

January 22, 2009

TO: All Interested Parties

RE: Addendum to the *Final Supplemental Environmental Impact Statement (Final SEIS), Comprehensive Plan, November 1994*, for the Pierce County Comprehensive Plan to address Title 19B Community Plans and Chapter 19B.150, Anderson and Ketron Islands Community Plan, and to the *FSEIS, Development Regulations, June 1995* to address implementing regulations to the Anderson and Ketron Islands Community Plan including amendments to Title 18A–Development Regulations Zoning, and Title 18J–Development Regulations Design Standards and Guidelines.

Pierce County has issued an Addendum to the *Final SEIS, Comprehensive Plan, November 1994*, and to the *Final SEIS, Development Regulations, June 1995*. The November 1994 Final SEIS addressed impacts of the Pierce County Comprehensive Plan which was adopted in November 1994 in accordance with the State’s Growth Management Act (GMA). The June 1995 Final SEIS addressed the impacts of the Development Regulations which were adopted in July 1995 to implement the Comprehensive Plan in accordance with the GMA.

The proposed Anderson and Ketron Islands Community Plan is an update to the initial community plan adopted in 1991. The update addresses requirements in the GMA to ensure consistency with the GMA, and directs and guides future growth and land use decisions within the Anderson and Ketron Islands Community Plan area of unincorporated Pierce County. The proposed regulations include changes and additions to the Pierce County Development Regulations, Title 18A-Zoning, and Title 18J-Design Standards and Guidelines that implement provisions in the community plan.

In accordance with the State Environmental Policy Act (SEPA) requirements, an Addendum may be used to add new information about a proposal provided that it does not substantially change the analysis of significant impacts and alternatives in the existing environmental document (WAC 197-11-600). Pierce County has determined the proposed community plan and changes to the Development Regulations do not substantially change the analysis of impacts previously discussed in the previous environmental documents.

The Addendum includes a fact sheet, background material, summary of proposed community plan, and amendments to the regulations, and necessary environmental documentation. The Addendum has been prepared in accordance with WAC 197-11-600 and 197-11-625 and has been distributed to the Department of Ecology and agencies with jurisdiction.

If you have questions concerning this Addendum to the Final SEIS, please contact Mike Erkkinen at (253) 798-2705 or (253) 798-2785.

Sincerely,

CHUCK KLEEBERG  
Director/Environmental Official

**ADDENDUM**  
**to**  
**NOVEMBER 1994**  
**FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT FOR**  
**PIERCE COUNTY COMPREHENSIVE PLAN**

**and**

**JUNE 1995**  
**FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT FOR**  
**IMPLEMENTING REGULATIONS TO THE COMPREHENSIVE PLAN**

**for**

**ANDERSON AND KETRON ISLANDS COMMUNITY PLAN**

**and**

**IMPLEMENTING REGULATIONS TO THE COMMUNITY PLAN**

**Prepared in compliance with the State Environmental Policy Act**

**January 22, 2009**

**TABLE OF CONTENTS**

FACT SHEET..... i

INTRODUCTION .....1

BACKGROUND .....1

    A.    COMPREHENSIVE PLAN, DEVELOPMENT REGULATIONS, AND  
          COMMUNITY PLANS.....1

    B.    ENVIRONMENTAL REVIEW .....1

PROPOSED ACTION .....2

    A.    SUMMARY DISCUSSION OF PROPOSED REVISIONS .....2

    B.    ENVIRONMENTAL REVIEW AND DOCUMENTATION.....6

## FACT SHEET

**Title and Description of  
Proposed Action**

The proposal is a non-project action, the adoption of the Anderson and Ketron Islands Community Plan, by the Pierce County Council. The community plan is comprised of 1) a policy document that will direct future growth and land use decisions, 2) mapping and use revisions to land use designations and zoning classifications, and, 3) design standards for the Anderson and Ketron Islands community.

This Addendum adds analyses and information to the November 1994 Final Supplemental Environmental Impact Statement (Final SEIS), Comprehensive Plan, and The June, 1995 Final SEIS for Development Regulations.

**Proponent**

Pierce County  
Planning and Land Services

**Tentative Adoption Date**

Planning Commission hearings were held on November 19, 2008, and December 3, 2008. County Council hearings are scheduled for Winter 2009, with final adoption scheduled for Winter 2009.

