

Staff Report

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

Application Number: 1013476

**Related Application Numbers: 1013477, 1013002, 1013003, 1013480, 1013482, 1013483,
1013560 and 1026848**

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

Examiner's Hearing: An open record hearing on this matter will commence on **April 29, 2024**, and continue on **April 30, May 1, and May 3, 2024**, beginning at 9:00 a.m. The hearings on these dates are being held remotely via Zoom and at the Sprinker Recreation Center, 14824 C Street South, Tacoma, WA. If necessary, the hearing may continue onto the following overflow days: **May 6, 2024**, beginning at **9:00 a.m.**, **May 7**, beginning at **1:00 p.m.**, and **May 9, 2024**, beginning at **9:00 a.m.** The hearings on these dates will be held remotely via Zoom and at the Pierce County Public Services Building (Annex), public meeting room, 2401 South 35th Street, Tacoma, WA. To participate in the virtual hearing, visit www.Zoom.com and click "Join a Meeting", or call 253-215-8782, then enter the Meeting ID: 958 2137 2744, and Passcode: 304101, or follow this link: <https://piercecountywa.zoom.us/j/95821372744?pwd=RzhQc3hSL1kxZUpSZHpWVlJnWkRHdz09>. For additional questions regarding the virtual hearing process contact Sandy Huynh at (253) 798-7856, or at sandy.huynh@piercecountywa.gov.

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.

Project 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.

Staff Recommendation: County staff has reviewed this proposal for compliance with all applicable policies, codes, and regulations.

Staff finds the current design of the project is not minimizing the impact of the development on the nearby community or natural systems. The current layout of the shared housing village is not designed to integrate with “areas of unique open space character and/or environmental sensitivity” as intended in the Residential Resource zone classification or preserve “high value environmental features that are both complex in structure and function and large in scope”, e.g., the five Oregon white oak stands proposed for removal in the western portion of the site and a grove of very large second growth fir trees is proposed to be removed in the south-central portion of the site. Based on the current layout of the shared housing village and the concentration of development in the western 21 acres of the 86-acre site, it does not appear that potential impacts on nearby low-intensity uses, or the natural environment are adequately addressed by the applicant’s proposal.

Staff finds that a shared housing village at this location could comply with PDD and Conditional Use Permit findings if the following changes were made to the project:

- Retention of all integrated stands of Oregon white oak trees and individual oak trees 8-inch DBH or greater, located outside of regulated buffers.
- A redesign of the residential portion of the project to use grading techniques designed to maintain health of trees to be retained, design tighter neighborhood clusters of dwelling units and sleeping units and concentrate access lanes and parking areas away from natural areas that are to remain.
- Provide an architectural concept to be used in the design of buildings in the village or the purchase of park model RVs to ensure there is unity to the architectural design of the village and that it have a character reflective of the low-density residential community it is located in.
- Eliminate reference to a community farm in the south-central portion of the site in lieu of retention of the existing mature second growth forest.
- Relocate the community farm to the open field along Spanaway Loop Road South that was historically used for agricultural purposes.
- Provide structured active recreational areas, either outside or inside of buildings, for the benefit of the residents totaling 11,425 sq. ft. of required active recreation area.
- Limit required residential parking to one space for every three sleeping units or park model RV units.
- Limit non-residential parking to 50 parking spaces unless the applicant can show that additional parking is needed on a daily basis by volunteers.
- Eliminate the Agriculture Building and/or Civic Building unless the uses of these buildings comply with the definition of “community accessory uses” for the residents allowed per PCC 18A.45.030.I.2. or comply with the definition of “incidental retail and service uses primarily for the convenience of and supported by the residences within the PDD” allowed per PCC 18A.75.050.G.2.

State Environmental Policy Act (SEPA): Pursuant to the State Environmental Policy Act and the Pierce County Environmental Regulations, Title 18E, a Mitigated Determination of Nonsignificance (MDNS) was issued on November 16, 2023, with a comment deadline of November 30, 2023, and an appeal deadline of December 14, 2023. The SEPA determination was appealed on December 14, 2023.

The mitigation measures in the November 16, 2023, MDNS are as follows:

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.

Cultural Resources

- 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.
- The cultural resource survey states that four historic-era structures were observed in the project area: two residences and two barns. The site plans for the project indicate that three of the four structures, excluding the westernmost barn, will remain. The western barn/outbuilding structure, though not recorded on the plan sheet, is slated for demolition. A Historic Property Inventory Form (HPIF) has been composed for this abandoned barn/outbuilding. Based on the results of the field review and the scope of the proposed work, Drayton recommends that no additional archaeological oversight is necessary, and the project proceed as planned.
- No cultural resources associated with native peoples were discovered during the initial survey.
- The survey was reviewed by the Nisqually Indian Tribe, the Squaxin Island Tribe and the Puyallup Tribe of Indians. The tribes had no significant concerns with the result of the survey.
- The Washington State Department of Archaeology and Historic Preservation (DAHP) reviewed the survey. DAHP recommended that the historical period archaeological site 45PI00932 be avoided by the project. DAHP recommended that the site should be physically marked as an exclusion area on the ground so that it is not accidentally impacted by the project. The project proponent should work with their archaeological consultant to verify the site will be avoided. The remainder of the project should follow a standard Inadvertent Discovery Plan.
- A recommended condition will be added to the staff report to address the DAHP recommendation.

County Contact: Robert Jenkins, Current Planning Supervisor, 253-798-7016,
rob.jenkins@piercecounitywa.gov

Pierce County Online Permit Information:

<https://pals.piercecounitywa.gov/palsonline/#/permitSearch/permit/departementStatus?applPermitId=1013476>



Project Data

Complete Application Date: May 23, 2023

Initial Project Review Mailed: November 7, 2023

Staff Report Mailed: April 3, 2024

Property Owners: Tacoma Rescue Mission
P.O. Box 1442
Graham, WA 98338-1442

Applicant: Tacoma Rescue Mission
Attn: Duke Paulson, Exec. Director
425 South Tacoma Way
Tacoma, WA 98402
dukep@trm.org

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

Applicant's Attorney: Gordon Thomas Honeywell, LLP
Attn: William T. Lynn
Attn: Reuben Schutz
P.O. Box 1157
Tacoma, Washington 98401-1157
blynn@gth-law.com
rschutz@gth-law.com

Legal Notice

- *July 6, 2023*: Notice of Application (NOA) and Public Meeting Notice was sent to property owners within a radius of 300 feet, but not less than two parcels deep, around the exterior boundaries of the subject property.
- *July 7, 2023*: Public Notice sign was posted on the site, confirmed with a Declaration of Posting.
- *October 31, 2023*: Parkland-Spanaway-Midland Advisory Commission Meeting Notice was sent to parties of record, and property owners within a radius of 300 feet, but not less than two parcels deep, around the exterior boundaries of the subject property.
- *November 1, 2023*: Legal notice was published in the official County newspaper (*Tacoma News Tribune*), advertising the public meeting to be held by the Parkland-Spanaway-Midland Advisory Commission.
- *April 15, 2024*: Public Notice of the Examiner's hearing is sent to interested parties and property owners within a radius of 300 feet, but not less than two parcels deep, around the exterior boundaries of the subject property.
- *April 15, 2024*: Legal notice is published in the official County newspaper (*Tacoma News Tribune*), advertising the hearing to be held by the Pierce County Hearing Examiner.

Site Inspection

Various County staff have inspected the site. Planning staff inspected the site on October 19, 2023, and January 25, 2024.

The four-parcel site is generally rectangular and is accessed from Spanaway Loop Road South. The site contains an existing single-family home in the northeast corner of the site, accessed from Spanaway Loop Road South and a second single-family home in the center of the property, accessed from Wasmund Road South/176th Street South.

The site is separated into three parts by Spanaway Creek, Coffee Creek, and the southern extension of Spanaway Lake.

The eastern portion of the site abuts Spanaway Loop Road South and is flat and contains pasture grass, along with groupings of Oregon white oak trees and evergreen trees, and an old barn. The site slopes down toward the Spanaway Lake wetland on the western edge.

The southern portion of the site is bound by Spanaway Creek, the Spanaway Lake wetland, and Coffee Creek on the west, north, and east, and by Joint Base Lewis-McChord (JBLM) on the south. This area is on a ledge above both creeks and the wetland and is characterized by a thick forest with many significant sized evergreen trees.

The western portion of the site abuts Spanaway Loop Road South on the east, large-lot single-family residences and a large wetland on the north, and JBLM on the south and west. On the south, the site is separated from JBLM by the semi-improved, but not publicly open, Wasmund Road South. This portion includes the two single-family residences, an extension of the off-site wetland to the north and is primarily heavily forested by Oregon white oak and evergreen trees. The western end of the property was logged prior to the mid-1980's and is still relatively open. The eastern edge of the area slopes down into the Spanaway Lake wetland and Spanaway Creek. The western portion of the site is relatively level.

There are floodplains associated with both creeks and the Spanaway Lake wetland.

Surrounding Land Use / Shoreline / Zoning Designation

LAND USE		SHORELINE	ZONING
North	Large Lot Single-Family Residential (1.18 to 2.62 acre lots)	N/A	Residential Resource (RR)
South	Joint Base Lewis McChord	N/A	N/A
East	Multi-Family and Vacant Lands (across Spanaway Loop Road East)	N/A	RR/Moderate Density Single-Family (MSF)
West	Joint Base Lewis McChord	N/A	N/A

Lot Size

The project site is 86.32 acres in size.

Utilities/Public Facilities

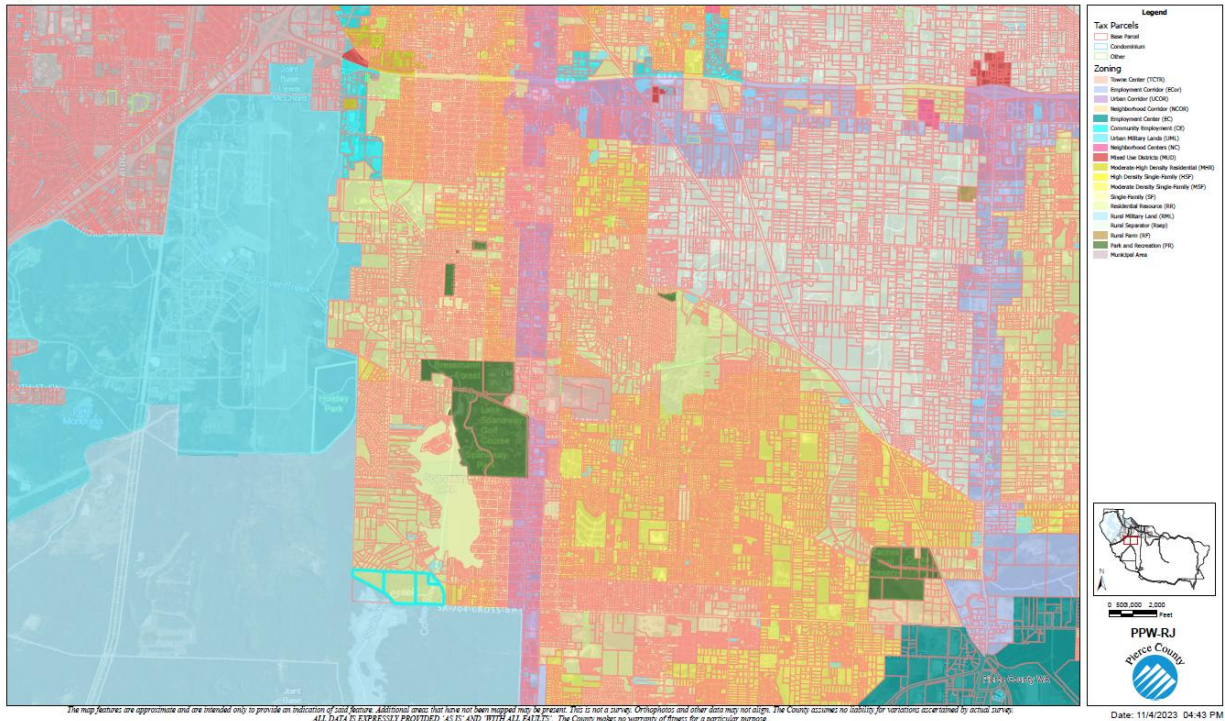
Utility service and public facilities are:

- Water - Spanaway Water Company
- Sewer - Pierce County Sewer
- Power - Elmhurst Mutual Power & Light
- School - SD#403 Bethel

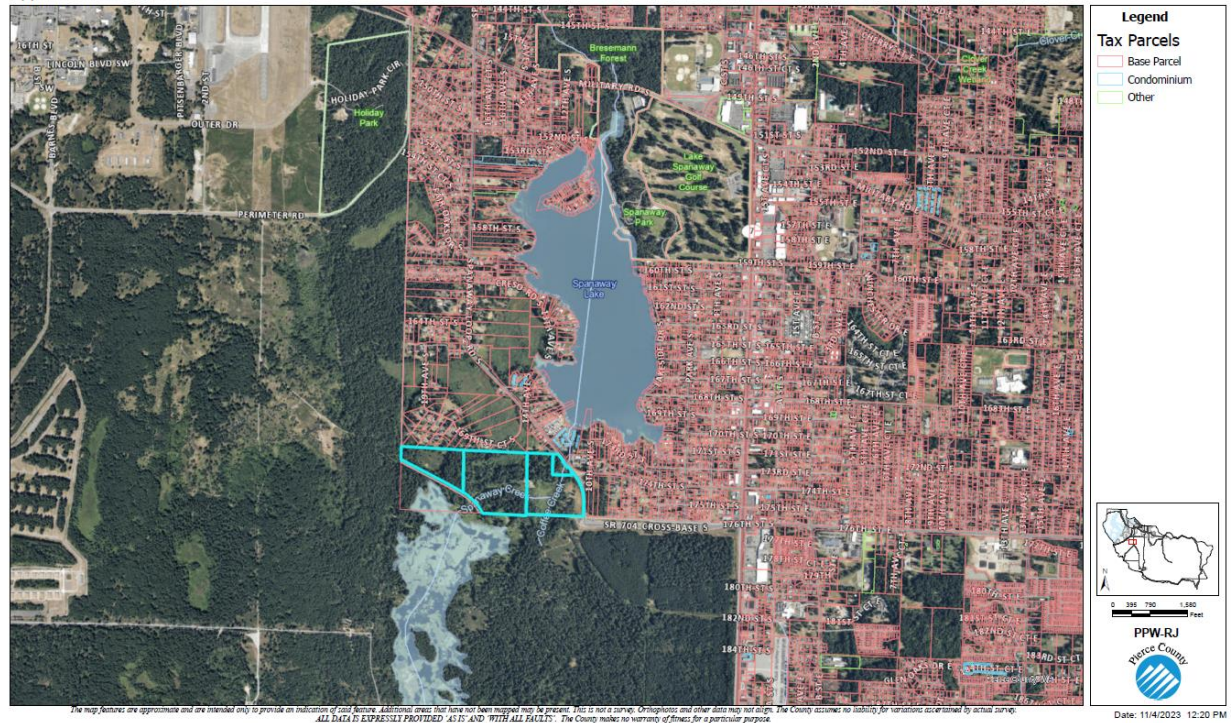
Vicinity Maps

Pierce County Village, Planned Development District/Conditional Use Permit

Appl. No. 1013476/1013477



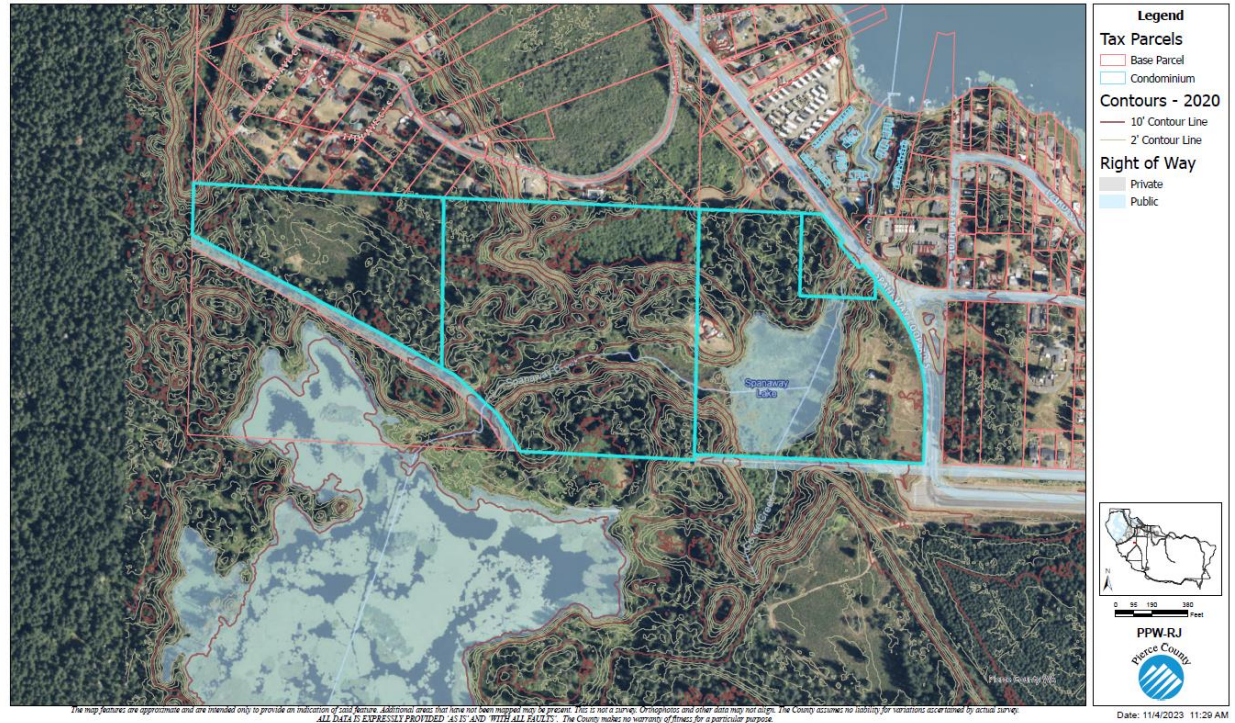
Pierce County Village, Planned Development District/Conditional Use Permit
 Appl. No. 1013476/1013477



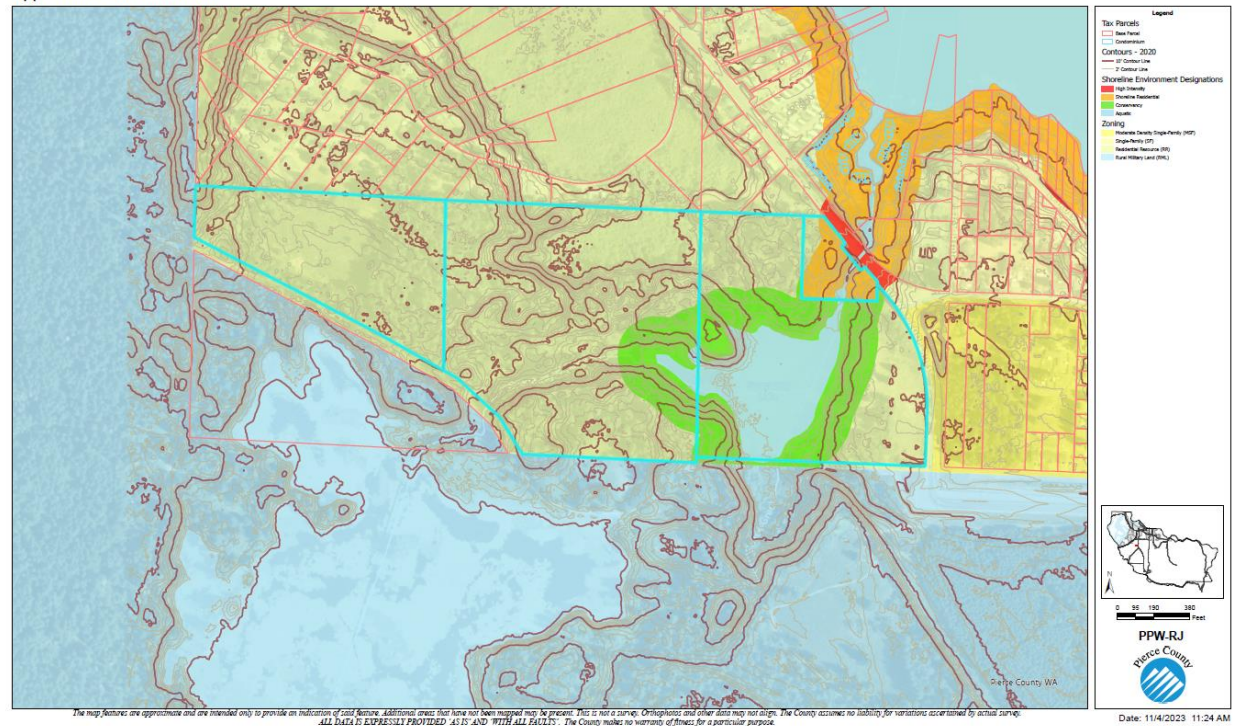
2022 Aerial Photos

Pierce County Village, Planned Development District/Conditional Use Permit
 Appl. No. 1013476/1013477





Zoning/Shoreline Designation Map



Site Photos, dated October 19, 2023

Spanaway Creek Wetland on JBLM



Spanaway Creek flowing from JBLM Wetland



Spanaway Lake Wetland at Coffee Creek Entrance



Spanaway Lake Wetland from House



Southern edge of Village Housing Site next to road



Village Housing Site Looking East



Village Housing Site Looking North





Site Photos, dated January 25, 2024

Spanaway Creek flowing from wetland on JBLM



Wooded Area Between Spanaway Lake and Wasmund Road South



Spanaway Lake Wetland from House



SIGNIFICANT TREES

TOTAL NO. SIGNIFICANT TREES ON SITE (PER SITE SURVEY)	1000
SIGNIFICANT TREES TO REMAIN	312
% SIGNIFICANT TREES RETAINED	40%
% REQUIRED TO RETAIN PER PCC L&L 0.00	30%

TREE UNITS

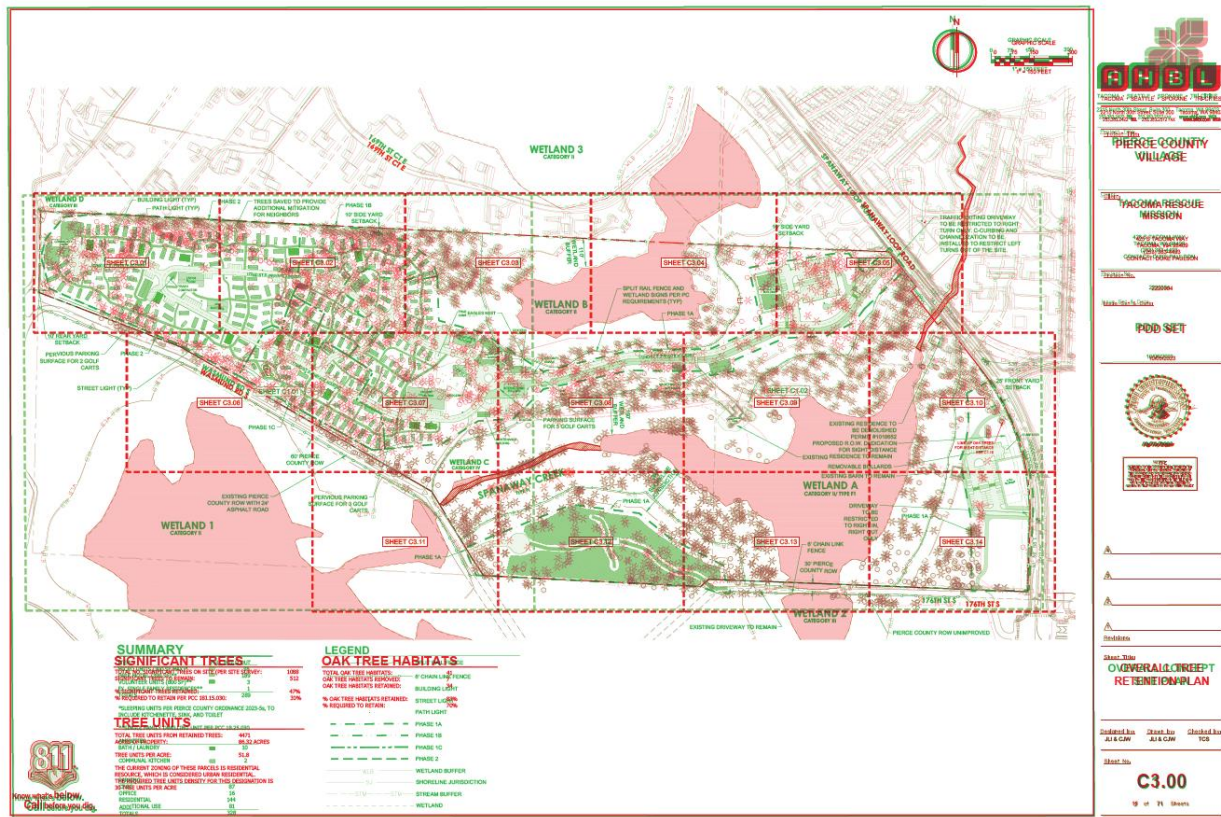
TOTAL TREE UNITS FROM RETAINED TREES	4475
TOTAL OF SUBSISTY	4475
TREE UNITS PER ACRE	53.8

THE CURRENT ZONING OF THESE PARCELS IS RESIDENTIAL. THE REQUIRED TREE UNITS DENSITY FOR THIS ZONING IS 40 TREE UNITS PER ACRE.

