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January 20, 2010

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 18H – Forest Practices and Tree Conservation and the Zoning Atlas, implementing 2009 Amendments to the Pierce County Comprehensive Plan

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 18H – Forest Practices and Tree Conservation and the Zoning Atlas. The amendments implement 2009 Amendments to the Pierce County Comprehensive Plan adopted in Ordinance 2009-71s.

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 Tiffany O'Dell at (253)798-2610.

Sincerely,

CHUCK KLEEBERG
Director/Environmental Official



ADDENDUM

TO

FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT
(June, 1995)

for

Amendments to the

PIERCE COUNTY DEVELOPMENT REGULATIONS
IMPLEMENTING 2009 AMENDMENTS TO THE PIERCE COUNTY
COMPREHENSIVE PLAN

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 action includes amendments to the Pierce County Development Regulations Title 18A - Zoning, Title 18B – Signs, Title 18H – Forest Practices and Tree Conservation and the Zoning Atlas. The amendments implement the 2009 Amendments to the Pierce County Comprehensive Plan, adopted in Ordinance 2009-71s. This <i>Addendum</i> adds analyses and information to the June, 1995 <i>Final Supplemental Environmental Impact Statement (FSEIS) for Development Regulations</i> .
Proponent	Pierce County Planning and Land Services Department
Tentative Adoption Date	The Planning Commission hearing will be held on January 26, 2010. County Council hearings are not scheduled at this time but are expected to occur in the winter of 2010.
Lead Agency	Pierce County Planning and Land Services Department 2401 South 35th Street Tacoma, WA 98409 Responsible Official: Charles Kleeberg, Director Planning and Land Services Department (253) 798-7210 Contact Person: Tiffany O’Dell, Associate Planner Planning and Land Services Department (253) 798-2610 or 798-2785 (253) 798-3680 Facsimile
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'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 Incorporated by Reference	Background material and documents used to support development of the Addendum are available for review at the Pierce County Planning and Land Services Department, Room 228, 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 18H that are necessary to implement several policy changes adopted in the 2009 Amendments to the Comprehensive Plan, Ordinance No. 2009-71s. Proposed implementing regulations address approved Comprehensive Plan Amendments T-3, M-1, M-10, C-3, C-4 and C-5. Amendment T-3 added new policies to the Comprehensive Plan to allow placement of public water facilities in all areas while ensuring compatibility with surrounding uses, and a directive that staff should work with local water purveyors to amend regulations. Amendment T-3 resulted in proposed amendments to Title 18A – Zoning and Title 18H – Forest Practices and Tree Conservation. Amendment M-1 redesignated parcels owned or operated by park agencies throughout Pierce County to Park and Recreation. This designation did not previously exist in all areas of the County, therefore it was added to Title 18A – Zoning in those areas where it is applicable. Amendment M-10 redesignated two parcels within the McChord Airforce Base Accident Potential Zone 1 (APZ 1) to Employment Center. Findings were included in this amendment requesting that development regulations be amended to prohibit uses within the APZ1 which result in public assembly. Title 18A – Zoning was amended to prohibit specific civic uses which result in public assembly in the APZ1. Amendment C-3 amended the Graham Community Plan to specifically allow for electronic readerboard signs for public safety services, public park and recreation services, education facilities and religious assembly uses. Title 18B – Signs was amended to allow these specific uses to have electronic readerboard signs. Amendment C-4 amended the Parkland-Spanaway-Midland Communities Plan to allow auto repair in the Community Employment zone and to disallow residential development within the Neighborhood Center designation except as a component of a mixed use development. Title 18A – Zoning was amended to reflect these policies. Amendment C-5 amended the Parkland-Spanaway-Midland Communities Plan to allow residential density within the Activity Center designation to be increased commensurate with the allowed building height of 60 feet. Title 18A – Zoning was amended to include such provisions.

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) which were comprised of Chapters 18A.05, 18A.15, 18A.25, 18A.35, 18A.75, and 18A.85. 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 changes to the Pierce County Development Regulations Title 18A – Zoning, Title 18B – Signs, Title 18H – Forest Practices and Tree Conservation and the Zoning Atlas, required for implementation of the 2009 Amendments to the Pierce County Comprehensive Plan adopted in Ordinance 2009-71s.

