

1 Sponsored by: Councilmember Terry Lee
2 Requested by: Executive/Planning and Land Services

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4
5 ORDINANCE NO. 2009-18s2
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8 **An Ordinance of the Pierce County Council Amending the Pierce County Code,**
9 **Title 18, "Pierce County Development Regulations – General**
10 **Provisions," Title 18A, "Pierce County Development Regulations**
11 **– Zoning," Title 18B, "Pierce County Development Regulations**
12 **– Signs," Title 18E, "Pierce County Development Regulations –**
13 **Critical Areas," Title 18F, "Pierce County Development**
14 **Regulations – Land Divisions and Boundary Changes," Title**
15 **18H, "Pierce County Development Regulations – Forest**
16 **Practices and Tree Conservation," and Title 18J, "Pierce County**
17 **Development Regulations – Design Standards and Guidelines";**
18 **Including Substantive and Other Clarifying and Technical**
19 **Amendments Affecting Various Use Types, Design Standards,**
20 **and Definitions; Adopting Findings of Fact; and Setting an**
21 **Effective Date.**

22
23 **Whereas,** periodic updates to Title 18A, Pierce County Development Regulations
24 – Zoning, are necessary to correct problems which have been identified by those using
25 the document, or to clarify areas which are subject to interpretation; and

26
27 **Whereas,** since the adoption of Title 18, "General Provisions," Title 18A, "Pierce
28 County Development Regulations – Zoning," Title 18B, "Pierce County Development
29 Regulations – Signs," Title 18E, "Pierce County Development Regulations – Critical
30 Areas," Title 18F, "Pierce County Development Regulations – Land Divisions and
31 Boundary Changes," Title 18H, "Pierce County Development Regulations – Forest
32 Practices and Tree Conservation," and Title 18J, "Pierce County Development
33 Regulations – Design Standards and Guidelines," Planning staff has compiled a list of
34 necessary "clean-up" amendments that will provide for clear and predictable
35 implementation of the regulations; and

36
37 **Whereas,** Chapter 36.70A of the Revised Code of Washington (the Growth
38 Management Act) requires the County to adopt development regulations that are
39 consistent with and implement the adopted Comprehensive Plan; and



1 **Whereas**, the Pierce County Council passed three Resolutions in 2007 and 2008
2 requesting that the Planning and Land Services Department develop and analyze
3 amendments to the Development Regulations to address specific issues of concern;
4 and

5
6 **Whereas**, Resolution No. R2007-149 requested that the Planning and Land
7 Services Department evaluate the impacts of indoor and outdoor wedding facilities and
8 other uses described in the Civic Use Category under the Community and Cultural
9 Services Use Type in Title 18A, "Pierce County Development Regulations – Zoning," to
10 determine if opportunities exist to consolidate levels, and that the recommended action
11 be presented to Planning Commission for recommendation back to Council; and

12
13 **Whereas**, Resolution No. R2008-23 directed staff to consider potential
14 amendments to the Pierce County Development Regulation Series (18, 18A, 18B, 18E,
15 18H, and 18J, Pierce County Code), conduct necessary environmental review, and refer
16 the amendments to the Planning Commission and applicable Land Use Advisory
17 Comissions for recommendation; including modifications to setback requirements,
18 significant tree retention requirements, native vegetation retention and replacement
19 requirements, grading requirements within community plan areas, off-premises signs,
20 and other modifications to the Pierce County Development Regulations; and

21
22 **Whereas**, Resolution No. R2008-71s requested that Planning and Land Services
23 include the Garfield Street Activity Center Design Guidelines in amendments to the
24 Pierce County Development Regulations for 2008, and that those guidelines be referred
25 to Planning Commission and the Parkland-Spanaway-Midland Land Use Advisory
26 Commission for recommendation back to Council; and

27
28 **Whereas**, Planning and Land Services conducted the necessary public and
29 environmental review to consider the proposed amendments contained herein; and

30
31 **Whereas**, the Planning and Land Services Department presented the proposed
32 amendments to the Pierce County Planning Commission for its review and
33 consideration at meetings held on November 25, 2008, December 9, 2008, and
34 January 13, 2009; and

35
36 **Whereas**, the Planning Commission made its final recommendation on the
37 proposed amendments at a regular meeting on January 13, 2009; and

38
39 **Whereas**, the Community Development Committee of the Pierce County Council
40 met to consider all of the Planning Commission's recommendations on March 2, 2009;
41 and



1 **Whereas**, this Ordinance is in the best interest and general welfare of the
2 citizens of Pierce County; **Now Therefore**,

3
4 **BE IT ORDAINED by the Council of Pierce County:**

5
6 Section 1. Title 18 of the Pierce County Code, "Pierce County Development
7 Regulations – General Provisions," is hereby amended as shown in Exhibit A, which is
8 attached hereto and incorporated herein by reference.

9
10 Section 2. Title 18A of the Pierce County Code, "Pierce County Development
11 Regulations – Zoning," is hereby amended as shown on Exhibit B, which is attached
12 hereto and incorporated herein by reference.

13
14 Section 3. Title 18B of the Pierce County Code, "Development Regulations –
15 Signs," is hereby amended as shown in Exhibit C, which is attached hereto and
16 incorporated herein by reference.

17
18 Section 4. Title 18E of the Pierce County Code, "Development Regulations –
19 Critical Areas," is hereby amended as shown in Exhibit D, which is attached hereto and
20 incorporated herein by reference.

21
22 Section 5. Title 18F of the Pierce County Code, "Development Regulations –
23 Land Divisions and Boundary Changes," is hereby amended as shown in Exhibit E,
24 which is attached hereto and incorporated herein by reference.

25
26 Section 6. Title 18H of the Pierce County Code, "Development Regulations –
27 Forest Practices and Tree Conservation," is hereby amended as shown in Exhibit F,
28 which is attached hereto and incorporated herein by reference.

29
30 Section 7. Title 18J of the Pierce County Code, "Development Regulations –
31 Design Standards and Guidelines," is hereby amended as shown in Exhibit G, which is
32 attached hereto and incorporated herein by reference.

33
34 Section 8. Findings of Fact are hereby adopted as shown in Exhibit H, which is
35 attached hereto and incorporated herein by reference.

36
37 Section 9. If any of the provisions of this Ordinance are held illegal, invalid, or
38 unenforceable, the remaining provisions shall remain in full force and effect; and
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40



1 Section 10. The effective date of this Ordinance shall be _____,
2 2009.

3
4 Section 11. The Office of Economic Development shall monitor large scale
5 warehousing activity (warehousing greater than 250,000 square feet in area) in Pierce
6 County through June 1, 2012, and provide a report on the same to the Council no later
7 than September 1, 2012. The purpose of this monitoring and reporting is to evaluate
8 and report on warehousing trends in Pierce County, the potential effects of Ordinance
9 No. 2009-18s2 on warehousing activity, changes in industrial land availability, and
10 whether modifications to the permitting requirements for large scale warehousing should
11 be considered.

12
13 **PASSED this _____ day of _____, 2009.**

14
15 ATTEST:

PIERCE COUNTY COUNCIL
Pierce County, Washington

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17
18
19 _____
20 **Denise D. Johnson**
21 Clerk of the Council

Roger Bush
Council Chair

22
23
24 _____

Pat McCarthy
Pierce County Executive
Approved _____ Vetoed _____, this
27 _____ day of _____,
28 2009.

30
31 Date of Publication of
32 Notice of Public Hearing: _____

33
34 Effective Date of Ordinance: _____

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