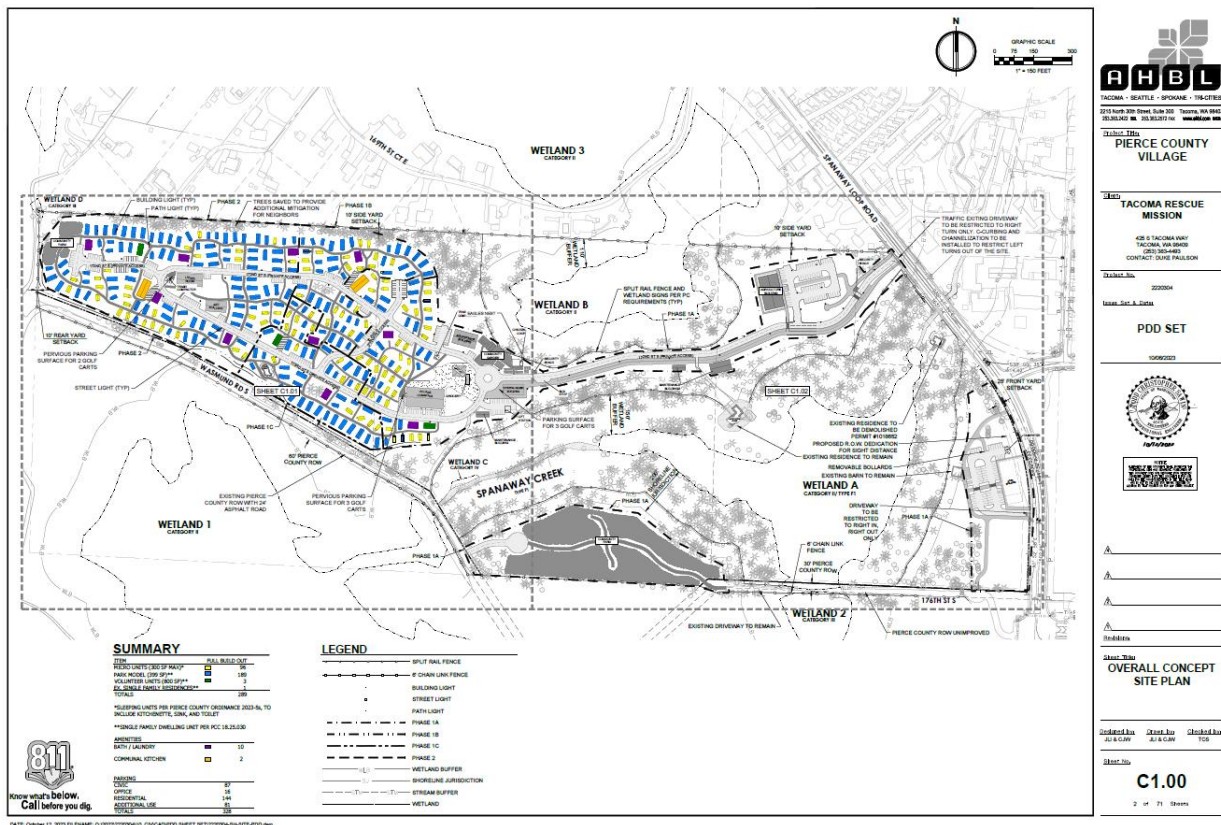
OAK TREE HABITATS

TOTAL LAK TREE HABITATS	2
OAK TREE HABITATS RETAINED	2
% OAK TREE HABITATS RETAINED	100%
% REQUIRED TO RETAIN	50%

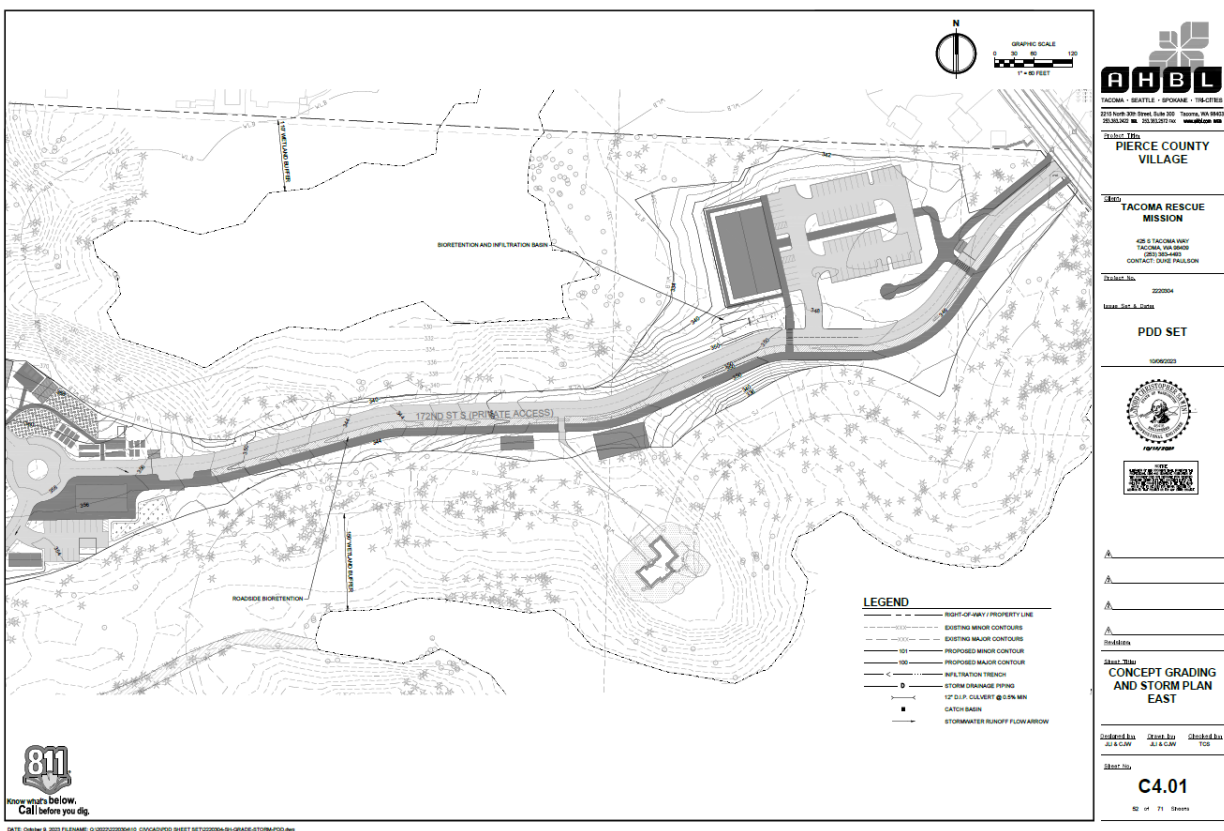
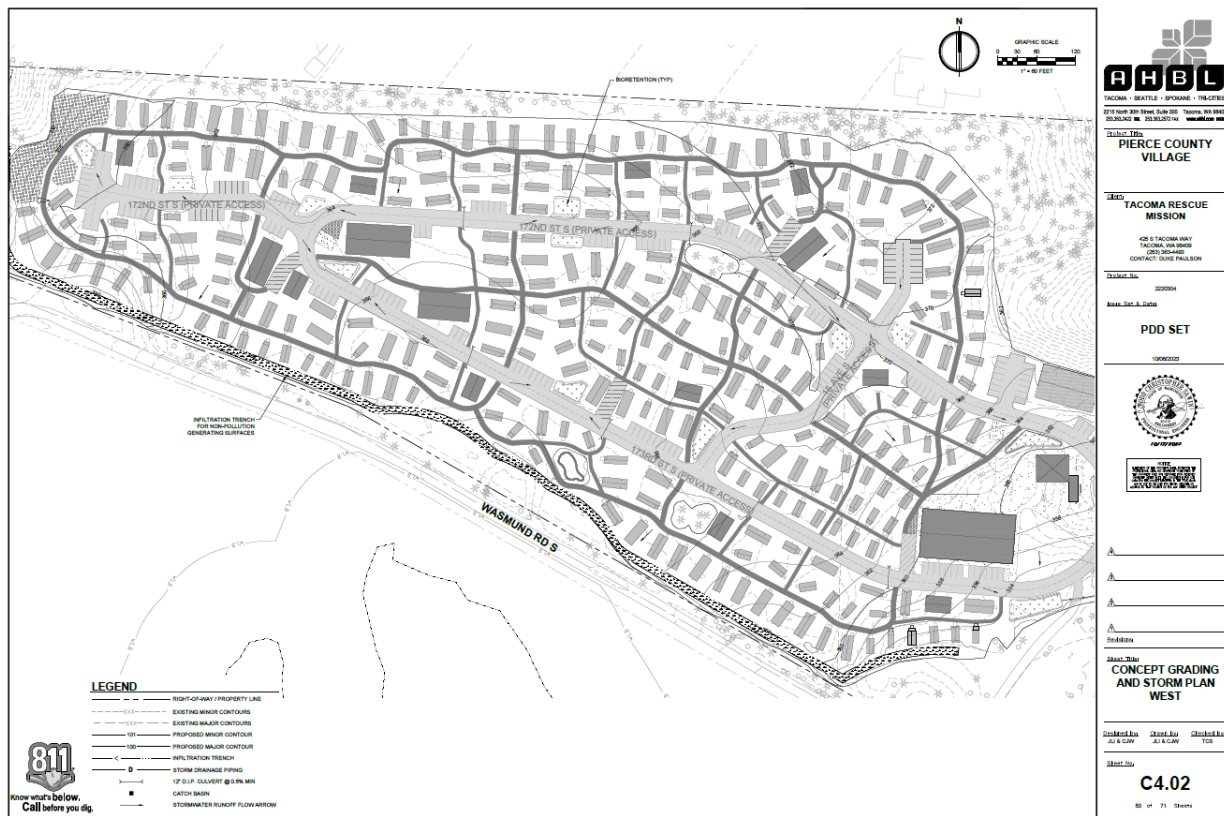
Tree Retention Plan/Site Plan Overlay

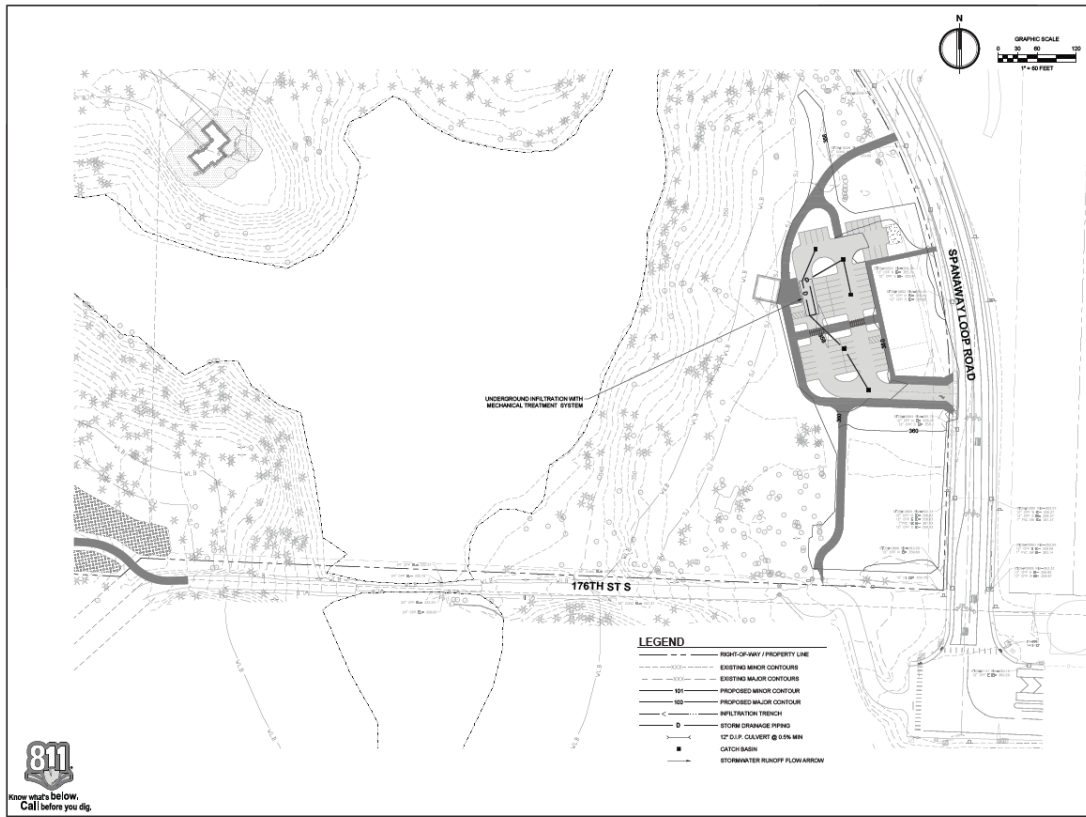


Site Plans



Grading and Storm Drainage Plans





AHBL
TACOMA - SEATTLE - SPOKANE - TULSA - TWIN FALLS
2010 North 30th Street, Suite 100 Tacoma, WA 98403
(253) 842-1100 FAX: (253) 842-1101 www.ahbl.com

PIERCE COUNTY VILLAGE

TACOMA RESCUE MISSION
405 S TACOMA WAY
TACOMA, WA 98409
(253) 384-4400
CONTACT: DANE PAULSON

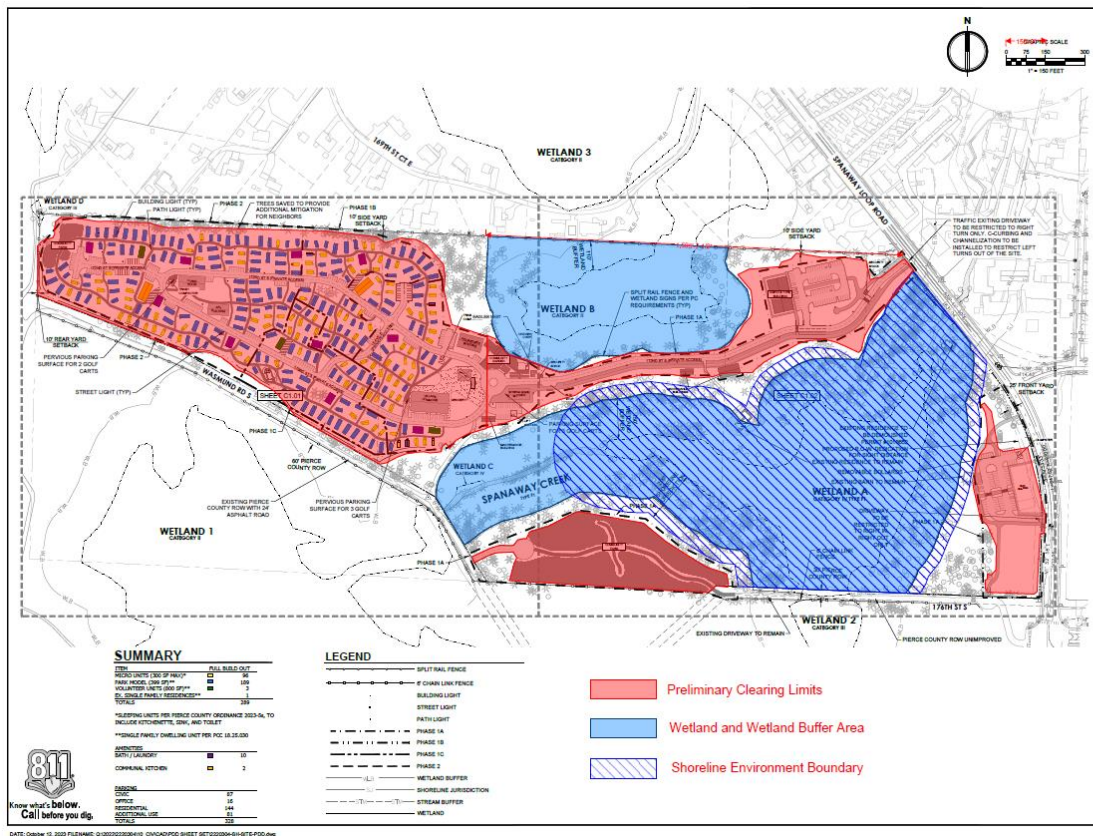
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Issue Set A - Final

