



2401 South 35th Street
Tacoma, Washington 98409-7460

May 14, 2013

TO: All Interested Parties

RE: *Addendum to the Final and Supplemental Environmental Impact Statements* for the Pierce County Development Regulations. Amendments are proposed in Title 2-Administration; Title 5-Business Licenses and Regulations, Chapter 8.88, Watercraft Regulations; Chapter 12.44, Parades, Motorcades, Runs and Assemblies; Construction and Infrastructure Regulations, Title 17B-Road and Bridge Design and Construction Standards, Manual on Design Guidelines and Specifications for Road and Bridge Construction; Development Regulations, Title 18- General Provisions, Title 18A – Zoning, Title 18B – Signs, Title 18F – Land Divisions and Boundary Changes, Chapter 18H.30, Development Moratoria; and Title 18J – Design Standards and Guidelines.

Pierce County has issued an Addendum to the *Final Supplemental Environmental Impact Statement (Final SEIS), Development Regulations, June 1995 and Final Environmental Impact Statement (FEIS), Directions for Protecting and Restoring Habitat, July 2004*. The June 1995 Final SEIS addressed the impacts of the Development Regulations which were adopted in July 1995 to implement the Pierce County Comprehensive Plan in accordance with the Growth Management Act.

These amendments are proposed as part of a code consolidation effort initiated by the Pierce County Council. Authority to commence the Code Consolidation project was received via acceptance by the Pierce County Council of the Economic Development Division's "Economic Stimulus Report", on September 15, 2008 and by Pierce County Council Resolutions R2008-77s and R2009-56.

In accordance with the State Environmental Policy Act (SEPA) requirements, an Addendum may be used to add new information about a proposal provided that it does not substantially change the analysis of significant impacts and alternatives in the existing environmental document (WAC 197-11-600). Pierce County has determined that the proposed amendments to the Development Regulations do not substantially change the analysis of impacts previously discussed in the Final SEIS/EIS or any of the environmental documents included through the phased environmental review process.

The Addendum includes a fact sheet, background material, the discussion of the proposed amendments to the regulations, and necessary environmental documentation. The Addendum has been prepared in accordance with WAC 197-11-600 and 197-11-625 and has been distributed to the Department of Ecology and agencies with jurisdiction.

If you have questions concerning this Addendum to Final SEIS, please contact Sean Gaffney at (253) 798-2724 or (253) 798-3736.

Sincerely,

Dennis Hanberg
Director/Environmental Official



ADDENDUM
TO
FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT (June 1995)
FOR
AMENDMENTS TO THE
PIERCE COUNTY DEVELOPMENT REGULATIONS

Prepared in compliance with the State Environmental Policy Act

May 14, 2013

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FACT SHEET**Title and Description of Proposed Action**

Amendments are proposed in Title 2 - Administration; Title 5 – Business Licenses and Regulations, Chapter 8.88, Watercraft Regulations; Chapter 12.44, Parades, Motorcades, Runs and Assemblies; Construction and Infrastructure Regulations, Title 17B – Road and Bridge Design and Construction Standards – Manual on Design Guidelines and Specifications for Road and Bridge Construction, Development Regulations, Title 18 – General Provisions, Title 18A – Zoning, Title 18B – Signs, Title 18F – Land Divisions and Boundary Changes, Chapter 18H.30 Development Moratoria; and Title 18J – Design Standards and Guidelines.

This Addendum adds analyses and information to the June, 1995 *Final Supplemental Environmental Impact Statement (FSEIS) for Development*.

Proponent

Pierce County Planning and Land Services Department

Tentative Adoption Date

The Planning Commission held hearings on March 26, 2013 and April 23, 2013. The County Council hearings are scheduled for June 2013. It is expected that the regulations will become effective late this summer.

