

## SUPPLEMENTAL STAFF REPORT #2

**DATE:** February 10, 2021

**TO:** Pierce County Planning Commission

**FROM:** Dan Cardwell, Supervisor, Long Range Planning

**BY:** Jessica M. Nappi, Senior Planner, Long Range Planning

**SUBJECT:** **2021 Final Consideration and Recommendation on the 2021 Pierce County Comprehensive Plan Amendment Cycle**

The Planning Commission will review and consider proposed text amendments, area-wide map amendments, urban growth area amendments, and community plan amendments to the Comprehensive Plan.

**NOTICE:** Notice of the Planning Commission public hearing was published in the News Tribune on December 23, 2020.

**SEPA:** The Environmental Official for Pierce County issued a Determination of Nonsignificance (DNS) on January 27, 2021 on the proposed amendments to the Comprehensive Plan.

**ATTACHMENT:** Attachment A – Proposed Modifications to Staff Report # 940316

## SUPPLEMENTAL STAFF RECOMMENDATION TO STAFF REPORT # 940316

Refer to **Attachment A** for proposed modified text amendments to the #940316 [Staff Report](#) dated 2/3/2021. The proposed modified text amendments incorporate the changes requested by the applicant (Central Pierce Fire and Rescue), which remove proposed policies **H-2.4** and **H-12.4** from the proposed text amendment application. **Attachment A** includes the applicant's request as well as the original staff recommendation with modification (included in 2/3/2021 staff report) to amend the location of goal and policy in the Land Use element.

Staff supports the proposal as modified as it reflects the intentions of the applicant's request.

## SUPPLEMENTAL INFORMATION

### **Area-Wide Map Amendment Application #[939690](#), Applicant: Youth with a Mission**

Proposal Description: Redesignate four parcels from Moderate Density Single Family to Mixed Used Districts.

During the February 3, 2021 public hearing, the applicant stated that the need for the change in zoning is to accommodate the expansion of the existing facility that provides housing and support services for

young women facing single-motherhood. As this would be considered special needs housing, staff believes it would be appropriate to acknowledge additional Comprehensive Plan policies as shown below that address special needs housing.

**Housing Element / Solutions to Housing Issues / Diversity in Housing (page 9-15)**

**GOAL H-13** Recognize the different physical, social, and economic needs of the residents.

**H-13.2** Review and revise the development code to permit temporary shelter and transitional housing and supportive services that assist homeless individuals and families.

**GOAL H-14** Promote the availability of special needs housing and the necessary supportive services, and support the availability of this housing for all individuals and households.

**H-14.1** Encourage and support the development of affordable special needs housing in Pierce County by providing incentives and technical assistance for housing development.

**H-14.2** Strengthen inter-jurisdictional efforts to ensure a fair, equitable and rationale distribution of low-income, moderate-income and special needs housing consistent with land use policies, transportation, and employment locations.

With the above policies in mind, staff would like to provide the Planning Commission an additional insight. While these policies recognize the need for the availability and affordability of special needs housing, they recognize that special needs housing should be located in areas that are consistent with land use policies, transportation, and employment locations.

In regards to policy **H-13.2**, the Pierce County Council has passed [Resolution No. R2020-125](#) requesting the Department to analyze County development regulations and provide clear standards for permitting various residential use types in appropriate zone classifications at densities consistent with the provisions of the GMA. The use that is prompting the proposed redesignation could be considered through this request. Should the Planning Commission decide to support the staff recommendation to deny the redesignation proposal, it could include a recommendation through the Council Transmittal letter requesting the Department to analyze this unique circumstance through its response to Resolution No. R2020-125.

## PROPOSED MODIFIED AMENDMENTS WITH STAFF MODIFICATION

Only those portions of the proposed modifications of the staff proposed amendments that are proposed to be amended or necessary for context are shown. Remainder of text, maps, tables, and/or figures are unchanged. The red underlined signifies the modified proposed new text with deleted portions struck through.

### **(Modified Proposed Location) Land Use Element / Urban, Rural, and Resource / General section (page 2-75)** as a new subsection header with the following policy numbers:

#### Fire and Emergency Medical Services

**GOAL LU-100** In collaboration with the fire districts, develop fire protection standards for all commercial, industrial, and residential development in urban areas, including, but not limited to, use of fire retardant building materials, emergency vehicle access, building setbacks, sprinklering, and landscaping.

**LU-100.1** Fire protection standards are to be in conformance with International Building, Residential and Fire Code standards, but may also include alternatives recommended by the County Fire Marshal and/or fire districts or be based on accepted standards from the National Fire Protection Association (“NFPA”).

### **Capital Facilities Element / Emergency Response / Fire (page 3-6)**

**Goal CF-17** In coordination with the fire districts, facilitate the adoption of fire protection standards for all commercial, industrial, and residential development in Community Plan updates and the County Code.

**CF-17.1** Fire protection standards are to be in conformance with International Fire Code standards, but may also include alternatives recommended by the County Fire Marshal or fire districts or be based on accepted standards from the National Fire Protection Association (“NFPA”) or other similar organization.

### **Housing Element (page 9-12)**

**GOAL H-2** Encourage the development of new housing within the Urban Growth Areas where facilities and services exist or are planned.

**H-2.3** Redevelop properties where infrastructure exists.

~~**H-2.4** Encourage replacement of older homes, which are generally more prone to fire damage due to older electrical and heating systems and lack of fire protections, with new homes that incorporate the Residential Fire Protection Standards.~~

### **Housing Element / Existing Housing Stock (page 9-14)**

**GOAL H-12** Reuse the existing housing stock to help meet the housing demand.

~~**H-12.4** Encourage rehabilitation of older homes, which lack fire protections and are generally more prone to fire damage due to fire, by replacing older electrical and heating systems and making other improvements that incorporate the Residential Fire Protection Standards.~~