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September 8, 2010

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 1 – General Provisions; 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 18D – Environmental, Title 18E – Critical Areas, Title 18H – Forest Practices, Title 18I – Natural Resource Lands, 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*. 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 Deirdre Wilson at (253)798-3713.

Sincerely,

CHUCK KLEEBERG
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

September 8, 2010

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FACT SHEET

**Title and
Description of
Proposed Action**

The proposed amendments are to the Pierce County Development Regulations. Amendments are proposed in Title 1 – General Provisions; 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 18D – Environmental, Title 18E – Critical Areas, Title 18H – Forest Practices, Title 18I – Natural Resource Lands, and Title 18J – Design Standards and Guidelines. The amendments consist of substantive and technical clarifications to consolidate regulation which is necessary for code administration.

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

Proponent

Pierce County
Planning and Land Services Department

**Tentative Adoption
Date**

The Planning Commission held hearings on July 27, August 4, and August 18, 2010. The County Council hearings are scheduled for Fall/Winter 2010 with final adoption scheduled for Winter 2010. Tentative effective date is set for Spring 2011.

Lead Agency

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Principal
Contributors**

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Date of Issue:	September 8, 2010
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

September 8, 2010

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 second phase of the consolidation process includes infrastructure standards, LUAC administration, compliance, and a relocation of design items from Title 18A to Title 18J. Along with the consolidation of scattered and duplicative code, staff has organized sections and chapters to consistently identify applicability, exemptions, and credits. This approach provides clear guidance early in the section about whether or not the standards apply, and when a credit or exception may be available.

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 II Code Consolidation action: road standards and design, low impact development, off-street parking quantity and design, administration of land use advisory commissions, and compliance. Standards that address unique community character items remain within individual community plan chapters.
2. The proposed amendments are to Pierce County Development Regulations Title 1 – General Provisions; 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 18D – Environmental, Title 18E – Critical Areas, Title 18H – Forest Practices, Title 18I – Natural Resource Lands, and Title 18J – Design Standards and Guidelines. The amendments consist of substantive and technical clarifications to consolidate regulation which is necessary for code administration.
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 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 which ultimately results in urbanization, timber harvest or agricultural uses.
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. Amendments to Title 17B, Road and Bridge Design and Construction Standards and the Manual of Design Guidelines and Specifications for Road and Bridge Construction in Pierce County are necessary to relocate road design items from Title 18J, Development Regulations – Design Standards and Guidelines in an effort consolidated this information in the County Code.
8. In coordination with the second phase of code consolidation, the Pierce County Public Works and Utilities Department proposes updates, corrections and amendments to Title 17B, Road and Bridge Design and Construction Standards, beyond the scope of consolidation.

C. SUMMARY OF SUBSTANTIVE AND TECHNICAL AMENDMENTS

Revisions to Title 2 – Administration

2.45 – Land Use Advisory Commissions. Twelve individual LUAC chapters have been examined and consolidated into one proposed chapter to aid staff and serving citizens with consistent administration. This consolidation was recommended by PALS in a 2009 report to the County Council and was suggested by both the County Council and the Planning Commission during Phase I of the Code Consolidation process.

Revisions to Title 17A - Construction and Infrastructure Regulations – Site Development and Stormwater Drainage

17A.10.130 - Penalties and Enforcement.

This section would be deleted and replaced by consolidated language in 18.140.

Revisions to Title 17B - Construction and Infrastructure Regulations - Roads and Bridge Design and Construction Standards

17B.10.030 – Purpose.

The purpose would be updated to explain the reason for the standards and that the requirements are intended to provide for orderly review.

17B.10.040 – Applicability.

The applicability section would be amended to clarify when the requirements of the chapter apply to a project or development.

17B.10.045 – Exemptions.

This new section would clarify when the requirements of this chapter do not apply, such as for mobile homes, maintenance and repair, forest practice activities and minor single family and commercial remodel projects.

17B.10.050 – Definitions.

