



Mitigated Determination of Nonsignificance (MDNS)

Environmental Application Number: 1013477

Project ID Number: 603960

Related Application Numbers: 1013002, 1013003, 1013476, 1013480, 1013482, 1013483, 1013560, 1018652

Parcel Numbers: 031929-3002, -3004, -4046 and -4135

Action: Planned Development District (PDD)/Conditional Use Permit: Pierce County Village

Proposal: The applicant requests Planned Development District (PDD)/Conditional Use Permit approval for development of a shared housing village. The shared housing village will consist of a mix of sleeping and dwelling units along with support and administration buildings for the residents and Tacoma Rescue Mission (TRM) staff.

The shared housing village will consist of the following elements:

- 189 - park model style recreational vehicles (399 sq. ft. max. size)
- 96 - micro sleeping units (300 sq. ft. max. size)
- 3 - single-family dwellings for volunteers (800 sq. ft. max. size)
- 1 - existing single-family dwelling for volunteers or staff
- 10 - bath/laundry buildings
- 2 - communal kitchens
- Community support buildings, i.e., living room, art, aquaponics, market, village commons, and agriculture buildings
- Administrative building
- 3 - maintenance buildings
- Community farm
- Community garden
- Dog park
- Civic building
- Security building
- Associated access drives, 331 parking spaces, and pedestrian walkways.

The density of the shared housing village will be 3 dwelling units per net developable acre, i.e., 217 dwelling units. There are 72.71 net developable acres.

The project is to be developed in four phases:

Phase 1A: 24 park models, 33 micro sleeping units, 1 volunteer unit, 1 existing home for staff, 2 bath/laundry buildings, 1 communal kitchen, aquaponics, market, village commons, agriculture buildings, civic building, community farm, associated access drives, parking and pedestrian walkways.

- Phase 1B: 40 park models, 14 micro sleeping units, 2 bath/laundry buildings, associated access drives, parking and pedestrian walkways.
- Phase 1C: 37 park models, 16 micro sleeping units, 1 volunteer unit, 1 bath/laundry building, dog park, associated access drives, parking and pedestrian walkways.
- Phase 2: 88 park models, 33 micro sleeping units, 1 volunteer unit, 5 bath/laundry buildings, 1 communal kitchen, living room and art buildings, community farm, associated access drives, parking and pedestrian walkways.

TRM will provide onsite wrap-around services for the Village residences. Since the Village residents will pay rent, TRM will provide employment opportunities for the residents such as onsite micro enterprises and community gardening/low-scale agriculture. The civic building and future agriculture building will also provide employment opportunities for the residences while also providing a means of income generation for the TRM and connection with the community.

The project is located on a four-parcel, 86.32-acre site. The site will be served by sanitary sewers and public water and will be accessed from Spanaway Loop Road South.

Location: The site is in the Residential Resource (RR) zone classification of the Parkland Spanaway Midland Communities Plan area, located at 1609 176th Street South and 17320 Spanaway Loop Road South, Spanaway, WA, within the South ½ of Section 29, T19N, R3E, W.M., in Council District #3.

Proponent: Tacoma Rescue Mission

Conclusions of Responsible Official:

The Responsible Official concludes that a Mitigated Determination of Nonsignificance (MDNS) may be issued for this proposal. This is based upon staff review of the environmental checklist and attachments, other information on file with Pierce County, and County regulations governing the project.

Reliance on Existing Plans, Laws, and Regulations

Pierce County has determined that the requirements for environmental analysis, protection, and mitigation measures have been 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 require additional mitigation measures under SEPA to address development impacts that are not adequately addressed in the County's existing development regulations and comprehensive plan adopted under Chapter 36.70A RCW, or in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158.

