October 10, 2011

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, Construction and Infrastructure Regulations Title 17A – Site Development and Stormwater Drainage, Title 17B – Road and Bridge Design and Construction Standards; Development Regulations Title 18 – General Provisions, Title 18A – Zoning, Title 18B – Signs and Billboards, Title 18E – Critical Areas, Title 18F – Land Divisions and Boundary Changes, Title 18H – Forest Practices, 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,

CHUCK KLEEGER
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

October 10, 2011
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FACT SHEET

Title and Description of Proposed Action
Amendments to the Pierce County Code Development Regulations are proposed in Title 2 - Administration, Construction and Infrastructure Regulations Title 17A – Site Development and Stormwater Drainage, Title 17B – Road and Bridge Design and Construction Standards; Development Regulations Title 18 – General Provisions, Title 18A – Zoning, Title 18B – Signs, Title 18E – Critical Areas, Title 18F – Land Divisions and Boundary Changes, and Title 18J – Design Standards and Guidelines. The amendments consist of substantive amendments and technical clarifications/corrections to the regulations necessary for Phase III of the code consolidation process as outlined in Pierce County Resolution No. R2009-56.

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

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**Date of Issue:**

October 10, 2011

**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) 798-2785.

**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, 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.

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 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 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 third phase of the code consolidation and simplification process includes:
1) Consolidation of Multi-family Design, Mechanical Equipment Screening, Outdoor Storage Screening, Small Lot Design applicability, General Sign Standards (Purpose, Applicability, Temporary Signs, Sign Illumination, Nonconforming Standards and Billboards), and Setback, Density and Height Exceptions.
2) Technical corrections to the stormwater manual and, road design manual and Title 18E and some minor changes and technical corrections to regulations affected by the first two phases of code consolidation.
3) Reorganization of Title 18A. The new order provides information early in the document about interpretation of the document, zone classifications, density, setback and height standards and exceptions.

B. FINDINGS

1. This proposal encompasses the consolidation of related and/or redundant regulations found within development regulations and individual community plans into one countywide standard. The following items are addressed in the Phase III Code Consolidation action: density and dimension table footnotes, multi-family design standards, exterior illumination, sign standards, reorganization of zoning code, administrative variance option, and technical corrections to the Stormwater Management and Site Development Manual, and the Road and Bridge Design Manual. Standards that address unique community character items remain within individual community plan chapters.

2. Amendments to the Pierce County Code Development Regulations are proposed in Construction and Infrastructure Regulations Title 17A – Site Development and Stormwater Drainage, Title 17B – Road and Bridge Design and Construction Standards; Development Regulations Title 18 – General Provisions, Title 18A – Zoning, Title 18B – Signs, Title 18E – Critical Areas, Title 18F – Land Divisions and Boundary Changes, and Title 18J – Design Standards and Guidelines. The amendments consist of substantive amendments and technical clarifications/corrections to the regulations necessary for Phase III of the code consolidation process.

3. 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
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R2008-77s, with an additional resolution R2009-56 in support of the effort on June 12, 2009.

4. The project does not alter zoning designations which determine land use and which may result in urbanization.

5. 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.

6. Where design-related standards have been identified in Title 18A, Development Regulations – Zoning, they have been relocated to Title 18J, Development Regulations – Design Standards and Guidelines.

7. In coordination with the third phase of code consolidation, the Pierce County Public Works and Utilities Department proposes technical corrections and amendments to Construction and Infrastructure Regulations Title 17A, Site Development and Stormwater Drainage, Title 17B, Road and Bridge Design and Construction Standards.

8. In coordination with the third 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.

   Title 18A.
   - Eliminate the yardage of material from the small scale composting facility established as an accessory use (18A.33.300.F),
   - Add language to provide a process for administrative review of variance requests that propose a deviation from a bulk standard of not more than 20% (18A.75.040.D), and
   - Replace the existing Rural Zone Use Exception with different criteria that would be applicable to 20 rural properties located along limited access highways (18A.33.290).