PROPOSED ACTION

A. SUMMARY DISCUSSION OF PROPOSED REVISION

In March 2009 the Pierce County Council adopted Resolution No. R2009-3s, initiating 2009 Amendments to the Comprehensive Plan. The Resolution included eight Text Amendments, twenty-three 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 2009, and following review and recommendations from the Council's Community Development Committee, the Council adopted Ordinance No. 2009-71s on October 13, 2009. The ordinance was subsequently vetoed by the Pierce County Executive October 28, 2009, and overruled by the Council November 24, 2009. The Ordinance approved five Text Amendments, sixteen Area-Wide Map Amendments, nine UGA Amendments, and three Community Plan Amendments. A number of Text Amendments and Community Plan Amendments included changes to policies in the Comprehensive Plan and Community Plans which require implementing regulations. The addition of a new land use designation and findings from the Ordinance required additional changes. The proposed changes to development regulations include amendments to Title 18A – Zoning, Title 18B – Signs and Title 18H – Forest Practices and Tree Conservation, as well as maps indicating zoning to reflect the adopted Area-Wide Map Amendments and UGA Amendments. The amendments will be reviewed by the Pierce County Planning Commission January 26, 2010.

Proposed Amendments

Amendments to the Development Regulations are summarized below 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.

Siting Criteria for Domestic Water Systems, Countywide, Amends Titles 18A and 18H

Text Amendment T-3 modifies policies in the Pierce County Comprehensive Plan. Policy revisions include directives for amendments to Development Regulations to allow the establishment of domestic water systems anywhere in the County and to provide uniform standards for their establishment.

Proposed amendments to Development Regulations include the allowance of water systems in all zone classifications in Pierce County either as a permitted use or a conditional use. Water systems exceeding 60 feet in height in a residential or resource classification are those which would require a conditional use permit for approval; all other water systems would be permitted outright. Additionally, revisions to these development standards include reduction in required setbacks for water storage facilities and revision to the landscaping requirements for these facilities. Water supply facilities are also proposed to be exempt from Tree Conservation requirements of Chapter 18H.40 PCC.

Park and Recreation designation, Countywide

Area-Wide Map Amendment M-1 redesignated 344 parcels making up 66 park properties and totaling approximately 5,700 acres throughout Pierce County from various designations to the Park and Recreation designation established in Ordinance 2007-75s. This revision required an update to the Pierce County Zoning Atlas and inclusion of the Park and Recreation designation within the planning areas which included Park and Recreation properties, which are: Outside Community Plan Areas (Chapter 18A.17), Alderton-McMillin Community Plan Area (Chapter 18A.18.010), Frederickson Community Plan Area (Chapter 18A.22), Gig Harbor Peninsula Community Plan Area (Chapter 18A.23), Graham Community Plan Area (Chapter 18A.24), Mid-County Community Plan Area (Chapter 18A.27), Parkland-Spanaway-Midland Communities Plan Area (Chapter 18A.28), South Hill Community Plan Area (Chapter 18A.29), and Upper Nisqually Community Plan Area (Chapter 18A.31).

The proposed revisions provide consistent regulations for park uses throughout Pierce County. Proposals for uses within parks are evaluated based on proposed permanent uses within the park, not only the overall park proposal. For example, if a new park was proposed to be established which included a community center with batting cages, an ice arena and a café, each use would be required to be allowed within the zone to be permitted. Pierce County Parks and Recreation participated in the process to identify uses commonly accessory to their operations which would be appropriate for inclusion within the Park and Recreation designation.

Restrict Public Assembly in McChord AFB APZ 1, Parkland-Spanaway-Midland Communities Plan

Ordinance 2009-71s Findings of Fact included directives for Area-Wide Map Amendment M-10 to ensure specific uses in the McChord Accident Potential Zone 1 (APZ 1) to prohibit public assembly within the Accident Potential Zone due to safety hazard.

Electronic Readerboard Signs for Specified Civic Uses – Graham Community Plan

Community plan amendment C-3 revises the Graham Community Plan to allow electronic readerboard signs for public safety, public park and recreation services, education facilities, and religious assembly uses within the Graham 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.180 PCC – Sign Design, Graham, allows for electronic readerboard signs.

Uses Allowed Within the CE Zone Classification and NC Designation – Parkland-Spanaway-Midland Communities Plan

Community plan amendment C-4 revises the Parkland-Spanaway-Midland Communities Plan to allow auto repair in the Community Employment (CE) zone classification. It further allows residential development in the Neighborhood Center (NC) designation only when associated with commercial development.

Increased Densities Commensurate with Height Allowances in the AC Designation – Parkland-Spanaway-Midland Communities Plan

Community plan amendment C-5 revises the Parkland-Spanaway-Midland Communities Plan to allow developments within the Activity Center (AC) designation to exceed allowed densities when the development does not exceed the height allowance of the zone. This proposal was approved to encourage compact residential development needed in the market, especially associated with Pacific Lutheran University in the adjacent Garfield Street Activity Center.

The proposal accomplishes the new policy by amending a footnote used in the South Hill Community Plan and adding it to the Parkland-Spanaway-Midland AC zone, which allows density to be exceeded commensurate with height allowances of the zone.

