January 20, 2010

TO: All Interested Parties

RE: Addendum to the Final Supplemental Environmental Impact Statement for the Pierce County Development Regulations Title 18-General Provisions and Title 18A-Zoning to address House Bill 1227, which permitted permanent dwelling within recreational vehicles within mobile home parks when life and safety are addressed through building permits, and House Bill 1481, which requires counties with a population of greater than 600,000 along the Interstate 5 corridor to plan for electric car infrastructure.

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 to address House Bills 1227 and 1481, passed during the 2009 Washington State Legislative Session. House Bill 1227 allows recreational vehicles to be used as permanent dwellings within mobile home parks when life and safety are addressed through building permits. House Bill 1481 requires counties with a population of greater than 600,000 and along the Interstate 5 corridor to plan for electric vehicle infrastructure.

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 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

January 20, 2010
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FACT SHEET

Title and Description of Proposed Action

The proposed amendments are to the Pierce County Development Regulations Title 18-General Provisions and Title 18A-Zoning. The amendments address Washington State Legislative actions from the 2009 Legislative Session, House Bills 1227 and 1481.

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

Land Use Advisory Commission (LUAC) meetings were held from October to November, 2009. A Planning Commission hearing was held September 22, 2009. A County Council hearing has not yet been scheduled, but will likely take place Winter, 2010.

Lead Agency

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Authors and Principal Contributors

Pierce County Planning and Land Services Department
### Date of Issue:

January 20, 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) 798-3736.

### 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 to address House Bills 1227 and 1481, passed during the 2009 Washington State Legislative session.

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

Changes to regulatory standards are required to address House Bill 1227, which allows provisions for recreational vehicles to be used as permanent dwellings within mobile home parks when provisions are made for life and safety. Changes to regulatory standards are required to address House Bill 1481, which requires counties with populations greater than 600,000 to plan for electric vehicle infrastructure in all non-residential and non-resource zone classifications. This Addendum discusses those changes.

B. SUMMARY OF AMENDMENTS

Revisions to Title 18 – General Provisions

18.25.030 - Definitions
"Mobile Home Park." This definition has been revised to include recreational vehicles for permanent dwelling.

Revisions to Title 18A – Development Regulations, Zoning

18A.17-18A.31 - Use Tables. These sections have been revised to include the new use level for electric vehicle charging stations and battery exchanges within the Motor Vehicles and Related Equipment Sales/Rental/Repair and Services Use Category.

18A.33.210 – Residential Use Category – Mobile Home Park. The description of Mobile Home Park has been revised to include permanent dwelling within recreational vehicles.

18A.33.270 – Commercial Use Category - Motor Vehicles and Related Equipment Sales/Rental/Repair and Services. This Section has been revised to include a new Level One for electric vehicle infrastructure, and to revise numbering of existing levels.

18A.33.400 – Temporary Uses. This Section has been revised to include reference to provisions for permanent occupancy of recreational vehicles.

18A.35.110 – Mobile Home Parks. This Section has been revised to include allowance of recreational vehicles for permanent occupancy within Mobile Home Parks, when building standards are met and required permits obtained.

18A.35.115 – Recreational Vehicle Parks. This Section has been revised to reference other areas where recreational vehicles can be used either as a temporary use or permanent dwelling.

C. ENVIRONMENTAL REVIEW AND DOCUMENTATION
Summary Analysis

The proposed amendments do not conflict with any policies or principles contained within the Comprehensive Plan and respective community plans. The changes do not pose any new significant environmental impacts. As the changes are implemented, further analysis of impacts will be evaluated on a project basis.

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 significant adverse environmental impacts.