   Title 18B.
   - Add SR-704 and SR-161 to the Billboard Highway Visibility Restriction list (18B.40.010.C),
   - Add public parks to the list of civic uses allowed to have on and off-site reader-boards (18B.20.090),
   - Increase the size of signage allowed for a temporary political sign from 16 square feet to 32 square feet (18B.20.080.C), and
   - Increase the size of a business sign allowed in the ARL zone classification from 20 square feet to 32 square feet (Table 18B.30-1).

9. In the second phase of code consolidation, Title 2 Land Use Advisory Commission (LUAC) individual chapters were consolidated to one chapter, 2.45. Amendments to Chapter 2.45 are proposed in phase three that include a minimum appointed membership of five people for the LUAC to convene in order to protect the purpose and function of the LUAC as a group that represents the community, and to clarify that a quorum of the
appointed members is required for business to be conducted.

C. SUMMARY OF SUBSTANTIVE AND TECHNICAL AMENDMENTS

**Title 2 – Administration.**
Chapter 2.45, Land Use Advisory Commissions, would be amended such that it would take five appointment members for a LUAC to convene, and quorum requirements would be clarified so that business is not conducted if a quorum of appointed members is not present.

Pierce County 2008 Stormwater Management and Site Development Manual (Included by reference in **Title 17A – Construction and Infrastructure – Site Development and Stormwater Drainage.**
The language describing stormwater and site development submittal requirements found in Volume I & II of the manual would be simplified. Specifications for bioretention soil mix for compliance with the Department of Ecology (DOE) and better implementation of LID Best Management Practices (BMPs) has been added. Correction of numerous technical errors in the text and details throughout the document are included to clarifying language in several areas that have come to light since adoption in September 2008.

**Title 17B – Construction and Infrastructure – Road and Bridge Design and Construction Standards.**
Technical correction to Tables 17B.20.005 1 and 2.

Pierce County Road and Bridge Construction and Design Manual (Appendix to Title 17B). Technical corrections only. The corrections would include typos, clarification of when an unopened right-of-way can be used, adding the definition for Director, and an exemption to match the WAC which relieves substations and switch yards from rapid entry gate requirements.

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

18.40.040 – Modification of Applications.
This section would be moved to the Application Processing chapter from the Vesting chapter, with changes to clarify the modification thresholds and applicability.

18.40.050 – Expiration of Applications.
This section would be moved unchanged to the Application Processing chapter from the Vesting chapter.

18.160.060 – Duration of Vesting.
This section would be renamed to remove Approval. The time period for development under an approved use permit would be deleted, because it conflicts with 18.150.060, Expiration. Preliminary and Final plat subsections would be amended to refer to the RCW for vesting time limits.
18.160.070 – Modification.
This section would be relocated to 18.40.040.

This section would be relocated to 18.40.050.

**Title 18A – Development Regulations - Zoning**

Chapter 18A.05, Introduction
18A.05.025 – Applicability and Exemptions.
The exemptions would be relocated from 18A.33.070. A special exemption would be added (relocated from the accessory use section) to accommodate the existing allowance provided for expansion of primary and secondary education facilities. Basic applicability would be new.

18A.05.030 – Interpretation and Application of Title.
This section is unchanged, except for the addition of the “Title Numbering Scheme” which would be relocated from 18A.05.080.

18A.05.040 – Interpretation of Boundaries.
This section would be relocated unchanged from 18A.33.030 C.

18A.05.050 – Interpretation of Uses and Use Tables.
This section would be relocated unchanged from 18A.33.050, 18A.35.020 B and 18A.18.030.

18A.05.070 – Use Allowances.
This section would be relocated from 18A.33.050 D-G.

18A.05.080 – Legal Lot Requirements.
This section would be relocated unchanged from 18A.35.020 G.

18A.05.080 – Brief Users Guide.
This section would be deleted.

Chapter 18.10 – Zone Classifications.
This is a new chapter would include the following sections, unchanged and relocated from later chapters, sections: 18A.10.010, Purpose, 18A.10.020, List of Zone Classifications, 18A.10.030, Zoning Atlas, 18A.10.080, Urban Zone Classifications, 18A.10.090, Rural Zone Classifications, 18A.10.100, Overlays and 18A.10.110, Military Lands.

