

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Development Regulations Amendment – Shared Housing Village Zoning Update

2. Name of applicant:

Pierce County Planning and Public Works Department (PPW)

3. Address and phone number of applicant and contact person:
Angie Silva, Long Range Planning Manager, Pierce County PPW. 2401 S. 35th Street Tacoma, WA 98409. 253-798-6268.
4. Date checklist prepared:
November 28, 2022
5. Agency requesting checklist:
Pierce County Planning and Public Works Department
6. Proposed timing or schedule (including phasing, if applicable). Describe the planning process schedule/timeline.
**January 3, 2022: Planning Commission Hearing
Winter 2022/23: County Council Hearings**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
None known at this time.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
SEPA Determination of Nonsignificance for original code amendments (Ordinance 2022-49s) issued on September 27, 2022; Environmental Application Number 995978.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None
10. List any government approvals or permits that will be needed for your proposal, if known.
**Recommendation by Pierce County Planning Commission
Adoption by the Pierce County Council**
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
On October 4, 2022, the Pierce County Council passed [Ordinance 2022-49s](#) which incorporated a new Shared Housing Village use into the County's development regulations and applied zoning allowances for shared housing villages throughout the unincorporated urban area including the Parkland-Spanaway-Midland (PSM) community plan area. This non-project proposal would amend the zoning code to further allow for shared housing villages in the Residential Resource (RR) zone of the PSM communities plan area of unincorporated Pierce County. The RR zone is one of three zoning classifications that implements the Moderate Density Single-Family (MSF) land use designation.

12. Location of the proposal. Describe the jurisdiction or area where the proposal is applicable. (Attach a map(s) if appropriate). Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Parkland-Spanaway-Midland Communities Plan Area of Unincorporated Pierce County

B. Environmental Elements [\[HELP\]](#)

PART B QUESTIONS EXCLUDED BY LEAD AGENCY

Questions do not meaningfully contribute to analysis of the nonproject action.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: *Luha L Rhett Hunt* (for)

Name of signee: Angie Silva

Position and Agency/Organization: Long Range Planning Manager

Date Submitted: December 6, 2022

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposal would not likely affect the above identified resources as this was assessed at the time of the RR zone being established in the PSM community plan area. Project specific impacts, including a project level SEPA review, would be assessed at the time of application

submittal. All project-specific proposals must follow all applicable federal, state, and local laws and codes related to these issues.

Proposed measures to avoid or reduce such increases are:

None. Project specific impacts, including a project level SEPA review, would be assessed at the time of application submittal.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposal would not likely affect the above identified resources and does not propose changes to existing environmental development regulations. Project specific impacts, including a project level SEPA review, would be assessed at the time of application submittal.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None. Project specific mitigation, including a project level SEPA review, would be assessed at the time of application submittal. Applications for development in the RR zone must follow all applicable federal, state, and local laws and codes related to the protection of plants, animals, fish, or marine life.

3. How would the proposal be likely to deplete energy or natural resources?

The proposal would not likely affect the above identified resources. The potential impacts on energy and natural resources were considered at the time the underlying zoning was approved. Project specific impacts, including a project level SEPA review, would be assessed at the time of application submittal.

Proposed measures to protect or conserve energy and natural resources are:

None. Project specific mitigation, including a project level SEPA review, would be assessed at the time of application submittal.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The Residential Resource (RR) zone is characterized by the presence of environmentally critical areas, primarily wetlands and waterways. The density of this zone is intentionally set low at 1-3 dwelling units per acre to limit the intensity of development adjacent to sensitive areas, and shared housing villages would be subject to the same density standard in accordance with Chapter 18A.45.

PCC 18A.15.020A.8 sets a density equivalent for shared housing sleeping units. The density equivalent is 4 sleeping units are equivalent to 1 dwelling unit. This equivalent was established in Ordinance 2022-49s based on the analysis that the building footprint and

occupancy of four sleeping units is similar in impact to that of a single-family home. This analysis is still valid in the RR zone. The smaller size of individual sleeping units could provide additional flexibility in site planning to avoid fragmentation of open spaces and natural areas, which may provide an advantage over single-family homes in the development of some sites in the RR zone.

