Environmental Application Number: 985067  
Project ID Number: 594393

Family Application Number(s): N/A
Parcel Number(s): N/A

Action: Residential Uses - Development Regulations Amendments

Proposal: The proposal would amend Pierce County Code, including Title 17B, Title 18, Title 18A, and Title 18J, to update development regulations related to residential uses. The proposal includes changes to employee housing uses and zoning, shared housing uses and zoning, updates to over 30 other use terms, and other minor changes. The proposed amendments would apply within all of unincorporated Pierce County including the Parkland-Spanaway-Midland, Gig Harbor Peninsula, and Graham community plan areas.

For employee housing, the proposal would allow different types of housing to be created, would expand the rural areas where employee housing uses are allowed, and would institute new regulations on rural employee housing to protect the character of rural lands. The employee housing would only be available to seasonal workers.

For shared housing, the proposal would establish a specific use category, and would allow new types of shared residences in Pierce County, specifically within urban residential and urban mixed-use zones. The proposed amendments would apply density, design, and parking requirements to shared housing use types.

Location: Pierce Countywide including the Parkland-Spanaway-Midland, Gig Harbor Peninsula, and Graham community plan areas.

Proponent(s): Pierce County Planning and Public Works Department

Pierce County, the lead agency for this proposal, has determined that it will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) will not be required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Pierce County has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under Chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Pierce County will not require any additional mitigation measures under SEPA.
There is no comment period for this DNS. Pierce County Code does not provide for an administrative appeal of non-land use legislative actions taken by the County Council. See WAC 197-11-680 for procedures regarding SEPA judicial appeals.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 21 days from issue date. Comments must be submitted within 21 days of the issue date. Appeals must be filed within 60 days following publication in the County paper of record for the approved ordinance.

**Responsible Official:** Sean Gaffney  
**Position/Title:** Planning Manager, Planning and Public Works  
**Address:** 2401 South 35th Street, Suite 2, Tacoma, WA 98409

**Staff Contact:** Erik Jaszewski, Associate Planner  
**Contact:** erik.jaszewski@piercecountywa.gov | (253) 798-3752

**Issue Date:** April 8, 2022

Sean Gaffney, Responsible Official Designee

**Appeal:**
The Responsible Official has issued this Determination of Nonsignificance for a nonproject action, which may be appealed under the State Environmental Policy Act (SEPA). RCW 43.21C.075. In some cases, the SEPA appeal must be combined with any appeal of the underlying governmental action pursuant to RCW 43.21C.075(2)(a). SEPA appeals associated with legislative actions taken by the Pierce County Council pursuant to the requirements of the Growth Management Act or Shoreline Management Act must be appealed to the Growth Management Hearings Board. PCC 1.22.080.B.1.k and RCW 36.70A.280(1)(a). The appeal must be filed with the Growth Management Hearings Board within 60 days following publication in the County paper of record for the underlying governmental action pursuant to RCW 36.70.290(2) and WAC 242-03-200. Review Practicing Before the Growth Management Hearings Board Handbook for additional information on the appeal process.

Note: The issuance of this Determination of Nonsignificance does not constitute approval. The applicant must comply with all other applicable requirements of Pierce County, federal, and state agencies.

**Pierce County Online Permit Information:**  
https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentStatus?applPermitId=985067
April 8, 2022

RE: Residential Uses - Development Regulations Amendments
Environmental Application Number: 985067

To Whom It May Concern:

Enclosed/attached you will find a Determination of Nonsignificance (DNS) issued by Pierce County on the above referenced proposal.

The DNS is being sent to agencies with jurisdiction, the Department of Ecology, affected tribes, and each local agency or political subdivision whose public services would be changed as a result of implementation of the proposal, in accordance with WAC 197-11-340.

This proposal will be presented at a virtual information session on April 14, 2022, at 5:30 p.m. For information on how to attend the information session, or to learn more about the proposal, visit piercecountywa.gov/residentialusecode.

Sincerely,

Erik Jaszewski
Associate Planner

Enclosure/Attachment

Pierce County Parks / Kimberly Freeman, Resource Stewardship Supt
Pierce County Sewer / Cassandra Moore
Pierce County Surface Water Management / Anne-Marie Marshall-Dody
Pierce County Human Services / Heather Moss, Director
Pierce County PPW Transportation Planning / Jesse Hamashima
Pierce County Tribal Relations / Sarah Colleen Sotomish
Pierce County PPW Long Range Planning / Erika Rhett
Tacoma-Pierce County Health Department / Brad L. Harp
Tacoma-Pierce County Health Department / Amy Pow
Muckleshoot Indian Tribe / Krongthip Sangkapreecha, Planning Director
Nisqually Indian Tribe / Joe Cushman, Planning and Economic Development Director
Puyallup Indian Tribe / Andrew Strobel, Tribal Land Use Director
Snoqualmie Tribe / Cindy Spiry, Environmental and Natural Resources Director
Squaxin Island Indian Tribe / Penni Restivo, Director of Planning and Community Development
Washington Department of Transportation / SEPA Review Center
Washington Department of Ecology / SEPA Register
Pierce County
NOTICE OF DETERMINATION OF NONSIGNIFICANCE

Residential Uses - Development Regulations Amendments
Proponent: Pierce County Planning and Public Works
Application: 985067

Notice is hereby provided in accordance with WAC 197-11 that Pierce County has issued a Determination of Nonsignificance (DNS) on the following proposal:

The proposal would amend Pierce County Code, including Title 17B, Title 18, Title 18A, and Title 18J, to update development regulations related to residential uses. The proposal includes changes to employee housing uses and zoning, shared housing uses and zoning, updates to over 30 other use terms, and other minor changes. The proposed amendments would apply within all of unincorporated Pierce County including the Parkland-Spanaway-Midland, Gig Harbor Peninsula, and Graham community plan areas.

Pierce County, acting as lead agency, has determined that the proposal will not result in significant adverse impacts on the environment. An Environmental Impact Statement (EIS) will not be required. This decision was made after the review of a completed environmental checklist and other information on file. This information is available to the public on request.

This DNS is issued under WAC 197-11-340. Pierce County will not act on this proposal prior to April 30, 2022. Comments must be submitted by close of business on April 29, 2022.

This proposal will be presented at a virtual information session on April 14, 2022, at 5:30 p.m. For information on how to attend the information session, or to learn more about the proposal, visit piercecountywa.gov/residentialusecode.

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THANK YOU for your legal submission!
Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS

Order Number: IPL0068207
Order Status: Submitted
Classification: Legals & Public Notices
Package: TAC - Legal Ads
Final Cost: 119.52
Payment Type: Account Billed
User ID: IPL0019393

ACCOUNT INFORMATION

PIERCE COUNTY IP
2401 S 35TH ST RM 2
TACOMA, WA 98409-7960
253-798-7200
jeff.luxton@piercecountywa.gov
PIERCE COUNTY

TRANSACTION REPORT

Date
April 7, 2022 12:01:46 PM EDT
Amount:
119.52

SCHEDULE FOR AD NUMBER IPL00682070

April 8, 2022
The News Tribune (Tacoma)

PIERCE COUNTY
NOTICE OF DETERMINATION
OF NONSIGNIFICANCE

Residential Uses - Development Regulations Amendments
Proponent: Pierce County Planning and Public Works
Application: 985067

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book for additional information on the appeal process.

W000000000
Publication Dates

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