

CP2019-02

Effective
10/15/2019

Last Revised
10/15/2019

Review Frequency
Every 3 years

Policy Contact
Dave Risvold
Sean Gaffney



Dennis Hanberg
Director

Conditional Uses and Administrative Conditional Uses not required for Normal Maintenance and Repair Projects within Shoreline Jurisdiction

Purpose

To clarify the review requirements for existing development projects qualifying as “Normal Maintenance and Repair” pursuant to PCC 18S.60.020 C(2) are not subject to Administrative Conditional Use or Conditional Use Permits:

2. **Normal Maintenance and Repair.** Normal maintenance or repair of existing structures or developments, including damage by accident, fire, or elements.
 - a. Normal Maintenance includes those usual acts to prevent a decline, lapse, or cessation from a legally established condition.
 - b. Normal Repair means to restore a development to a state comparable to its original condition including, but not limited to its size, shape, configuration, location and external appearance, within a reasonable period after decay or partial destruction, except where repair causes substantial adverse effects to shoreline resource or environment.
 - c. Replacement of a structure or development may be authorized as repair where such replacement is the common method of repair for the type of structure or development, and the replacement structure or development is comparable to the original structure or development including, but not limited to its size, shape, configuration, location and external appearance, and the replacement does not cause substantial adverse effects to shoreline resources or environment.

Discussion

- Projects meeting the Normal Maintenance and Repair criteria are reviewed through the Exemption to a Substantial Development Permit process.
- Table 18S.60.030-1 Shoreline Permit Table “Interpretation” informs that uses that are listed as requiring an AC or C in the table must obtain an Administrative Conditional Use Permit or a Conditional Use Permit even if the development does not require a Substantial Development Permit.

The language of code has caused uncertainty as to whether repair and maintenance activities within Shoreline jurisdiction require both an Exemption to a Substantial Development Permit and an Administrative Conditional Use Permit or Conditional Use Permit.

Policy Repair Projects in Shoreline Jurisdiction

CP2019-02

- The requirement for a Conditional Use Permit or Administrative Conditional Use Permit cited in Table 18S.60.030-1 under “Interpretation” is applicable to new development within Shoreline jurisdiction.
- Example: Repair of an existing dock in the Aquatic Marine SED is not subject to an Administrative Conditional Use Permit and should be evaluated pursuant to Shoreline Substantial Development Permit Exemption standards in PCC 18S.60.020.

Conclusion

A project that meets the criteria of Normal Repair and Maintenance, per PCC 18S.60.020 C(2), shall be reviewed through the Exemption to a Substantial Development process alone. Review through the Administrative Conditional Use or Conditional Use permit process is not required.

Sunset

This policy will remain in effect until the adoption of a revised Shoreline Master Program (SMP) for Pierce County.

Revision History

Revision #	Date	Description of Change(s)	Requested By
0	10/15/2019	Initial Publication	Dave Risvold