Lead Agency

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Date of Issue:	May 14, 2013
Environmental Review Process	Pierce County has used a phased review process for the non-project actions required by Washington State's Growth Management Act, including the Comprehensive Plan and Development Regulations. Pierce County intends to continue to use this phased review for adoption of amendments to the Comprehensive Plan and Development Regulations that implement the Plan.
Location of Background Material and Documents Incorporated by Reference	Background material and documents used to support development of this Addendum are available for review at the Pierce County Planning and Land Services Department, 2401 South 35th Street, Tacoma, WA 98409, (253) 798-3736.
Relation to Other Documents	A series of environmental documents have been prepared by Pierce County to evaluate the impacts of the Pierce County Comprehensive Plan and amendments to the plan. These documents, noted in the Background section of this Addendum to the Final SEIS, are incorporated by reference. Pierce County intends to continue to use a phased environmental review approach for analyzing Comprehensive Plan amendments or other GMA documents related to the Comprehensive Plan or Development Regulations. Additional environmental documentation, in the form of supplemental EISs, addenda, or other State Environmental Policy Act (SEPA) determinations may be made as the Pierce County Comprehensive Plan is further implemented. This document is not intended to satisfy individual project SEPA requirements.

INTRODUCTION

In June 1995, a Final Supplemental Environmental Impact Statement (Final SEIS) was released which, in conjunction with the April 1995 Draft SEIS, addressed the probable significant adverse impacts of adoption of the Development Regulations. The Development Regulations implement the policies and objectives of the Pierce County Comprehensive Plan and were adopted by the Pierce County Council in July 1995. The Comprehensive Plan and Development Regulations are in compliance with and implement the Washington State Growth Management Act.

This Addendum addresses amendments proposed by Planning and Land Services to the Pierce County Development Regulations which are both substantive and technical that are necessary to consolidate and clarify related regulations already in effect. Authority to commence the Code Consolidation project was received via acceptance by the Pierce County Council of the Economic Development Division's "Economic Stimulus Report", on September 15, 2008. The Pierce County Council, through Resolution R2008-77s, with an additional resolution in support of the effort on June 12, 2009, R2009-56, requested the Planning and Land Services Department to embark on a phased code consolidation and efficiency project.

BACKGROUND

A. DEVELOPMENT REGULATIONS

In 1990 the Washington State Legislature passed the Growth Management Act (GMA) which required certain local jurisdictions to prepare and adopt comprehensive land use plans to direct growth and development for a 20-year period. The GMA also required that regulations be prepared and adopted to implement the policies set forth in local comprehensive plans. Pierce County adopted the Comprehensive Plan in November, 1994 which became effective in January, 1995. To implement the Comprehensive Plan, Pierce County adopted the Development Regulations, in July of 1995. Amendments, additions, and updates to the Comprehensive Plan and Development Regulations have been ongoing since 1995.

B. ENVIRONMENTAL REVIEW

Pierce County has used a phased environmental review process to analyze the environmental impacts of the Comprehensive Plan and Development Regulations. A table that lists environmental documents prepared to date can be viewed at the Planning and Land Services Department. The information and analyses contained in the environmental documents described in the table identify the environmental impacts associated with the Comprehensive Plan and implementing regulations. For complete information and disclosure of impacts these documents should also be referenced. This Addendum addresses the impacts of the proposed amendments to Development Regulations and supplements information in the April 1994 Draft SEIS and June 1994 Final SEIS for the Comprehensive Plan, and April 1995 Draft SEIS and June 1995 Final SEIS for the implementing regulations to the Comprehensive Plan.

PROPOSED ACTION

A. SUMMARY DISCUSSION OF PROPOSED REVISION

In an effort to consolidate regulatory standards that achieve the same outcome and reduce inconsistencies, staff has identified opportunities to standardize regulations. Many of these changes are technical and necessary for clear and predictable implementation of the regulations, whereas some are more substantive. The substantive amendments result from changes necessary to reorganize and combine various related standards into one standard. This Addendum discusses both the technical and substantive changes.

