December 14, 2011

TO: All Interested Parties

RE: Addendum to the *Final Supplemental Environmental Impact Statement for the Pierce County Development Regulations* to address amendments to Pierce County Code Title 18A – Zoning, Title 18B – Signs, Title 18J – Design Standards and Guidelines, and the Zoning Atlas, implementing 2011 Amendments to the Pierce County Comprehensive Plan and making related changes to Title 18A – Zoning regarding allowed uses in the Park & Recreation zone classification.

Pierce County has issued an Addendum to the *Final Supplemental Environmental Impact Statement (FSEIS), Development Regulations, June 1995*. The June 1995 FSEIS 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.

This Addendum addresses changes to the Pierce County Development Regulations Title 18A – Zoning, Title 18B – Signs, Title 18J – Design Standards and Guidelines, and the Zoning Atlas. The amendments implement the 2011 Amendments to the Pierce County Comprehensive Plan adopted in Ordinance 20121-60s2, and make related changes to Title 18A – Zoning regarding allowed uses in the Park & Recreation zone classification.

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 FSEIS or any of the environmental documents included through the phased environmental review process.

The Addendum includes a fact sheet, background material, 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.

For information regarding this Addendum, please contact Mike Erkkinen at (253)798-2705.

Sincerely,

DENNIS HANBERG
Interim Director/Environmental Official
ADDENDUM

TO

FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT
(June, 1995)

for

Amendments to the

PIERCE COUNTY DEVELOPMENT REGULATIONS
IMPLEMENTING 2011 AMENDMENTS TO THE PIERCE COUNTY
COMPREHENSIVE PLAN AND MAKING RELATED CHANGES TO TITLE
18A – ZONING REGARDING ALLOWED USES IN THE PARK &
RECREATION ZONE CLASSIFICATION

Prepared in compliance with the State Environmental Policy Act

December 14, 2011
# TABLE OF CONTENTS

FACT SHEET ................................................................................................................................. ii

INTRODUCTION ...........................................................................................................................1

BACKGROUND .............................................................................................................................1
   A. DEVELOPMENT REGULATIONS .......................................................................1
   B. ENVIRONMENTAL REVIEW ..............................................................................2

PROPOSED ACTION .....................................................................................................................2
   A. SUMMARY DISCUSSION OF PROPOSED REVISIONS ...................................2
   B. ENVIRONMENTAL REVIEW AND DOCUMENTATION .................................4
FACT SHEET

| Title and Description of Proposed Action | The proposed action includes amendments to the Pierce County Development Regulations Title 18A - Zoning, Title 18B – Signs, Title 18J – Design Standards and Guidelines and the Zoning Atlas. The amendments implement the 2011 Amendments to the Pierce County Comprehensive Plan, adopted in Ordinance 2011-60s2, and modify utility uses permitted in the Park and Recreation (PR) zone classification in areas of the County where Ordinance 2011-60s2 redesignated properties to PR. This Addendum adds analyses and information to the June, 1995 Final Supplemental Environmental Impact Statement (FSEIS) for Development Regulations. |
| Proponent | Pierce County Planning and Land Services Department |
| Tentative Adoption Date | The Planning Commission hearing on the proposed amendments was held on December 13, 2011. County Council hearings are not scheduled at this time but are expected to occur in the winter of 2012. |
| Lead Agency | Pierce County Planning and Land Services Department 2401 South 35th Street Tacoma, WA 98409 |
| Responsible Official: | Dennis Hanberg, Interim Director Planning and Land Services Department (253) 798-7210 |
| Contact Person: | Mike Erkkinen, Senior Planner Planning and Land Services Department (253) 798-2705 merkkin@co.pierce.wa.us (253) 798-3680 Facsimile |
| Authors and Principal Contributors | Pierce County Planning and Land Services Department |
Date of Issue: December 14, 2011

Environmental Review Process

Pierce County has used a phased review process for the non-project actions required by Washington's Growth Management Act, including the Comprehensive Plan and Development Regulations. Pierce County intends to continue to use this phased-review in accordance with WAC 197-11 for adoption of amendments to the Comprehensive Plan and Development Regulations that implement the Plan.