The definitions would be updated and consolidated from other sections of the Title, and whenever possible, made consistent with definitions in Title 18.

17B.10.110 – General Right-of-way Permit Fee.

This new section would state that a \$75.00 fee is required for a general right-of-way permit.

17B.10.112 – Temporary Road Closure Permit Fee.

This new section would state that a \$500.00 fee is required for a temporary road closure permit fee.

17B.10.120 – Penalties and Enforcement.

This section would be deleted and replaced with consolidated language in 18.140.

17B.20.012 – Lot Access Requirements.

This new section would require legal access to open right-of-way be provided to all new lots and to all new single-family homes.

17B.20.014 – Alternative to Lot Access Requirements.

This new section would allow for deviations to access requirements through the deviation or land use review process.

17B.20.020 – Shared Access Facility.

This design related section would be deleted and replaced with language in the Manual.

17B.30.010 – Public Roads.

This section would be amended to remove language related to striping and marking of County roads because it is already covered in the Manual.

17B.30.020 – Private Roads.

This section would be moved to 17B.30.110 and combined with private road maintenance, shared access and alley maintenance.

17B.30.040 – Development Standards.

This section would be amended to remove street lighting design requirements which are covered in the Manual and to include the new “Improvements Required Table” which includes design standards for road frontage improvements. The section would apply to both rural and urban project sites.

17B.30.060 – Minimum Existing Offsite Private Road Requirements.

This section would be amended to remove all gate standards which would be included in the Manual.

17B.30.080 – Traffic Impact Analysis Requirements for Proposed Development – Public Roads.

This section would be amended to remove definitions and applicability which are covered in other sections of the title.

17B.30.110 – Owners Organization Required to Perform Maintenance and Operation.

This consolidated section would explain that all private roads, shared access facilities, alleys, and ingress/egress easements shall be maintained by the owners of property served by them, would require a declaration of covenants to be recorded concurrent with the recording of final plat or prior to building permit approval.

17B.30.110 – Obstructions in Public Road Right-of-Way, Easements or Tracts.

This new section would provide for limitations on obstructions that may interfere with vehicular or pedestrian flow or traveling site distance.

Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County, (an Appendix to 17B). This Manual is a guide for construction. Due to significant reorganization of information, the entire document is being replaced. What follows is a summary of the substantive and technical changes.

2-1.2.5 – Alley and Shared Access Facility

This section would be consistent with Titles 18A and 18J and to clarify when such facilities are allowed.

2-1.4 - Connectivity.

This section would include consolidated connectivity language from each community plan.

2.2 – Right-of-way and Easements.

This section would include local road minimum right-of-way widths.

2-2.2 – Projects with Frontage on County Right-of-way.

This section would provide guidance for when and how much right-of-way would be required for projects fronting on county roadways that do not meet minimum right-of-way widths.

2-2.3 – Conveyance.

This section would explain that the instrument for roadway conveyance must be recorded with the County Auditor.

4-13 – Turnarounds for Neighborhood Streets and Access Lanes.

This section would provide design alternatives to cul de sacs for small lot design projects.

4-14 – Vertical Clearance.

This section would provide a 16.5 vertical clearance standard for cul de sacs and vehicle turnarounds.

4.15 – Obstructions in Public Road Right-of-way or Private Road.

This section would provide the limitations for obstructions within roads and sidewalks, information moved from Title 17B.

5-3.4 – Grades.

This section would provide for design standards for landings at roadway intersections.

Chapter 6 – Shared Access Facilities and Alleys.

This chapter would provide shared access and alley facility design standards to include drainage, length, connection, improved width, easement or tract width, vertical clearance, driving surface, turning radii, turnarounds, bridges and structures, gates, grade, obstruction and signs.

Chapter 8 – Traffic Control and Lighting.

This chapter would clarify responsibility for installation and maintenance of signs.

Appendix B – Glossary of Terms.