Findings:

1. A Floodplain Evaluation Memo dated May 9, 2023, by AHBL, Inc. was submitted for review. Floodplain Services has reviewed the memo and determined that a flood study permit was not required.
2. A Traffic Impact Analysis, revision date of November 8, 2023, was prepared by Heath & Associates. This study was determined acceptable by Pierce County Planning and Public Works, Traffic Engineering Section.
3. A preliminary storm drainage report, dated May 2023, was prepared by AHBL, Inc. This study was determined acceptable by Pierce County Planning and Public Works, Development Engineering Division.
4. A Geotechnical Report and Landslide Hazard Assessment, dated June 12, 2023, was prepared by Migizi Group, Inc. The report and assessment were determined acceptable by Pierce County Planning and Public Works, Development Engineering Division.
5. A wetland and fish and wildlife habitat assessment report titled; “Shoreline, Wetland and Fish and Wildlife Habitat Assessment, Tacoma Rescue Mission,” dated May 15, 2023, and “Tree Conservation Plan,” dated August 7, 2023, was prepared by Soundview Consultants. The report and plan have been reviewed by the Environmental Biologist Section of the Land Use and Environmental Review Division and have been found to meet the requirements of Title 18E Development Regulations - Critical Areas, subject to Final Wetland and Regulated Fish and Wildlife Species and Habitat Conservation Area Approval.
6. A Cultural Resource Assessment of the Planned Development District at 1609 176th Street South (Parcels 0319293004, 0319293002, 0319294135, and 0319294046), Spanaway, Pierce County, Washington, dated October 3, 2023, and prepared by Drayton Archaeology has been submitted on October 4, 2023, and routed to affected tribes and the Washington State Department of Archaeology & Historic Preservation (DAHP) for review on October 4, 2023. Comments were received from the Nisqually Indian Tribe, Puyallup Tribe of Indians, Squaxin Island Tribe and the Washington State Department of Archaeology and Historic Preservation. Neither the Tribes nor State requested changes to the cultural assessment.

Mitigation:

The Responsible Official has determined that the proposal will not have a probable significant impact on the environment, and an Environmental Impact Statement (EIS) will not be required under RCW 43.21C.030(2)(c), only if the following conditions are met. This decision was made after review of a completed environmental checklist, other information on file with Pierce County, and existing regulations. This information is available to the public on request. These mitigation measures are required as authorized under the Substantive Authority of SEPA in accordance with the guidelines contained in Chapter 18D.10 of the Pierce County Code and shall be implemented by the applicant.

Prior to final occupancy approval of the first building in Phases 1A, 1B or 1C, the following mitigation measures are required:

1. *The Applicant shall be required to restrict the northern driveway to left-turn and right turn movements inbound and right-turn only outbound. The design and installation of the driveway and infrastructure to restrict left-turns outbound shall be coordinated with Pierce County. The left-turn outbound driveway restriction shall be installed when the northern driveway is installed. The Applicant shall be required to install illumination and interconnect conduit and adequate Right-of-Way as required under Pierce County Code.*
2. *For mitigation of traffic impacts to Pierce County roadways, the proposed building site shall pay a traffic impact fee (TIF) pursuant to Pierce County Code. The exact TIF amount will be determined at the time of application review by Development Engineering for the building permit and is subject to rates in effect at the time payment is made, there is no vesting of TIF to the building permit application date.*
3. *Applicant is required to work with Sewer Utility during pretreatment review to produce an education plan to avoid illicit discharges into the public sewer system. This will include signage to be posted in communal areas and educational material reviewed with each tenant prior to occupancy.*

Prior to final occupancy approval of the first building in Phase 2, the following mitigation measures are required:

4. *The Applicant shall be required to construct a roundabout at Spanaway Loop Road South and 174th Street South. The roundabout design shall conform to Pierce County and WSDOT standards. The design vehicle for the roundabout shall be a WB-40. Roundabout design elements shall include a center island, a truck apron, raised splitter islands with cut pedestrian refuge area, Rectangular Rapid Flashing Beacons (RRFB's) for the marked crosswalks on each leg, illumination and interconnect conduit and adequate Right-of-Way as required under Pierce County Code. The roundabout shall be constructed prior to the 101st occupant or occupancy of the 101st tiny home, whichever comes first. In addition, the roundabout shall be constructed prior to occupancy of the proposed agricultural/ community building or civic building.*
5. *The Applicant shall be required to restrict the southern driveway to right-in/right-out movements. The design and installation of the driveway and infrastructure to restrict the driveway to right-in/right-out movements shall be coordinated with Pierce County. The right-in/right-out driveway restriction shall be installed when the southern driveway is installed. Provide illumination and interconnect conduit and adequate Right-of-Way as required under Pierce County Code.*
6. *The Applicant may be required to dedicate additional Right-of-Way to maintain Entering Sight Distance sight lines within County Right-of-Way. Right-of-Way dedication will be determined during plan review.*
7. *For mitigation of traffic impacts to Pierce County roadways, the proposed building site shall pay a traffic impact fee (TIF) pursuant to Pierce County Code. The exact TIF amount will be determined at the time of application review by Development Engineering for the building permit and is subject to rates in effect at the time payment is made, there is no vesting of TIF to the building permit application date.*

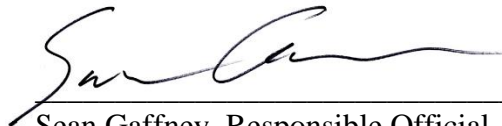
This Mitigated Determination of Nonsignificance (MDNS) is issued under WAC 197-11-350. The lead agency will not act on this proposal for 14 days from the date of issue. Comments must be submitted by close of business on the comment deadline date. The Responsible Official will reconsider the MDNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the MDNS. If the MDNS is retained, it will be final after the expiration of the comment deadline. No permits may be issued, and the applicant shall not begin work, until the comment deadline has expired and any other necessary permits are issued.

- This MDNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the MDNS. Appeals must be filed within 14 days of the issue date.
- This MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days from issue date. Appeals must be filed within 14 days of the end of the comment period.

Responsible Official: Sean Gaffney
Position/Title: Manager, Land Use and Environmental Review, PPW
Address: 2401 South 35th Street, Room 2, Tacoma, WA 98409

Staff Contact: Robert Jenkins, Current Planning Supervisor
rob.jenkins@piercecountywa.gov | (253) 798-7016

Issue Date: November 16, 2023



Sean Gaffney, Responsible Official

Appeal:

Pursuant to RCW 43.21C.075, Section 18D.10.080 of Title 18D, Pierce County Development Regulations-Environmental and Chapter 1.22 of Title 1, General Provisions, decisions of the Responsible Official may be appealed. Appeals are filed with appropriate fees and Notice of Appeal at the Planning and Public Works Department, located at the Development Center, in the Public Services Building, 2401 South 35th Street, Room 2, Tacoma, WA 98409 or filed electronically at this link: <https://www.co.pierce.wa.us/903/Apply-for-a-Permit>. You should be prepared to make specific factual objections. Appeals must be filed within 14 days of the expiration of the comment deadline.

Note: The issuance of this MDNS does not constitute project approval. The applicant must comply with all other applicable requirements of Pierce County, federal, and state agencies, and/or the Hearing Examiner prior to receiving construction permits.

Pierce County Online Permit Information:

<https://palsonline.co.pierce.wa.us/palsonline/#/permitSearch/permit/departmentsStatus?applPermitId=1013477>



PierceCountyWa.gov/PPW

Jen Tetatzin, PE, PMP - Director

November 16, 2023

AHBL, Inc.
Attn: Todd Sawin, P.E.
2215 North 30th Street, Suite 300
Tacoma, WA 98406
TSawin@ahbl.com

**RE: Planned Development District (PDD)/Conditional Use Permit: Pierce County Village
SEPA Application Number: 1013477
Related Application Numbers: 1013002, 1013003, 1013476, 1013480, 1013482,
1013483, 1013560, 1018652**

Dear Mr. Sawin:

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

The MDNS is also being sent to agencies other than Pierce County Departments that may be requiring permits for this proposal, in accordance with WAC 197-11-350.