This fourth phase of the code consolidation and simplification process includes the following significant components:

- Consolidation of the density and dimension tables.
- Consolidation of the sign code.
- Consolidation of temporary event regulations and recognition of Agritourism.

B. FINDINGS

1. This proposal encompasses the consolidation of related and/or redundant regulations into consolidated countywide regulations.
2. The following items are addressed in the Phase IV Code Consolidation action: definitions, land use review process, Optional DNS process, amendments to land use and preliminary plat approvals, density and dimension tables, temporary events, agritourism (agricultural product sales), animals accessory to a residence, nonconforming mobile home parks, sign standards, zoning code organization, land division exemptions, site plan review associated with design standard review, and technical corrections to the Road and Bridge Design Manual.
3. Amendments are proposed in Title 2 - Administration; Title 5 – Business Licenses and Regulations, Chapter 8.88 Watercraft Regulations; Chapter 12.44 Parades, Motorcades, Runs and Assemblies; Construction and Infrastructure Regulations Title 17B – Road and Bridge Design and Construction Standards – Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County, Development Regulations Title 18 – General Provisions, Title 18A – Zoning, Title 18B – Signs, Title 18F – Land Divisions and Boundary Changes, Chapter 18H.30 Development Moratoria; and Title 18J – Design Standards and Guidelines. The amendments consist of substantive amendments and technical clarifications and corrections to the regulations necessary for Phase IV of the code consolidation process.
4. Authority to commence the Code Consolidation project was received via acceptance by the Pierce County Council of the Economic Development Division’s “Economic Stimulus Report”, on September 15, 2008, and by Pierce County Council resolution R2008-77s, with an additional resolution R2009-56 in support of the effort on June 12, 2009.

5. The project does not alter zoning designations which determine land use and which may result in urbanization.
6. In an effort to consolidate regulatory standards that achieve the same outcome and reduce inconsistencies, staff has identified opportunities to standardize regulations. Many of these changes are technical and necessary for clear and predictable implementation of the regulations, whereas some are more substantive.
7. In coordination with the fourth phase of code consolidation, the Pierce County Public Works and Utilities Department proposes technical corrections and amendments to Construction and Infrastructure Regulations Title 17B, Road and Bridge Design and Construction Standards.
8. In coordination with the fourth phase of code consolidation substantive changes outside the scope of consolidation, which do not conflict with comprehensive plan policies, are proposed in the following Titles.
 - A. Title 18, Development Regulations – General Provisions.
 - (1) The process for amendment to a use permit or preliminary plat would be moved to Chapter 18.130 be consolidated from PCC 18A.85.040 and from PCC 18F.40.040. The thresholds for a minor amendment would be consolidated, and would be modified slightly to be more accommodating. For example, current code requires a major amendment (new application) for all changes to housing type. Phase IV proposes to allow changes in housing type with a minor amendment as long as the new housing type is allowed outright, and only when density remains the same.
 - B. Title 18A, Development Regulations – Zoning.
 - (1) South Hill Community Plan Area the Employment Center (EC) zone classification would be modified to allow all levels of Administrative/Professional and Eating and Drinking Establishment Use Categories. PCC Table 18A.29.010
 - (2) Alderton McMillin Community Plan Area would be modified to include add Level 1 Fish Processing, Hatcheries and Aquaculture permitted outright, and Level 2 allowed with a Conditional Use Permit in Rural 10 (R10) and Rural (R20) zone classifications. PCC Table 18A.18.020
 - (3) Level 1 of the Utility and Public Maintenance Facilities use category would be modified to accommodate unheated buildings up to 4,000 square feet, and temporary storage of vehicles for seasonal maintenance operations. PCC 18A.33.230 M
 - (4) The Agricultural Product Sales use category would be changed to Agritourism, with a new table for the associated levels of agritourism. Preference would remain for local product sales and on-site production of items sold. PCC 18A.33.260 A
 - (5) The Amusement and Recreation use category would be amended to include festival and event facilities and paintball facilities as a Level 7 use (allowed on three acres or more). PCC 18A.33.270 B