Chapter 18A.15 – Density and Dimension Standards.
This is a new chapter would include the following sections, relocated from later chapters, sections: General Standards, Residential Density, Lot Dimension Standards, Setback and Height Standards. Most of the footnotes to the density and dimension tables would be incorporated into sections 18A.15.030, Lot Dimension Standards and 18A.15.040, Setback and Height Standards. Some of the exceptions were previously available only to certain communities; with the proposed change, they would be consolidated to countywide standards and available throughout the county.
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18A.17.030, 18A.18.030, 18A.19.030, 18A.20.030, 18A.22.030, 18A.23.030, 18A.24.030, 18A.25.030, 18A.27.030, 18A.28.030, 18A.29.030, 18A.31.030 – Density and Dimension Pierce County and Communities. The Density and Dimension tables would be changed to remove all but a handful of community specific footnotes. The terms of the footnotes would be incorporated into Chapter 18A.15. For example, the Title as proposed, includes countywide standards for base density, maximum density, minimum density, transitional area setbacks, rural center setbacks, rural center density, reserve five maximum lot size, rural lot size reduction, setbacks from roads and highways, calculation of dwelling units, senior housing density incentive, average lot size, setback reductions for certain lots, industrial transition area height, lot size and setback reduction for critical areas and LID.

Chapter 18A.33 – Zone Classifications.
Sections dealing with purpose, list of zone classifications, zoning atlas, interpretation, exempted uses, overlays, and military lands would all be moved to Chapters 18A.5 and 18A.10.

18A.33.220 – Civic Use Category – Description of Use Categories.
D. Education. The use category has been revised to include the other civic uses that are allowed accessory to an education facility, relocated from the accessory use section.

G. Public Park Facilities. This use category would be renamed from Recreation, Non-Profit to Public Park Facilities. And, it would be revised to include the accessory uses allowed for a park facility, relocated from the accessory use section. The use category level descriptions would be expanded.

C. Electrical Generation Facilities. This use category would be amended to add wind farm to the list of electrical generation facilities.

18A.33.280 – Industrial Use Category – Description of Use Categories.
I. Recycling Processor. This use category would be amended to clarify the intent that it includes industrial-type recycling activities such as recycling of asphalt, concrete and rubber, and large scale buy back recycling facilities.

18A.33.290 – Rural Zone Use Exception.
This exception would be changed to apply to allow rural properties along limited access highways that are bounded by property developed with a commercial, industrial, multi-family or mobile home use type to develop certain commercial and industrial uses with approval of a conditional use permit. GIS analysis indicates that 20 rural parcels in the County would meet the
criteria for the exception, replacing the current exception for eight rural parcels along non limited access highways.

18A.33.300 – Accessory Uses and Structures.
This section would be reorganized to provide the general provisions for accessory uses and structures, cargo containers, mobile food services and cafeteria type uses early in the section. The uses accessory to a residence would be expanded to include accessory dwelling units (ADU). The bed and breakfast accessory use subsection would be modified to include the limits of a bed and breakfast. Some accessory use categories would be deleted because the use is already dealt with in the use category section or the detail was moved to a specific use category description for which it applied. The size of a vehicle parked at a residence that is used for commercial purposes would be changed to 18,000 GVW (up from 10,000 GVW) to be consistent with the allowance of the same for a vehicle associated with a home occupation. The restriction on yardage material from the small scale composting facility established as an accessory use would be eliminated.

18A.75.040 - Variance.
The Variance Section, 18A.75.040, would be modified to offer applicants an Administrative Variance option as an alternative to the Hearing process required for a standard Variance. Administrative Variances would be available only when a proposal includes a deviation of not more than 20% from a required Title 18A development standard. As with a standard Variance, an Administrative Variance would not apply to use, density, or design standards.

**Title 18B – Development Regulations – Signs. (Replacement Title)**
This new Title would be the result of consolidation of general sign standards from countywide standards and individual community plan standards. Additionally, the definitions necessary to implement and understand the sign code would be moved from Title 18 to Title 18B. Sign tables that limit size of signs for each individual community remain unchanged in the consolidated Title. The following substantive changes are proposed in the Title:

18B.40.010 - General Standards.
SR-704 and SR-161 would be added to the list of Billboard Highway Visibility Restriction.