The following existing definitions would be modified: “Access”, “Alley”, “Applicant”, “Driveway Approach”, “Easement”, “Passing Sight Distance”, “Proponent”, “Reconstruction”, “Road”, “Unopened Right-of-way”, and “Utility”. New definitions would include: “Driveway”, “Driving Surface”, “Geometrics”, “Low Volume Road”, “Rehabilitation”, and “Restoration”.

Appendix D - Gates.

This appendix would provide all design standards related to the installation of gates, including key pads and islands, clear width requirements, gate height, traveled way, snow clearance, maintenance, application and submittal requirements, plans, and standard notes.

Revisions to Title 18 – General Provisions

18.25.030 - Definitions.

Definitions for “Alleyway”, “Shadow Platting”, “Shared Access Facility” and “Through Lot” would be modified to provide clarification and to ensure consistency with Title 17B

“Construction and Infrastructure Regulations – Road and Bridge Design and Construction Standards”.

18.140 – Compliance.

Compliance language would be deleted from the following chapters and would be consolidated into this one compliance section:

- Title 17A Construction and Infrastructure Regulations - Site Development and Stormwater Drainage
- Title 17B Construction and Infrastructure Regulations - Roads and Bridge Design and Construction Standards
- Title 18A Development Regulations - Zoning
- Title 18B Development Regulations - Signs
- Title 18D Development Regulations - Environmental
- Title 18E Development Regulations - Critical Areas

Title 18F	Development Regulations - Land Divisions and Boundary Changes
Title 18H	Development Regulations - Forest Practices
Title 18I	Development Regulations - Natural Resource Lands
Title 18J	Development Regulations - Design Standards and Guidelines
Title 20	Shoreline Management Regulations

Revisions to Title 18A – Development Regulations, Zoning

18A.05.080 - Brief User's Guide. This Section would be updated to reflect relocation of design relate items.

18A.33.020 - List of Zone Classifications. “Public Institutional” reference would be changed to “Public Institution”.

18A.33.100 - Urban Zone Classifications. Reference to the Gig Harbor Community Plan area would be removed from the Public Institution description because the zone applies to other areas of the County as well.

Tables 18A.17.010, 18A.17.020, 18A.18.010, 18A.18.020, 18A.19.020, 18A.22.010 - Zone Classifications. Tables would be changed to update footnotes with new references and to add Level 1 Public Safety Services to the Park and Recreation zone classification, this is done in an effort to clarify that police substations are considered an appropriate accessory use.

18A.17.030 - Density and Dimension. Footnote number 46 would be amended throughout the Title to include LID projects for setback exceptions, in addition to the existing allowance for critical areas. Footnote 62 is amended to clarify that LID is required in RSR, and to provide a reference to the new LID section in 18J.15.

18A.33.260 - Resource Use Category – Description of Use Categories. Level 1 of Animal Production, Boarding, and Slaughtering would be amended to allow for mobile slaughtering units under supervision of a USDA or WSDA inspector.

Revisions to Title 18B – Development Regulations – Signs

18B.10.070 – Violations, Penalties and Compliance.

This section would be deleted and replaced with a reference to the consolidated compliance Chapter 18.140.

Revisions to Title 18H – Forest Practices

18H.10.055 – Compliance with Other Codes, and **18H.20.040 - Class I Forest Practices.**

These sections would be amended to add a reference to Title 18J, Development Regulations – Design Standards and Guidelines.

Revisions to Title 18J – Development Standards, Design Standards and Guidelines

18J.10.040 - Applicability.

This section would be modified to include an applicability statement for site development being done without an identified use, and exemptions found consistently among individual community plans.

18J.15.015 – Site Design.

This new section would provide topography amendment standards for project site design, consolidated from individual community plan chapters.

18J.15.080 – Off Street Parking, Pedestrian, Bus and Bicycle Facilities.

This new section would replace Title 18A parking lot design standards and individual community plan sections that deal with parking lots and parking lot related design standards.