**Lead Agency**

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<b>Date of Issue:</b>	January 22, 2009
<b>Environmental Review Process</b>	Pierce County has used a phased review process for the non-project actions required by Washington State's Growth Management Act, including the Comprehensive Plan and Development Regulations. Pierce County intends to continue to use this phased review for adoption of amendments to the Comprehensive Plan and Development Regulations that implement the Plan.
<b>Location of Background Material and Documents Incorporated by Reference</b>	Background material and documents used to support development of this Addendum are available for review at the Pierce County Planning and Land Services Department, Room 228, 2401 South 35th Street, Tacoma, WA 98409, (253) 798-3736.
<b>Relation to Other Documents</b>	A series of environmental documents have been prepared by Pierce County to evaluate the impacts of the Pierce County Comprehensive Plan and amendments to the plan. These documents, noted in the Background section of this Addendum to the Final SEIS, are incorporated by reference. Pierce County intends to continue to use a phased environmental review approach for analyzing Comprehensive Plan amendments or other GMA documents related to the Comprehensive Plan or Development Regulations. Additional environmental documentation, in the form of supplemental EISs, addenda, or other State Environmental Policy Act (SEPA) determinations may be made as the Pierce County Comprehensive Plan is further implemented. This document is not intended to satisfy individual project SEPA requirements.

## INTRODUCTION

In June 1994, Pierce County released a Final Supplemental Environmental Impact Statement (Final SEIS) for the Pierce County Comprehensive Plan, which was adopted in November 1994. The Final SEIS, in conjunction with the April 1994 Draft SEIS, addressed the probable significant adverse impacts of adoption of the Comprehensive Plan. In June 1995, a Final SEIS was released in connection with adoption of the Pierce County Development Regulations implementing the Comprehensive Plan which, in conjunction with the April 1995 Draft SEIS, addressed the probable significant adverse impacts of adoption of the Development Regulations. The Development Regulations implement the policies and objectives of the Pierce County Comprehensive Plan and were adopted by the Pierce County Council in July 1995. The Comprehensive Plan and Development Regulations are in compliance with and implement the Washington State Growth Management Act.

This Addendum addresses the proposed adoption of the Anderson and Ketron Islands Community Plan and implementing regulations, as directed by the County Council in Resolution R2005-52.

## BACKGROUND

### A. COMPREHENSIVE PLAN, DEVELOPMENT REGULATIONS, AND COMMUNITY PLANS

In 1990 the Washington State Legislature passed the Growth Management Act (GMA) which required certain local jurisdictions to prepare and adopt comprehensive land use plans to direct growth and development for a 20-year period. The GMA also required that regulations be prepared and adopted to implement the policies set forth in local comprehensive plans. Pierce County adopted the Comprehensive Plan in November, 1994 which became effective in January, 1995. To implement the Comprehensive Plan, Pierce County adopted the Development Regulations (in July of 1995) which were comprised of Chapters 18A.05, 18A.15, 18A.25, 18A.35, 18A.75, and 18A.85. Amendments, additions, and updates to the Comprehensive Plan and Development Regulations have been ongoing since 1995. These include the adoption of ten community plans and their implementing regulations for communities across Pierce County.

### B. ENVIRONMENTAL REVIEW

Pierce County has used a phased environmental review process to analyze the environmental impacts of the Comprehensive Plan and Development Regulations. A table that lists environmental documents prepared to date can be viewed at [www.piercecountywa.org/pals](http://www.piercecountywa.org/pals) on the environmental page or at the Planning and Land Services Department. The information and analyses contained in the environmental documents described in the table identify the environmental impacts associated with the Comprehensive Plan and implementing regulations. For complete information and disclosure of impacts these documents should also be referenced.

This Addendum addresses the impacts of the proposed Anderson and Ketron Islands Community Plan and its implementing regulations, and supplements information in the April 1994 Draft

SEIS and June 1994 Final SEIS for the Comprehensive Plan, and April 1995 Draft SEIS and June 1995 Final SEIS for the implementing regulations to the Comprehensive Plan.

## **PROPOSED ACTION**

### **A. SUMMARY DISCUSSION OF PROPOSED ACTION**

The Anderson and Ketron Islands Community Plan contains four major subject areas or elements: Land Use and Economic Element, Community Character and Design Element, Natural Environment Element, and Facilities and Services Element. Each element contains a description of existing and desired conditions. The description of existing conditions provides background information concerning the subject matter. The description of desired conditions provides the framework for the policies in the element. The policies in each element are structured as goals, objectives, principles, and standards. These policies address the element subject while maintaining consistency with the overall vision for the community plan.

The goals, objectives, principles, and standards for each element are followed by implementing actions. The implementing actions detail the steps that are necessary to implement the plan. These action items include proposed changes to policy documents, regulations, or capital facility plans. Action items may also suggest that community organizations pursue non-regulatory measures such as forming partnerships or pursuing new programs. The following information provides a brief summary of each element.