PDD SET
10/09/2023

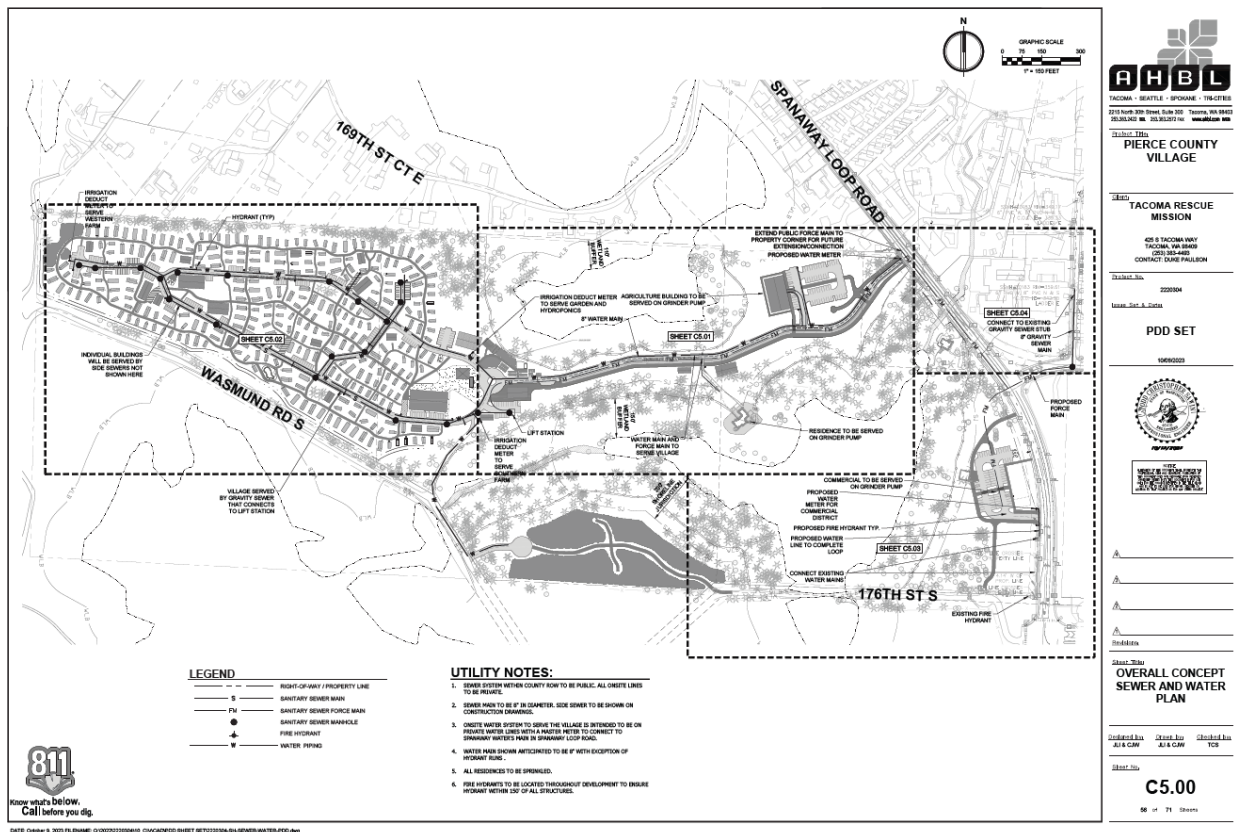
CONCEPT GRADING AND STORM PLAN SOUTH

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Drawn by: ALB CAN

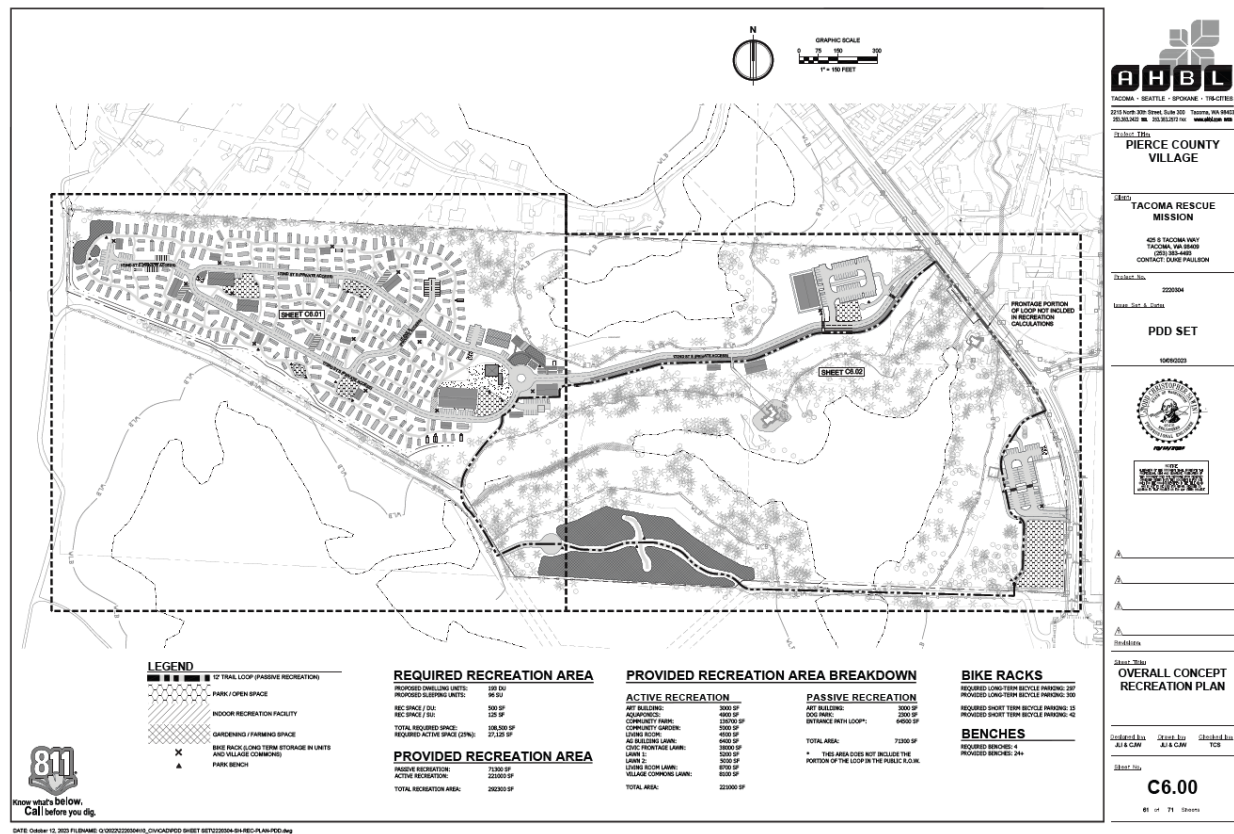
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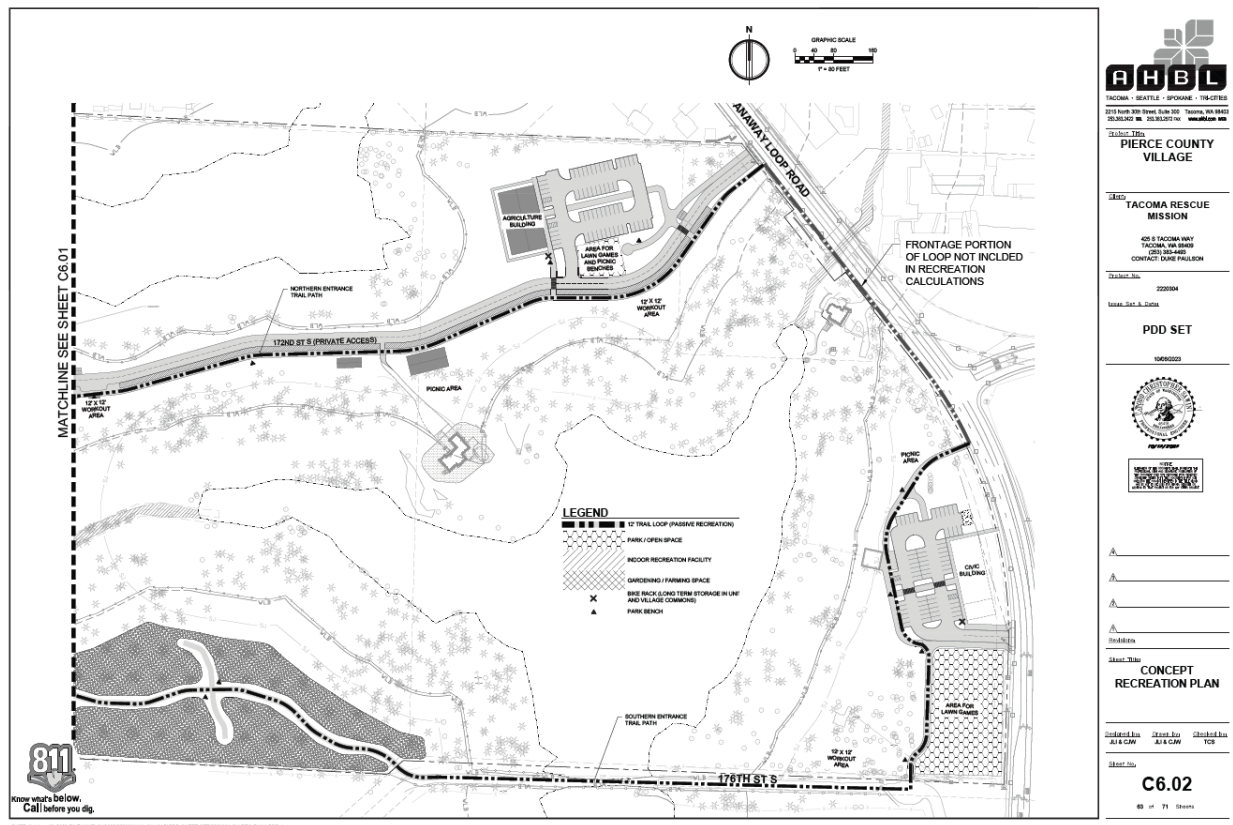
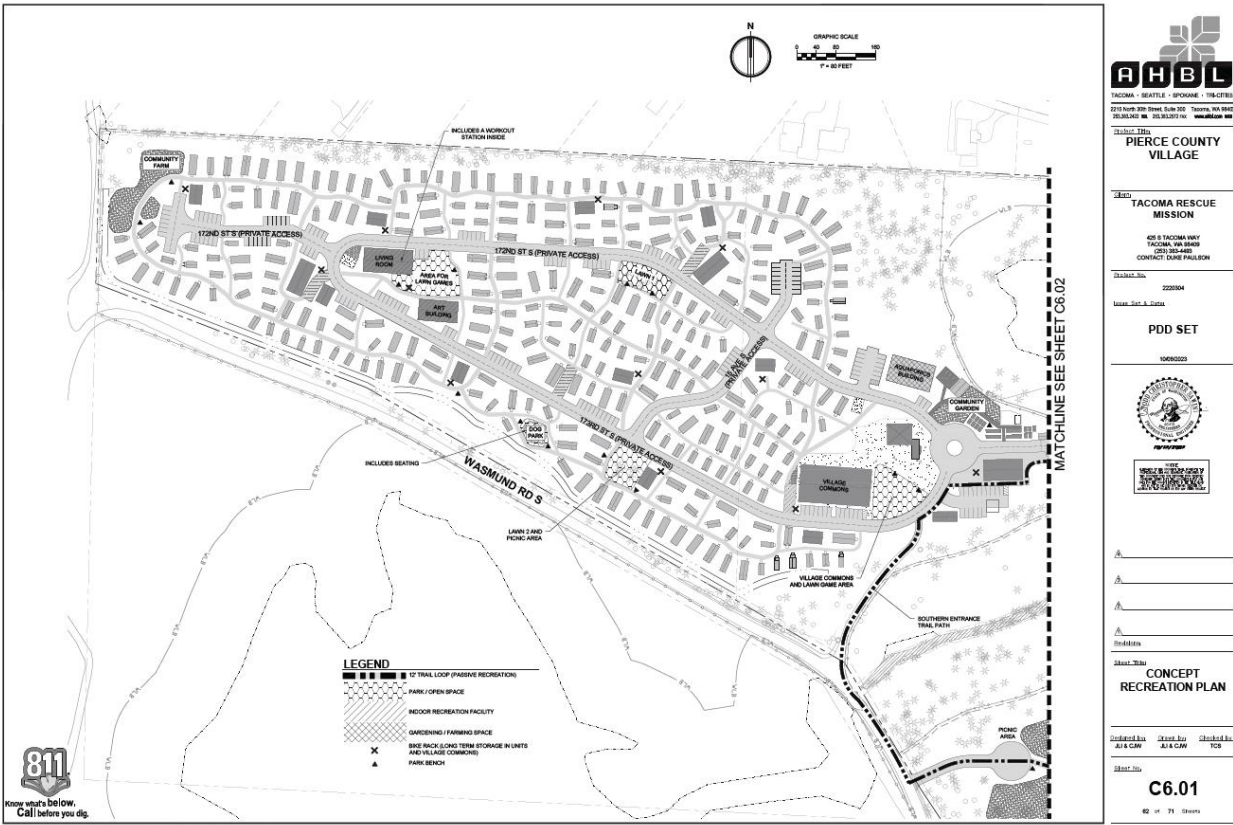


Sewer and Water Plans

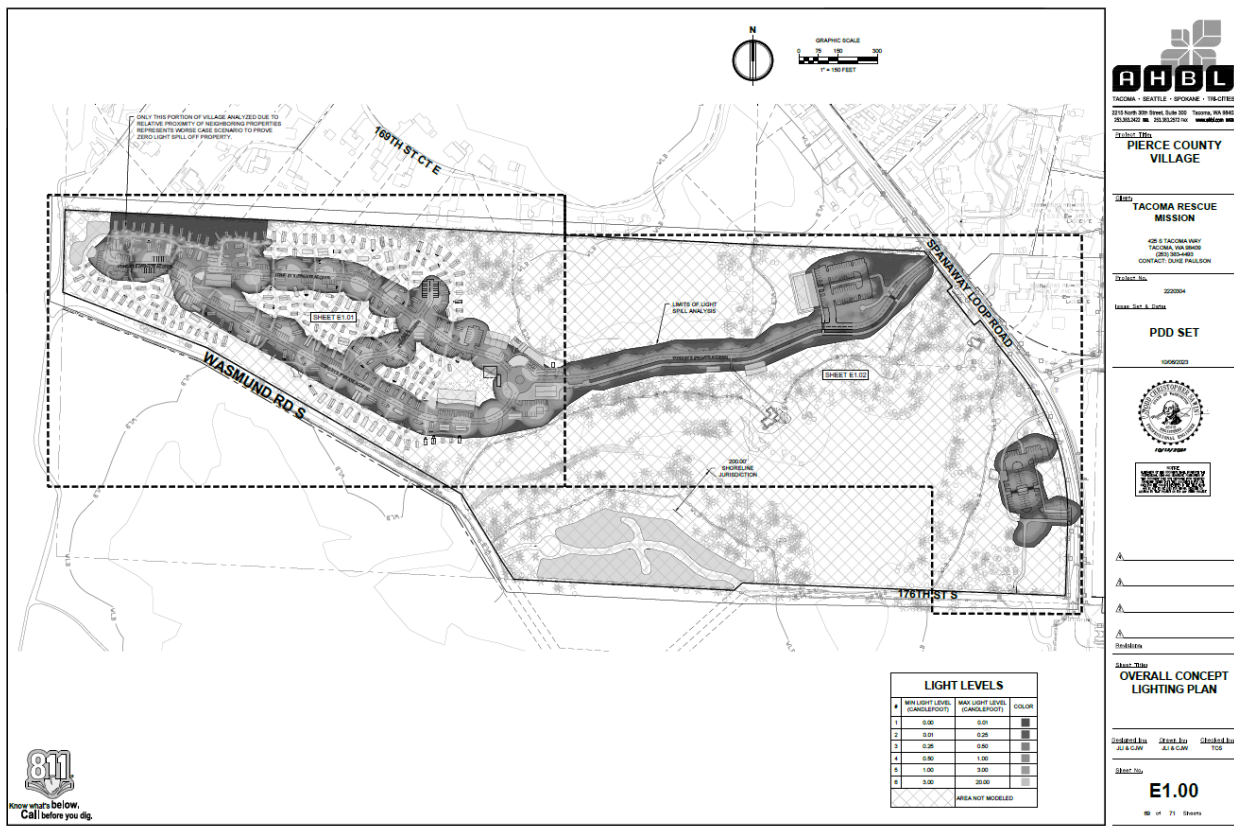


Recreation Plans

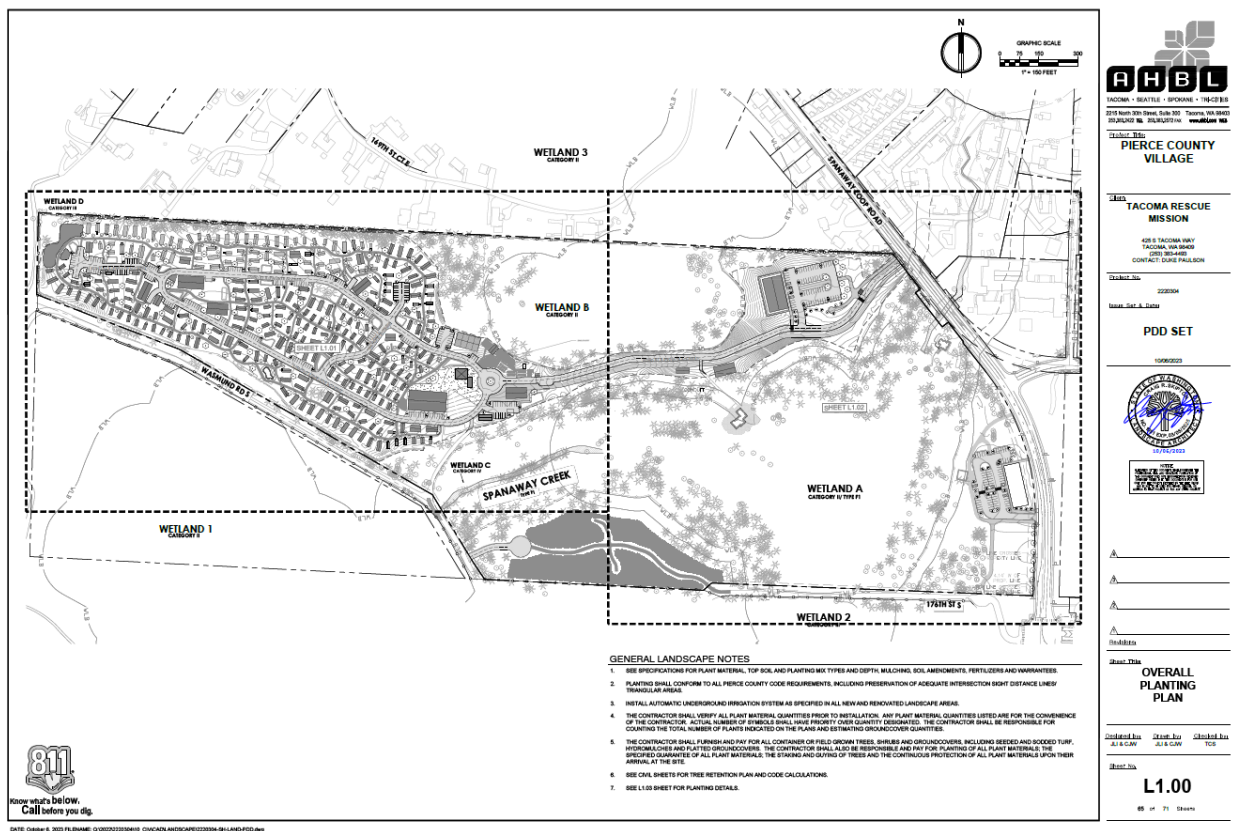


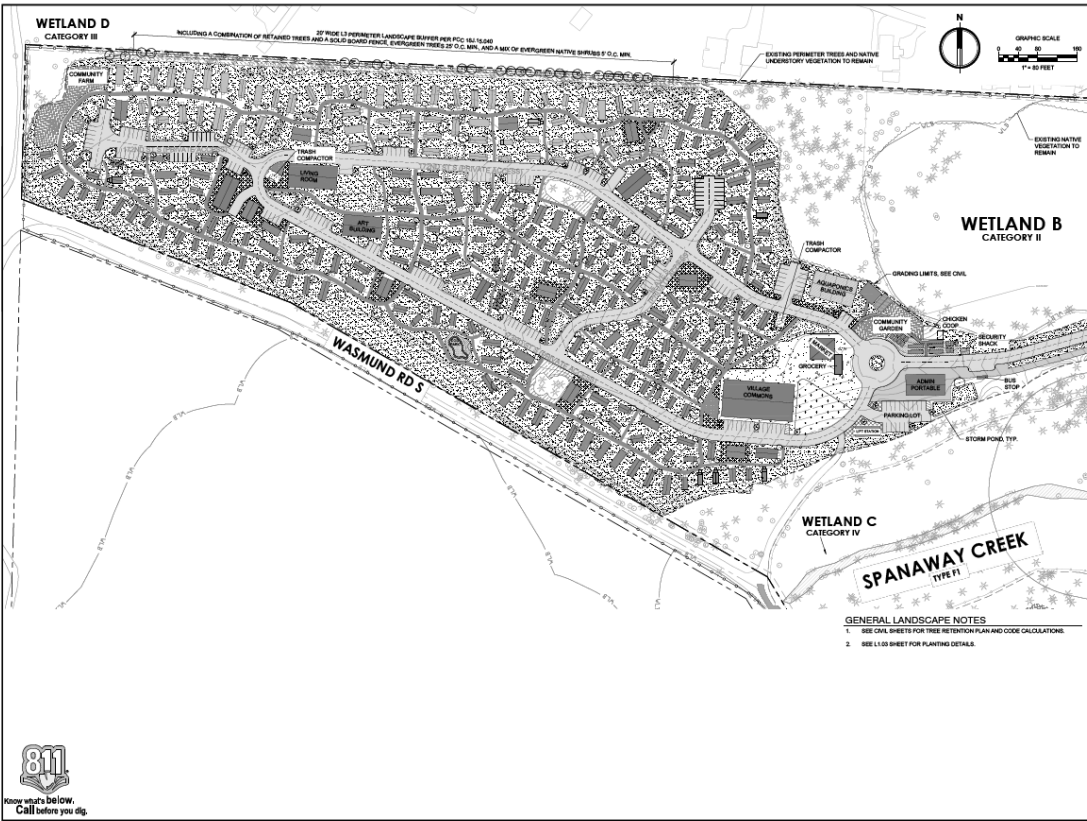


Lighting Plans



Planting Plans





AHBL
TACOMA - SEATTLE - BPOKANE - TACOMA
2018 North 30th Street, Suite 300 Tacoma, WA 98405
253.855.4444
dane@ahbl.com

PIERCE COUNTY VILLAGE

TACOMA RESCUE MISSION
425 S TACOMA WAY
TACOMA, WA 98405
253.855.4444
CONTACT: DANE PAULSON

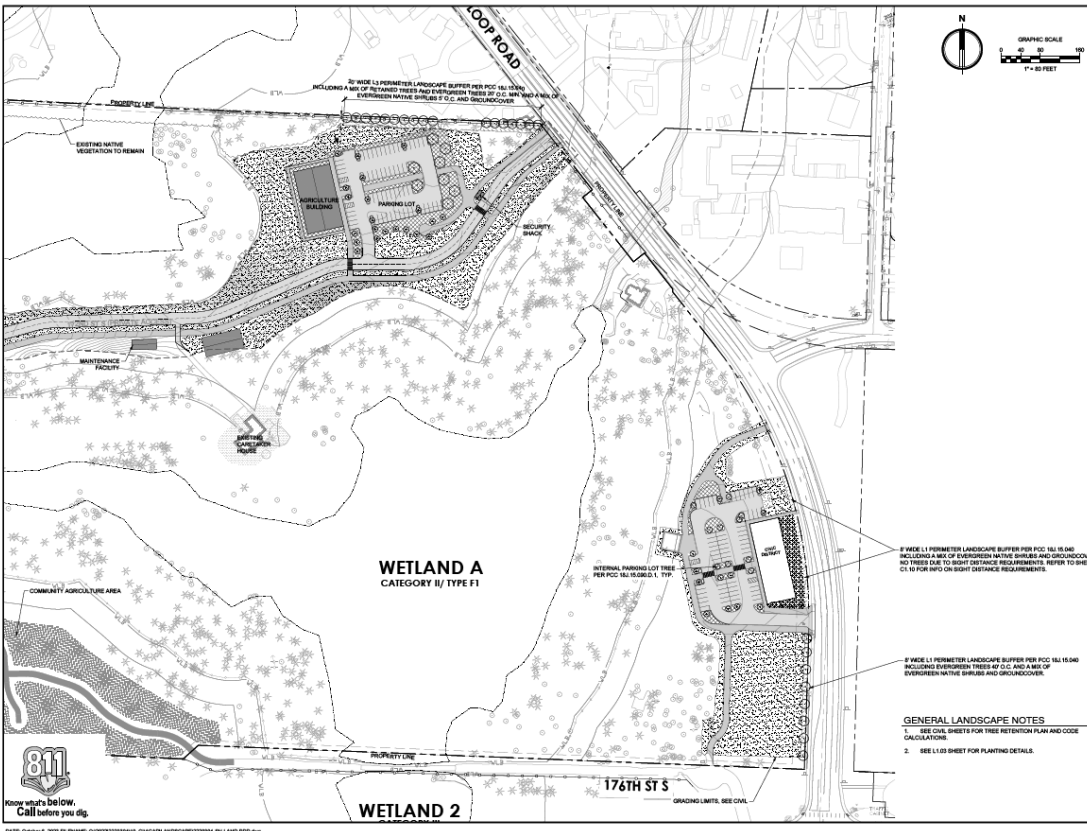
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CONCEPT PLANTING PLAN

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Drawn by: AJ & CAY
Checked by: TCS

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87 of 71 Sheets



AHBL
TACOMA - SEATTLE - BPOKANE - TACOMA
2018 North 30th Street, Suite 300 Tacoma, WA 98405
253.855.4444
dane@ahbl.com

PIERCE COUNTY VILLAGE

TACOMA RESCUE MISSION
425 S TACOMA WAY
TACOMA, WA 98405
253.855.4444
CONTACT: DANE PAULSON

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CONCEPT PLANTING PLAN

Designed by: AJ & CAY
Drawn by: AJ & CAY
Checked by: TCS

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87 of 71 Sheets

Public Comments

A number of comments have been received from surrounding property owners and the general public to date. Those comments and concerns are related to the following topic areas:

- Traffic:
 - How will traffic access the main property entrance without a traffic light at the Spanaway Loop Road South? Are crosswalks proposed to be installed across Spanaway Loop Road South for pedestrian safety?
- Water Quality:
 - Concerned about impact on the Spanaway Lake and the source water environment, that includes the wetland area and some adjacent marginal areas. Concerned that stormwater control structures will be inadequate to protect the water quality that ultimately will enter Spanaway Lake. Their capability to supply the needed flow to continue the essential ionic iron discharges is questionable. These iron ions are essential to neutralizing phosphorous that is a primary cause of recurrent toxic algae blooms in Spanaway Lake. These blooms have been a frequent cause over the last twenty plus years of lake closures by the Tacoma/Pierce County Health department. Those closures adversely affect the use of Spanaway Lake Park by an estimated 500,000 visitors per year, a majority during the key summer early fall period. The state, county and local homeowners (through a voluntary created lake management district) have spent literally hundreds of thousands of dollars to control these algae and some related invasive/noxious weed species. The dubious design of the village stormwater management system will adversely affect the lakes' condition.
 - It is very likely that additional homeless will move to the area adjacent to the village while seeking public support. This homeless population will, by the very nature of their living conditions, cause human waste to enter into the environment. Such waste will traverse the various water channels and cause fecal coliform (and related illness vectors) to enter Spanaway Lake through the existing stormwater structure under Spanaway Loop Road. As the proposed village has no plans to upgrade the existing surrounding stormwater structure there is little chance that proper treatment will control the spread of disease organism to Spanaway Lake, Coffee Creek and then Spanaway creek to Clover Creek to Chambers Creek. As these disease vectors are currently tested for on frequent basis by TPCHD it is presumed that their presence is a significant health concern that will be exacerbated by the side effect of the village presence. A complete and well evaluated design that considers the actual condition in the proposed area is needed prior to granting any exemption from the SEPA provisions. That will require that actual location data needs to be collected over a representative period to determine flow rates, storm intensities, groundwater, and surface water distributions/flow rates, chemical (particularly iron) levels. It is further noted that the proposed stormwater system is a high maintenance concept that will require sufficient funding for the duration of the village's existence.
 - There needs to be a mandatory EIS for this property and proposed development before further consideration. There are a number of concerns including but not limited to impact on the environment, natural habitat, critical wetlands, Clover Creek watershed, aquifer recharge area, significant trees, protected species, stormwater runoff and flooding.