18J.15.140 – Low Impact Development. (Delete and Replace: “Sidewalks, Curbs, Gutters and Streetlights”) This new Countywide section would consolidate scattered code citations that relate to LID standards.

18J.15.190 - Outdoor Event Facilities.**18J.15.200 - Mobile Home Parks.****18J.15.210 - Recreational Vehicle Parks.****18J.15.220 - Construction and Contractor Facilities.****18J.15.230 - Outdoor Stockpiles.****18J.15.240 - Solid Waste Facilities.****18J.15.250 - Hazardous Waste Facilities.****18J.15.260 - Water Supply Facilities.****18J.15.270 - Telecommunication Towers and Wireless Facilities.**

These new sections replace existing chapters in 18A. The move is a continued effort to locate all design related items to 18J, for consistency and to allow for the Site Plan Review (SPR) deviation process for design standards, rather than the variance process which is set up for deviations to bulk standards.

18J.17 – Small Lot Design.

This chapter would be amended to remove specific design criteria for roads, which is provided in Title 17B, specifically the *Manual on Design Guidelines and specifications for Road and Bridge Construction in Pierce County*.

18J.30 – Parkland-Spanaway-Midland Communities Plan Area Design Standards and Guidelines.

This chapter would be amended to remove standards for parking facility design and road design. These standards would be replaced by a countywide standard in Chapter 18J.15, and countywide standards in Title 17B.

18J.40 – Gig Harbor Peninsula Community Plan Area Design Standards and Guidelines

This chapter would be amended to remove standards for site design (grading and topography), parking facility design, road design, and streetlight design. These standards would be replaced by a countywide standard in Chapter 18J.15, and countywide standards in Title 17B.

18J.50 – South Hill Community Plan Area Design Standards and Guidelines

This chapter would be amended to remove standards for site design (grading and topography), parking facility design, road design (including connectivity), and streetlight design. These standards would be replaced by a countywide standard in Chapter 18J.15, and countywide standards in Title 17B.

18J.60 – Frederickson Community Plan Area Design Standards and Guidelines

This chapter would be amended to remove standards for site design (grading and topography), parking facility design, road design (including connectivity), and streetlight design. These standards would be replaced by a countywide standard in Chapter 18J.15, and countywide standards in Title 17B.

18J.70 – Mid-County Community Plan Area Design Standards and Guidelines

This chapter would be amended to remove standards for site design (grading and topography), parking facility design, road design (including connectivity), and streetlight design. These standards would be replaced by a countywide standard in Chapter 18J.15, and countywide standards in Title 17B.

18J.80 – Graham Community Plan Area Design Standards and Guidelines

This chapter would be amended to remove standards for site design (grading and topography), parking facility design, road design (including connectivity), and streetlight design. These standards would be replaced by a countywide standard in Chapter 18J.15, and countywide standards in Title 17B.

18J.90 – Key Peninsula Community Plan Area Design Standards and Guidelines

This chapter would be amended to remove standards for site design (grading and topography), and road design. These standards would be replaced by a countywide standard in Chapter 18J.15, and countywide standards in Title 17B.

18J.100 – Alderton-McMillin Community Plan Area Design Standards and Guidelines

This chapter would be amended to remove standards for site design (grading and topography), road design (including connectivity), and streetlight design. These standards would be replaced by a countywide standard in Chapter 18J.15, and countywide standards in Title 17B.

18J.120 – Browns Point/Dash Point Community Plan Area Design Standards and Guidelines

This chapter would be amended to remove standards for site design (grading and topography), parking facility design, and road design (including connectivity). These standards would be replaced by a countywide standard in Chapter 18J.15, and countywide standards in Title 17B.

18J.130 – Anderson and Ketron Islands Community Plan Area Design Standards and Guidelines

This chapter would be amended to remove standards for site design (grading and topography), and parking facility design. These standards would be replaced by a countywide standard in Chapter 18J.15, and countywide standards in Title 17B.

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.