Location of Background Material and Documents

Background material and documents used to support development of the Addendum are available for review at the Pierce County Planning and Land Services Department, 2401 South 35th Street, Tacoma, WA 98409, (253) 798-2785.

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 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 (FSEIS) 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 changes to the Pierce County Code Title 18A, Title 18B and Title 18J that are necessary to implement several policy changes adopted in the 2011 Amendments to the Comprehensive Plan, Ordinance No. 2011-60s2. Proposed implementing regulations address approved Comprehensive Plan Amendments C-2, C-3, C-4 and C-5. Community Plan Amendment C-2 adds new policies to the South Hill Community Plan to allow electronic message signs for public safety, public parks and recreation services, education facilities, and religious assembly uses within the South Hill Community Plan area. Community Plan Amendment C-3 adds new policies to the Frederickson Community Plan to allow electronic message signs for public safety, public parks and recreation services, education facilities, and religious assembly uses within the Frederickson Community Plan area. Community Plan Amendment C-4 revises the Gig Harbor Peninsula Community Plan to allow eating and drinking establishments in the Rural Neighborhood Center designation. Community Plan Amendment C-5 provides for the Community Center (CC) designation to be sited within the Alderton - McMillin Community Plan area.

This Addendum also addresses changes to the Pierce County Code Title 18A that modify utility uses permitted in the Park and Recreation (PR) zone classification in areas of the County where Ordinance 2011-60s2 redesignated properties to PR. Affected properties include those that were redesignated to PR through Area-Wide Map Amendments M-4, M-5, and M-6, as well as all other properties zoned PR in the Alderton-McMillin, Gig Harbor Peninsula, Parkland–Spanaway–Midland, and South Hill community plan areas, and in those parts of the County not within a community plan area.

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, 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 www.piercecountywa.org/pals on the environmental page or 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: (1) changes to the Pierce County Development Regulations Title 18A – Zoning, Title 18B – Signs, Title 18J – Design Standards and Guidelines, and the Zoning Atlas, required for implementation of the 2011 Amendments to the Pierce County Comprehensive Plan adopted in Ordinance 2011-60s2; and (2) changes to the Pierce County Code Title18A that modify utility uses permitted in the Park and Recreation (PR) zone classification in areas of the County where Ordinance 2011-60s2 redesignated properties to PR.

PROPOSED ACTION

A. SUMMARY DISCUSSION OF PROPOSED REVISIONS

In March 2011 the Pierce County Council adopted Resolution No. R2011-1s, initiating 2011 Amendments to the Comprehensive Plan. The Resolution included five Text Amendments, seven Area-Wide Map Amendments, ten Urban Growth Area Amendments, and five Community Plan amendments, and requested PALS and the Planning Commission to evaluate and make recommendations on the amendments. The recommendations were forwarded to the Council in August 2011, and following review and recommendations from the Council’s Community Development Committee, the Council adopted Ordinance No. 2011-60s2 on October 25, 2011. The Ordinance approved four Text Amendments, six Area-Wide Map Amendments, four UGA Amendments, and five Community Plan Amendments. Some amendments included changes to policies in the community plans which require implementing regulations. The proposed changes to development regulations include amendments to Title 18A - Zoning, Title 18B – Signs, and Title 18J – Design Standards and Guidelines, and changes to zoning maps in Title 18A to reflect the adopted Area-Wide Map Amendments and UGA Amendments. Changes to uses allowed in the Park and Recreation zone are also proposed. These changes are related to properties that were redesignated PR in the amendments to the Comprehensive Plan, but do not specifically implement those amendments.