- This site, situated in a major wetland complex, is unsuitable for such a development, because any mitigation would be inadequate to compensate for the clearly foreseeable and devastating impact it would have both on the wetland itself and the entire ecosystem that it supports.
- The property sits atop a sole-source aquifer and plays an important role in the Chambers-Clover Creek watershed.
- Fish and Wildlife Habitat:
 - The environmental impact statement for the Cross Base Highway (SR 704) mentions bald eagles, white top asters, Oregon white oak trees, western gray squirrels, Mazama pocket gophers, butterflies, and other species in this area. This is a beautiful wetland area that is home to bear, deer and coyotes.
 - The site is continuous with JBLM, and includes contiguous Garry oak (aka Oregon white oak) woodland, where the Western gray squirrel, a listed species, is known to live. This is just one of many species, including neotropical migratory birds, a species highly associated with the Garry oak woodlands, that use the habitat provided by the wetlands.
 - The property has many Garry oaks, which according to state guidelines should be preserved – the state management guidelines point out that even single Garry oaks may qualify for protection in urban and urbanizing contexts. Garry oaks, our state's only native oak, are part of one of the rarest ecosystems in North America.
 - This application to use a major wetland complex and Garry oak woodland for the construction of a camp for the chronically houseless should be rejected. The wetland and Garry oaks need to be accorded maximum protections to protect our water, critical habitat, and environment as a whole. In the face of such a huge project and the importance of this wetland complex, it is clearly foreseeable that no adequate mitigation is possible.
 - That area is wetlands - we have deer, eagles & other birds living on most of these okayed land bldg. sites.
 - There is no infrastructure to support this building that's happening - the school dist. cannot keep up with this new building and we can't go anywhere without sitting in a traffic jam- obviously none of the council members live in our area, because if they did, there wouldn't be all this building in areas that should be protected! Because of this, there's going to be so much more damage to our area, infrastructure, schools and unhealthy damage to our environment- You all need to THINK and listen to our areas concerned citizens- none of this can be reversed- Tacoma has plenty of land where a village can be built, so why aren't you looking in other areas, besides ours? When we moved here 38 yrs. ago, this area was considered rural. There is no rural left, because of you allowing all of this to be built in our area which is now already suffering! Where are the deer, eagles and other wildlife to go?
 - There are no sewers. However, there are a lot of wetlands, wildlife, it's close to JBLM so there's mortar noise and military noise constantly. There are old trees, and so much more. Our aquifers are running low, not sure why the county would give in to big money to build a large tiny home community on this site when there are other more suitable sites. This land has so much wildlife, and trees that are treasured by our community. It will be a grave loss to our community to turn this protected wetland into homes. I believe the x base highway was supposed to go through this land many many years ago, but because it was protected because of the wetlands it didn't happen. Now why is our county government giving into compromise our

environmental protections? Please help us protect this precious land by not allowing so many homes to be built on this protected wetland and forest.

- The habitat assessment letter is long on municipal codes and other bureaucratic details, and short on actual information about the site, particularly aquatic organisms, and aquatic habitat features. If this project is built, there's a good possibility that the environment will be seriously degraded, regardless of whatever mitigative measures are proposed or attempted. It will then be impossible to know what was there. One only need travel around Parkland and Spanaway to see the accumulations of trash wherever the asphalt car culture impacts the landscape. I'm raising these issues because Pierce County has been complicit in the destruction of this watershed's aquatic habitat for quite some time. The construction of McChord Field with the concomitant destruction of Smith Lake and the dredging of Clover and Morey Creek's was promoted by Pierce County in the 1930's after the Army had already been given thousands of acres less than a mile to the south. There was plenty of room to build an airfield without destroying the streams, springs, lakes, and wetlands at the time. The County colluded with PLU to construct an asphalt flood ditch in the Parkland area, and the County permitted all manner of automobile-oriented businesses to line Pacific Avenue (SR7) around the Clover Creek's crossing. The stream's riparian zones were destroyed, and there is little to prevent toxic road runoff from entering the creek channel when it rains. Perhaps one of the more insidious and destructive actions by the County was the wholesale approval of housing projects that rely on septic systems that pollute the groundwater and raise the specter of poisonous algal blooms. In addition, wholesale over-exploitation of groundwater within the watershed means there is less water for natural streams and wetlands. I'm not going to catalog all its sins here, but Pierce County essentially destroyed in piecemeal fashion what was once a highly productive aquatic environment, one that likely existed for thousands of years. Much of this destruction was carried out over the span of a few decades in the 20th century. For these actions as well as others, the County has a special duty to protect what remains of the watershed's streams and wetlands. That means an accurate and meaningful assessment of conditions.
- Concerned for the village plan impact on protected or necessary species. That the consultant report did not detect any protected species is not a surprise as these species are protected because of their rarity in the proposed area. The western pond turtle and Oregon spotted frog are both species known to exist on the adjacent JBLM property. According to a previous employee at JBLM, there was (is) a plan to enhance the habitat for these species. It would be, at the least, extreme prejudice to the existence of these species if the village was built. The disruption of food chains, loss of habitat adjacent to wetlands, prevention of migration due to impervious surfaces such as roads and possible loss due to traffic and human interaction. A much more detailed exploration of the impact on these species is needed. I will also note that WDOE and WDFW have placed restrictions on timing of lake treatment activities due to suspect presence of these species.
- The presence of mosquitos will require remediation actions to control their populations impact on village residents. Commonly, these control actions are in the form of insecticides that can control the "wiggler" stage. However, the introduction of pesticides into the village area will result in drift (if not outright direct application) into the adjacent wetlands area. At that point the village presence will adversely impact a food source for the local (much welcomed) bat and bird

populations. Its impact on Oregon Spotted Frog is possible through either reduced food source or outright pesticide toxicity.

- Land Use:

- Concerned that lack of a fence along right-of-way will encourage unauthorized homeless camping along Spanaway Loop Road South. Recommend that a fence be installed.
- The application materials need to identify the sizes of all proposed buildings.
- Concern about whether the RR zone is the appropriate location for the use.
- Concerns about traffic impacts, lighting, roads, parking, transportation, stormwater, sewer, critical areas, JBLM, shorelines, density, environment, trees, wildlife, farming, critical areas, wetlands, security, public services, safety for Village residents, and detrimental impacts on adjacent properties.
- Adding vulnerable citizens to an area with increased traffic and lack of services is irresponsible and cruel. There will also be irreversible environmental damage.
- This development will not fix the issues with homelessness. The government at state or local level does nothing for these people as far as mental or addiction counseling. Concerned about crime rates increasing.
- When the Parkland-Spanaway-Midland Communities Plan was developed by the community, we built a vision for our area and put it into place with careful zoning and regulations. An important designation available to us for protecting critical areas was the Residential Resource zone, intended to provide for low density single family residential uses compatible with areas of unique open space, character, and/or environmental sensitivity, many of which we have here in the PSM area. In creating the PSM Community Plan, we addressed wetlands based on participating residents' firsthand knowledge of the water: what land floods, where toxic algae blooms occur, where eagles, herons and osprey nest, what fish - especially salmon run where, and so on. Our original designation was the right designation for the Spanaway Wetlands. Pierce County should not over-ride it so that a high density development can be built there. It violates the spirit of the Communities Plans process. It will impact wetlands that sit over a significant aquifer that provides drinking water to a large portion of Pierce County residents. It will impact the wildlife, including salmonoid and rare species like the little green heron, that make the Spanaway marshlands their home. It will destroy a significant grove of mature Garry Oak that may be hundreds of years old.
- The sewers nearby are failing. The wildlife will be forever losing their habitats. There are no public facilities nearby. There is way too much traffic on Spanaway Loop Road to even consider more traffic. It takes me more than five minutes to get in and out of my Spanaway Loop Road driveway almost any time of the day. This project is being projected to be right next to JBLM where there is constant mortar shelling and practices day and night and planes fly in and out all the time. This wouldn't be good or healthy for anyone with PTSD. This is a protected wetland area. Our aquifers are being depleted by the county's neglect to protect our environment for the sake of monetary gain.
- The proposal will adversely affect the established character surrounding residential resource. Further concerns regarding the impact on community infrastructure, traffic, safety building intensity, density and permitted land uses. Granting of the proposed permit is not consistent with the intent of the goals, objectives or policies of the County's Comprehensive Plan and PSM Community Plan.

- Beyond the environmental impact, it is actually a question of environmental justice that almost three hundred chronically homeless people should be put to live in isolation in the middle of a wetland complex. People since time immemorial have not gone to settle on wetlands, because they are known to be unsuitable places to live. Among other things, the neighbors at this Spanaway site point out that the mosquitoes are of course unbearable in summertime. I am shocked not only that someone would propose such a thing, but even more that Pierce County and other authorities would approve of such an inhumane site for this fundamentally problematic (for these and other reasons) project.

Agency Review Comments

The proposed project has been routed to interested departments and agencies for review. Comments received from various departments and agencies may be found by accessing the Online Permit Information referenced on page 5.

Comments have been received to date on the plat from the following tribes, departments and agencies:

- Bethel Public Schools:
 - Per PCC 4.10.010(1)(e)(5), a condition is requested to be placed on the PDD approval and as a condition of building permit issuance, requiring a covenant to be recorded against the property, restricting the age of any occupant to 21 or older to ensure there are no school age children occupying the residential use and stated under the SEPA checklist.
- Nisqually Indian Tribe:
 - The Nisqually Indian Tribe's THPO has reviewed the cultural resources survey report that you provided for the above-named project and has no specific comments or concerns at this time. Please keep us informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials. Although the Nisqually Indian Tribe doesn't have any specific concerns, we respect the traditional cultural knowledge of affected tribes and support their opinions on this matter as well.
- Puyallup Tribe of Indians:
 - I reviewed the field methods, results and recommendations for the CR report: Planned Development District at 1609 176th Street South. While the shovel probe interval is wider than I would have liked, the CR consultant appears to have shovel tested the areas of proposed ground disturbance within the larger Project Area. I recommend the project move forward under the guidance of an Inadvertent Discovery Plan (IDP) that includes written and photographic examples of the kinds of historic, ethnohistoric and precontact cultural resources that may be encountered during ground disturbing construction activities.
- Pierce County Fire Prevention Bureau:
 - The minimum commercial fire flow is 1,500 gpm/2 hours. According to the Certificate of Water Availability, this is available to the site. The actual fire flow is determined from PCO Table 16C.60-3 with the fire area of the structure, type of construction and fire sprinkler system.

- Separate Fire permit is required for fire mains and hydrants. Submit a fire application with the conceptual water plans prior to engineering plans. Hydrant spacing is determined by the fire flow requirements for commercial buildings. The minimum hose reach for commercial buildings is 250-ft to all portions of the perimeter. For residential buildings, the minimum hose reach is 350-ft to all portions of the perimeter.
 - All sleeping units and dwellings require an NFPA 13d fire sprinkler system.
 - Aerial Apparatus Access Roads (AAAR) meeting 17C.60.150.F3 are required for buildings that are 3-stories or greater or exceed 30-ft in height measured to the highest point of the roof. See Figure 17C.60.150-6.
 - The remainder of the EVA shall be 24-ft wide, paved and extend to within 150-ft of all portions of each building perimeter. Dead-ends over 150-ft require an approved turnaround. A hammerhead turnaround can be used with sprinklered buildings.
 - Buildings over 50-ft deep require a 5-ft wide paved walking path on sides that do not have EVA. See PCO 17C.60.150.E.8 for required distance of the path from the building.
 - IFC 304 has setback requirements for dumpster setbacks from buildings.
 - The on-site fire mains and hydrants and an off-site main are required and shall be permitted separately. These shall be installed and final approved prior to final plat or PDD approval.
 - There are three EVA legs off the main drive aisle. The required width is 22-ft if all buildings served have a fire sprinkler system. Add the 20-ft inside turning radius. These will require striping or signage: Fire Lane – No Parking.
 - Show 20-ft inside and 45-ft outside turn radii along EVA path through parking lots for commercial buildings.
 - Buildings over 50-ft deep require a 5-ft wide paved walking path of sides that do not have EVA. See PCO 17C.60.150.E.8 for required distance of the path from the building. There are a few buildings that do not appear to meet this requirement.
- Squaxin Island Tribe:
 - After reviewing the cultural resource report, we have no comments.
 - Tacoma-Pierce County Health Department:
 - The existing well that is serving the single-family residence must be properly decommissioned.
 - Proposal is to connect to sanitary sewer. Any existing septic system serving home on parcel 0319294135 must be properly decommissioned via Health application and fee in conjunction with connection to sanitary sewer. No Health records of location.
 - Washington Department of Ecology:
 - The applicant proposes to demolish an existing structure(s). In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present are removed prior to demolition. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is also safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials. All removed debris resulting

from this project must be disposed of at an approved site. All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. Contact the local jurisdictional health department for proper management of these materials.

- If contamination is discovered or occurs during demolition, site preparation, or construction of the shared housing village, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, the Department of Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office.
- Washington Department of Fish and Wildlife:
 - Oregon white oak (*Quercus garryana*) is Washington's only native oak species. Oak woodland habitat in the Pacific Northwest has been reduced to less than 10% of its pre-settlement extent, largely due to the conversion of land to agriculture and urbanization. Further, there is concern about the species itself as the decline in available habitat has resulted in the decline of individual trees and small stands of trees that have important ecological value. The proactive conservation of individual oak trees as well as small and large stands of oak trees is strongly encouraged to avoid the future need to list the species as State and/or Federally Threatened or Endangered.
 - Please consider the value of individual oaks, as well as small and large oak stands, on the landscape. Small stands, large stands, and individual oak trees near each other provide an entire suite of ecological functions and valuable opportunities for wildlife movement through the environment at a landscape scale. Additionally, these oaks also provide important roosting, nesting, and feeding habitat for resident and migratory birds on smaller scales, regardless of their age or current condition. Allowing these trees to continue to grow and mature to a large size will support development of physical features like cavities that are important for a variety of wildlife and wildlife migration corridors.
 - For the reasons above, WDFW requests that the development plan for this property include the preservation of as many Oregon white oak trees as possible, particularly large mature trees, and that preservation not be limited to trees located within or adjacent to the wetlands and associated buffers that are required to be preserved under County code.
- Pierce County Planning and Public Works, Sewer Division:
 - The subject property is located within the Pierce County Sewer Service area and is within the Comprehensive Urban Growth Area (CUGA).
 - The applicant proposes to connect the subject development to the Pierce County public sanitary sewer system. The point of sewer connection is to the existing sanitary sewer manhole SSMH #11673 located approximately 280 feet north of the intersection of 174th Street South and 10th Avenue South.
 - All on-site and off-site sanitary sewer improvements required by the County to provide sanitary sewer service for this development shall be designed and constructed at the applicant's expense and must conform to the latest revision of the PCC Chapter 13, the Pierce County Sanitary Sewer Standard Plans, Checklists and Specifications, the Pierce County Sanitary Sewer Standard Details Manual, the

Pierce County General Sewerage Plan, and the Pierce County Sewer Division's comprehensive sewerage strategies as defined by the Pierce County Wastewater Utility Manager.

- 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.
- Pierce County Planning and Public Works, Cartography:
 - Road names have been added to the access drives for 911 purposes.

Parkland-Spanaway-Midland Advisory Commission (PSMAC)

On November 15, 2023, the PSMAC heard the proposal at a regularly scheduled meeting. A quorum of members was present. All eight appointed commissioners were in attendance. Robert Jenkins, Current Planning Supervisor, presented the case, which included a PowerPoint Presentation and Initial Project Review report. Mr. Jenkins answered questions from the commission. The applicant, applicant's agent, and applicant's attorney made presentations and answered questions from the Commission. Given the extensive questioning by the commissioners, staff directs the Examiner to the PSMAC minutes for the full discussion of their comments and concerns.

A total of 21 members of the public provided verbal testimony. Thirteen comment letters were entered as additional public testimony. Given the extensive number of comments from the public, staff directs the Examiner to the PSMAC minutes for the full discussion of the verbal comments and to the list of submitted letters for the full discussion of the public's comments and concerns.

A motion was made by Commissioner Wright, and seconded by Commissioner Dupea, to recommend denial of the project. There was no discussion on the motion. The motion passed, 8-0. Commissioner Marquardt recommended denial due to lack of a hydrogeologic survey and adequate other environmental surveys.

At the PSMAC meeting on December 6, 2023, a motion was made by Commissioner Dupea, and seconded by Commissioner Garner, to: "Request that the Pierce County Village PDD be remanded back to the PSMAC for further public comment time, and review by the commissioners before proceeding to a hearing examiner review. Given the unique environmental sensitivity of the chosen location and the lack of a full environmental impact study; the shortness of time between the PSMAC receiving the county proposal before the public meeting; the inability to hear nearly half of the public comments in the allowed time; the extraordinary conditions of the temporary changes made to the land use plan to allow for the camp's initial proposal; and the fact that the PSMAC was not consulted pursuant to 2.45 or other provisions of Pierce County code before those changes were made, the PSMAC commissioners do not feel they have had adequate time or input to make an informed decision worthy of the public trust of this office. We request an additional special session be held within the next 30 days, after required public notice, at an adequately sized location, starting at 6pm to allow for maximum comment time."

Governing Regulations

The proposal has been reviewed for conformance with the following goals, policies and requirements in effect on the May 23, 2023, complete application date of this proposal:

- Title 13 Sewer Code
- Title 19A Comprehensive Plan - January 1, 1995, as amended
- Title 17A Construction and Infrastructure Regulations – Site Development and Stormwater Drainage
- Title 17B Construction and Infrastructure Regulations – Road and Bridge Design and Construction Standards
- Title 18 Development Regulations - General Provisions
- Title 18A Development Regulations – Zoning
- Title 18D Development Regulations - Environmental
- Title 18E Development Regulations - Critical Areas
- Title 18H Development Regulations - Forest Practices
- Title 18J Development regulations - Design Standards and Guidelines
- Title 18S Development Policies and Regulations - Shorelines

Staff Review for Consistency with Applicable Land Use Policies and Regulations

The proposal is subject to review for conformance with the goals, policies, and requirements in several identified documents. That review is addressed as follows:

Pierce County Comprehensive Plan

Land Use Element

GOAL LU-18 Maintain the stability and integrity of residential neighborhoods through a variety of techniques.

LU-18.1 Encourage cluster development of residential lands to permanently protect sensitive features or reserve land for future urban development.

GOAL LU-21 Urban level facilities and services must be provided prior to or concurrent with development.

LU-21.1 These services include, but are not limited to, water, adequate sewage treatment, stormwater and surface water management, and roads, where appropriate.

LU-21.2 Other types of services could include schools, sidewalks, bicycle paths, trails, parks, and recreation.

GOAL LU-24 Implement the Moderate Density Single-Family land use designation through the following zone classifications: Moderate Density Single-Family (MSF) 4 to 6 units per acre, Single-Family (SF) 4 units per acre, and Residential Resource (RR) 1 to 3 units per acre.

GOAL LU-25 The Moderate Density Single-Family (MSF) designation allows for single- or two-family dwellings, and in limited circumstances multifamily housing.

LU-25.1 Prohibit commercial and industrial uses.

LU-25.2 Allow for limited civic use.

LU-25.3 Multifamily housing should be prohibited unless it is in the form of attached single-family housing that meets MSF densities.

LU-25.4 The Residential Resource (RR) zone is intended to provide for low-density single-family residential uses compatible or integrated with areas of unique open space character and/or environmental sensitivity.

LU-25.4.1 This zone is applied in areas that have high value environmental features that are both complex in structure and function and large in scope.

GOAL LU-111 Recognize safety issues associated with training, artillery, and small-arms activities on Joint Base Lewis-McChord.

LU-111.4 Direct the following land uses away from property abutting the installation boundary:

LU-111.4.1 High density residential;

LU-111.4.2 Public buildings (such as schools, medical facilities, public meeting facilities, and churches); and

LU-111.4.3 Cultural facilities.

GOAL LU-115 Establish an open space network linking open space areas via greenbelt corridors throughout Pierce County.

LU-115.1 Pierce County shall designate an Open Space Corridors Map which identifies the general location of open space areas and corridors in Pierce County.

LU-115.1.1 The map is based upon the high priority open space categories as set forth in Title 19D.170, Open Space Priorities.

LU-115.1.2 The map should be refined based on the development of more detailed open space information obtained through community plans, open space plans, watershed basin plans, fish and wildlife habitat plans, or similar planning efforts.

LU-115.2 Additional areas should be considered for designation as open space including:

LU-115.2.1 Wooded areas that serve a functional purpose in climate, noise, light, habitat, and pollution control.

LU-115.2.2 Environmentally or geologically unique areas, and scenic view points and scenic corridors as defined in Chapter 2.114 PCC, Current Use Assessment Administrative Procedures.

LU-115.2.3 Lands that can provide for a separation between communities, thereby preserving character, preventing sprawl, and creating a buffer between urban and rural areas or other land uses.

LU-115.3 Incorporate landscaped greenbelt areas into the open space network.

