

STAFF REPORT

DATE: November 26, 2019

TO: Pierce County Planning Commission

FROM: Mitch Brells, Supervisor, Development Engineering

SUBJECT: The Planning Commission will review and consider proposed amendments to Title 18J of the Pierce County Code (PCC), "Development Regulations – Design Standards and Guidelines," and Title 17B PCC, "Construction and Infrastructure Regulations – Road and Bridge Design and Construction Standards." to implement Resolution No. 2019-113. The proposed amendments will allow greater flexibility in the requirement to construct rural pathways where the use is expected to generate minimal pedestrian activity and is not located in an area identified by the Pierce County Comprehensive Plan or community plan as a required or a desired location for pedestrian facilities.

NOTICE: Notice of the Planning Commission public hearing was published in the News Tribune on November 12, 2019.

SEPA: SEPA will be conducted pursuant to the State Environmental Policy Act, Pierce County Code Title 18D, and provisions of the Growth Management Act.

ATTACHMENTS:

Attachment A Proposed Amendments to Title 18J of the Pierce County Code (PCC), "Development Regulations – Design," removing PCC 18J.15.150.

Attachment B Proposed Amendments to Title 17B PCC, "Construction and Infrastructure Regulations – Road and Bridge Design and Construction Standards." Adding PCC 17B.20.008.

BACKGROUND – RURAL PATHWAYS FOR CIVIC USE

The Pierce County Comprehensive Plan and certain community plans require or encourage the provision of pedestrian facilities in certain rural geographic areas such as areas zoned for commercial use, along certain roadways, and when developing certain land uses.

Pursuant to Ordinance No. 2005-84s, the Council established development standards and guidelines requiring new civic uses in the rural area to construct pedestrian pathways within the County's right-of-way along the frontage of the new use.

RESOLUTION R2019-113

Resolution R2019-113 was adopted by the County Council on September 24, 2019. The Resolution directs the Planning and Public Works Department to develop amendments to Title 18J of the Pierce County Code (PCC), "Development Regulations – Design Standards and Guidelines," and Title 17B PCC, "Construction and Infrastructure Regulations – Road and Bridge Design and Construction Standards" to accomplish the following pertaining to new civic uses:

- Allow greater flexibility in the requirement to construct rural pathways where the use is expected to generate minimal pedestrian activity and is not located in an area identified by the Pierce County Comprehensive Plan or community plan as a required or desired location for pedestrian facilities; and
- Help to reduce development costs for certain uses while maintaining consistency with the policies of the Pierce County Comprehensive Plan and community plans.

WAIVER LANGUAGE

The following language is proposed to be added to Pierce County Code allowing the requirements to construct rural pathways for civic uses to be waived by the Director in the following situation:

“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.”

ADDITIONAL ANALYSIS

Planning and Public Works has analyzed the Pierce County Code as well as the Comprehensive Plan and Community Plans and provides the following analysis:

- In reviewing Pierce County Code (PCC), Staff determined that requirements for rural pathways for civic uses would be more clearly and concisely presented if found in only one Section of the PCC. Therefore, this proposal includes removing reference to “Rural Pathways for Civic Uses” in Chapter 18J.15 PCC and creating Section 17B.20.008 in Chapter 17B.20 PCC. where all the information regarding a pathway or sidewalk can be found in one place.

STAFF RECOMMENDATION

Staff recommends approval of the proposed amendments to the Pierce County Code (PCC) as presented in:

Attachment A which removes PCC Section 18J.15.150 from Chapter 18J.15 in its entirety.

Attachment B which replaces PCC Section 18J.15.150 with 17B.20.008 in Chapter 17B.20 PCC and adds footnote (13) to Table 17B.20.005-1.