Proposed Amendments

Amendments to the Development Regulations are summarized by topic. Copies of the amendments can be obtained at the Pierce County Planning and Land Services Department, 2401 South 35th Street, Tacoma, WA 98409, Monday through Friday from 8:30 a.m. to 4:30 p.m.
Electronic Message Signs for Specified Civic Uses – South Hill Community Plan
Community plan amendment C-2 revises the South Hill Community Plan to allow electronic message signs for public safety, public parks and recreation services, education facilities, and religious assembly uses within the South Hill Community Plan area. The amendment was approved to provide an effective means of notifying the community of events, public health alerts, and safety announcements and alerts. The proposed amendment to Chapter 18B.140 PCC – Sign Design, South Hill, allows for electronic message signs subject to specified design standards.

Electronic Message Signs for Specified Civic Uses – Frederickson Community Plan
Community plan amendment C-3 revises the Frederickson Community Plan to allow electronic message signs for public safety, public parks and recreation services, education facilities, and religious assembly uses within the Frederickson Community Plan area. The amendment was approved to provide an effective means of notifying the community of events, public health alerts, and safety announcements and alerts. The proposed amendment to Chapter 18B.120 PCC – Sign Design, Frederickson, allows for electronic message signs subject to specified design standards.

Eating/Drinking Establishments in Rural Neighborhood Center Classification – Gig Harbor Peninsula Community Plan
Community plan amendment C-4 revises the Gig Harbor Peninsula Community Plan to allow eating and drinking establishments in the Rural Neighborhood Center (RNC) designation. The amendment was approved to provide for the establishment of restaurants, taverns, and brewpubs at the three locations in the Gig Harbor Peninsula Community Plan area that are designated RNC. The proposed amendment to Chapter 18A.23 PCC, Gig Harbor Peninsula Use and Density and Dimension Tables, expands the eating and drinking establishments allowed in the RNC zone to include full service restaurants, taverns, and brewpubs. The RNC-zoned sites are at Fox Island, Rosedale, and Arletta.

Establish Community Center Classification - Alderton – McMillin Community Plan
Community Plan Amendment C-5 provides for the Community Center (CC) designation to be sited within the Alderton - McMillin Community Plan area. The amendment is necessary to allow the CC designation to be applied to a portion of the area included in UGA Amendment U-3a (City of Sumner, Orton Junction). The proposed amendment to Chapter 18A.18 PCC, Alderton – McMillin Use and Density and Dimension Table adds the CC zone to the Use Table and lists permitted uses and sets out density and dimension standards for the CC zone. The proposed amendment to Chapter 18A.33, Zone Classifications, adds a new use level for commercial centers to be applied in the Alderton – McMillin CC zone. The proposed amendment to Chapter 18J.100 PCC, Alderton – McMillin Community Plan Area Design Standards and Guidelines, sets out building design standards and required reviews for developments in the CC zone.
Zoning Atlas Update
Six Area-Wide Map Amendments and four Urban Growth Area Amendments change the land use designation on several properties. Changes to the Zoning Atlas, established through Title 18A Zoning, at Section 18A.33.030 PCC, are necessary to implement these amendments.

Update Use Tables to allow Use Types that provide for Utility Conveyance Facilities in the Park & Recreation zone classification
Area-Wide Map Amendments M-4, M-5, and M-6 redesignate several properties to Park & Recreation (PR). Four use types in Chapter 18A.33 PCC, Zone Classification, Utilities Use Category provide for utility conveyance facilities. These include the Electrical Facilities, Pipelines, Sewage Collection Facilities, and Stormwater Facilities use types. These use types are not currently allowed in the PR zone in the Alderton–McMillin, Gig Harbor Peninsula, Parkland–Spanaway–Midland, and South Hill community plan areas, and properties not within community plan areas. The proposed amendments to the Use Tables in Chapter 18A.17 PCC, Chapter 18A.18 PCC, Chapter 18A.23 PCC, Chapter 18A.28 PCC, and Chapter 18A.29 PCC will allow for the placement of utility conveyance systems along easements, rights-of-way, and other locations planned for these lines, that may cross properties zoned PR.

