



Pierce County Council

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Passed and incorporated
into the substitute at the
March 2, 2015
Community
Development Committee
Meeting

Committee Amendment No. 8
Proposed Ordinance No. 2013-45s3
Lavender

Date: March 2, 2015

To: **Community Development Committee**
Rick Talbert, Chair
Derek Young, Vice Chair
Douglas G. Richardson, Member
Connie Ladenburg, Member
Jim McCune, Member

From: Mike Kruger, Council Staff

Hearing Date: March 2, 2015

Attachments: NA

Subject: **Proposed technical amendment to Exhibit D maintaining a critical area exemption that currently applies Countywide.**

The following technical amendment to Exhibit D to Ordinance No. 2013-45s3 would clarify that the critical area exemption for one-time expansion of residential structures applies throughout the County, including Shoreline Management jurisdiction, when the expansion occurs away from the critical area or shoreline.

1. On page 3 of Exhibit D, starting on line 21, following “structures” strike “within shoreline jurisdiction” and on line 26 following “away from the” insert “shoreline,” and on line 27 following “parallel to the” insert “shoreline,” to show as follows:
2. A one-time expansion of primary single-family residential structures ~~within shoreline jurisdiction~~ that does not result in the loss of significant trees, or reconstruction of an existing building footprint, when the following criteria are met:
 - a. The structure is located outside any flood hazard or active landslide hazard area;
 - b. The expansion/reconstruction is no greater than 25 percent;
 - c. The expansion/reconstruction either extends away from the shoreline, critical area or related buffer, or occurs parallel to the shoreline, critical area and upon existing impervious surfaces; and
 - d. The expansion/reconstruction is not the result of structural damage associated with a critical area, such as slope failure in a landslide hazard area or flooding in a flood hazard area.