- (6) The Lodging use category would be amended to reflect consolidation of lodging facility definitions. PCC 18A.33.270 K
 - (7) The Storage and Moving use category would be amended to include reference to personal hobby activities, consistent with a Director Interpretation issued by the Department on March 24, 2009. PCC 18A.33.270 R
 - (8) Amendment to the off-street parking regulations to allow for reduction of minimum parking requirements in situations where on-street parking has historically been the parking used for a redeveloping site. PCC 18A.35.040 E.2.c
 - (9) Amendment to allow a Bed and Breakfast, accessory to a residential use, to be located upon a parcel upon which the proprietor resides, rather than specifically located within the principal single-family dwelling. PCC 18A.36.070 A.5
 - (10) Amendment to remove the animal enclosure setbacks of 45 and 75 feet from the property lines owned in common by the property owner. Also an amendment to allow reduced setbacks for small animal and small livestock enclosures and to allow up to two small livestock on lots of less than one half acres in size. PCC 18A.36.070 A.6
 - (11) Amendment to clarify the time limits for RVs, that RVs shall not be placed in critical areas, and that RVs, travel trailers, or tents may be occupied for up to 14 days without a temporary use permit. PCC 18A.38.050 E
 - (12) Amendment to state that temporary parking lots associated with a temporary use shall not remain after the temporary use has been added. PCC 18A.38.050 E
 - (13) Amendment to the nonconforming use regulations to specify that dwelling units within a non conforming mobile home park can convert only to other similar residential unit types. PCC 18A.35.130 E
 - (14) SR-704 and SR-161 will be added to the Billboard Highway Visibility Restriction list. PCC 18A.55 Billboards
- C. Title 18B, Development Regulations – Signs.
- (1) Add public parks to the list of civic uses allowed to have on and off-site reader-boards. PCC 18B.20.090
 - (2) Increase the size of signage allowed for a temporary political sign from 16 square feet to 32 square feet. PCC 18B.20.080 C
 - (3) Increase the size of a business sign allowed in the ARL zone classification from 20 square feet to 32 square feet. PCC Table 18B.30-1
 - (4) Include a new section that provides regulations for countywide electronic message signs for certain civic uses. PCC 18B.20.080
 - (5) An administrative sign variance option would be added, similar to the recently-approved land use administrative variance. PCC 18B.10.080
- D. Title 18F, Development Regulations – Land Divisions and Boundary Changes.
- (1) Exemptions and Exclusions would be amended to add an exemption for the division of land by a binding site plan for the sale or lease of industrially zoned property, provided that the division meets certain requirements. This process is authorized by RCW 58.17.035. An exemption is also added to accommodate division of county owned surplus property to allow for transfer of ownership to adjacent property owners. PCC 18F.10.060

- (2) Amendments to clarify the requirements for recorded documents and to clarify when improvements are required – with a bonding allowance for a maximum of 24 months (increased from 18 months). Chapter 18F.30 PCC
- E. Title 18J, Development Regulations – Design Standards and Guidelines.
- (1) Site Plan Review (SPR) requirements would be modified to include review criteria, and to allow for administrative review of deviations to countywide standards – but still require Land Use Advisory Commission (LUAC) review of requests to deviate from a community-specific standard. PCC 18J.10.050
9. The proposal includes an amendment to reduce the property line setback for small animal and small livestock enclosures from 45-feet to 3-feet for chickens and 10-feet for small livestock, and to allow up to two small livestock on lots of less than one half acres in size, where livestock of all sizes are prohibited today. A new definition is proposed for ‘small livestock’, which includes an animal weight limitation of 150 pounds. Raising livestock and poultry is an extension of a growing movement promoting urban agriculture. Some of the social, ecological and economic benefits of urban agriculture include: fresh and local food, food cost savings, food security, connection with food production, environmental sustainability, self-sufficiency, locally sourced food.