B. ENVIRONMENTAL REVIEW AND DOCUMENTATION

Summary Analysis

Electronic Message Signs for Specified Civic Uses – South Hill Community Plan
The proposed amendment to Chapter 18B.140 – Sign Design, South Hill, allows for electronic message signs for public safety, public parks and recreation services, education facilities, and religious assembly uses of sizes and types allowed within the existing regulations. Additional standards regarding how often the text may change have been included to ensure they pose as little distraction to passing drivers as possible.

Electronic Message Signs for Specified Civic Uses – Frederickson Community Plan
The proposed amendment to Chapter 18B.120 – Sign Design, Frederickson, allows for electronic message signs for public safety, public parks and recreation services, education facilities, and religious assembly uses of sizes and types allowed within the existing regulations. Additional standards regarding how often the text may change have been included to ensure they pose as little distraction to passing drivers as possible.

Eating/Drinking Establishments in Rural Neighborhood Center Classification – Gig Harbor Peninsula Community Plan
The proposed amendment to Chapter 18A.23 PCC – Gig Harbor Peninsula Use and Density and Dimension Tables, allows eating and drinking establishment use type, levels 3 and 4 in the RNC zone classification. These levels include full service restaurants, taverns, and brewpubs. The added allowed uses may result in additional traffic accessing restaurants, but does not likely exceed that which have resulted from other uses allowed within the RNC zone classification. Site development, building, and health requirements will address pollution risks resulting from restaurant development and activities. Each proposed facility will also be reviewed on a case by case basis for environmental impacts.
Establish Community Center Classification - Alderton – McMillin Community Plan
The proposed amendments to Chapter 18A.18 PCC, Alderton – McMillin Use and Density and Dimension Table, Chapter 18A.33 PCC, Zone Classifications, and Chapter 18J.100, Alderton – McMillin Community Plan Area Design Standards and Guidelines, add the Community Center (CC) classification to the use tables and establish design standards for development in this designation. The allowed uses are reflective of uses allowed in the CC zone in areas of the County not within a community plan area, with minor adjustments to ensure consistency with policies in the Alderton – McMillin Community Plan. These include policies to not allow big box stores and fast food restaurants with drive-thru facilities in the CC zone. The design standards for structures in the CC zone are consistent with those in place for the Rural Neighborhood Center zone and will improve compatibility with the rural character intended for the Alderton – McMillin community.

Zoning Atlas Update
The update to the zoning maps is a technical exercise necessary for implementing the adopted UGA and Area-Wide Map amendments.

Update Use Tables to allow Use Types that provide for Utility Conveyance Facilities in the Park & Recreation zone classification
The proposed amendments to the Use Tables in Chapter 18A.17 PCC, Chapter 18A.18 PCC, Chapter 18A.23 PCC, Chapter 18A.28 PCC, and Chapter 18A.29 PCC will allow for the placement of utility conveyance systems along easements, rights-of-way, and other locations planned for these lines, that may cross properties zoned PR. The changes are specific to the PR zone in the Alderton–McMillin, Gig Harbor Peninsula, Parkland–Spanaway–Midland, and South Hill community plan areas, and properties not within community plan areas. Allowing utility lines to pass through the PR zone will provide for the efficient routing of such lines, as they will not need to be diverted in order to avoid crossing properties in the PR zone.

Summary and Conclusion
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'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 amendments provide regulations necessary to implement the 2011 Amendments to the Comprehensive Plan, and also modify utility uses permitted in the Park and Recreation (PR) zone classification in specified areas of the County. The proposed amendments do not conflict with any policies or principles contained within the respective community plans. The changes do not pose any new significant environmental impacts. Further SEPA evaluation will be completed at time of project review.