Sincerely,



Robert E. Jenkins
Current Planning Supervisor

RJ:sl
11 Pierce County Village PDD MDNS-RJ.docx

Enclosure/attachment

cc: Tacoma Rescue Mission, Applicant, Attn: Duke Paulson, Exec. Director, dukep@trm.org
Reviewing agencies that received Environmental Checklist/site plan on July 6, 2023

PIERCE COUNTY
NOTICE OF MITIGATED DETERMINATION OF NONSIGNIFICANCE

Action: Planned Development District (PDD)/Conditional Use Permit: Pierce County Village
Proponent: Tacoma Rescue Mission
Application: 1013477

Notice is hereby provided in accordance with PCC, Chapter 18.80 and Section 18D.40.050, and WAC 197-11-510 that Pierce County has issued a Mitigated Determination of Nonsignificance (MDNS) on the following proposal:

The applicant requests Planned Development District (PDD)/Conditional Use Permit approval for development of a shared housing village. The shared housing village will consist of a mix of sleeping and dwelling units along with support and administration buildings for the residents and Tacoma Rescue Mission (TRM) staff.

The shared housing village will consist of the following elements: 189 park model style recreational vehicles (399 sq. ft. max. size); 96 micro sleeping units (300 sq. ft. max. size); 3 single-family dwellings for volunteers (800 sq. ft. max. size); 1 existing single-family dwelling for volunteers or staff; 10 bath/laundry buildings; 2 communal kitchens; Community support buildings, i.e., living room, art, aquaponics, market, village commons, and agriculture buildings; Administrative building; 3 maintenance buildings; Community farm; Community garden; Dog park; Civic building; Security building; Associated access drives, 331 parking spaces, and pedestrian walkways.

The density of the shared housing village will be 3 dwelling units per net developable acre, i.e., 217 dwelling units. There are 72.71 net developable acres. The project is to be developed in four phases.

TRM will provide onsite wrap-around services for the Village residences. Since the Village residents will pay rent, TRM will provide employment opportunities for the residents such as onsite micro enterprises and community gardening/low-scale agriculture. The civic building and future agriculture building will also provide employment opportunities for the residences while also providing a means of income generation for the TRM and connection with the community.

The project is located on a four-parcel, 86.32-acre site. The site will be served by sanitary sewers and public water and will be accessed from Spanaway Loop Road South.

Pierce County, acting as lead agency, has determined that the proposal will not result in significant adverse impacts on the environment, if the conditions in the MDNS are met. Pursuant to RCW 43.21C.030(2)(C) 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 MDNS is issued under WAC 197-11-350. Pierce County may not act on this proposal prior to December 1, 2023. Comments must be submitted by close of business on November 30, 2023.

An appeal of this determination must be filed no later than December 14, 2023 online at www.co.pierce.wa.us, or at the Development Center, Planning and Public Works Department, Pierce County Public Services Building, 2401 S. 35th St., Room 2, Tacoma, WA 98409 by filing the appropriate fee and Notice of Appeal. You should be prepared to make specific factual objections. Review Chapter 1.22 of Title 1, General Provisions for additional information on the appeal process, including Content of Notice of Appeal (1.22.090.C). Contact the Development Center, 798-7210 to read or ask about the procedure for appeals.

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:**

IPL0148744

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

TAC - Legal Ads

Final Cost:

\$79.20

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**

November 16, 2023 4:21:18 PM EST

Amount:

\$79.20

SCHEDULE FOR AD NUMBER IPL01487440

November 20, 2023

The News Tribune (Tacoma) Print

PREVIEW FOR AD NUMBER IPL01487440**PIERCE COUNTY
NOTICE OF MITIGATED DETERMINATION OF NONSIGNIFICANCE**

Action: Planned Development District (PDD)/Conditional Use Permit:

Pierce County Village

Proponent: Tacoma Rescue Mission

Application: 1013477

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Publication Dates

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