18B.20.090 - Reader Board Signs.
Parks would be added to the list of civic uses allowed to have on and off-site reader-boards.

18B.20.080 - Temporary Signs.
Size allowed for a temporary political signs would be increased from 16 square feet to 32 square feet.

18B.30.020 - Pierce County, Outside Community Plan Areas.
The size of a business sign allowed in the ARL zone classification would be increased from 20 square feet to 32 square feet.
Title 18E – Development Regulations – Critical Areas.
18E.30.020  Wetland Areas.
This section would be revised to refer to “The most recent edition of the federal wetland
delineation manual and applicable regional supplements approved by the Washington State
Department of Ecology” instead of the “Federal Manual for Identifying and Delineating

18E.30.030 – Wetland Review Procedures
This section would be deleted because the requirements are covered in 18E.10.070 D.3.f.

Title 18F – Development Regulations - Land Divisions and Boundary Changes.
18F.10.060 – Exemptions and Exclusions.
This section would be amended to provide a Title exemption for petroleum pipelines serving
government facilities.

18F.20.030 – Drafting Standards.
This section would be amended to accommodate paper plat maps for recording.

Title 18J – Development Standards - Design Standards and Guidelines
18J.10.040 - Applicability.
An exemption would be added for change of use in the same use category that doesn’t require
more parking or include outdoor storage.

Table 18J.15.010-1 – Countywide Design Standard Applicability and Exemptions.
This section would be updated to include the new sections for exterior illumination,
mechanical/outdoor storage screening and residential design.

18J.15.030 Tree Conservation.
Civic and utility uses would be added to the applicability when the uses are expanded by more
than 10%.

18J.15.040 – Landscape Buffers.
The standards would be amended to clarify that landscape buffers may be interrupted for
vehicular and pedestrian access and utilities as needed. The request to retain native vegetation in
the RNC L2 buffer would be reworded to make it clear that it’s to be done when feasible. And,
the requirement for landscaping in front of multi-family ground floor units would be removed to
leave that type of interior site design element up to the developer.

18J.15.080 – Off Street Parking, Pedestrian, Bus and Bicycle Facilities.
This section would be amended to clarify that paving is required only in urban and rural center
zone classifications, and to accommodate the installation of outdoor trash and recycling
receptacles at all new civic, commercial and industrial developments for use by patrons and/or
employees to replace individual community plan standards. Additionally, a standard for
pedestrian circulation would be added to require facilities intended for handicap accessibility to
be smooth. The parking lot lighting section would be relocated to the new exterior illumination
section, 18J.15.085.
This new section would be the result of consolidated standards which would replace Title 18J lighting design standards from individual community plan sections.

18J.15.090 – Parking Lot Landscaping.
This section would be amended to remove the requirement that parking lot planting areas must function as bio-filtration areas; this standard has been changed to a guideline.

18J.15.155 – Mechanical Equipment and Outdoor Storage Screening.
This new section would be the result of consolidated standards which replace Title 18J design standards for mechanical equipment and outdoor storage individual community plan sections.

18J.15.185 – Residential.
This new section would be a compilation of design standards from various community plans and provides standards applicable to attached single-family, duplexes and triplexes, multi-family, nursing homes, assisted living facilities, and senior housing or group homes constructed as any the housing types listed. The standards for such have been deleted from individual community plans.

18J.17 – Small Lot Design.
The applicability of this chapter would be amended to make it clear that the standards are applicable only to detached single family developments of 6 or more dwelling units per acre outside the MSF zone classification, unless otherwise required by the PDD chapter. Applicability for small lot design is in 18J.17 only, and would be deleted from individual community plans.

D. ENVIRONMENTAL REVIEW AND DOCUMENTATION

Summary Analysis
The proposed amendments do not conflict with any policies or principles contained within the respective community plans. The changes do not pose any probable significant environmental impacts. Those changes that would possibly create impacts would be evaluated and mitigated at the time of development permit application.

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.