#### **Land Use and Economic Element**

The Land Use and Economic Element addresses issues such as what land uses should be allowed in the various designations and the appropriate intensity of land use in various areas in the community. Rural residential land use designations should maintain a low density rural land use pattern, preserve the rural character, protect environmentally sensitive features, and encourage agricultural and forestry activities within the plan area. Residential densities in the Rural 10 designation should be one dwelling unit per ten acres on both islands. Open space density provisions, which allow for an increase to two dwelling units per ten acres when open space is provided, should be allowed only on Ketron Island. Minimum lot size for new lots should be one acre on Ketron Island and two acres on Anderson Island.

On Ketron Island, tourism facilities such as bed and breakfast houses are identified as desired uses, and where new lodging facilities are developed on shoreline locations, provisions for public access to the shoreline should be encouraged. On Anderson Island, priority should be given for developing a community museum or library. Direct marketing of agricultural products should be encouraged on Anderson Island. On both islands aquaculture activities should be mitigated to reduce visual and noise impacts and best management practices should be applied. Processing of aquacultural goods should not be allowed. Forestry is recognized as a historical and desirable land use within the community plan area. A Rural Neighborhood Center designation in the vicinity of the marina on the east shore of Ketron Island should be established, and the existing Rural Neighborhood Center on Anderson Island at the intersection of

Eckenstam-Johnson Road, Camus Road, and Lake Josephine Boulevard should continue. Open space corridors should include Anderson Island Parks and Recreation properties and County-owned properties.

### **Community Character and Design Element**

The Community Character and Design Element supports the Land Use and Economic Element by recognizing and preserving the rural character as well as establishing design standards to assist in maintaining this character. This Element focuses on guidelines for residential and commercial development in the area. Existing places and structures of historic and cultural significance should be preserved, thereby strengthening the area's character and sense of place. Residential design should respond to the existing character and conditions of the site and evoke a rural character. Where territorial views exist, developments should minimize obstruction of views from nearby properties through appropriate landscape design, building placement, height, and setbacks. Site designs should be encouraged which contribute to the aesthetic value of the area, by retaining resources such as clusters of trees and historic features.

All of Ketron Island may be considered prone to wildfire, so new developments on the island should enact measures to minimize danger of wildfire to the development and surrounding properties. The visual qualities and resources on Ketron Island are identified as a vital component of that which comprises the area's special character and identity and should be protected and enhanced. Requirements for building facades and lighting for residential and commercial development, and building design for commercial development are intended to support this intended character and identity for Ketron Island.

### **Natural Environment Element**

The Natural Environment Element includes a focus on preserving the existing natural features and shoreline ecosystems. The policy direction is to recognize the natural constraints such as unstable slopes, soil constraints, flooding, wetlands, shorelines, and poor drainage and to ensure new growth and development is directed toward the least environmentally constrained areas.

The need to improve the existing environment is addressed. Improving air quality through education about indoor and outdoor burning, retaining soil function and reducing erosion through low impact development techniques, addressing failing septic systems, and restoring portions of Schoolhouse Creek are examples of improvements called for in the community plan.

Many of the actions to ensure development occurs in a more harmonious pattern with the natural environment are to be accomplished through community outreach and education, and partnerships with universities and not-for-profit organizations.

### **Earth Resources**

The community plan strives to utilize low impact development techniques to retain soils and reduce the impacts of impervious surfaces on water quality and quantity. Vegetation retention is

also a priority action within the community plan promoting native vegetation and removing invasive species while working with landowners to plant fire resistant species at appropriate distances from homes and other structures.

#### Water Resources

The community plan includes provisions to maintain the quality and quantity of surface water bodies by supporting non-chemical methods to control milfoil, noxious weeds, or other types of algae blooms in the lakes; providing public education and outreach information on stewardship particularly regarding fertilizer and pesticide usage in and around water bodies; and, controlling leaking septic systems around the lakes. The plan also promotes low impact development techniques and vegetation plantings to improve water quality.

The community and County should be proactive in protecting the marine environment and calls for establishing “shellfish protection districts” in areas that are affected by a shellfish downgrade. The plan policies support enhancing hazardous spill response coordination in environmentally sensitive areas and wellhead protection areas.

Policies also seek to further protect the shoreline environment through appropriate shoreline designations in the update of the Shoreline Master Program and requests consideration of options to restrict shellfish (e.g., geoduck, oysters, etc.) farming in the marine shoreline areas of Anderson and Ketron Islands. The community plan also includes provisions to restore the natural shoreline process where degradation has occurred and to work to identify shoreline restoration projects and obtain potential funding to complete these projects.

