



# Pierce County Council

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Handout

## Committee Amendment No. 1 Proposed Ordinance No. 2019-34 Green

**Date:** June 13, 2019

**To:** Community Development Committee  
Derek Young, Chair  
Dave Morell, Vice Chair  
Marty Campbell, Member  
Douglas G. Richardson, Member

**From:** Jim McCune, Council District No. 3

**Hearing Date:** June 17, 2019

**Attachments:** NA

**Subject:** Proposed Amendments to Ordinance No. 2019-34, Exhibit A and Exhibit B (Development Notification).

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The following amendments to the Ordinance and Exhibits would establish Department notification requirements for commercial building permit applications and maintain the existing 300-foot notification requirement for all other required property owner notices.

1. On page 1 of the Ordinance, starting on line 17, replace the Title of the Ordinance with the revised Title as follows:

~~An Ordinance of the Pierce County Council Amending Section 18.80.040 of the Pierce County Code, "Methods of Notice," Expanding Public Notification Transmittal Distances; Providing Specific Property Posting Content Requirements; Adopting Findings of Fact; and Setting an Effective Date.~~

**An Ordinance of the Pierce County Council, Amending the Pierce County Code, Section 18.80.020, Public Notice Matrix and Section 18.80.040, Methods of Notice; to Require Notification of Property Owners Adjacent to Proposed Commercial Building Permits; Providing Specific Property Posting Content Requirements; Adopting Findings of Fact; and Setting an Effective Date.**

2. On page 2 of the Ordinance, starting on line 22, amend the Whereas statement as follows:

**Whereas, establishing a increasing the radius for transmitting notice of commercial building development permits applications to property owners within 500 feet or four parcels**

away from the exterior boundary of proposed commercial development will generate additional neighborhood awareness of proposed commercial development; and

3. On page 2 of the Ordinance, starting on line 34, amend Section 1 as follows:

Section 1. Section 18.80.020, "Public Notice Matrix" and Section 18.80.040 of the Pierce County Code, "Methods of Notice," are hereby amended as shown in Exhibit A, which is attached hereto and incorporated herein by reference.

4. On page 1 of Exhibit A, starting on line 3, insert the following:

**18.80.020 Public Notice Matrix.**

	Notice of Application (4)	Notice of Threshold Determination	Notice of Public Hearing	Notice of Final Decision
Categories:	Day 0-14	Day 30-79	Day 30-90	Day 30-120
Building Permits (5), Administrative Design Review, Site Development Permits, Boundary Line Adjustments, Lot Combinations, Forest Practice Request for Single-Family Dwelling Exceptions (no SEPA, no public hearing)	• Exempt	• N/A	• N/A	Transmit to Applicant
Building Permits (5), Site Development Permits Class IV- General Forest Practice Permits (SEPA, no public hearing)	Departmental Posting Transmit SEPA Checklist to Reviewing Agencies	Publish in Newspaper Transmit to Applicant Transmit to Reviewing Agencies	• N/A	Transmit to Applicant and Parties of Record

Notes:

(5) See 18.80.040 B.5 for notification transmittal requirements for commercial building permits.

5. On page 1 of Exhibit A, starting on line 10, eliminate the proposed changes to 18.80.040 B.1 to retain the existing code requirement as follows:

1. All property owners of record within a radius of 300 feet, but not less than two parcels deep, around the exterior boundaries of the subject property;

6. On page 1 of Exhibit A, following line 17, insert the following standard.

5. Transmittal of notice for commercial building permits shall be provided to all property owners of record within a radius of 500 feet, but not less than four parcels deep, around the exterior boundaries of the subject property.

7. On page 2 of Exhibit B, starting on line 5, amend the finding of fact as follows:

9. ~~Establishing a~~ Increasing the radius for transmitting notice of commercial building development permits applications to property owners within 500 feet or four parcels away from the exterior boundary of proposed commercial development will generate additional neighborhood awareness of proposed commercial development.

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