

AGENDA
Channel Migration Zone Citizen Advisory Committee
Wednesday, March 4th, 2009
6:30 – 8:30 p.m.
Pierce County Central Maintenance Facility
4812 196th St. E., Spanaway

Objective: Complete evaluation of current Pierce County CMZ regulations and make recommendations as appropriate.

6:30	Introductions, Review Agenda & Announcements	Don Hawkins (Chair), Melissa Paulson (PCSWM),
6:45	Review CAC Recommendations on CMZ Regulations from February Meeting	Don, All
7:00	Development Standards in Pierce County CMZs (Continuation from February Discussion) – Types of development: New, Existing-Improvement, Existing-Rebuild/Replacement – Hazard areas: Severe, Moderate, Low <i>Action: Evaluate current CMZ regulations and make recommendations for changes (see attached matrix for discussion notes from last meeting)</i>	Don, All
7:30	Break	All
7:45	Development Standards in Pierce County CMZs (cont'd)	Don, All
8:15	Miscellaneous Updates – Status of CAC letter to CMZ property owners – Guidelines for final recommendations to Council	Don, Tom, All
8:30	Wrap Up and Adjourn	Don, Melissa, All

Drive Directions to the Pierce County Central Maintenance Facility: The CMF is located approximately at the intersection of Canyon Road and 196th St. E. in Puyallup. Note: 196th is a new street, not yet recognized on Google Maps. Use “Canyon Rd E & 192nd St. E.” for approximate directions.

From Hwy 512, travel south on Canyon approximately 5.5 miles to 196th St. E.

From Hwy 7 (Ashford), turn right on 22nd Ave. E. (before the Roy Y); turn right on 176th St. E.; turn right onto Canyon Rd.

If you have questions about this agenda, please contact Melissa Paulson, Pierce County Surface Water Management, at (253)798-4686 or mpaulso@co.pierce.wa.us.

CMZ CAC Suggested Discussion Framework: Regulation Standards in Pierce County CMZ Hazard Areas

How should development standards and regulations reflect differences in: 1) Type of development; and 2) CMZ hazard severity?

Development/CMZ Hazard	“Active” (Areas where no levee exists - Severe)	“Potential” (Previously severe areas behind levees - Moderate)	“Everything Else” (Areas currently mapped as Moderate or Low and that are not currently regulated)
<p>New Development – Vacant land with an intent to build; lots may be existing or subdividable; new structures on already-developed lots would also fall into this category (e.g., garages, tool sheds, etc.)</p>	<p><i>e.g., Not allowable</i> Not allowed? Agricultural & Recreational development should be allowed (some <i>is</i> currently allowed) Allow: - non-permanent structures - Water-related structures - Some filling</p>	<p><i>e.g., Allowable if conditions X, Y and Z are met</i></p>	<p><i>e.g., Unrestricted</i></p>
<p>Improvement – Substantial improvements to existing structures include any remodels or modifications that increase the structure’s value by 50% or more over a five-year period; may or may not increase the footprint of the structure; designated Historic Places and correction of code violations are not included in this category (see Title 18E.20.070)</p>	<p>Allow: - 2nd story additions - Enlargement of footprint - Some filling Garages, carports and other non-residential structures should be allowed as improvement (vs. “new development”) Improvement of historic structures should be addressed through the variance process</p>		
<p>Replacement – Repair, rebuilding or replacement of an existing structure after it has been damaged; Damage may be sustained by channel migration, flooding, or other causes (e.g., fire, earthquake, landslide, etc.)</p>	<p>Allow fill to the previous (pre-flood) grade if it washes away Replacement should be allowed if damage is due to fire or other non-water related event? Replacement of historic structures should be addressed through the variance process</p>		