



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

~~December 6, 2022~~ January 30, 2023

**RE: Development Regulations Amendment – Shared Housing Village Zoning Update
Environmental Application Number: 1002286**

To Whom It May Concern:

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

The **Revised** 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.

The Department issued a DNS on the proposal on December 6, 2022. The proposed non-project action would allow Shared Housing Villages in the Residential Resource (RR) zone with a conditional use permit in the Parkland-Spanaway-Midland Community Plan area of unincorporated Pierce County. Subsequently, the Pierce County Planning Commission reviewed the proposal, held a public hearing and on January 10, 2023, recommended modifications to allow Shared Housing Villages in the RR zone with conditional use permit not only in the Parkland-Spanaway-Midland Community Plan area but also the Frederickson, Mid-County and South Hill Community Plan areas.

~~This proposal is expected to be reviewed by the Pierce County Planning Commission at the upcoming December 2022 and January 2023 meetings. 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.piercescountywa.gov/5944/Planning-Commission>.~~

Sincerely,

Angie Silva
Long Range Planning Manager

AS/ER:sw

1 Shared Housing Village Zoning Update **Revised** DNS-AS.docx

Enclosure/Attachment

c:

Pierce County PPW Surface Water Management / Angela Angove, Planning Manager
Pierce County PPW Sewer / Steven Hartwig, Utility Manager
Pierce County PPW Transportation Planning / Jesse Hamashima, Planning Manager
Pierce County Human Services / Heather Moss, Director
Pierce County Parks and Recreation / Kimberly Freeman, Resource Stewardship Supt
Pierce County Tribal Relations / Sarah Colleen Sotomish
Pierce County PPW Long Range Planning / Erika Rhett
Tacoma-Pierce County Health Department / Adam Reichenberger
Tacoma-Pierce County Health Department / Judy Olsen
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
Pierce County PPW / Bruce Wagner, Deputy Director
Pierce County PPW / Melanie Halsan, Deputy Director
Shared Housing Village Zoning Update Interested Parties List
JBLM / Public Works / Charles S. Markham, Director



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

Environmental Application Number: 1002286

Project ID Number: 604349

Family Application Number(s): N/A

Parcel Number(s): N/A

Action: Development Regulations Amendment – Shared Housing Village Zoning Update

Proposal: On October 4, 2022, the Pierce County Council passed [Ordinance 2022-49s](#) which incorporated a new Shared Housing Village use category into the County’s development regulations and applied new zoning allowances for shared residences for said use throughout urban residential and urban mixed-use areas. This non-project proposal would amend the zoning code to allow for shared housing villages in the Residential Resource (RR) zone (with a Conditional Use Permit) of the Parkland-Spanaway-Midland, Frederickson, Mid-County and South Hill communities plan area of unincorporated Pierce County. The RR zone is one of three urban zoning classifications that implements the Moderate Density Single-Family (MSF) land use designation.

Location: Parkland-Spanaway-Midland, Frederickson, Mid-County and South Hill Communities Plan Area of Unincorporated Pierce County.

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

Pierce County, the lead agency for this non-project 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 County 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 **Revised** 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 **Revised** 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: Angie Silva, Long Range Planning Manager
angela.silva@piercecountywa.gov | (253) 798-6268

Issue Date: ~~December 6, 2022~~ **January 30, 2023**



Sean Gaffney, Responsible Official Designee

Appeal:

The Responsible Official has issued this **Revised** 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 **Revised** 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=1002286>