C. SUMMARY OF SUBSTANTIVE AND TECHNICAL AMENDMENTS

Title 2 – Administration.

A new Chapter 2.03 is proposed for ‘Amendment to Development Regulations.’ This process exists today in the Amendments Section of Title 18A, specifically in 18A.85.040 D.

Title 5 – Business Licenses and Regulations.

Chapter 5.22 Carnivals and Circuses, and Chapter 5.42 Outdoor Public Music Festivals would be deleted and replaced by new Chapter 18A.40 – Events in Title 18A.

Title 8 – Health and Welfare.

Section 8.88.390 Regattas, Races, or Aquatic Events would be deleted, and replaced by new Chapter 18A.40 – Events.

Title 12 – Roads and Rights-of-Way.

Chapter 12.44 Parades, Motorcades would be deleted, and replaced by new Chapter 18A.40 – Events.

Title 17B - Construction and Infrastructure Regulations – Road and Bridge Design and Construction Standards, Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County.

Minor technical corrections are proposed.

Title 18 – General Provisions.

Section 18.25.030 - Definitions.

- The definitions for signs in Title 18, General Provisions, which are used only in the sign code, would be deleted and inserted into the sign code, Title 18B.
- Definitions for lodging would be consolidated.

- Definitions relating to signatures and the process for platting would be corrected.
- A new definition for ‘personal hobby activities’ would be added, consistent with the Director Interpretation issued by the Department on March 24, 2009.
- The definition of net developable acreage would be changed to remove the reference to emergency vehicle access and would be replaced by shared access facilities serving two or more lots, to be consistent with Title 17B.

Chapter 18.30 – Permit and Approval Procedures.

This would be a new chapter, but the information is not new. It would be moved from the Title 18A, Section 18A.85.020.

Chapter 18.40 – Applications Filing.

This chapter would be updated to reflect current department practices.

Chapter 18.60 – Review Process.

- This chapter would be amended to make the time period for initial review of an application a consistent 30 days, and to reflect the department practice of providing 360 days for review of an application.
- An allowance would be added to give the Director the authority to grant an additional 60 days of review time for projects that could be approved within that 60 day period.
- An allowance would be added to give the Director the authority to review the permit system record of an application, and to make any necessary corrections that have resulted from inappropriate and/or missed entries.

Chapter 18.80 – Notice.

- Terms related to ‘mailing’ in this chapter would be changed to ‘transmit’ to recognize technology that may allow for alternative methods of information conveyance.
- Plat alteration notice requirements would be changed to be consistent with state law.
- The Optional DNS (Determination of Non-significance) process, outlined in WAC 197-11-355, would be added.
- The code interpretation process would be updated to reflect present practice.

Chapter 18.130 – Amendments.

This would be a new Chapter, but not new information. The information would be moved from Title 18A, Section 18A.85.040 and from Title 18F, Section 18F.40.040. The thresholds for a minor amendment would be consolidated, and would be modified slightly to be more accommodating. For example, current code requires a major amendment (new application) for all changes to housing type. Phase IV proposes to allow changes in housing type with a minor amendment as long as the new housing type is allowed outright, and only when density remains the same.

Chapter 18.150 – Revocation, Modification and Expiration.

Section 18.150.060 would be amended to include text for authority to establish expiration dates and extensions – moved from Section 18A.85.020, Permits and Approvals.

Chapter 18.160 – Vesting.

The duration of approvals for a sign permit would be added, relocated from Title 18B.

Title 18A – Development Regulations – Zoning.**Chapter 18A.15 – Residential Density and Lot Dimension.**

- Density tables would be consolidated; density provisions remain the same, with differences among the communities.
- Lot dimension regulations would be combined into that density table, also recognizing differences within the communities.
- Setback and height limits would be consolidated into a countywide standard, recognizing differences only in communities with standards established within the respective community plan – but only for lots created after the effective date of the community plan.