LU-115.3.1 Establish and maintain greenbelts within the Plan area that provide multi-use functions such as buffers between incompatible uses, separation between communities and rural/urban areas, visual relief from the built environment, and passive open space recreation areas.

LU-115.3.2 Utilize greenbelts for pathways and integrate this system into the nonmotorized transportation network.

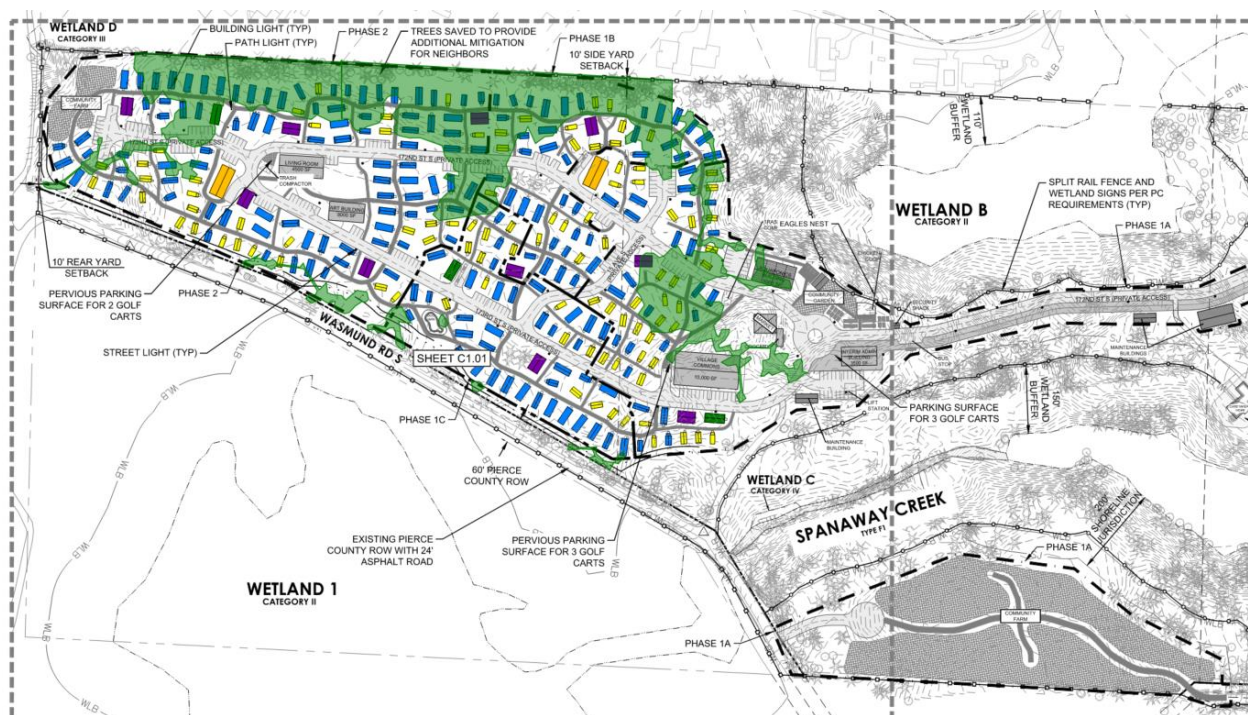
LU-115.3.3 Encourage the planting of native vegetation within greenbelt areas but recognize that other non-native species, such as turf, may be appropriate for the intended use.

LU-115.3.4 Integrate built structures such as children's play equipment, play areas, climbing rocks, water features, benches, trails, and picnic tables into greenbelt systems. Trails shall be made of permeable pavement or materials.

LU-115.3.5 Greenbelt areas should integrate or bridge critical areas, such as wetlands, fish and wildlife habitat areas, or designated open space areas, when possible.

Staff Comment: The current layout of the shared housing village is inconsistent with Policy LU18.1 since the proposal is to remove most native vegetation areas not required to be retained per County Code, including several stands of Oregon white oak trees in the western portion of the site. The shared housing village will be serviced by urban level services, i.e., public water, sanitary sewers and surface water management facilities, and will provide recreational areas on site and non-motorized circulation options within the development and along and across Spanaway Loop Road South. It is unclear how commercial uses of the Agriculture and Civic Buildings is consistent with the MSF designation. The current layout of the shared housing village is not designed to integrate with “areas of unique open space character and/or environmental sensitivity” as intended in the Residential Resource zone classification or preserve “high value environmental features that are both complex in structure and function and large in scope”, e.g., the five Oregon white oak stands proposed for removal in the western portion of the site and a grove of very large second growth fir trees is proposed to be removed in the south-central portion of the site. A shared housing is an allowed use in the RR zone classification and based on net acreage is within the allowable RR density range. The shared housing village is separated from portions of JBLM used for training by a forest and/or open wetland buffer of between 1,000 and 5,000 feet, which should mitigate noise impacts from base operations on the residents of the village. The entire project site is located in the Designated Open Space Corridor. The areas required to be preserved, per critical area regulations, total 43% of the site and a minimum of 25% of the site is required to be left in its natural state per PCC 18J.15.020.

Oregon white oak Stand Overlay of Concept Site Plan



Cultural Resources Element

GOAL CR-3 Protect cultural resources through land use actions.

CR-3.1 Consider cultural resources as part of initial project planning, review, and development.

CR-3.2 Develop and enforce protections for cultural resources.

CR-3.3 Protect sacred sites to preserve people's cultural roots and connections to the past.

GOAL CR-9 Provide increased opportunities to access and interact with historical and cultural resources to help people recognize, embrace, and actively participate in the management of their heritage.

CR-9.1 Protect, preserve, restore, and maintain historical and cultural resources throughout the County for the education, enjoyment, and enrichment of present and future generations.

Staff Comment: A cultural resource assessment was submitted for review by staff, various tribes, and Washington State. No Native American cultural resources were identified as requiring protection. Pioneer cultural resources were identified for protection and will be required to be preserved.

Design and Character Element

GOAL D-1 Encourage development that is visually attractive, consistent with the community's identity, compatible with surrounding uses, and respectful of the natural environment.

D-1.1 Encourage an orderly arrangement of buildings, landscaping, and circulation elements that support the functions of a site.

D-1.2 Ensure that landscape designs meet the functional requirements of developments by reinforcing site design, and providing adequate on-site screening and buffering.

GOAL D-3 Enhance residential neighborhood quality and promote a strong sense of community.

D-3.2 Encourage dwelling units with a variety of architectural features such as porches, stoops, balconies, decks, or other well-defined pedestrian entrances.

D-3.2.1 Features should be visible from the street.

D-3.2.2 Emphasize each unit through variations in details such as trim, roofline and pitch, porch design, and color.

D-3.3 Promote common recreation and open space areas within residential developments.

D-3.4 Allow residential units to be oriented toward the street.

D-3.5 Design high density developments to be compatible with surrounding lower density residential uses.

GOAL D-5 Encourage creative and innovative solutions to housing issues through quality design which is functional as well as livable.

D-5.1 Increase density while maintaining desirability.

D-5.2 Encourage development of mixed-use communities and housing to diversify and increase density of housing developments.

D-5.4 Encourage cluster development of residential lands, preserving environmental quality and providing facilities and services more efficiently and economically.

D-5.5 Harmoniously situate new housing developments within existing neighborhoods.

D-5.7 Encourage housing development in close proximity to public transit.

D-5.9 Design a model residential development site that incorporates innovative design and layout techniques.

GOAL D-6 Encourage design of multifamily developments that provides residents a safe, friendly living environment.

D-6.1 Organize buildings, open space, and circulation to provide opportunities for residents to experience or express a sense of territory around a housing unit.

D-6.2 Locate pedestrian pathways around and through a development to minimize visual and physical intrusion into the private areas of each housing unit.

D-6.3 Use lighting to increase visibility at night and to increase security and safety.

D-6.4 Locate residential buildings to create usable open space and to improve a development's visual qualities.

D-6.5 Design parking lot entries into multifamily developments to complement pedestrian entry.

GOAL D-13 Consider and protect important environmental features in the design of any development.

D-13.1 Promote the retention of clusters of trees.

D-13.2 Minimize the obstruction of territorial views and scenic vistas.

D-13.3 Protect and enhance scenic routes.

D-13.4 Protect viewsheds, skylines, and ridgelines.

D-13.5 Screen or remove negative elements.

GOAL D-16 Utilize lighting to assist with vehicle and pedestrian safety and accentuate special features of buildings without imposing on neighboring residential properties or wasting energy.

D-16.1 Promote a consistent visual image in the use of lighting.

D-16.2 Maintain street lighting in areas of safety concern, such as at intersections and on arterials near facilities.

GOAL D-18 Conserve energy through materials and systems that reduce energy and resource consumption.

D-18.1 Promote the capture and re-use of existing on-site resources.

D-18.2 Encourage energy-efficient lighting solutions.

D-18.3 Promote materials and systems with long life cycles to reduce replacement waste.

D-18.4 Encourage the use of recycled building materials.

D-18.5 Promote recyclable or conservation-oriented building materials and techniques.

D-18.6 The preferred approach to onsite water quality treatment is by using Low Impact Development techniques and practices.

D-18.7 Encourage building, landscaping, and site design that maximize passive solar gain.

Staff Comment: The current layout of the shared housing village is not fully respectful of the natural environment since the proposal is to remove most native vegetation areas not required to be retained per County Code, including several stands of Oregon white oak trees in the western portion of the site. The shared housing village could be more compatible with large-lot single-family development to the north by providing more buffering and separation between the uses. The development would be more consistent with the identity of this part of Spanaway if the development were clustered more tightly to preserve more native areas on the site.

It is unclear from the conceptual illustrations whether the development will utilize architecture and site planning to unify the village aesthetically and provide a sense of place for the residents and staff to enjoy. The current layout of the shared housing village is not designed to fully protect environmental features since five Oregon white oak stands proposed for removal in the western portion of the site and a grove of very large second growth fir trees is proposed to be removed in the south-central portion of the site. The lighting plan appears to minimize the intrusion of lighting while providing adequate lighting for resident safety. It is unknown if the construction methods to be employed will conserve energy resources.

Environment Element

GOAL ENV-1 Conserve and protect critical and environmentally sensitive areas.

ENV-1.1 Recognize the importance of critical areas in supporting and protecting human life and safety.

ENV-1.2 Recognize the importance of critical areas in contributing to a high quality of life.

ENV-1.5 Coordinate with other entities to protect critical areas, address environmental issues, and fulfill ecosystem restoration obligations.

GOAL ENV-2 Ensure native vegetation is retained and protected in public and private development.

ENV-2.1 Accurately identify pre-project vegetative conditions through the use of aerial photographs and site visits.

ENV-2.2 Conserve and restore native vegetation with emphasis on riparian vegetation.

ENV-2.3 Provide education on the environmental functions and processes provided by native vegetation.

ENV-2.4 Determine reasonable standards for clearing that can be done for development.

ENV-2.4.1 Require mitigation for vegetation removal.

GOAL ENV-5 Protect aquifers and surface waters to ensure that water quality and quantity are maintained or improved.

ENV-5.3 Ensure adequate recharge of aquifers utilized for domestic water supplies, and protect the quality of water in those aquifers.

ENV-5.11 Protect water quality and quantity necessary to support healthy fish populations.

ENV-5.12 Give preference to natural solutions for maintaining aquifer recharge quantity and quality, including the maintenance of undisturbed vegetation for new developments located within mapped aquifer recharge areas.

ENV-5.13 Reduce runoff pollutants into surface and groundwater.

ENV-5.13.1 Address stormwater runoff and problems of nonpoint source pollution.

GOAL ENV-8 Maintain and protect habitat conservation areas for fish and wildlife.

ENV-8.2 Place regulatory emphasis on protecting and achieving no net loss of critical habitat areas.

ENV-8.3 Maintain fish and wildlife movement corridors.

ENV-8.4 Emphasize the importance of healthy riparian corridors.

ENV-8.5 Discourage incompatible land uses near habitat conservation areas.

ENV-8.6 Pursue the permanent protection of fish and wildlife habitat conservation areas through various financing and acquisitions strategies.

ENV-8.7 Encourage landowners to maintain and enhance habitat areas.

GOAL ENV-9 Maintain and where necessary improve terrestrial and aquatic ecosystems so that they maintain viable, reproducing populations of plants and animals

ENV-9.3 Identify lands that represent the highest level of biological diversity and promote conservation of these ecosystems.

GOAL ENV-10 Avoid endangerment of lives, property, and resources in hazardous areas.

ENV-10.2 Develop standards so that future development minimizes threats to lives, property, and resources

ENV-10.2.1 Require appropriate standards for site development and structural design in areas where the effects of the hazards can be mitigated.

ENV-10.2.2 Encourage low densities and low intensity land use activities in hazardous areas.

ENV-10.2.3 Direct critical and community facilities away from areas subject to catastrophic, life-threatening hazards where the hazards cannot be mitigated.

ENV-10.2.4 Direct sewer lines, utilities, and public facilities away from hazardous areas.

ENV-10.7 Ensure damage to property and people is minimized.

GOAL ENV-11 Establish appropriate long-term protection to ensure no net loss of wetlands.

ENV-11.2 Allow flexibility in wetland management or mitigation methods.

ENV-11.3 Allow innovation and equitable wetland management methods which protect public health, safety, or welfare.

ENV-11.7 Educate landowners on the importance of wetland systems.

ENV-11.8 Pursue the permanent protection of important wetland areas in Pierce County.

GOAL ENV-12 Reduce light pollution.

ENV-12.1 Encourage the use of reflectors and appropriate aiming on new outdoor lighting to minimize the upward scattering of light.

GOAL ENV-13 Reduce, mitigate, and where possible eliminate noise problems.

ENV-13.1 Allow innovative methods of reducing or mitigating noise.

ENV-13.2 Reduce, mitigate, and where possible eliminate problems associated with noise generating land uses.

ENV-13.3 Promote cooperation between Joint Base Lewis-McCord and Pierce County to address the reduction or mitigation of noise generating uses.

ENV-13.3.1 Establish a disclosure process advising property owners of possible noise impacts to property around JBLM.

GOAL ENV-14 Designate and protect all critical areas using best available science.

ENV-14.1 Give special consideration to conservation and protection of anadromous fisheries.

GOAL ENV-15 Recognize the value of adaptive management for providing flexibility in administering critical area and shoreline regulations.

ENV-15.5 Require that regulated activities occur with avoidance of impacts as the highest priority, and apply lower priority measures only when higher priority measures are determined to be infeasible or inapplicable.

Staff Comment: The current layout of the shared housing village is not fully respectful of the natural environment since the proposal is to remove most native vegetation areas not required to be retained per County Code, including several stands of Oregon white oak trees in the western portion of the site. The current layout of the shared housing village is not designed to fully protect environmental features since five Oregon white oak stands are proposed for removal in the western portion of the site and a grove of very large second growth fir trees is proposed to be removed in the south-central portion of the site.

Based on approved environmental studies, the development will adequately protect regulated fish and wildlife habitat, wetlands, and water quality in the wetlands, creeks and lake.

The lighting plan appears to minimize the intrusion of lighting while providing adequate lighting for resident safety. The lighting plan appears to minimize the intrusion of lighting while providing adequate lighting for resident safety. It is unknown if homes and sleeping unit buildings will include noise mitigation measures to lessen the impact of noise from JBLM.

Housing Element

GOAL H-1 Allow for a range of housing types in appropriate areas of the County.

H-1.1 Encourage a variety of housing types that allow high densities and creative use of land within the urban area.

H-1.3 Encourage creative solutions to housing issues through quality design which is functional as well as livable.

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

H-2.1 Increase density in communities with existing infrastructure.

H-2.3.1 Ensure that housing structures do not exceed infrastructure capabilities.

GOAL H-5 Seek way to prevent discrimination in the development and maintenance of housing.

GOAL H-6 Promote the availability of special needs housing.

GOAL H-7 Create solutions for affordable housing issues that benefit all economic segments of the population.

H-7.11 Pierce County's goal is to, at a minimum, provide low-income affordable housing for 25 percent of the adopted population growth target.

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

H-13.1 Provide a broad range of housing choices in terms of cost, size, design, and suitability for various household types, e.g., families, elderly, couples, and persons with disabilities or special needs.

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.

H-13.3 Review and revise the development code to permit single room occupancy units that are defined separately from group homes.

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.

Staff Comment: A shared housing village will provide permanent, supportive low-income affordable housing for a segment of society, i.e., chronically homeless individuals, who have limited choices of affordable, safe, and sanitary long-term housing. TRM will own and operate the village and will provide onsite wrap-around services for the Village residences.

Parkland-Spanaway-Midland Communities Plan

Land Use Element

GOALS

- We envision communities where impacts from high-intensity uses on nearby low-intensity uses or the natural environment can be mitigated or avoided through high quality design and buffering.
- We envision communities where predominantly residential neighborhoods will be protected from the impacts of high-intensity commercial, industrial, and multifamily development.
- The key to health, safety, a strong sense of community, and a high quality of life in the Parkland, Spanaway, and Midland communities is to preserve, maintain, and enhance existing residential neighborhoods and develop and maintain new residential neighborhoods, which provide a variety of well- and sensitively-designed and sited housing types, densities, and complementary land uses.

GOAL PSM LU-1 Uses should locate in those areas where sufficient infrastructure and services exist or can be readily and economically provided.

GOAL PSM LU-2 High-intensity uses should locate in areas where impacts on adjacent lower intensity uses and natural systems would be minimal. The intensity of an allowed use should be proportional to the ability of the use to mitigate its impacts on its surroundings.

GOAL PSM LU-26 Residential densities in the Moderate Density Single-Family (MSF) designation should vary depending on the natural constraints, the type of development, proximity to facilities and services, and surrounding densities.

PSM LU-26.3 The Residential Resource (RR) zone classification should be used in areas where environmentally-sensitive systems that are large in scale and complex are located.

PSM LU-26.3.1 In order to provide additional protection from the impacts of development within these environmentally-sensitive areas, RR zoned areas should develop at densities of 1 to 3 dwelling units per acre.

PSM LU-26.3.2 Allow community gardens and small-scale hobby farms when farm management plans are utilized within the Residential Resource zone.

PSM LU-26.4 Non-residential development within the Moderate Density Single-Family designation shall be limited to specified civic, resource, and utility uses and Essential Public Facilities.

GOAL PSM LU-27 Carefully control residential development activities in the Urban Growth Area on sites that have been identified as open space in the Comprehensive Plan Open Space/Greenbelt Map through implementation of a Residential Resource zone.

PSM LU-27.1 Avoid fragmentation of the remaining open space corridors that create habitat for wildlife species native to the plan area and that benefit water quality.

PSM LU-27.1.1 Vegetation and tree preservation shall be a priority for new development in the Residential Resource zone.

PSM LU-27.1.2 To enhance corridors, open space should be located on each site plan so that it provides connectivity, is contiguous to open space on adjacent properties, connects stands of trees, and provides areas for wildlife movement.

PSM LU-27.1.3 Those portions of a site which contain high-priority resource categories should be designated as the open space tract, as these areas are most likely to promote healthy fish and wildlife habitat areas and enhance water quality.

PSM LU-27.1.4 Compatibility between the proposed use and designated open space tracts and adjacent uses, shall be maintained through a variety of techniques such as increased setbacks and vegetative screens utilizing native plant species.

PSM LU-27.2 Utilize environmentally sensitive design standards for development on sites that are located in a Residential Resource zone.

PSM LU-27.2.1 Impervious surfaces, in the form of rooftops, roads, and lawns that generate rapid runoff and prevent infiltration of water into the ground for gradual recharge of streams, shall be avoided or mitigated.

PSM LU-27.2.2 Individual dwelling units and accessory dwelling units should be designed and placed in such a manner to avoid impacting open space corridors.

PSM LU-27.2.3 Lawns, turf areas, driveways, and roads should be limited and located in a manner that will result in the least impact to open space corridors.

PSM LU-27.2.4 Buildings, signage, and other structures, such as fencing, shall be located in a manner that ensures protection of open space corridors.

PSM LU-27.2.4.1 Individual structures shall not be placed where the integrity of open space corridors and overall open space corridor could be compromised.

PSM LU-27.2.5 Other environmentally-sensitive development tools should be considered for implementation including: reducing the amount of impervious surfaces on each site, minimizing soil disturbance and erosion, disconnecting constructed drainage courses, and utilizing micro-detention facilities on each lot where feasible, rather than one facility at the end of a conveyance system.

PSM LU-27.3 Require retention of 25 percent of native vegetation on sites within open space corridors.

Staff Comment: Based on the current layout of the shared housing village and the concentration of development in the western 21 acres of the 86-acre site, it does not appear that potential impacts on nearby low-intensity uses, or the natural environment are adequately addressed by the applicant's proposal. The proposal to remove most native vegetation areas not required to be retained per County Code, including several stands of Oregon white oak trees in the western portion of the site and mature fir stands in the south-central area of the site is not minimizing the impact of the development on the nearby community or natural systems. The shared housing village will be serviced by urban level services, i.e., public water, sanitary sewers and surface water management facilities, and will provide recreational areas on site and non-motorized circulation options within the development and along and across Spanaway Loop Road South. The entire project site is located in the Designated Open Space Corridor. The areas required to be preserved, per critical area regulations, total 43% of the site and a minimum of 25% of the site is required to be left in its natural states per PCC 18J.15.020.

Community Character and Design Element

GOALS

- Ensure a high-quality visual environment through design, guidelines, standards, and procedures for architectural, site, and landscape design in all public and private development.
- The intent of the policies contained within the Community Character and Design Element is to provide design concepts and policies which will direct future development in a way that creates, reinforces, or preserves the character and sense of place within Parkland, Spanaway, and Midland.

GOAL PSM D-10 Require urban development standards in all new urban developments.

PSM D-10.1 Sidewalks, public transit amenities, street trees, and street lighting should be provided within developments and abutting frontage roads, as appropriate.

PSM D-10.2 Natural vegetative cover should be planted on slopes of all cuts and fills in conformance with safety, erosion, and visual aesthetics standards.

PSM D-10.3 Provide for separate automobile, pedestrian, and bicycle access.

PSM D-10.4 Create a transition between incompatible uses through a variety of measures including setbacks, screening, berms, vegetative buffers, and shielded lighting.

GOAL PSM D-14 Architectural and site design of non-residential developments should reflect desired neighborhood or community character.

PSM D-14.1 Provide for visual and functional continuity between the proposed development and adjacent structures when these existing structures demonstrate minimal consistency with the building design criteria of this plan.

PSM D-14.2 Incorporate architectural design features reflective of current standards for residential building scale and character into non-residential buildings in portions of the community where they abut primarily single- and two-family residential zones.

PSM D-14.4 Integrate the design and placement of exterior lighting with the architectural design and materials of on-site buildings, overall site character, and the surrounding neighborhood.

PSM D-14.9 Locate or screen roof-mounted mechanical equipment to minimize visibility from public streets, building approaches, and adjacent properties.

PSM D-14.10 Locate or screen utility meters, electrical conduit, and other utility equipment to minimize visibility.