#### Air Resources

The community plan calls for improving air quality by reducing burning activities that may negatively impact air quality including the burning of garbage, woodstoves, or stumps and debris as the result of land clearing.

#### Fish and Wildlife

Policies and actions in the community plan strive to preserve aquatic and fish species and their habitats and requests the restorations project identified in the Key Peninsula, Gig Harbor, and Islands Watershed Nearshore Salmon Habitat Assessment, Final Report, July 2003, be implemented. The plan carries specific recommendations for restoration projects for Oro Bay estuary.

Community plan policies also strive to preserve wildlife species and their habitats and promote the possibility of establishing wildlife sanctuaries on the islands. Finally, for Ketron Island, policies address developing and implementing management recommendations that control nuisance animals such as raccoons and coyotes.

#### Open Space

The community plan encourages public and private organizations and private property owners to conserve, maintain, and restore open space areas. The acquisition and retention of open space is to be accomplished through a variety of strategies including partnering with local land trusts and

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public agencies to promote acquisition of high priority parcels on Anderson Island. County-owned properties, which serve as good fish and wildlife habitat, should be protected from conversion to other uses and integrated into the open space system. The plan calls for an inventory of properties on Anderson Island which may be utilized as open space and incorporated into a greenbelt park trail system. The plan policies encourage public education and outreach efforts on the conservation and restoration of open space areas.

### **Facilities and Services Element**

The Facilities and Services Element addresses services such as public safety services (emergency and stormwater), and facilities such as roads, parks, and schools. Transportation policies emphasize ferries and road improvements. Police services should be enhanced through effective law enforcement that addresses community concerns for life safety, vandalism, and personal property protection. Effective fire protection and emergency services to the islands should include reliable access to the islands to help to ensure prompt emergency and police response when services are needed. Services and programs to Ketron Island residents and property owners to discourage illegal dumping, storage of junk, and burning need to be addressed. Management of groundwater withdrawal rates should be done so as to not exceed recharge rates in order to preserve the high quality and supply of groundwater resources. Measures should be enacted to improve water conservation.

The transportation policies in the community plan are divided into three categories – Ferry Service, Transit Service, and Roadway Improvements. The ferry policies focus on promoting coordination with other agencies and community groups and on implementing improvements to encourage walk-on passenger ridership in order to minimize the number of vehicles taking the ferry. The transit policies emphasize improving passenger connections between the County ferry service and the local bus service provided by Pierce Transit. The roadway policies underscore the desires of residents to enhance safety and nonmotorized travel to community facilities while still preserving the rural character of the island roadways.

The community plan also includes recommendations for transportation improvements over the next twenty years. On Anderson Island, nonmotorized improvements such as paved shoulders or roadside trails are recommended along Eckenstam-Johnson Road AI and Yoman Road AI to improve safety and to facilitate nonmotorized travel to the general store, the community clubhouse, and the ferry landing. On Ketron Island, it is recommended that Morris Boulevard and some of the other private roads be upgraded as paved roadways to support future development and to facilitate access to the ferry landing. The complete listing of the transportation project recommendations for both islands is included in Appendix A of the community plan.

## **B. ENVIRONMENTAL REVIEW AND DOCUMENTATION**

### **Summary Analysis**

The proposed Anderson and Ketron Islands Community Plan has been reviewed for consistency with the Growth Management Act (GMA), Pierce County Countywide Planning Policies, and Pierce County Comprehensive Plan. The proposed plan is consistent with these planning documents.

The community plan does not result in any new significant adverse environmental impacts. Reduced densities are proposed for some areas on Anderson Island, and no increased densities are proposed on either island. A number of policies provide for increased environmental protection and preservation of natural systems. An area of approximately four acres in the vicinity of the ferry landing on Ketron Island is proposed to be changed from a rural residential to a rural commercial designation and zone. This area is currently fully developed with ferry parking and access facilities and a building designed for commercial use.

This Addendum is used as part of a phased environmental review process utilized by Pierce County Planning and Land Services since the adoption of the Comprehensive Plan and Development Regulations in 1995. Pierce County has used a phased review process for the non-project actions required by Washington's Growth Management Act, including the Comprehensive Plan and Development Regulations. Pierce County intends to continue to use this phased review for adoption of amendments to the Comprehensive Plan and Development Regulations that implement the Plan and update the regulations accordingly.

The earlier environmental documentation prepared in conjunction with the Pierce County Comprehensive Plan and Development Regulations, as referenced in this document, addressed a range of alternatives and impacts. The proposed amendment does not create any new significant adverse environmental impacts.

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