Chapter 18A.29 – South Hill Community Plan Area.

South Hill Community Plan area use tables would be amended to allow all levels of Administrative and Professional Offices and all levels of Eating and Drinking Establishments in the EC zone classification. Presently, the code restricts office buildings to those up to 5,000 square feet (Level 4), and those with footprints over 20,000 square feet (Level 5). And, the code restricts eating and drinking establishments to full service restaurants without an age restricted lounge (Level 3).

Chapter 18A.33 – Use Category Descriptions.

- Level 1 of the Utility and Public Maintenance Facilities use category would be modified to accommodate unheated buildings up to 4,000 square feet, and temporary storage of vehicles for seasonal maintenance operations.
- The Agricultural Product Sales use category would be changed to Agritourism, and a replacement table for the associated levels would be included. Preference would still be given to local product sales, if product sales are associated with the use, and to on-site production of items sold.
- The Amusement and Recreation use category would be amended to include festival and event facilities and paintball facilities as a Level 7 use (allowed on three acres or more).
- The Lodging use category would be amended to reflect the proposed consolidation of lodging facility definitions.
- The Storage and Moving use category would be amended to include reference to personal hobby activities, consistent with a Director Interpretation issued by the Department on March 24, 2009.

Chapter 18A.35 – Parking.

- 18A.35.040 E.2.c would be amended to allow for reduction of minimum parking requirements in situations where on-street parking has historically been the parking used for a redeveloping site.
- Personal hobby activities would be added to the storage use type in the parking regulations, consistent with the Director Interpretation issued by the Department on March 24, 2009.

Chapter 18A.36 – Accessory Development.

This would be a new chapter to replace Section 18A.33.300.

- Personal hobby activities would be added to general accessory use list as an accessory use. PCC 18A.36.060 A.16
- Bed and Breakfast, accessory to a residential use, would be allowed to be located upon a parcel upon which the proprietor resides, rather than specifically located within the principal single-family dwelling. PCC 18A.36.070 A.5
- Animal enclosure setbacks would be changed to: 3 feet for poultry or rabbits; 10 feet for other small animals and small livestock; 45 feet for livestock; and 75 feet for kennels and catteries. The setbacks would not apply to property lines owned in common by the property owner, accessory to a residential use. Up to two small livestock would be allowed on lots of less than one half acre in size. PCC 18A.36.070 A.6

Chapter 18A.38 – Temporary Development. (New chapter to replace Section 18A.33.400.)

- Clarification on time limits for RVs, that RVs shall not be placed in critical areas, and that RVs, travel trailers, or tents may be occupied for up to 14 days without a temporary use permit would be added to PCC 18A.38.050 E.
- A statement that temporary parking lots associated with a temporary use shall not remain after the temporary use has been added. PCC 18A.38.050 E

Chapter 18A.40 – Events.

This would be a new chapter resulting from the consolidation of existing language in Title 18A, Chapter 5.22 Carnivals and Circuses, Chapter 5.42 Outdoor Public Music Festivals, Section 8.88.390 Regattas, Races, or Aquatic Events, and Chapter 12.44 Parades, Motorcades.

Chapter 18A.42 – Adult Businesses.

The existing Section 18A.35.100 would be relocated to a new Chapter 18A.42, with no changes proposed.

Chapter 18A.45 – Agricultural Uses and Animals.

The existing Section 18A.35.090 would be relocated to a new chapter with minor changes to reference Title 8 regulations for Beekeeping/Apiary, and to relieve the 45 and 75 foot animal enclosure setback from lot lines in the middle of two parcels owned in common.

Chapter 18A.50 – Open Space Lands.

The existing Section 18A.35.050 would be relocated to a new chapter with no changes proposed.

Chapter 18A.55 – Billboards.

