



Pierce County Council

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Passed at the Community
Development Committee
Meeting on August 4, 2014 on
a voice vote.

Committee Amendment No. 18 Proposed Ordinance No. 2013-45s Buff

Date: May 19, 2014

To: **Community Development Committee**
Stan Flemming, Member
Connie Ladenburg, Member
Jim McCune, Member

From: Douglas G. Richardson, Council District No. 6
Rick Talbert, Council District No. 5

Hearing Date: August 4, 2014

Attachments: NA

Subject: **Proposed amendment to Exhibit G concerning expansion of existing improvements within the standard shoreline buffer**

The following amendment to Exhibit G to Ordinance No. 2013-45s would provide clarification that a shoreline variance is not required for expansions of existing development within the standard shoreline buffer that occur landward of existing substantial improvements.

1. On page 26 of 111, of Exhibit G, starting on line 35, following "Buffer." insert "Expansion of legally existing development within the standard shoreline buffer is allowed without a Shoreline Variance in the following instances:" and replace subsection "a" in its entirety with "a. Expansion landward of existing development within a Shoreline buffer when an existing permanent substantial improvement serves to eliminate or greatly reduce the impact of the proposed expansion upon Shoreline ecosystem functions. Examples of features that may serve as a substantial improvement include permanent structures (such as homes and commercial buildings), larger paved areas (such as commercial parking lots and major roadways), dikes, and levees. Smaller structures (such as sheds and outbuildings) and smaller paved areas do not typically serve as substantial improvements". to show as follows:

5. **Expansion of Existing Development within Standard Shoreline Buffer.** Expansion of legally existing development within the standard Shoreline buffer is allowed without a Shoreline Variance in the following instances:
 - a. Expansion landward of existing development within a Shoreline buffer when an existing permanent substantial improvement serves to eliminate or greatly reduce the impact of the proposed expansion upon Shoreline ecosystem functions. Examples of features that may serve as a substantial improvement include permanent structures (such as homes and commercial buildings), larger paved areas (such as commercial parking lots and major roadways), dikes, and levees. Smaller structures (such as sheds and outbuildings) and smaller paved areas do not typically serve as substantial improvements.