Future shared housing village proposals must be developed to avoid or mitigate impacts to environmentally critical areas, consistent with the purpose of the zone and the County's critical area policies and regulations. In addition, the RR zoning classification also provides for lower density development, at a maximum of three units per acre, to limit the intensity of development in proximity to lands with extensive critical areas. Through the application of these development regulations to future shared housing village project applications, the proposal is not expected to result in significance impacts on environmentally sensitive areas.

Assessment of critical area impacts and appropriate mitigation, including avoidance of impacts, will be assessed at the time of project specific application submittal. Project-level SEPA review and compliance with all development regulations will be required, including compliance with Pierce County Code Title 18E (critical areas), 18C (storm drainage and site development) and 18J (design standards and guidelines).

Pierce County Code Titles 18C and 18J provide further site specific standards when it comes stormwater drainage in compliance with the National Pollutant Discharge Elimination Permit (NPDES) and countywide design site design, site clearing, tree conservation, landscaping, and other aspects to ensure that development that occurs outside of critical areas is designed to support a site's natural topography and vegetation. Chapter 18A.45 of the Pierce County Code identifies the specific development standards for shared housing villages. Together these standards work to consolidate housing on developable portions of the site and prevent fragmentation of development.

Proposed measures to protect such resources or to avoid or reduce impacts are: Project specific environmental review and SEPA review will identify any specific mitigation requirements related to potential impacts to environmentally sensitive areas or areas designated based on site-specific analysis. The application of critical areas regulation in 18E, 18C regarding stormwater and design standards in 18J will be applied to avoid and reduce impacts.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? The RR zone contains designated shoreline areas. Pierce County's Shoreline Master Program, adopted in Pierce County Code Title 18S, protects designated shoreline environments through regulations on development. As Title 18S will apply to any shared

housing village project in a designated shoreline environment, however this proposal is not expected to result in significant shoreline impacts.

Project specific impacts, including a project level review, would be assessed at the time of application submittal.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Project specific environmental review and SEPA determinations, along with permitting required by Title 18S, will identify any specific mitigation requirements related to potential impacts to shorelines based on site-specific analysis. The application of shoreline regulations in 18S will be applied to avoid and reduce impacts.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal would not likely affect the above identified resources. The potential demand on transportation, public services, and utilities was considered at the time that the underlying zoning was approved. Additionally, project specific impacts including a project level SEPA review would be conducted at the time of application submittal.

Proposed measures to reduce or respond to such demand(s) are:

None. Project specific mitigation, including a project level SEPA review, would be conducted at the time of application submittal.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal would not conflict with local, state, or federal laws for the protection of the environment.

8. OPTIONAL: How has equity been incorporated into formulating the proposal? How would the proposal be likely to affect equity outcomes? Describe, as applicable, the equity outcomes with respect to livability, accessibility, economy, education, and environmental health. Is the proposal likely to affect any specific geographic areas? Is the proposal likely to affect any underrepresented, underserved, or vulnerable populations, or any other communities of concern? How?

Through the adoption of Ordinance 2022-49s, Shared Village housing requirements were outlined in Pierce County Code Chapter 18A.45. These regulations identify specific development standards for shared housing villages. The primary characteristic of shared housing is shared sanitation or cooking facilities among households that maintain private living accommodations. By sharing such amenities, each private sleeping unit is likely to be offered at a lower cost than a more standard dwelling containing a private kitchen and bathroom, such as an apartment or single-family home. Allowing shared housing in the RR zone, consistent with the underlying density, provides greater opportunity for housing attainable to residents with lower incomes. This improves equity through livability and

accessibility. By providing the opportunity for shared housing more widely throughout the urban areas of Pierce County, individuals can choose to live wherever they may find improved outcomes in education and environmental health. By offering this opportunity throughout the urban area, those who live in shared housing are more likely to have access to services and resources.

Proposed measures to improve equity outcomes are:

No additional measures proposed.