Update Zoning Maps

In adopting the 2009 Amendments to the Comprehensive Plan, the Council approved several Area-Wide Map Amendments and UGA Amendments that require a corresponding update to the County's zoning atlas.

B. ENVIRONMENTAL REVIEW AND DOCUMENTATION

Summary Analysis

Siting Criteria for Domestic Water Systems, Countywide, Amends Titles 18A and 18H

This amendment includes allowance of water systems in all zone classifications in Pierce County either as a permitted use or a conditional use. Water systems exceeding 60 feet in height in a residential or resource classification are those which would require a conditional use permit for

approval; all other water systems would be permitted outright. Additionally, revisions to development standards of PCC Section 18A.35.160 are proposed to include reduction in required setbacks for water storage facilities and revision to the landscaping requirements for these facilities. Water supply facilities are also proposed to be exempt from Tree Conservation requirements of Chapter 18H.40 PCC. Additional landscaping requirements have been included in Title 18A – Zoning, which would replace compliance with Tree Conservation requirements. An increased number of water system locations could result from this regulation. Each proposal will be required to go through the permitting process and will be evaluated for environmental impacts on a project by project basis.

Park and Recreation Designation, Countywide

The proposed revisions were made to be consistent among all of the plan areas to ensure ease of use by Park and Recreation departments. Proposals for uses within parks are evaluated based on proposed permanent uses within the park, not only the overall park proposal. For example, if a new park was proposed to be established which included a community center with batting cages, an ice arena and a café, each use would be required to be allowed within the zone to be permitted. Pierce County Parks and Recreation participated in the process to identify uses commonly accessory to their operations which would be appropriate for inclusion within the Park and Recreation designation. The proposed revision is not likely to result in additional parks being developed, as most are either already developed or were already planned for development. Uses allowed within this classification vary widely, as does the development of parks. New parks and expansions or revisions to existing parks will be reviewed for environmental impacts on a project by project basis.

Restrict Public Assembly in McChord AFB APZ 1, Parkland-Spanaway-Midland Communities Plan

The proposal specifically prohibits uses most likely to result in public assembly due to the safety hazards presented in the aircraft zone. Limitation of these uses will likely result in the probability of fewer environmental impacts within the APZ1. No additional allowed uses were added as a result of this proposed change.

Electronic Readerboard Signs for Specified Civic Uses – Graham Community Plan

The proposed amendment to Chapter 18B.180 – Sign Design, Graham, allows for electronic readerboard signs of the size and type allowed within the existing regulations for public safety services, park and recreation services, education facilities, and religious assembly uses. Additional standards regarding the brightness of these signs and how often the text will change have been included to ensure they pose as little distraction to passing drivers as possible.

Uses Allowed Within the CE Zone Classification and NC Designation – Parkland-Spanaway-Midland Communities Plan

The proposal adds the auto repair use as a permitted use in the CE zone classification. This may result in additional traffic accessing auto repair businesses, but does not likely exceed that which have resulted from other uses allowed within the CE zone classification. Site development and building requirements will address any pollution risks as a result of the auto repair activities. Each proposed facility will also be reviewed on a case by case basis for environmental impacts.

The proposal also adds a new footnote to accomplish the prohibition of residential uses when not associated with commercial uses to promote mixed use developments to the ROC and NC zone classifications, which implement the NC designation. This will likely result in fewer residential uses within the ROC and NC zone classifications, and may result in additional commercial development.

**Increased Densities Commensurate with Height Allowances in the AC Designation –
Parkland-Spanaway-Midland Communities Plan**

Community plan amendment C-5 revises the Parkland-Spanaway-Midland Communities Plan to allow developments within the Activity Center (AC) designation to exceed allowed densities when the development does not exceed the height allowance of the zone. This proposal was approved to encourage compact residential development needed in the market, especially associated with Pacific Lutheran University in the adjacent Garfield Street Activity Center. The proposal accomplishes the new policy by amending a footnote used in the South Hill Community Plan and adding it to the Parkland-Spanaway-Midland AC zone, which allows density to be exceeded commensurate with height allowances of the zone. This regulation effectively extinguishes the density limit for residential development within the AC zone classification when it does not exceed the height limitation of 60 feet. Impacts associated with such a development are generally increased traffic, increased need for public facilities and infrastructure, and increased noise. The AC designation is around existing centers in the Parkland-Spanaway-Midland Community – Garfield Street / PLU and Sprinker Recreation Center. These centers are already developed with infrastructure and services and are likely to continue to increase such services as the area develops further.

Update Zoning Maps

The updated zoning maps simply reflect adopted amendments to the Comprehensive Plan and are necessary to keeping the County's zoning atlas up to date.

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 2009 Amendments to the Comprehensive Plan. 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.