion/sedimentation control facilities, and other drainage structures and appurtenances, and natural systems including rivers, streams, swamps, lakes, wetlands, marine waters, closed depressions, and groundwater flooding areas within unincorporated Pierce County.
Errata to Staff Report
Planning Commission
February 28, 2017
2

Staff Comment:
The change here is to retain the above definitions at the request of Surface Water Management staff. The context and use of discharge in Chapter 11.05 is broader than the Manual and is inclusive of existing development and any other activity. Drainage facility is not defined in the Manual.

Title 18A
DEVELOPMENT REGULATIONS – ZONING

18A.35.040 Parking.
E. Parking Quantity Standards. The number of off-street parking spaces shall be determined by using Table 18A.35.040-1. In the case of a land use not specifically mentioned in Table 18A.35.040-1, required off-street parking shall be determined by the approval authority.

4. Exceeding Maximums. The approval authority may allow the total amount of parking spaces to exceed the maximums when for any parking that is constructed of pervious permeable pavement materials or is accommodated in a multi-storied or underground parking structure and meets the requirements of Chapter 10 of the Pierce County Stormwater Management and Site Development Manual.

Staff Comment:
For consistency with definitions found in the Manual, the terms ‘permeable pavement’, and ‘pervious surface’ are used.

Title 18J
DEVELOPMENT REGULATIONS – DESIGN STANDARDS AND GUIDELINES

18J.15.030 Tree Conservation.

The purpose of this Section is to retain and/or restore the overall tree canopy in the County by using plant materials as a unifying element and tool to protect the health, safety and welfare of the public, by using the environmental services provided by Trees to mitigate the negative effects of loss to native wildlife biodiversity and impervious surfaces and vehicular traffic such as increased temperatures, airborne particulates, carbon dioxide, noise, and stormwater runoff.

Staff Comment:
This change to recognize County biodiversity policies was suggested by the Peninsula Advisory Commission.

18J.15.060 Infill Compatibility.
D. Standards.
1. The rear yard setback for new homes which abut the lower density development shall be a minimum of 30 feet. Detached structures accessory to the home may be built within the rear yard, pursuant to zone setbacks, as long as the accessory structure does not exceed 12 feet in height;
2. The rear lot line shall be fenced with a 6-foot sight obscuring fence or sight obscuring vegetated screening alternative such as evergreen shrubs or trees. See Landscape Level 3 in PCC 18J.15.040 H. for full screen plant spacing standards; and
3. A note regarding the required setback and fence shall be included on the final platting document.

Staff Comment:
The Peninsula Advisory Commission suggested adding reference to the L3 full screen plant spacing standards identified in the countywide design standards.

18J.15.090 Parking Lot Landscaping.
D. Standards.
   1. General.
      a. Planting areas shall be fully protected by curbs, wheel stops, or other appropriate means to prevent injury to plants from pedestrian or vehicular traffic, except that minor curb cuts are allowed for sheet flow into planting areas used as stormwater facilities.
      g. Native and Drought Tolerant Western Washington Plants. Refer to PCC 18J.15.100, Plant Lists, for required landscape plant selection standards. For bioretention areas within planting areas, refer to the plant list in the Pierce County Stormwater and Site Development Manual.

18J.15.180 Recreational Areas.
B. Credits.
   1. Trails. When a site is located along a proposed regional trail, a linear section of land may be required to be dedicated and developed as a condition of project approval.
      a. Such portion of land shall be credited on a square footage basis towards any required active recreation area dedication.
      b. Trails should be constructed of permeable pavement materials where feasible.

18J.15.185 Residential.
G. Guidelines.
   1. Carefully consider the placement of doors and windows into the shared space between dwelling units to maximize the sense of privacy.
   2. Harmony and continuity of colors and materials should be considered and should complement the neighborhood.
   3. The overall color scheme and materials used should create the appearance of reducing building prominence and complementing the natural environment.
   4. Emphasize the entrance of a building and make it more distinct by using pavement materials and landscaping to direct pedestrians to the entrance. Use of pervious surfaces in building entrances is encouraged.
18J.17 Small Lot Design.
18J.17.030 Site Design.

C. Sidewalks, Pathways, and Pedestrian Entry Easements.

1. **Design Objective.** Create a network of sidewalks and other paths throughout the neighborhood to reduce the reliance on the automobile and provide opportunities for interaction and activity.

   a. **Standards.**

      (2) Pathway.

         (b) A pathway shall be constructed of paved asphalt or porous materials such as porous paving stones, crushed gravel with soil stabilizers, and paving blocks with planted joints, permeable pavement materials, and shall be a minimum of 4 feet wide. Design specifications for permeable pavement are found in the Pierce County Stormwater and Site Development Manual.

D. Site Coverage.

1. **Design Objective.** Design small lot neighborhoods to maximize stormwater infiltration within the development site and to minimize the amount of stormwater that is transferred off-site.

   a. **Standards.**

      (1) Site Coverage. The maximum percentage of total impervious surface for small lot developments under this Chapter shall not exceed 70 percent.

   b. **Guidelines.**

      (1) The maximum "effective" impervious surface should not be greater than 10 percent of the site.

      (2) Preserve as much native vegetation on-site as possible.

      (3) The use of pervious surfaces consistent with the Pierce County Stormwater and Site Development Manual is encouraged. Porous concrete, porous paving stones, reinforced turf, crushed gravel with soil stabilizers, and paving blocks with planted joints are examples of acceptable materials that can be used for driveways, pathways, sidewalks, and patios.

18J.17.040 Lot Standards.

G. Open Space Requirements.

1. **Design Objective.** Provide residents with a more livable community through a hierarchy of open spaces within the community.

   a. **Standards.**

      (2) Common Open Space.

         (h) Permeable materials is the Pervious surfaces are preferred option for trails and other hard surfaces.
H. Placement of Open Space.
   1. Design Objective. Common open space requirements shall provide a hierarchy or variety of open spaces throughout the neighborhood in the form of parks, common greens, pocket parks, and pedestrian easements.
      a. Standards.
         (5) Pedestrian easement.
            (b) Permeable materials is the Pervious surfaces are preferred option for trails and other hard surfaces.

18J.40.050 Urban Area Design Standards and Guidelines.
C. Landscaping Design.
1. Design Objective – Enhancement Corridors. State Route 16, Canterwood Blvd., and Burnham Drive are designated as enhancement corridors (except for those properties designated as "visual interchange mode" as shown on the City of Gig Harbor's visually Sensitive Areas Map). Development within 300 feet of the SR-16 right-of-way and within 100 feet of the Canterwood Blvd. and Burnham Drive right-of-way must either be 100 percent screened or conform to all of the following design criteria if required screening cannot be achieved within 3 years. The purpose of these enhancement corridors is to maintain the scenic beauty, which characterizes highway travel across the peninsula, to maintain a more distinct City "edge", and to provide visual separation between zone classifications.
   a. Standards.
      (5) Parking lots designed for more than 16 cars and which are visible from SR 16 shall either be completely screened or meet the following landscape standards:
         (a) Provide continuous tree canopy throughout parking lot. Parking lots must include a continuous tree canopy between parking rows. At maturity, the tree canopy shall shade 35 percent of the parking stall area at high sun in the summer. This shading requirement may be modified as needed for projects that incorporate bioretention areas in the parking lot.

Staff Comment:
For consistency with definitions found in the Manual, the terms ‘permeable pavement’, and ‘pervious surface’ are used. Where appropriate and for clarification, ‘areas’ has been added to bioretention.