GOAL PSM D-15 Select plant materials that are appropriate to their location in terms of hardiness, maintenance needs, and growth characteristics with an emphasis on use of native and drought-resistant vegetation.

PSM D-15.1 Incorporate existing significant trees, wooded areas, or native vegetation into the planting design where they would contribute positively to the overall landscape and site design, enhance habitats for various species of fish, bird, and animal species, and the neighborhood as a whole.

PSM D-15.2 Utilize adopted street tree plans when developing on-site landscape designs.

GOAL PSM D-16 Encourage and provide incentives for including open space and retaining existing native vegetation on sites proposed for urban development.

PSM D-16.1 Reduce the amount of density or intensity allowed within a proposed development for lack of permanently designated usable open space.

GOAL PSM D-17 Property improved with buildings, parking areas, and other impervious cover shall include areas of natural and landscaped vegetative cover to protect the aesthetic qualities of the area, aquifers and aquifer recharge areas, urban wildlife habitat, and to prevent runoff to adjoining properties, streams, and other critical areas.

PSM D-17.1 Require natural or planted vegetative screens as an integral part of areas with expansive impervious cover.

PSM D-17.2 Provide a range of open space dedication requirements based on the density or intensity of the proposed use.

PSM D-17.3 Require a permanent dedication of open space as a condition of approval for a site plan or division of land.

PSM D-17.4 Require the open space area to be clearly marked and identified as a protected area through the use of methods such as fencing (when appropriate) and signage.

GOAL PSM D-18 Protect adjacent properties from the noxious effects (e.g., noise, light, odor, particulate, or other air pollution, traffic) generated by incompatible uses through the use of vegetation.

PSM D-18.1 Require vegetative screens between new urban development and adjacent uses.

PSM D-18.2 Provide a range of required vegetation screening widths based upon the use, density, and intensity of the proposal.

PSM D-18.3 Encourage the provision of public easements where linkages between open space and screening buffers occur.

PSM D-18.4 Preserve established vegetation buffers in perpetuity.

PSM D-18.5 Encourage the replanting of greenbelts on previously developed commercial and residential sites through public assistance, grants, and incentives.

PSM D-18.5.1 Suitable screening must be achieved within five years.

Staff Comment: The shared housing village could be more compatible with large-lot single-family development to the north by providing more buffering and separation between the uses. The development would be more consistent with the identity of this part of Spanaway if the development were clustered more tightly to preserve more native areas on the site.

It is unclear from the conceptual illustrations whether the development will utilize architecture and site planning to unify the village aesthetically and provide a sense of place for the residents and staff to enjoy. The current layout of the shared housing village is not designed to fully protect environmental features since five Oregon white oak stands proposed for removal in the western portion of the site and a grove of very large second growth fir trees is proposed to be removed in the south-central portion of the site. The lighting plan appears to minimize the intrusion of lighting while providing adequate lighting for resident safety. It is unknown if the construction methods to be employed will conserve energy resources. The site plan appears to provide for safe, separated pedestrian and bicycle transportation and a reasonable amount of vehicular parking.

Environment Element

GOAL PSM ENV-1 Protect remaining fragments of prairies and oak woodlands located within the plan area.

PSM ENV-1.1 Protect slow-growing heritage or specimen trees.

GOAL PSM ENV-2 Increase critical area standards for natural vegetation buffers within riparian and hyporheic zones to protect water quality and the health of the aquatic ecosystem.

PSM ENV-2.1 Buffer widths shall be calculated and increased, as necessary, based upon the presence of critical fish species, cumulative impacts of stormwater discharge and in-stream flow reductions, pollutant levels, and water temperatures.

PSM ENV-2.2 The establishment of natural vegetation buffer widths along streams should include existing floodplain meanders, adjacent steep slopes, wetlands, and the area necessary to support the healthy functioning of the hyporheic zone and aquatic species.

PSM ENV-2.3 Prohibit tree cutting and removal of any native vegetation within the hyporheic zone or riparian buffer zone except as provided through a fish and wildlife habitat buffer variance.

PSM ENV-2.4 Where disruption of the natural condition within vegetative buffers is permitted, require revegetation that duplicates the historic, indigenous plant community type to restore the buffers' protective value.

GOAL PSM ENV-3 Require retention of a minimum percentage of natural/native vegetation as a component of all new development within the plan area.

PSM ENV-3.1 Retaining areas of mature native vegetation on a site is a higher priority than providing supplemental landscaping.

PSM ENV-3.2 Encourage that setback areas be retained in native vegetation and enhanced with additional native plant species selected from the historical, indigenous plant community type where native vegetation is sparse or nonexistent.

PSM ENV-3.2.1 Require follow-up horticultural care of these supplemented plants that ensures 80 to 90 percent survival.

GOAL PSM ENV-6 Reduce the amount of irrigation that occurs on grass/vegetation that has been installed over soils that have been disturbed and degraded.

PSM ENV-6.1 Apply 6-12 inches of woodchip mulch on sites in forested areas to replace duff, control weeds, and retain moisture.

PSM ENV-6.2 Require the installation of irrigation meters on all new systems and establish limits on the amount of water that can be used for irrigation purposes.

GOAL PSM ENV-7 Require re-use of native topsoil or appropriate soil amendments prior to installation of grass seed, sod, or other vegetation in new developments.

GOAL PSM ENV-8 Discourage extensive, irrigated landscape areas in new developments.

PSM ENV-8.1 Encourage drip irrigation systems and promote water conservation methods for lawn watering.

GOAL PSM ENV-9 Provide protection to improve the quality of surface water bodies in the area (e.g., Spanaway Lake, Clover Creek, and Spanaway Creek).

PSM ENV-9.1 Implement the recommendations of the Spanaway Lake Management Plan to address water quantity and water quality.

PSM ENV-9.2 Implement the recommendation of the Clover Creek TMDL Alternative Strategy to protect water quality.

PSM ENV-9.3 Encourage the replanting of historic, indigenous plant community types within the buffers of any stream, creek, or lake within the plan area.

PSM ENV-9.4 Require a no spray zone for any chemicals within the buffers of any stream, creek, or lake within the plan area or ditches that drain into these waters.

GOAL PSM ENV-10 Identify areas where restoration activities could have a positive effect on water quality and encourage restoration projects within these areas.

PSM ENV-10.1 Identify potential restoration areas through adopted basin plans and collaboration with the Chambers-Clover Creek and Puyallup River watershed councils.

PSM ENV-10.2 Work with existing volunteer groups, such as the Pierce Conservation District stream team, to provide restoration actions on identified sites.

GOAL PSM ENV-11 Work with the Chambers-Clover Creek Watershed Council to address water quality issues within that portion of the plan area.

GOAL PSM ENV-13 Encourage restoration of wetlands and their buffers that have been degraded as a result of previous development actions within the plan area.

PSM ENV-13.1 Pursue grants and other funding sources that could be used to restore important wetland systems that have been degraded.

PSM ENV-13.2 Promote programs that involve volunteer efforts to clean up and repair the function and value of damaged wetlands.

GOAL PSM ENV-14 Retain and protect biodiversity management areas and corridors located within and adjacent to the plan area.

PSM ENV-14.1 Eliminate the illegal removal of surface water that decreases the quantity or flow rate of the creek and regulate the legal removal of surface water.

GOAL PSM ENV-15 Reconstruct infrastructure to remove barriers to fish passage as part of any public road or utility projects associated with the blockage.

PSM ENV-15.1 Reduce culverts and encourage bridges, when needed, when constructing or reconstructing water passages under roads.

GOAL PSM ENV-16 Incorporate landscaped greenbelt areas into the open space network.

PSM ENV-16.1 Utilize greenbelts for pathways and integrate this system into the active transportation network.

PSM ENV-16.2 Encourage the planting of native vegetation within greenbelt areas, but recognize that other non-native species, such as turf, may be appropriate for the intended use.

PSM ENV-16.3 Integrate man-made structures such as children's play equipment, climbing rocks, water features, benches, trails, and picnic tables into greenbelt systems.

PSM ENV-16.3.1 Trails shall be made of permeable pavement or materials.

PSM ENV-16.4 Greenbelt areas should integrate or bridge critical areas, such as wetlands and fish and wildlife habitat areas, or designated open space areas when possible.

GOAL PSM ENV-17 Encourage preservation of large tracts of open space corridors through site design mechanisms, such as mandatory clustering requirements, and set aside in separate tracts.

GOAL PSM ENV-18 Establish design standards and location criteria for open space/greenbelt areas.

PSM ENV-18.1 Utilize open space sites as part of a trail system.

PSM ENV-18.2 Open space corridors should be used to connect wetlands.

PSM ENV-18.3 Structures in designated open space areas should be designed and situated to be harmonious with their surroundings, constructed with natural materials, and well screened.

PSM ENV-18.3.1 Utilize materials made of wood and stone for benches, steps, railings, and fences.

PSM ENV-18.4 Environmentally sensitive design standards should be utilized in new developments or redevelopment located within designated open space areas.

PSM ENV-18.4.1 Clustering of lots, dwelling units, or building structures should be considered during the conceptual site development stage.

PSM ENV-18.4.2 Restoration of vegetated areas to native vegetation, based on the sites soils, hydrology, and topography should occur on each site as necessary to enhance the function of the open space corridor.

PSM ENV-18.5 Vegetation within native growth protection areas shall be left undisturbed except for carefully planned and maintained pathways.

PSM ENV-18.5.1 Access into native growth protection areas shall be limited to nonmotorized methods.

PSM ENV-18.5.2 Access through native growth protection areas shall be designed to avoid sensitive critical areas such as wetlands and fish and wildlife habitat areas.

PSM ENV-18.5.3 Paths shall follow the natural land contours and be constructed of permeable materials that blend into the natural surroundings.

PSM ENV-18.5.4 Institute an exception for removal of non-native, invasive, or noxious plant species.

PSM ENV-18.6 Encourage developers to utilize green building techniques to soften the urban environment within the open space network.

PSM ENV-18.6.1 Reduce impervious surfaces by providing a layer of plants on hard surfaces to create a new network of vegetation linking roofs, walls, courtyards, streets, and open spaces.

PSM ENV-18.6.2 Design buildings to complement the open space network.

Staff Comment: The current layout of the shared housing village is not fully protecting the fragments of Oregon white oak habitat since the proposal is to remove most native vegetation areas not required to be retained per County Code, including several stands of Oregon white oak trees in the western portion of the site. The current layout of the shared housing village is not designed to fully protect Oregon white oak habitat since there are five Oregon white oak stands proposed for removal in the western portion of the site, along with a grove of Oregon white oak trees and very large second growth fir trees proposed to be removed in the south-central portion of the site.

Based on approved environmental studies, the development will adequately protect regulated fish and wildlife habitat, wetlands, and water quality in the wetlands, creeks and Spanaway Lake.

Transportation Element

GOAL PSM T-1 Meet the needs of bicyclists and pedestrians traveling on roads in the plan area.

PSM T-1.1 Encourage the provision of active transportation facilities, including sidewalks, bike lanes, paved shoulders, and widened curb lanes.

Staff Comment: The shared housing village will contain a significant number of pedestrian pathways and will provide for safe bicycle parking and a joint use pedestrian path to the Spanaway Loop Road South entrance of the community. The planned roundabout at 174th Street South will include raised splitter islands with cut pedestrian refuge area, Rectangular Rapid Flashing Beacons (RRFB's) for the marked crosswalks on each leg to facilitate safer pedestrian and bicycle access from the shared housing village to the broader Spanaway community and street network. The proposal also includes providing shuttle buses from the development to bus transportation options located on Pacific Avenue to the east.

Title 18, Development Regulations – General Provisions

Chapter 18.25 DEFINITIONS

18.25.030 Definitions

"Dwelling unit" means independent living quarters for one housekeeping unit, including permanent provisions for living, sleeping, eating, cooking, and sanitation, and occupied on a long-term basis for living or sleeping purposes. All rooms comprising a dwelling unit shall have access through an interior door to other parts of the dwelling unit. "Dwelling unit" includes attached or detached single-family, duplex, or multifamily dwellings; accessory dwelling units; modular homes, manufactured homes; and mobile homes. "Dwelling unit" does not include sleeping units, or hotels or motel units.

"Dwelling Unit Density" means the allowable number of dwelling units per acre of land

"Shared housing village" is a type of permanent community housing where detached, private living accommodations, primarily in the form of sleeping units, are arranged on a site and kitchen and/or sanitary facilities are shared. "Shared housing village" may include some dwelling units. "Shared housing villages" may include tiny house communities. "Shared housing villages" do not include lodging or short-term vacation rentals.

"Mobile home" means a factory-assembled structure lacking a tag or seal from Department of Labor and Industries or U.S. HUD, designed for permanent connection to on-site utilities and to be hardwired into the electrical grid, and intended solely for human habitation and equipped with the necessary service connections and made so as to be readily movable as a unit on its own running gear. "Mobile home" may include, but is not limited to, single-wide units, tiny homes, and *recreational park trailers/park model RVs certified under ANSI A119.5*. [emphasis. added]

"Sleeping unit" means a private room or suite within shared housing in which persons sleep, and which lacks permanent, individual provisions for either cooking, eating, or sanitation. "Sleeping units" do not include rooms or suites furnished to transient guests such as hotel, motel, lodging, or homeless shelters. "Sleeping units" also do not include residential care facilities.

Chapter 18.160 Vesting

18.160.030 Applicability.

18.160.050 Vesting of Applications.

Staff Comment: A complete application for the Pierce County Village Planned Development District/Conditional Use Permit was submitted to Pierce County on May 23, 2023. The planned development district/conditional use permit and related applications are subject to the policies and development regulations in effect on that date. Refer to Exhibit 341.

Title 18A, Development Regulations – Zoning

Chapter 18A.10 Zone Classifications

18A.10.080 Urban Zone Classifications.

D. Urban Residential.

1. **Purpose.** To provide for single-family and two-family dwelling units in a residential environment.
- e. **Residential Resource.** The Residential Resource (RR) zone classification is intended to accommodate and allow for low density single-family residential uses in manner that is compatible with areas of unique open space character and/or environmental sensitivity.

Chapter 18A.28 Parkland-Spanaway-Midland Use Table

18A.28.010 Urban Zone Classifications.

Use Categories and Use Types	PARKLAND-SPANAWAY-MIDLAND Urban Zone Classifications (Table 18A.28.010)						
	Urban Residential						
	Moderate-High Density Residential	Moderate Density Single-Family	Single-Family	Residential Resource	High Density Single-Family	[Reserved]	[Reserved]
	MHR	MSF	SF	RR	HSF		
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.							
Group Home	C	C	C	C			
Mobile Home							
Mobile Home Park	C	C					
Multi-Family Housing	P	C1,3			P1,3		
Residential Care Facilities	P1,2	A1;C2	A1;C2		P1,2		
Senior Housing	P	A	A		P		
Shared Housing	P	P1;C3	P1	P1;C3	P1		
Single-Family Detached Housing	P	P	P	P	P		
Two-Family Housing (Duplex)	P	P			P		

Chapter 18A.15 Residential Density and Lot Dimension

18A.15.020 Residential Density

Table 18A.15.020-1. Urban Residential Density and Urban Lot Dimensions							
Urban Zone Classification		Residential Density (du/ac)			Lot Dimensions		
		Minimum	Base	Maximum	Lot Size (square feet)		Minimum Lot Width (feet) (2)
					Mean	Minimum	
RR	Residential Resource (All County)	1	2	3	N/A	N/A	50

(2) Minimum lot width does not apply to access easements.

18A.15.040 Setback and Height

Table 18A.15.040-1. Urban Setbacks					
PCC 18A.15.040 B.1.-6. provisions supersede the figures in this Table when applicable.					
Urban Zone Classification (All County)		Minimum Building Setback (feet)			
		Front – Arterial	Front – Non-Arterial	Interior/Side	Rear
RR	Residential Resource	25	12/15/25 (3)	10	10

(3) 12-foot setback for porches; 15-foot setback to other portions of the building; and 25-foot setback for vehicle parking facilities, such as garage or carport either attached or detached, setback applies on the side where vehicle enters only.

Chapter 18A.33 USE CATEGORY DESCRIPTION

18A.33.210 Residential Use Category – Description of Use Categories.

I. *Shared Housing.* The Shared Housing use type refers to permanent living accommodations composed primarily of sleeping units that share cooking, eating, or sanitation facilities. Some self-contained dwelling units are permitted. Examples may include, but are not limited to, rooming houses, transitional housing, single room occupancy, micro units, efficiency apartments, and shared housing villages. "Shared housing" does not include Group Homes or Residential Care Facilities where care or assistance with daily living is provided as part of the living arrangement.

Level 1: Boarding and Rooming Houses.

Level 2: Congregate Housing.

Level 3: Shared Housing Villages.

Staff Comment: The minimum density in the RR zone is 1 dwelling unit per net developable acre. Base density is 2 dwelling units per net developable acre. A maximum of 3 dwelling units per net developable acre is allowed subject to PDD approval. The application has applied for PDD approval. The maximum allowed density of the shared housing village will be 3 dwelling units per net developable acre, i.e., 218 dwelling units. There are 72.71 net developable acres. The 96 micro model sleeping units equal 24 dwelling units. The 189 park model units, 3 volunteer units, and existing single-family home to remain equal 193 dwelling units. The applicant has proposed 217 dwelling units. Shared Housing Villages are allowed subject to Conditional Use Permit approval in the Residential Resource zone classification in Parkland-Spanaway-Midland. A separate Conditional Use Permit application was not required since Conditional Uses are a use allowed under the PDD application, per PCC 18A.75.050.G.4.

Chapter 18A.45 Shared Housing Villages

18A.45.010 Purpose.

The intent of this Chapter is to ensure that shared housing villages are located, developed, and occupied in a manner that will protect the public health, safety and welfare, and public interest.

18A.45.020 Applicability.

The provisions of this Chapter apply to new and expanding Shared Housing Village uses.

18A.45.030 General Provisions.

The following provisions apply to Shared Housing Village uses:

- A. *Density.* A shared housing village shall be consistent with the density provisions of the underlying zone. For living accommodations composed of sleeping units which are 300 square feet or less in size, each sleeping unit shall be equivalent to 0.25 dwelling units for purposes of calculating density. Sleeping units utilizing this density exception may be provisioned with a countertop, sink and toilet but may not include a kitchen, bathtub, shower, or qualify as an independent dwelling unit.
- B. *Arrangement.* Only one detached private sleeping unit or dwelling unit shall occupy any given space in the village.
- C. *Setbacks.* No structure shall be located closer to a village boundary property line than is specified by the zone district in which the village is located.
- D. *Parking.* Off-street parking shall be provided in accordance with Chapter [18A.35](#) PCC. Parking requirements may be reduced pursuant to PCC [18A.35.040.E.2](#). All required off-street parking spaces shall not be less than nine by 18 feet and shall be paved, preferably with permeable materials, or have a crushed rock surface and maintained in a dust-free surface.

- E. *Interior Roads.* All interior village roads shall be privately owned and shall be paved with asphalt, concrete, or permeable pavement as allowed by the Pierce County Stormwater and Site Development Manual, to a width that safely accommodates the movement of emergency vehicles. Dead-end streets shall be provided with a 70-foot minimum diameter roadway surface turnaround exclusive of parking lanes.
- F. *Landscaping.* There shall be landscaping and ground cover within open areas of the village not otherwise used for village purposes. Such open areas and landscaping shall be continually and properly maintained.
- G. *Unit Installation.* Factory-assembled units may be maintained with or without mobility gear but in either event shall be secured to the ground in a manner approved by the Building Official. Each prefabricated unit shall be skirted with weather-resistant, noncombustible material compatible with the exterior finish of the unit.
- H. *Phased Development.* Proposed shared housing villages may be developed in phases. Notwithstanding a change of zone or reclassification of the site, which would ordinarily preclude further development, a shared housing village that has completed the initial phase of development may be continued and developed into all additional phases indicated on the approved site plan; provided, that this exception shall only be applicable to phases that can be substantially completed within five years of the adoption of the change of zone.
- I. *Allowed Uses.* No building, structure, or land within the boundaries of a shared housing village shall be permanently used for any purpose other than the following:
 - 1. Mobile home, recreational vehicle, manufactured home, tiny houses, or detached single-family home as permanent living accommodations for nontransient individuals.
 - 2. Community accessory uses exclusively serving village residents and their guests, limited to childcare, recreational facilities and areas, parks and open space, on-site outpatient social services and outpatient health services, parking and storage areas, job training services, micro-enterprise business incubators, home occupations and cottage industries pursuant to PCC [18A.37.110](#), laundry facilities, restrooms, shower facilities, shared kitchens, community farming and gardens, personal hobby activities, religious assembly, and community centers.
- J. *Village Ownership and Administration.*
 - 1. It shall be the responsibility of the village owner and manager to assure that the provisions of this Chapter are observed and maintained within the shared housing village. Violations of this Chapter shall subject both the owner and the manager of the facility to any penalties provided for violation of this Chapter.
 - 2. All refuse shall be stored in insect-proof, animal-proof, water-tight containers which shall be provided in sufficient number and capacity to accommodate all refuse. Any storage area for refuse containers shall be enclosed by a sight-obscuring fence or screening and shall be situated on a concrete pad and shown on the site plan. Refuse shall be collected and disposed of on a regular basis.
 - 3. Construction of accessory structures and alterations and additions to the shared housing village shall be subject to review by the Building Division, and necessary permits and inspections shall be obtained as required for such construction.
 - 4. All electrical connections to units shall comply with the Electrical Code and shall be inspected.
 - 5. Portable fire extinguishers rated for classes A, B, and C shall be kept in service buildings and at other locations conveniently and readily accessible for use by all residents and shall be maintained in good operating condition.
 - 6. The village shall be maintained free of any brush, leaves, and weeds that might communicate fires between detached units and other improvements. No combustible materials shall be stored in, around, or under any detached unit.

7. The owner, or a designated agent, shall be available and responsible for the direct management of the shared housing village.
 8. Shared Housing Villages shall be owned by a governmental, faith-based, or non-profit housing organization or an entity that partners with such organizations utilizing low-income housing tax credits for the village's development.
- K. *Low Impact Design in the Residential Resource Zone.* Projects shall be designed to meet the full comprehensive LID standards of the Pierce County Stormwater Management and Site Development Manual, Volume VI.
- L. *Sanitary Sewer.* Shared Housing Villages in the Residential Resource Zone shall be served by public sanitary sewer. Onsite septic systems shall not be utilized for Shared Housing Villages in the Residential Resource Zone.

Staff Comment: In addition to the “community accessory uses” for the residents allowed per PCC 18A.45.030.I.2., the applicant is proposing an 8,000 sq. ft. “Agriculture Building” at the main entrance to the development and an 8,000 sq. ft. “Civic Building” in the southeast corner of the property.

