

Only those portions of Title 17B that are proposed to be amended or necessary for context are shown. Remainder of text, maps, tables and/or figures is unchanged.

Chapter 17B.20

IMPROVEMENT REQUIREMENTS

17B.20.008 Rural Pathways for Civic Uses.

A. Applicability.

1. Any new civic use, as defined in PCC 18A.33.220, except day-care centers and bus shelters (Level 1, Transportation Use Type), constructed in the rural area shall be required to construct pathways in accordance with subsection C. of this Section, along the roadway abutting the primary entrance to the site.
2. Any new civic use, as defined in PCC 18A.33.220, except day-care centers and bus shelters (Level 1, Transportation Use Type), constructed within 0.25 miles of a residential development shall be required to construct a pathway from the civic use to the residential development in accordance with subsection C. of this Section. For the purposes of this requirement, the following criteria apply:
 - a. A residential development shall consist of a recorded subdivision of 50 or more lots that are less than 0.5 acres in size.
 - b. The 0.25 miles shall be measured along existing roadways from the exterior lot line of the proposed civic use site to a point of connection with the residential development.
 - c. The pathway shall connect to the residential development at one location, either the entrance to the development or an alternative location identified by mutual agreement with the homeowner's association or developer. If the residential development is abutting the site, an access easement may be pursued between the properties as an alternative to constructing the pathway in the right-of-way.

B. Design Objective. Facilitate safe pedestrian access to civic uses from parked cars and nearby residential neighborhoods.

C. Standards.

1. Existing road shoulders may substitute for pathways provided the shoulder is of standard width and grade as specified in PCC [17B.10.060](#) A., referencing the "Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County," as published by the Pierce County Engineer.
2. New pathways must be constructed a minimum of 6 feet in width within existing Pierce County right-of-way on one side of the road. The pathway may be separated from the existing roadway. The County standard for construction is specified in PCC [17B.10.060](#) A. of the "Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County" as published by the Pierce County Engineer. Pathways may be adjusted to accommodate ingress, egress, parking, bus turn-in lanes, and facility design.
3. The requirement to construct a rural pathway pursuant to this Section shall not, in itself, trigger a requirement to construct curb, gutter, and sidewalk improvements.
4. Relocation of power lines, drainage pipes/culverts, and/or utilities, if needed, shall be required when the total cost of relocating them is less than 5 percent of the pathway's project total cost or \$10,000, whichever is greater.

D. Waiver.

1. The requirements of this Section may be waived by the Director in either of the following situations:

- a. The proposed use will generate minimal pedestrian activity, is located outside of a rural center, and does not front on a public roadway segment specifically identified by the Pierce County Comprehensive Plan or community plan as a recommended nonmotorized improvement location; or
- b. The County Engineer determines right-of-way is not large enough or suitable for such pathway because of road conditions or safety consideration. Suitability shall, at a minimum, consider critical areas, topography, ditches, and location of utilities.

(Ord. [2009-98s](#) § 2 (part), 2010)

Table 17B.20.005-1. Minimum Required Improvements for Commercial Projects

Commercial Project Types (12)

	New Commercial – Utility (11)		New Commercial (4)(6)		Land Division (includes Binding Site Plan with public/private roads) (3)(4)		Binding Site Plan (with shared access facility only) (4)		Expansion <60% of the building value as calculated in the IBC (4)		Site Development/ FPA (7)	
	Urban	Rural	Urban	Rural	Urban	Rural	Urban	Rural	Urban	Rural	Urban	Rural
Required Improvements on Public Arterial Frontage Road (1)(2)(9)												
Shoulder 6' min. width			Yes		Yes		Yes					
Buffer or Stormwater Facility (12) 5' min. width			Yes		Yes		Yes					
Sidewalk/Walkway 5' min. width			Yes	Yes (13)	Yes	Yes	Yes	Yes				
Street Trees (5)			Yes		Yes		Yes					
Required Improvements on Public Local Frontage Road (1)(2)(9)												
Sidewalk/Walkway 5' min. width			Yes	Yes (13)	Yes	Yes	Yes	Yes				
Street Trees (5)			Yes		Yes		Yes					
Required On-Site Improvements (9)												
Roads/Shared Access Facilities (10)					Yes	Yes	Yes	Yes				
Curb					Yes – traffic curb		Yes – traffic curb					
Sidewalk					Yes							

Street Trees (5)					Yes	Yes	Yes	Yes				
Street Lights					Yes							
Connectivity per Pierce County Road Standards			Yes	Yes	Yes	Yes	Yes	Yes				

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	Urban	Rural	Urban	Rural	Urban	Rural	Urban	Rural	Urban	Rural	Urban	Rural
Driveway Approach	Yes	Yes	Yes	Yes	(8)	(8)	(8)	(8)	Yes	Yes	Yes	Yes
Required Off-Site Improvements												
Per PCC 17B.20.030			Yes	Yes								
Per PCC 17B.20.040			Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Per PCC 17B.20.050			Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		

- Notes:
- (1) Requirements for exterior sidewalk and pathway shall be waived by the Department whenever a transportation improvement project providing this infrastructure is included within Pierce County's Six Year Transportation Improvement Program and is fully funded.
 - (2) Additional frontage improvements may be required as a result of a traffic impact analysis.
 - (3) Land Division includes all land divisions in conformance with Title 18F PCC, Development Regulations – Land Divisions and Boundary Changes.
 - (4) Traffic study required if more than 25 peak hour trips (PHT) will be generated by the development.
 - (5) See specific street tree requirements within Title 18J PCC, Development Regulations – Design Standards and Guidelines.

- (6) New commercial includes: new commercial building permits; attached single family and multi family; use permits; expansion > 60 percent of the building value as calculated in the IBC; Mobile Home Parks. Other commercial uses may also apply.
- (7) Forest Practice Application (FPA). Haul route bond may be required.
- (8) Driveway approach required for shared access facilities, alley access and any lot proposed to have direct access to an existing public or private road.
- (9) Reference the Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County.
- (10) Legal and physical access must be provided to each proposed lot utilizing an appropriate county road or shared access standard.
- (11) Cell towers, water tank, and other utilities that require a building permit, but generate less than one ADT.
- (12) See also the Pierce County Stormwater Management and Site Development Manual.
- (13) See PCC 17B.20.008