



2401 South 35th Street, Room 2
Tacoma, Washington 98409-7460
piercecountywa.gov/ppw

December 27, 2022

**RE: Pierce County 2023 Comprehensive Plan Amendments
Environmental Application Number: 1003440**

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 is expected to be reviewed by the Pierce County Planning Commission at an upcoming Planning Commission meeting. The agenda and meeting materials, including information on how to attend, will be posted on the Planning Commission Website prior to the meeting: <https://www.piercecountywa.gov/5944/Planning-Commission>.

Sincerely,

Erika Rhett Hunt
Long Range Planning Supervisor

ER:sw
12 2023 Comp Plan Amendments DNS-ER.docx

Enclosure/Attachment

- c: Pierce County PPW Surface Water Management / Angela Angove, Planning Manager
- Pierce County PPW Sewer / Steven Hartwig, Utility Manager
- Pierce County M&O Supervisor / Mark Schumacher
- Pierce County PPW Traffic Engineer / Sarah Grice
- Pierce County PPW Transportation Planning / Jesse Hamashima, Planning Manager
- Pierce County PPW Sustainable Resources / Ryan Dicks, Sustainable Resources Administrator
- Pierce County Economic Development / Kevin Clegg
- Pierce County Economic Development / Rob Allen
- Pierce County Human Services / Heather Moss, Director
- Pierce County Parks and Recreation / Kimberly Freeman, Resource Stewardship Supt
- Pierce County Tribal Relations / Sarah Colleen Sotomish
- Tacoma-Pierce County Health Department / Judy Olsen

Tacoma-Pierce County Health Department / Adam Reichenberger
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 Transportation / Yvette Liufau
Washington Department of Ecology / SEPA Register
Comprehensive Plan Amendments Interested Parties List



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Determination of Nonsignificance (DNS)
For Nonproject Legislative Actions Pursuant to the Growth Management Act or Shoreline Management Act

Environmental Application Number: 1003440

Project ID Number: 605013

Family Application Number(s): N/A

Parcel Number(s): N/A

Action: Pierce County 2023 Comprehensive Plan Amendments

Proposal: The proposal would amend the Pierce County Comprehensive Plan and applicable community plans as part of the biennial Comprehensive Plan Amendment cycle for 2023. The proposed Comprehensive Plan amendments are listed below:

Proposed 2023 Comprehensive Plan Amendments			
APPLICANT	DESCRIPTION	APPLICATION NO.	LAND USE ACTION NO.
Cross Creek Partners, Collins Park LLC, and Scott Edwards	Two applications. One is a text amendment to the Mid-County Community Plan to eliminate the High-Density Residential (HRD) Designation from the Plan area. Second is an Area-wide Map Amendment to redesignate 14 parcels totaling 38.5 acres from High Density Residential to Corridor (C) (implemented with Employment Corridor (ECOR) zoning) in the Mid-County Community Plan.	993797 993798	994135 994137
Tacoma Water	Two applications. First is a South Hill Community Plan Text Amendment to establish the Public Institution (PI) designation within the Plan Area. Second proposal is an Area-wide Map Amendment to redesignate 3 parcels totaling 95.09 acres from Moderate Density Single Family (MSF) to Public Institution within the South Hill Community Plan.	994599 994600	994728 994729
Momentum Civil LLC	Graham Community Plan Text Amendment would authorize the permitted size of agricultural supply sale structures in the Rural Neighborhood Center and R-10 zones based on the parcel size and compatibility with neighboring uses.	994698	994731
9421 Graham LLC	Area-wide Map Amendment to redesignate one parcel totaling 1.5 acres from Moderate Single Family (MSF) to Mixed Use District (MUD) (implemented with Moderate High Density Residential (MHR) zoning) in the Graham Community Plan.	993438	993730
Pierce County Planning and Public Works Department	Area-wide Map Amendment to redesignate three parcels totaling 2.25 acres from the High-Density Single Family (HSF) designation to the High Density Residential (HRD) designation with a Moderate-High Density Residential (MHR) zone classification in the South Hill Community Plan.	994554	994726

Location: Mid-County Community Plan Area, South Hill Community Plan Area, Graham Community Plan Area.

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 14 days from issue date. Comments must be submitted within 14 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: Erika Rhett Hunt, Long Range Planning Supervisor
erika.rhett@piercecountywa.gov | (253) 798-7596

Issue Date: December 27, 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/departementStatus?applPermitId=1003440>