The Agriculture Building is defined as: “This building will have a large open area of approximately 8,000 square feet for agriculture support and indoor meetings/events with a small kitchen and storage area. It is located near The Village entrance to help facilitate interactions between the village residents and the surrounding community. Its primary functions will be to support village resident gardening/ low scale agriculture processing and may be used for a small farmer’s market or similar activities for village residents to sell and interact with surrounding community. It will also serve as indoor gathering/event space for The Village itself. Volunteers working at the site and persons taking tours of The Village will also meet at this building. In the future, once The Village is fully operational, it may be used as indoor event space for other community gatherings such as small weddings and faith based services. The frequency of said events is expected to occur no more than once a month after The Village is fully operational. It has its own dedicated parking area away from village residences.”

The Civic Building is defined as: “This building will have a large open area of approximately 8,000 square feet for multipurpose uses such as indoor event space for The Village and community and additional area for other small community services discussed below the purpose of the civic building will be to provide further interaction with village residents and the surrounding community while also providing possible employment opportunities for village residents. It will also have the potential to generate income to support The Village by renting the community event space for community use. Possible uses for the civic building include a food bank, community event space such as small scale wedding or similar, small day use care for dogs, community religious gathering space, or small clothing bank.”

The applicant states that the Agriculture Building is intended to “...be a multiuse building and function much like a grange for village. Per 18A.45.030.I.2 the building functions as a community center. The building will also be available for community events, weddings, agricultural packaging, and similar uses.” The applicant states that the Civic Building along the frontage of Spanaway Loop Road South will provide “...an area for micro- enterprise business, job training services, and religious assembly space on the site... These uses are allowed per PCC 18A.45.030.I.2.” The applicant states that these two buildings “...will provide jobs for the residents of the village as well as allow Tacoma Rescue Mission to help offset the cost of the Village operating expenses.”

Staff finds that use of these buildings exceed the definition of “community accessory uses” for the residents allowed per PCC 18A.45.030.I.2. and the commercial activities proposed, i.e., renting for weddings and other private events, a senior center, food bank, thrift store, dog day care, or renting to a religious organization for services is beyond the definition of “incidental retail and service uses primarily for the convenience of and supported by the residences within the PDD” allowed per PCC 18A.75.050.G.2. and should not be allowed unless the applicant can show that these uses primarily serve the residents or staff of the shared housing village. The argument that these commercial uses provide employment opportunities for the village residents is not relevant since any retail or service use is meant to serve, not employ, residents of the PDD.

Staff finds that the proposed Village Commons, Market, Administration Building, and Maintenance Buildings meet the definition of community accessory uses, as do the Living Room, Art Building, Aquaponics Building, communal kitchen buildings and bath/laundry buildings. The Market is an incidental retail use allowed per PCC 18A.75.050.G.2.

Chapter 18A.35 Parking

18A.35.040 Parking

- A. **Purpose.** The purpose of this Section is to regulate off-street and on-street parking areas to ensure adequate parking, lessen traffic congestion, and create uniform standards which provide sufficient on-site areas for parking and maneuvering of motor, transit, and nonmotorized vehicles. Associated design standards are located in PCC [18J.15.080](#).
- B. **Applicability.** This Section applies to all new construction and expansions to existing structures except where otherwise noted. Off-street parking shall be required for expansions or enlargements of existing structures in accordance with the requirements of Table 18A.35.040-1 unless otherwise specified. This Section shall be used in conjunction with Title [18J](#) PCC standards. When conflicts exist, the most restrictive shall apply.
- C. **Required Automobile Parking Spaces.** Off-street parking spaces shall meet the requirements of this Section and if applicable, Title [18J](#) PCC, at the time any building or structures is erected, enlarged, or expanded.
- E. **Parking Quantity Standards.** The number of off-street parking spaces shall be determined by using Table 18A.35.040-1. In the case of a land use not specifically mentioned in Table 18A.35.040-1, required off-street parking shall be determined by the approval authority.
 - 4. **Exceeding Maximums.** Parking spaces may exceed the maximum when constructed of permeable pavement or accommodated in a multi-storied or underground parking structure and meets the requirements of the Pierce County Stormwater Management and Site Development Manual.
 - 7. **Bicycle Facilities.** New development shall provide at least one bicycle rack or locker for each 25 vehicle parking stalls, with at least one provided for each development, except in the Frederickson, Mid-County, Parkland-Spanaway-Midland, and South Hill Community Plan urban areas, where bicycle parking shall be calculated based on space to secure a single bicycle in a rack, locker, or other secure area using the following:
 - a. Short-term parking is generally required for the visiting public for short durations, and shall be located near public entrances as a bicycle rack.
 - b. Long-term bicycle parking shall be provided for residents, students, employees, and others who are expected to spend more than two hours at a location. Long-term parking shall be provided in bike lockers, rooms, and other sheltered and secured parking stations that provide a high level of protection against theft.

- c. All bicycle parking shall provide at least two points of contact for securing a bicycle and be made of durable, weather-resistant materials and secured to the ground or wall of a building in such a way as to prevent removal.
- d. Required bicycle parking levels shall be determined by using Table 18A.35.040-2.

Table 18A.35.040-1. Required Parking Spaces		
Land Use	Minimum Parking	Maximum Parking
Residential Use Category		
Single-Family, Two-Family, Mobile Home	2 per dwelling unit	
Community Residential Facilities and Shared Housing (Group Homes, Senior Housing, Rooming Houses, Congregate Housing, Shared Housing Village, etc.)	1 per 2 bedrooms/ 2 sleeping units	1 per 2 bedrooms/2 sleeping units
Civic Use Category		
Administrative Government Services, Community and Cultural Services, Postal Services, Public Safety Services, Transportation	1 per 400 square feet	1 per 300 square feet
Office/Business Use Category		
Administrative and Professional offices (including banks), Educational Services	2 per 1,000 square feet	5 per 1,000 square feet
Commercial Use Category		
Commercial Uses:	2 per 1,000 square feet	7 per 1,000 square feet

Table 18A.35.040-2. Required Bicycle Parking Spaces in the Frederickson, Mid-County, Parkland-Spanaway-Midland, and South Hill Community Plan Areas

Land Use	Minimum Long-term Bicycle Parking	Minimum Short-term Bicycle Parking
Residential uses, except residential care facilities, in all other urban zones	1 per unit	1 per 50 parking spaces
All other uses	1 per 10,000 square feet	1 per 5,000 square feet or 1 per 25 parking stalls (whichever is greater)

Staff Comment: The proposed site includes a total of 307 parking spaces which, when broken down by category, include: 125 civic parking spaces (at civic and agricultural buildings), 144 residential parking spaces (scattered throughout the village area), 16 office parking spaces (adjacent to the admin portable), and 22 additional use parking spaces scattered around the site. The additional use spaces consist of the following: the village commons with 13 parking spaces for staff, onboarding personnel, and counselors; the market and grocery with 3 parking spaces for staff and volunteers; the art building with 3 spaces for staff and volunteers; and near the aquaponics building with 3 parking spaces for staff and volunteers.

The applicant has stated that they will give tours of the facility several times per week, with a likely cap of tour members of 12.

Pervious golf cart parking spaces are located around the village and are few in number. The golf cart will be electric and be acquired through donations and as the need arises. It is not expected that there will be many on the site.

If the Agriculture Building and Civic Building are not allowed to be used for commercial purposes, staff does not believe it is necessary to have 62 parking spaces associated with the Agriculture Building or 63 parking spaces associated with the Civic Building.

The following is the required minimum vehicle parking per use unless a reduced amount is deemed more appropriate per 18A.35.040.E.:

Non-Residential Parking:

Administration Building:	16
Village Commons Building:	13
Market Building:	3
Art Building:	3
Aquaponics Building:	3
<u>Tour Parking:</u>	<u>12</u>
50 parking spaces	

Residential Parking:

4 Volunteer/Staff Units	8
96 Sleeping Units:	48
<u>189 Park Models:</u>	<u>95</u>
151 parking spaces	

Given the description of the health and financial state of the homeless individuals that will be residing at the village provided by the applicant, it is unlikely that even every two residents will have a vehicle. Staff finds that a ratio of one parking space for every third unit, i.e., 95 instead of 143, would likely be adequate and provide more space to better cluster the housing units and also reduce the amount of impervious cover that would need to be treated as stormwater and have less impact on the environment.

The applicant has not stated how much parking on a daily basis would be required for volunteers that were not already accounted for in the description above. The 125 parking spaces proposed for the Agriculture Building and Civic Building should not be permitted unless the applicant can show that that amount of parking is needed on a daily basis by volunteers.

Chapter 18A.75 Use Permits

18A.75.050 Planned Development Districts.

- A. **Purpose.** A PDD is intended to be a flexible zoning concept; it will provide the Examiner a chance to mold a district so that it creates more desirable environments, and results in as good or better use of land than that produced through the limiting standards provided in the regular zone classifications. The uses within the PDD depend on the uses in the underlying zone. The residential housing types and densities within the PDD shall be controlled by the underlying zone and may vary depending upon how the land is developed with general aesthetics, natural areas, and open space being an incentive; however, in no instance can use type or density vary from that which is allowed by the underlying zone.
- D. **PDD – Phasing.** The applicant may elect, or the Examiner may require that the development of a PDD be accomplished or constructed in phases provided that when a residential PDD is developed in phases, the first and each succeeding and accumulation of phases thereafter shall not be developed at a greater density of dwelling units than would be allowed under conventional platting techniques under the same zone as that underlying the PDD for the same size tract of land.

F. Uses Permitted in a PDD.

1. **Urban Residential-Single Family Detached:** Single family detached structures limited only by density commensurate with the underlying urban zone and incentives when authorized upon land either subdivided into two or more ownerships or held in common, unified, or single ownership. Examples include the following:
 - a. Condominiums.
 - b. Customary accessory uses and structures common to a single family detached dwelling.
2. **Residential:** Housing concepts of all types limited only by the uses and density commensurate with the underlying zone and incentives when authorized upon land either subdivided into two or more ownerships or held in common, unified, or single ownership. Examples include the following:
 - a. Condominiums and townhouses.
 - b. Customary accessory uses and structures common to individual or group dwellings.
 - c. Group residences.
 - d. Incidental retail and service uses primarily for the convenience of and supported by the residences within the PDD containing not less than 100 acres or 400 dwelling units provided incidental retail or service uses may be authorized on a final development plan only upon completion and occupancy of at least 50 percent of the total dwelling units intended within the total group.
 - e. Manufactured home subdivisions.
 - f. Non-residential uses such as schools, churches, or libraries as authorized in the PDD.
3. **Non-Residential:** Uses permitted by the underlying zone as authorized in the development plan.
4. Conditional Uses, if permitted in the underlying zone and as specifically authorized by the final development plan.

G. Use Permit Exceptions. When a Use Permit is authorized as part of a development plan and when said uses are permitted by the underlying zone as requiring a permit from the Examiner, said procedure for obtaining the permit shall be waived.

Staff Comment: The Shared Housing Village Use Type is permitted subject to Conditional Use Permit approval in the Residential Resource zone and so is an allowed use in a PDD. No separate Conditional Use Permit is required but the applicable findings are addressed further in this staff report.

The applicant states that the Agriculture Building is intended to "...be a multiuse building and function much like a grange for village. Per 18A.45.030.I.2 the building functions as a community center. The building will also be available for community events, weddings, agricultural packaging, and similar uses." The applicant states that the Civic Building along the frontage of Spanaway Loop Road South will provide "...an area for micro- enterprise business, job training services, and religious assembly space on the site. The intent of this building is part of the village program to provide These uses are allowed per PCC 18A.45.030.I.2." The applicant states that these two buildings "...will provide jobs for the residents of the village as well as allow Tacoma Rescue Mission to help offset the cost of the Village operating expenses."

Staff finds that use of these buildings exceed the definition of "community accessory uses" for the residents allowed per PCC 18A.45.030.I.2. and the commercial activities proposed, i.e., renting for weddings and other private events, a senior center, food bank, thrift store, dog day care, or renting to a religious organization for services is beyond the definition of "incidental retail and service uses primarily for the convenience of and supported by the residences within the PDD" allowed per PCC 18A.75.050.G.2. and should not be allowed unless the applicant can show that

these uses primarily serve the residents or staff of the shared housing village. The argument that these commercial uses provide employment opportunities for the village residents is not relevant since any retail or service use is meant to serve, not employ, residents of the PDD.

H. PDD – Procedure for Approval.

I. Urban Residential-Single Family Detached Housing – Findings Required. The action by the Examiner to approve a development plan for this PDD type must include mandatory design requirements as shown in Table 18A.75.050-1 below. The mandatory requirements shall depend on the type of bulk standard being reduced or road standards being requested. The requirements of the following Table shall be met for those lots or homes utilizing the reduction. In the case of a neighborhood street or access lane, only those homes accessed from that street type shall be required to meet the additional requirements described in the Table below. Proposals that involve deviations or reductions that are not addressed in the Table below shall meet the findings contained in PCC 18A.75.050 J.

J. PDD Approval – Findings Required. The action by the Examiner to approve a preliminary development plan for a proposed PDD with or without modifications shall be based upon the following findings:

1. That the proposed development is in substantial conformance with the Comprehensive Plan and adopted Community Plans.

Applicant Comment: The Pierce County Village PDD proposes a project that is highly compatible with the Pierce County Comprehensive Plan and the Parkland-Spanaway-Midland Communities. Specifically, the project proposes to provide the following uses, amenities and site design elements:

- *Integrate the site with the natural environment and provide compatibility by preserving more than 54 acres or 62% of the site as open space*
- *Preserve wetlands, streams, and their buffers*
- *Exceed tree retention requirements*
- *Retain additional mature trees adjacent to neighbors to provide additional landscape screening*
- *Provide 20-foot wide L3 Perimeter Landscape Buffer and fence along north property line*
- *Site design and stormwater facilities to encourage wildlife movement and habitat*
- *Provide trails, interpretive signage, benches, and picnic areas for passive recreational use within the open space.*
- *Provide a network of smaller open space area with a variety of recreational uses, including both passive and active, for residents.*
- *Emphasize pedestrian uses and links through the site connecting to the open space areas.*
- *Cluster development onsite to preserve open space and critical areas.*
- *Provide urban level of services including sewer and municipal water.*
- *Provide utility easement to north property line to allow sewer force extension by neighbors.*
- *Comply with the requirements of the Pierce County Road Standards for ROW improvements.*
- *Comply with the requirements of the 2021 Pierce County Stormwater Management and Site Development Manual.*
- *Infiltrate stormwater from all disturbed areas of the project onsite.*
 - *Comply with the density and use requirements allowed within Residential Resource Zone.*
- *Provide employment opportunities for residents.*

The Parkland-Spanaway-Midland Communities Plan is an Element of the Pierce County Comprehensive Plan and as such is consistent with the County Plan. The following [response to] goals, intent, and objectives of the Parkland-Spanaway-Midland Communities Plan demonstrate the substantial conformance of the Pierce County Village PDD project.

The Pierce County Village PDD has been located in an area with sufficient infrastructure to support the project. Minor utility improvement to extend sewer to the site are proposed to reduce septic systems in the area but other utilities are readily available within the project frontage making the site ready for development.

The proposed project has been located in an area within the urban growth boundary and in an area with minimal neighboring properties. The existing wetlands and buffers that are being preserved as part of the project provide additional screening from the street. The development has been clustered into an area on the western end of the site that is not encumbered by critical areas and includes areas that were previously cleared. Additional buffering and tree retention along the northern property line is proposed adjacent to the existing parcels to the north. The project will provide walking paths throughout the site as well as provide shuttle service to nearby bus line to ensure transportation access remains available to residents.

The project proposes a maximum density of 3 dwelling units per acre as allowed in the Residential Resource Zoning shown on the table above. Clustering of the development to avoid critical areas, buffers, and minimize the disturbed portion of the site is also proposed. Additional tree retention and buffering along the northern property lines is also proposed as mitigation to the neighboring development.

The proposed use is allowed with a conditional use permit and is not a nonconforming use. The project proposes additional landscape buffer, fencing, and tree retention along the northern property line to provide additional separation from the neighboring single family parcels.

The proposed project intends to maximize allowable density on the project site at 3-housing units per acres to help discourage urban sprawl as noted as a goal. The project proposes clustering of development to avoid wetland, buffers, and to minimize the disturbed area to protect existing environmental constraints.

The property is located in the Residential Resource zone classification and as a result the density has been capped at 3 dwelling units per acre. The project will cluster development to avoid environmentally-sensitive areas onsite. The project also proposes to provide small scale farming operations onsite similar to the intent of PSM LU-26.3.2. The non-residential development has been limited to civic and resource uses as identified in PSM LU-26.4.

The project site has not been identified as space in the Comprehensive Plan Open Space/Greenbelt Map. The project has been designed to protect the existing environmentally sensitive areas and their required buffers onsite. The design includes a number of low impact development strategies to include:

- Infiltration of all stormwater runoff onsite*
- Enhanced treatment of all stormwater prior to infiltration onsite*
- Cluster development to minimized project footprint*
- Minimize impervious surfaces by narrowing roadways and paved areas*
- Retain existing vegetation to the maximum extent feasible*

- *Minimize the disturbed areas of the site.*

Staff Comment: With regard to Land Use Elements of the Comprehensive Plan and Communities Plan:

The proposal to remove most native vegetation areas not required to be retained per County Code, including several stands of Oregon white oak trees in the western portion of the site and mature fir stands in the south-central area of the site is not minimizing the impact of the development on the nearby community or natural systems. The current layout of the shared housing village is not designed to integrate with “areas of unique open space character and/or environmental sensitivity” as intended in the Residential Resource zone classification or preserve “high value environmental features that are both complex in structure and function and large in scope”, e.g., the five Oregon white oak stands are proposed to be removed in the western portion of the site and a grove of very large second growth fir trees is proposed to be removed in the south-central portion of the site. Based on the current layout of the shared housing village and the concentration of development in the western 21 acres of the 86-acre site, it does not appear that potential impacts on nearby low-intensity uses or the natural environment are adequately addressed by the applicant’s proposal. The entire project site is located in the Designated Open Space Corridor. The areas required to be preserved, per critical area regulations, total 43% of the site and a minimum of 25% of the site is required to be left in its natural states per PCC 18J.15.020.

A shared housing is an allowed use in the RR zone classification and based on net acreage is within the allowable RR density range. It is unclear how commercial uses of the Agriculture and Civic Buildings are consistent with the MSF designation.

The shared housing village will be serviced by urban level services, i.e., public water, sanitary sewers and surface water management facilities, and will provide recreational areas on site and non-motorized circulation options within the development and along and across Spanaway Loop Road South. The shared housing village is separated from portions of JBLM used for training by a forest and/or open wetland buffer of between 1,000 and 5,000 feet, which should mitigate noise impacts from base operations on the residents of the village.

With regard to the Cultural Resource Element of the Comprehensive Plan, a cultural resource assessment was submitted for review by staff, various tribes, and Washington State. No Native American cultural resources were identified as requiring protection. Pioneer cultural resources were identified for protection and will be required to be preserved.

With regard to the Design and Character Element of the Comprehensive Plan and the Community Character and Design Element of the Communities Plan:

The current layout of the shared housing village is not fully respectful of the natural environment since the proposal is to remove most native vegetation areas not required to be retained per County Code, including several stands of Oregon white oak trees in the western portion of the site. The shared housing village could be more compatible with large-lot single-family development to the north by providing more buffering and separation between the uses. The development would be more consistent with the identity of this part of Spanaway if the development were clustered more tightly to preserve more native areas on the site.

It is unclear from the conceptual illustrations whether the development will utilize architecture and site planning to unify the village aesthetically and provide a sense of place for the residents and staff to enjoy. The current layout of the shared housing village is not designed to fully protect environmental features since there are five Oregon white oak stands proposed for removal in the western portion of the site and a grove of very large second growth fir trees is proposed to be removed in the south-central portion of the site. The lighting plan appears to minimize the intrusion of lighting while providing adequate lighting for resident safety. It is unknown if the construction methods to be employed will conserve energy resources. The site plan appears to provide for safe, separated pedestrian and bicycle transportation and a reasonable amount of vehicular parking.

With regard to the Environment Elements of the Comprehensive Plan and Communities Plan:

The current layout of the shared housing village is not fully respectful of the natural environment since the proposal is to remove most native vegetation areas not required to be retained per County Code, including several stands of Oregon white oak trees in the western portion of the site. The current layout of the shared housing village is not designed to fully protect environmental features since five Oregon white oak stands proposed for removal in the western portion of the site and a grove of very large second growth fir trees is proposed to be removed in the south-central portion of the site.

Based on approved environmental studies, the development will adequately protect regulated fish and wildlife habitat, wetlands, and water quality in the wetlands, Spanaway and Coffee Creeks and Spanaway Lake.

The lighting plan appears to minimize the intrusion of lighting while providing adequate lighting for resident safety. The lighting plan appears to minimize the intrusion of lighting while providing adequate lighting for resident safety. It is unknown if homes and sleeping unit buildings will include noise mitigation measures to lessen the impact of noise from JBLM.

With regard to the Housing Element of the Comprehensive Plan, a shared housing village will provide permanent, supportive housing for a segment of society, i.e., homeless individuals, who have limited choices of safe, long-term housing.

With regard to the Transportation Element of the Communities Plan:

The shared housing village will contain a significant number of pedestrian pathways and will provide for safe bicycle parking and a joint use pedestrian path to the Spanaway Loop Road South entrance of the community. The planned roundabout at 174th Street South will include raised splitter islands with cut pedestrian refuge area, Rectangular Rapid Flashing Beacons (RRFB's) for the marked crosswalks on each leg to facilitate safer pedestrian and bicycle access from the shared housing village to the broader Spanaway community and street network. The proposal also includes providing shuttle buses from the development to bus transportation options located on Pacific Avenue to the east.

2. That exceptions from the standards of the underlying district are warranted by the design and amenities incorporated in the development plan and program such as: setting aside additional open space; creating more functional park/open space areas; providing greater protection of critical areas; providing variations in housing style and type; preserving native trees; and, providing transportation features such as narrower streets and alleyways. In order to achieve the base density within a zone classification, the Examiner may determine that additional design amenities are not necessary when a site has a significant percentage of land area encumbered by constraint areas such as wetlands or steep slopes.

Applicant Comment: The proposed PDD would allow the density onsite to be increased from 2 dwelling units per acre to 3 dwelling units per acre and allows for other uses to support the village. The proposal contains a mixture of single-family dwellings, sleeping units, and support facilities for housing people who are chronically homeless. This population typically requires services and support above and beyond the typical resident. Thus, this proposal includes support facilities to help ensure the success of the residents. Some of the support will be provided by TRM staff and partner organizations in the form of counseling, etc. However, some of the support needs to be opportunities for the residents to work on site since they may not be able to work at typical jobs within the greater community. Tables 18A.28.010 defines the use categories permitted in the RR zoning applicable to the site. Within said table, single family detached housing and boarding and rooming houses are outright permitted; shared housing villages are conditionally permitted. This would mean the proposed sleeping and dwelling units are permitted. The table also defines permitted civic uses for the RR zone. Community/cultural facilities up to 8,000 SF that serve the neighborhood or small community are a permitted use. The proposed civic and agriculture buildings will provide space for community facilities to be used for activities such as food bank, community event spaces, local clothing exchange/thrift store, community religious gathering space, etc.

