



Pierce County Council

930 Tacoma Ave S, Rm 1046
Tacoma, WA 98402-2176
(253) 798-7777
FAX (253) 798-7509
Toll-Free (800) 992-2456
www.piercecountywa.org/council

Passed at the September 15,
2014 Community Development
Committee Meeting

Committee Amendment No. 24 Proposed Ordinance No. 2013-45s Lemon Chiffon

Date: September 15 2014
To: **Community Development Committee**
Rick Talbert, Chair
Douglas G. Richardson, Vice Chair
Stan Flemming, Member
Connie Ladenburg, Member
Jim McCune, Member
From: Dan Roach, Council District
Hearing Date: September 15, 2014
Attachments: NA
Subject: Lake Tapps Reservoir

The following amendment would modify the Shoreline Regulations for Lake Tapps.

1. On page 24 of Exhibit G, starting on line 36, replace subsection 2 with the revised subsection to show as follows:
 2. Standard shoreline buffers listed in Table 18S.30.030-2 below are determined based on the Shoreline Environment Designation and shall be measured from the ordinary high water mark (OHWM), except that for Lake Tapps Reservoir, the setback buffer shall be measured from the full pool elevation of 543 feet (equivalent to water level 543 msl as measured at the USGS Gage 12101000). ~~property line (1954 boundary at elevation 545).~~
2. On page 25 of Exhibit G, starting on line 1, replace the Table with the revised Table to show as follows:

Shoreline Environment Designation (SED)	Standard Buffer
Natural	150 feet
Conservancy	100 feet
Residential	75 feet
Setback for Lake Tapps Reservoir	50 feet
High Intensity – non water-dependent use, or those portions of a use that are not water-dependent	50 feet
High Intensity – water-dependent use, or those portions of a use that are water-dependent	0 feet

See Chapter 18E.40 PCC for Fish and Wildlife Habitat Conservation Area regulations, critical area buffers may be greater than the standard shoreline buffer.

3. On page 32 of Exhibit D, starting on line 21, strike subsection C.1.b and C.1.c in their entirety and replace with the following new subsections to show as follows:
 - b. Standard shoreline buffers listed in Table 18S.30.030-2 are based on the Shoreline Environment Designation.
 - c. Shoreline buffers are measured from the ordinary high water mark (OHWM), except that for Lake Tapps Reservoir, the setback shall be measured from the full pool elevation of 543 feet (equivalent to water level 543 msl as measured at the USGS Gage 12101000).
4. On page 25 of Exhibit G, line 3 after “Buffer” insert “/Setback” to show as follows:
 3. **Modification Allowances to the Standard Shoreline Buffer/Setback Width.** This Section does not apply to critical area buffer modification allowances which are regulated pursuant to Chapter 18E.40 PCC.
5. On page 26 of Exhibit G, on lines 8, 9, 15 and 16 after “Buffer” insert “/Setback” to show as follows:
 - d. **Adjacent Development Standard Buffer/Setback Reduction.** The standard shoreline buffer/setback, as indicated in Table 18A.30.030-2, for a vacant lot may be reduced when the vacant lot has a common property line with one or more lots which abut the OHWM and which are developed with single-family residence(s), provided:
 - (2) The standard buffer/setback is reduced by no more 25 percent and the resulting buffer/setback is no less than the average setback of the adjacent residences.
6. On page 28 of Exhibit G, line 22 following “buffer” insert “or setback” to show as follows:
 6. Maintenance of lawfully established landscaping and gardens is allowed within the shoreline buffer or setback including, but not limited to, mowing lawns, weeding, harvesting, and replanting of garden crops, pruning and planting of vegetation to maintain the condition and appearance of such areas as they existed on the effective date of this Title and planting of indigenous native species.
7. On page 28 of Exhibit G, starting on line 26, insert the following new subsection as follows:
 7. Trees within shoreline setbacks may be removed and replaced with shrubs and groundcover at the spacing standard described in Table 18S.30.030-3.
8. On page 28 of Exhibit G, starting on line 26 insert the following new subsection as follows:
 8. Vegetation enhancement within shoreline buffers or setbacks should consist of plants that do not require use of fertilizers, pesticides or chemicals that are detrimental to water quality or harmful to aquatic life.
9. On page 86 of Exhibit G, starting on line 12, following “wave action.” Insert “A shoreline stabilization structure at or near, and parallel to, the ordinary high water mark is defined as a bulkhead. A structure located landward of the ordinary high water mark that does not come into contact with the water and is erected between lands of different elevations which is used to resist the lateral displacement of any material is defined as a retaining wall”.

"Shoreline Stabilization" means structural and nonstructural methods to address erosion impacts to property and dwellings, business or structures caused by natural processes such as current, flood, tides, wind or wave action. A shoreline stabilization structure at or near, and parallel to, the ordinary high water mark is defined as a bulkhead. A structure located landward of the ordinary high water mark that does not come into contact with the water and is erected between lands of different elevations which is used to resist the lateral displacement of any material is defined as a retaining wall".

10. On page 57 of Exhibit G, line 6, following "OHWM", insert "in marine waters" to show as follows:
 4. Facilities waterward of the OHWM in marine waters shall consist of an open framework (e.g., pilings, grated surfaces, cable railings, floating facilities held in place with anchors) as opposed to solid surfaces with no openings, to the maximum extent feasible.
11. On page 52 of Exhibit G, following Line 20, insert the following new standard to show as follows:
 9. Septic tanks and drain fields for new sewage disposal systems shall be located outside of shoreline setbacks and buffers.