This new Chapter would be relocated to Title 18A from Title 18B - Signs, in a consolidation of Sections 18B.20.180 and 18B.80.060. Billboards are regulated by the Use Tables in Title 18A.

Chapter 18A.70 – Nonconforming Development.

The existing Section 18A.35.130 would be relocated into a new Chapter 18A.70 with changes that specify when a nonconforming mobile home park can convert to other residential unit types.

Chapter 18A.75 – Use Permits.

Technical changes would be included with clarification on when a variance may be reviewed administratively.

Title 18B – Development Regulations – Signs.

- General sign regulations would be consolidated to countywide standards. They include: Placement and Location, Accuracy and Design, Setbacks, Building and Wall Signs, Freestanding Pole and Monument Signs, Parking Lot Signage, Off-Premises Signs, Electronic Message Signs, Sign Illumination, and Chapter 18B.20 – Countywide Sign Design Regulations.
- The temporary sign section would be reorganized to clarify general regulations that apply to all temporary signs due to the prevalence and variety of temporary signs throughout the County. PCC 18B.10.040
- An administrative sign variance option would be added, similar to the recently-approved land use administrative variance. PCC 18B.10.080
- As requested by Council, a new section would be added for Electronic Message Signs – to be allowed in all urban areas for schools, public safety facilities, and regional parks, with restrictions. PCC 18B.20.080
- Sign tables that limit the size of signs for each individual community remain unconsolidated, Chapter 18B.30.
- The definitions necessary to implement and understand the sign code would be moved from Title 18 to Title 18B, Chapter 18B.60.
- Regulations relating to Billboards would be moved to new Chapter 18A.55 in Title 18A, because they are regulated as a use type rather than as a sign type.

Title 18F – Development Regulations - Land Divisions and Boundary Changes.**18F.10.060 – Exemptions and Exclusions.**

- Technical corrections proposed throughout.
- Language would be added to Section 18F.10.060 Exemption and Exclusions to exempt divisions of land for purpose of dividing County-owned surplus property for sale to adjacent property owners, and for the purpose of creating a binding site plan of certain industrial lots.
- Chapter 18F.20, Plat and Survey Preparation would be amended to clarify the signature requirements for platting documents.
- Chapter 18F.30, Dedications and Improvements would be amended to clarify the requirements for recorded documents and clarify when improvements are required – with a bonding allowance for a maximum of 24 months (increased from 18 months).

Title 18H – Development Regulations – Forest Practices.

Technical corrections are proposed in Section 18H.30.030.

Title 18J – Development Standards - Design Standards and Guidelines**18J.10.050 – Approvals Required.**

Site Plan Review (SPR) requirements would be modified to include review criteria, and to allow for administrative review of deviations to Countywide standards – but still require LUAC review of deviations to a community-specific standard.

D. ENVIRONMENTAL REVIEW AND DOCUMENTATION

Summary Analysis

The proposed amendments do not conflict with any policies or principles contained within the Comprehensive Plan or the respective community plans. The changes do not pose any probable significant environmental impacts. Those changes that could possibly create impacts would be evaluated and mitigated at the time of development permit application. Environmental impacts could occur as a result of reduced setbacks for animal enclosures and the allowance for up to two small livestock on lots of less than one half acre in size, but those impacts are improbable and/or insignificant when balanced with the environmental gains.

This Addendum is used as part of a phased environmental review process utilized by Pierce County Planning and Land Services since the adoption of the Comprehensive Plan and Development Regulations in 1995. Pierce County has used a phased review process for the non-project actions required by Washington State's Growth Management Act, including the Comprehensive Plan and Development Regulations. Pierce County intends to continue to use this phased review for adoption of amendments to the Comprehensive Plan and Development Regulations that implement the Plan and update the regulations accordingly.

The earlier environmental documentation prepared in conjunction with the Pierce County Comprehensive Plan and Development Regulations, as referenced in this document, addressed a range of alternatives and impacts. The proposed amendments do not create any new probable significant adverse environmental impacts.