The Pierce County Village PDD proposes design amenities that compensate for the additional density proposed and other variations from the standards. These amenities include:

- *Setting aside over 62% of the property as open space and creating opportunities for large passive recreation areas;*
- *Maintaining habitat corridors between wetlands and priority habitat areas;*
- *Project to be served by public sanitary sewer service to minimize discharge to nearby critical areas;*
- *Infiltrate stormwater from all disturbed areas of the site;*
- *Retain additional trees along north property line to enhance proposed 20-foot wide L3 buffer to neighbors;*
- *Exceeding native vegetation retention requirements.*

The shared housing village is designated as a single-family housing use in the Pierce County Code based on the single occupancy dwellings of the structures. The proposed project will cluster the housing portion of the project on the west side of the site to avoid environmentally sensitive areas, minimize disturbed areas, and reduce the infrastructure costs. While the proposed village has the same zoning as the properties to the north the project is proposing additional buffering and tree retention. The village has also been designed to minimize use adjacent to this buffer by orienting the structures into the project which will orient outdoor activities away from the neighbors.

Staff Comment: The current layout of the shared housing village is not proposing to set aside additional natural open space, beyond what is required to be retained by code. The current layout is not proposing to exceed the amount of recreational area required by code. The current layout is proposing to remove several stands of Oregon white oak, as well as significant individual Oregon white oak trees and mature fir trees. The current proposal has no details regarding architectural character.

Locating the residential units of the shared housing village in the western portion of the site is not clustering to preserve elements of the natural environment or to create distance from lower intensity residential uses to the north. The proposed layout will remove most native vegetation areas not required to be retained per County Code, including several stands of Oregon white oak trees in the western portion of the site and the fir grove in the south-central portion of the site. The only feasible location for the residential housing unit portion of the project is the wider western portion of the site, unless some of the housing were proposed in the open field along Spanaway Loop Road South.

In order for the development to be developed at the proposed intensity, the applicant is extending sanitary sewers. A reduced intensity development could be developed using interim community septic systems since the project is more than 300 feet for public sanitary sewers located in 10th Avenue South.

Amenities that could be incorporated into the shared housing village would be a revised layout that retains a significant majority of the Oregon white oak stand, individual Oregon white oaks and large fir trees in the western portion of the site by more sensitive grading, creating tight neighborhood clusters of dwelling units and sleeping units, and concentrating access lanes and parking away from these natural areas. Also, the applicant could provide more detail on the architectural concept to be used in the design of buildings in the village or the purchase of park model RVs to ensure there is unity to the architectural design of the village and that it have a character reflective of the low-density residential community it is located in. An additional amenity would be to retain the mature second growth forest in the south-central portion of the site in its natural state, except for recreational trails. To accommodate the clustering of development away from the Oregon white oak stands and significant Oregon white oaks, staff would recommend that the farming component of the development be relocated to the open area along Spanaway Loop Road in an area of the site that was historically used for agricultural purposes.

3. That exceptions or deviations from road standards are warranted by the design and amenities incorporated in the development plan and also subject to review and approval of the County Engineer.

Applicant Comment: *At this time there are no known required exceptions or deviations from the Pierce County Road Standards.*

Staff Comment: No exemptions or deviations are being requested.

4. That the proposal is in harmony with the surrounding area or its potential future use.

Applicant Comment: The proposed property is zoned Residential Resource and the surrounding zoning includes Residential Resource to the north, Moderate Density Single Family to the east, and Rural Military land to the south and west. The shared housing village designation created by Pierce County is a residential use allowed within the existing zoning. The existing uses abutting the site are:

- *North - residential lots approximately one acre in size.*
- *East - Spanaway Loop Road and undeveloped Moderate Density Single Family parcel to further east. It should be noted that Spanaway Loop Road is a heavily travelled roadway with a large volume of traffic.*
- *South and West – Joint Base Lewis McCord is an existing military base with airfields and other intense uses. The area directly adjacent to the site is used for training activities.*

The shared housing village designation was created by Pierce County as a residential use. Based on comments from the neighboring property owners, the project is proposing a 20' wide Level 3 landscape buffer with solid board fence along the north property line between the village residential area, agricultural building, and the existing single-family residences. The project will also maintain existing trees in this area to provide additional screening. This is being proposed as mitigation for the additional density proposed and will provide transition zone between the shared housing village, agricultural building, and residential lots.

The project has been designed to locate residential uses adjacent to the north property line to be in harmony with the residential units to the north. The proposed administrative and support facilities are pulled into the middle of the site to minimize impacts to the neighboring properties.

The proposed development is outside of wetland buffers and located such that it is screened by the existing vegetation of the wetlands. The associated wetland buffers are being delineated with split-rail fences such that provide a barrier while allowing views and wildlife migration.

The Agriculture Building will function much like a grange for village and community use on the site. The building will ensure that Tacoma Rescue Mission will be able to create a community similar to what is present at the Community First Village in Austin Texas and similar to the surrounding communities built around community granges. The Civic Building will provide job opportunities for residents of the Village to serve their community. Having a job, service, and sense of purpose is part of the village concept and a key reason the Austin model has been so successful.

Staff Comment: Based on the current layout of the shared housing village and the concentration of development in the western 21 acres of the 86-acre site, it does not appear that potential impacts on nearby low-intensity uses or the natural environment are adequately addressed by the applicant's proposal. The proposal to remove most native vegetation areas not required to be retained per County Code, including several stands of Oregon white oak trees in the western portion of the site and mature fir stands in the south-central area of the site is not minimizing the impact of the development on the nearby community or natural systems. The current layout of the shared housing village is not designed to integrate with "areas of unique open space character and/or environmental sensitivity" as intended in the Residential Resource zone classification or preserve "high value environmental features that are both complex in structure and function and large in scope", e.g., the five Oregon white oak stands proposed for removal in the western portion of the site and a grove of very large second growth fir trees is proposed to be removed in the south-central portion of the site.

Although allowable maximum residential density of 3 dwelling units per net developable acre is based on the entire 86.32-acre site and the 72.71 net developable acres, 288 of the residential structures (216 dwelling units) are located in the approximately 21-acre western portion of the site. The perceived density based on this 21-acre portion of the site is 10.28 dwelling units per net acre. For this intensity of development to be “in harmony with the surrounding area or its potential future use” staff recommends that the applicant revise the current layout of the village to incorporate design changes and amenities as discussed under PDD Finding No. 1.

5. That the system of ownership and means of developing, preserving, and maintaining open space is suitable.

Applicant Comment: *It is anticipated that the project will be under a single ownership and maintenance of the site will be provided by the Tacoma Rescue Mission. The requirements for maintenance will be detailed in the Conditions, Covenants and Restrictions to be completed as part of the permitting process as the individual system designs are finalized.*

Staff Comment: There is no evidence to indicate that the applicant cannot maintain the property.

6. That the approval will result in a beneficial effect upon the area which could not be achieved under the current zoning and development regulations that apply to the property.

Applicant Comment: *The project provides a homeless village that would not be feasible without the approval of this PDD. The county is in desperate need of a solution to the homeless crisis that currently exists and approving this project will create an opportunity for a potential solution to the problem.*

Allowing the density increase from 2 dwelling units per acre to 3 will allow not change the overall number of units or residents served by The Village since the County Code for shared housing villages allows sleeping units of 300 square feet or less to be counted as 0.25 dwelling units. Since the units serving the chronically homeless will only be single occupancy, the increased density will allow Tacoma Rescue Mission to flexibly provide additional dwelling units with full bathrooms, cooking areas, and additional square footage in units in lieu of sleeping units. Based on the code requirements the additional square footage of the dwelling units would increase from 300 to 399 square feet. Allowing this square footage that may be used as the program evolves will allow TRM to provide additional units to meet the needs of the residents which may require included increases in living space to provide more self-sustained and ADA compliant units. If the density is not approved the number of 300 square foot units without shower facility or kitchens will be increased to maintain the number of units provided to serve the community. If not approved the number of units proposed and based on the single occupant intention of the units the number of people within the village will not be altered. The potential to have more self-sustained units may also be desirable based on residents needs and wet weather conditions found in Washington to ensure the village provides permanent supportive housing as proposed.

Staff Comment: Although providing new, innovative housing opportunities for homeless residents of Pierce County is a worthy goal, it is not relevant to Finding No. 6.

The applicant needs to demonstrate that an increase of 72 dwelling units over the base density of 2 dwelling units per net acre, will provide a more beneficial effect on the Spanaway community that could not be achieved with a shared housing village of a maximum of 145 dwelling units or a standard single-family development of 145 dwelling units. A revised design of the shared housing village that incorporate design changes and amenities as discussed under Finding No. 1 would bring the project closer to providing a beneficial effect on the community.

The applicant has stated that if the increase from 145 to 217 dwelling units is not approved, the number of homeless residents will remain the same, but the majority will be housed in single occupancy sleeping units rather than the majority being housed in park model RVs for single tenants. This assumes that the Conditional Use Permit is approved for a total of 285 residents and four staff dwelling units.

7. That the proposed development or units thereof will be pursued and completed in a conscientious and diligent manner.

Applicant Comment: Following approval of the proposed PDD, the project will obtain land use and construction permits to build out in phases as shown on the Site Development Plan. The first phase is anticipated to begin construction within 2024. Because of the size of the project completion of all phases is expected to occur over a 5-10 year time frame. -8- Due to project funding requirements, the project is required to meet goals within prescribed dates/time lines. The project will be phased to take advantage of currently available funds with future phases provided as funding is acquired. Proposed phasing information has been provided in the documents included in this PDD.

Staff Comment: There is no indication that this will not occur.

8. That adequate provisions have been made for sidewalks, curb, gutters and street lighting for developments in urban areas.

Applicant Comment: The project has been designed to provide a multitude of trails and shared use paths to provide interconnectivity within the site while also providing pedestrian connection to the sidewalk in the public right of way. Sight lighting will be provided as required to sufficiently and safely meet CPTED requirements for the population being served. Proposed lighting information has been included in the PDD documents.

Staff Comment: The shared housing village will be served by urban level services, i.e., public water, sanitary sewers and surface water management facilities, and will provide recreational areas on site and non-motorized circulation options within the development and along and across Spanaway Loop Road South.

N. **Subdivisions.** When it is the intention of an applicant to subdivide or resubdivide all or portions of property within a proposed PDD, application for approval of a preliminary subdivision or short plat may be filed and considered concurrently with an application for approval of a preliminary development plan. Subject to density of dwelling units, the minimum area, width, yard requirements and road standards for lots proposed within a PDD may be less than the minimum specified in the underlying zoning and road standards if the design of the subdivision is in accordance with the intent and purpose of this Section.

O. Final Development Plan – Time Limitation.

18A.75.030 Conditional Use Permit.

- A. **Purpose.** The purpose of this Section is to establish decision criteria and procedures for special uses called Conditional Uses which possess unique characteristics. Conditional Uses are deemed unique due to factors such as size, technological processes, equipment, or location with respect to surroundings, streets, existing improvements, or demands upon public facilities. These uses require a special degree of control to assure compatibility with the Comprehensive Plan, adjacent uses, and the character of the vicinity. Conditional Uses will be subject to review by the Examiner and the issuance of a Conditional Use Permit. This process allows the Examiner to:
1. determine that the location of these uses will not be incompatible with uses permitted in the surrounding areas; and
 2. make further stipulations and conditions that may reasonably assure that the basic intent of this Title will be served.
- B. **Decision Criteria.** The Examiner shall review Conditional Use Permits in accordance with the provisions of this Section and may approve, approve with conditions, modify, modify with conditions, or deny the Conditional Use Permit. The Examiner may reduce or modify bulk requirements, off-street parking requirements, and use design standards to lessen impacts as a condition of the granting of the Conditional Use Permit.
1. **Required Findings.** The Examiner may use Design Standards and other elements in this Code to modify the proposal. A Conditional Use Permit may be approved only if all of the following findings can be made regarding the proposal and are supported by the record:
 - a. That the granting of the proposed Conditional Use Permit will not:
 - (1) be detrimental to the public health, safety, and general welfare;

Applicant Comment: The proposed shared housing village will serve the County's chronic homeless population to provide much needed housing and support services. Not granting the CUP will be detrimental to public health, safety, and general welfare.

The proposed shared housing village will serve the County's chronic homeless population to provide much needed housing and support services. Not granting the CUP will be detrimental to public health, safety, and general welfare of Pierce County and its communities because there will be less housing and support services provided to serve said population. The population this project is intended to serve are currently living in or on public land not intended for habitation such as Pierce County's woods, trails, riverbanks, parks, roadsides, sidewalks and storefronts. They are living in tents and make-shift structures not intended for long-term habitation which do not provide adequate facilities for sanitation and environmental protections to the areas they inhabit. This project has received multiple letters of support from the surrounding community of officials, professionals, and providers who work with the chronically homeless in Pierce County and have been included in the official record for this project. Those partners include; Valeo, Goodwill of the Olympics and Rainier Region, MultiCare, City of Lakewood, Pacific Lutheran University, Michael Mirra (Retired Tacoma Housing Authority Executive Director), Associated Ministries, Master Builders Association of Pierce County, Elevate Health of Pierce County, Catholic Community Services of Western Washington, Greater Tacoma Community Foundation, and Work Force Central.

The project has proposed numerous voluntary mitigation measures for neighbors' concerns including the following:

- *Site Fencing - added security not required by code*
- *Additional Buffering and Tree Save on north property line - intended to buffer neighboring properties*
- *Exceed County Tree Save Requirements - Save trees that are not required to be removed.*
- *Clustering development to avoid wetland and buffer areas - small footprint and minimal separation to allow the project to meet density goals and avoid critical areas.*
- *Connecting the project to sanitary sewer - extending sanitary sewer to the site. This will reduce environmental impacts caused by septic systems and the main cause of Spanaway Lake water quality issues.*
- *Treating stormwater to an enhanced level and infiltrating all water onsite - voluntary measure to reduce downstream impacts and ensure clean water leaves our site.*

Each of these items provides some public and environmental benefit that may not be required if this project was constructed as a single family development.

Staff Comment: Although providing new, innovative housing opportunities for homeless residents of Pierce County is a worthy goal, it is not relevant to Finding No. a.(1).

Based on the current layout of the shared housing village and the concentration of development in the western 21 acres of the 86-acre site, it does not appear that potential impacts on nearby low-intensity uses or the natural environment are adequately addressed by the applicant's proposal. The proposal to remove most native vegetation areas not required to be retained per County Code, including several stands of Oregon white oak trees in the western portion of the site and mature fir stands in the south-central area of the site is not minimizing the impact of the development on the nearby community or natural systems. The current layout of the shared housing village is not designed to integrate with "areas of unique open space character and/or environmental sensitivity" as intended in the Residential Resource zone classification or preserve "high value environmental features that are both complex in structure and function and large in scope", e.g., the five Oregon white oak stands proposed for removal in the western portion of the site and a grove of very large second growth fir trees is proposed to be removed in the south-central portion of the site.

Although allowable maximum residential density of 3 dwelling units per net developable acre is based on the entire 86.32-acre site and the 72.71 net developable acres, 288 of the residential structures (216 dwelling units) are located in the approximately 21-acre western portion of the site. The perceived density based on this 21-acre portion of the site is 10.28 dwelling units per net acre. For this intensity of development to be "in harmony with the surrounding area or its potential future use" staff recommends that the applicant revise the current layout of the village to incorporate design changes and amenities as discussed under PDD Finding No. 1.

(2) adversely affect the established character and planned character of the surrounding vicinity; nor

Applicant Comment: *The shared housing village has been designed to fit between the existing wetlands' buffers and thus maintaining the existing wetlands and their buffers to screen from adjacent properties. The shared housing village is a residential use and conforms with its underlying residential resource zoning. Existing perimeter trees will also be kept to the max extent feasible to provide additional natural screening to the neighboring properties. By keeping existing perimeter trees and wetland buffer vegetation, the existing neighborhood character will be maintained. The residential units for the project are proposed on the west end of the site and*

adjacent to the north property line such that residential buildings are adjacent to the existing residences. The project will keep the support and administrative use buildings toward the central west portion of the site to keep the higher intensity uses furthest away from the neighboring properties. Thus, the Village is designed to fit within the existing natural environment similar to the existing residences in the area.

Staff Comment: Refer to staff analysis under Conditional Use Finding No. a.(1).

- (3) be injurious to the uses, planned uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located.

Applicant Comment: *As mentioned in item 2 above, the project proposes developing outside of the wetland buffers and placing proposed residential units adjacent to the existing residences. It proposes keeping the more frequently used buildings located central to the site as to provide buffering from neighboring properties. This design will minimize light and sound impacts from the higher intensity uses on the site from the adjacent parcels. There is an existing concern with water quality at Spanaway Lake and a significant cause for the water quality issues is the existing septic systems within the basin that drains to the Lake. Because of these known issues, the project is removing a derelict house and decommissioning its unmaintained septic system that is adjacent to Spanaway Creek. The project is also proposing to remove other existing wetland buffer impacts to return those areas to their more natural condition. The project is proposing to serve the site with public sewer utility in lieu of septic. The public sewer system will be extended to and through the site to allow for adjacent parcels to connect to it if they desire. A missing portion of the public water main that was not previously constructed with the Spanaway Loop Road improvements will be constructed as part of this project. Thus, this project is improving and extending the public infrastructure and returning portions of the wetland back to its natural condition. The project itself provides permanent housing -- a real, viable alternative to people experiencing chronic unsheltered homelessness and living on public and private land not meant for human habitation. This housing opportunity will significantly reduce garbage and waste material generated in areas where polluted runoff ultimately discharges to critical areas and aquifers. Based on these facts, affected property values are unlikely to decrease and more likely to stay the same or increase.*

Staff Comment: As currently designed, the shared housing village has the potential for being injurious to abutting property owners to the north given the perceived density relative to the larger single-family lots to the north, and the accompanying impacts of a concentrated population related to lighting, noise, odors, etc. In addition, as currently designed the project would be injurious to the natural environment by eliminating several large stands of Oregon white oak and mature fir trees.

- b. That the granting of the proposed Conditional Use Permit is consistent and compatible with the intent of the goals, objectives and policies of the County's Comprehensive Plan, appropriate Community Plan (provided that, in the event of conflict with the Comprehensive Plan, the Comprehensive Plan prevails), and any implementing regulation.

Applicant Comment: *The proposed development substantially conforms to the Pierce County Comprehensive Plan and the Parkland-Spanaway-Midland Communities Plan. The parcels are zoned Rural Resource and have a land use designation of Moderate Density Single-Family in the adopted Comprehensive and Community Plans. The proposed project is for a shared housing village which is allowed but requires a Conditional Use Permit per Ordinance 2023-5s. In order to provide employment opportunities for the residences and generate additional funding for the village, a 10,000 square foot civic building and a 14,000 square foot agriculture/event space are proposed in addition to the shared housing village. Since these buildings will provide opportunities and resources for the residents of the village, they are in conformance with the shared housing village ordinance and thus in conformance with Comprehensive and Community Plans.*

The Agriculture Building is intended to be a multiuse building and function much like a grange for village. Per 18A.45.030.I.2 the building functions as a community center. The building will also be available for community events, weddings, agricultural packaging, and similar uses. The building will ensure that Tacoma Rescue Mission will be able to create a community similar to what is present at the Community First Village in Austin.

The civic building along the frontage of Spanaway Loop Road will provide an area for micro-enterprise business, job training services, and religious assembly space on the site. The intent of this building is part of the village program to provide These uses are allowed per PCC 18A.45.030.I.2.

These buildings provide will provide jobs for the residents of the village as well as allow Tacoma Rescue Mission to help offset the cost of the Village operating expenses. By allowing these uses onsite it reduces the residents need to commute to another site that would house similar facilities. The buildings have been located in locations to minimize disruption of the surrounding community. Additional buffering along the northern property line adjacent to the agricultural building to the neighbors. These buildings will be designed to match the rural nature of the established character of the surrounding neighborhoods which satisfies CUP finding 1b.

Staff Comment: Refer to staff analysis under PDD Finding No. 1.

- c. That all conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.

Applicant Comment: *The shared housing village will be owned, operated, and maintained by a single entity (Tacoma Rescue Mission). Thus, any conditions will be monitored and enforced by said entity.*

Staff Comment: There is nothing to indicate that conditions cannot be monitored and enforced.

- d. That the proposed use will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties, the vicinity, and the public health, safety, and welfare of the community from such hazard.

Applicant Comment: As shown in the included documents, there is no proposed measures that are not adequately mitigated per Pierce County Code requirements. Additionally, per Ordinance 2023-5s, the shared housing village has additional requirements imposed upon it in this Rural Resource Zone above any other allowed residential uses in this zone in order to protect adjacent critical areas and properties from said village development. These are meeting LID standards of the Pierce County Stormwater Management and Site Development Manual and serving the village with sewer.

Staff Comment: The shared housing village will be served by urban level services, i.e., public water, sanitary sewers and surface water management facilities. In addition, the applicant will be required to provide educational resources to the residents with regard to disposal of illegal drugs and disposal of pet waste.

- e. That the conditional use will be supported by, and not adversely affect, adequate public facilities and services; or that conditions can be imposed to lessen any adverse impacts on such facilities and services.

Applicant Comment: Approval of this project will reduce service requirements from public facilities since it will provide housing and on-site health and welfare services for the County's chronic homeless population.

Staff Comment: The shared housing village will be served by urban level services, i.e., public water, sanitary sewers and surface water management facilities. There is no indication that the residents will place an adverse burden on sheriff resources, emergency services, or the health care system.

- f. That the Level of Service standards for public facilities and services are met in accordance with concurrency management requirements.

Applicant Comment: Approval of this project will reduce service requirements from public facilities since it will provide housing and on-site health and welfare services for the County's chronic homeless population.

Staff Comment: The shared housing village will be served by urban level services, i.e., public water, sanitary sewers and surface water management facilities. The project will be subject to traffic and park impact fees to mitigate any impacts on those areas.

2. **Burden of Proof.** The applicant has the burden of proving that the proposed conditional use meets all of the criteria in PCC 18A.75.030 B.1., Required Findings.
3. **Phasing.** The applicant may elect, or the Hearing Examiner may require, that the development occur in phases. The Hearing Examiner shall establish phasing time limits, and identify the phases in which necessary infrastructure, traffic mitigation, critical areas, or other requirements are completed. A Conditional Use Permit that is required as a result of a violation of the Pierce County Code may not be phased.
4. **Approval.** The Examiner may approve an application for a Conditional Use Permit, approve with additional requirements above those specified in this Title or require modification of the proposal to comply with specified requirements or local conditions.

5. **Denial.** The Examiner shall deny a Conditional Use Permit if the proposal does not meet or cannot be conditioned or modified to meet PCC 18A.75.030 B.1., Required Findings.

Pierce County Development Regulations – Critical Areas-Title 18E

Title 18E Development Regulations – Critical Areas

Chapters:

18E.10 General Provisions.

18E.20 Use and Activity Regulations.

18E.30 Wetlands.

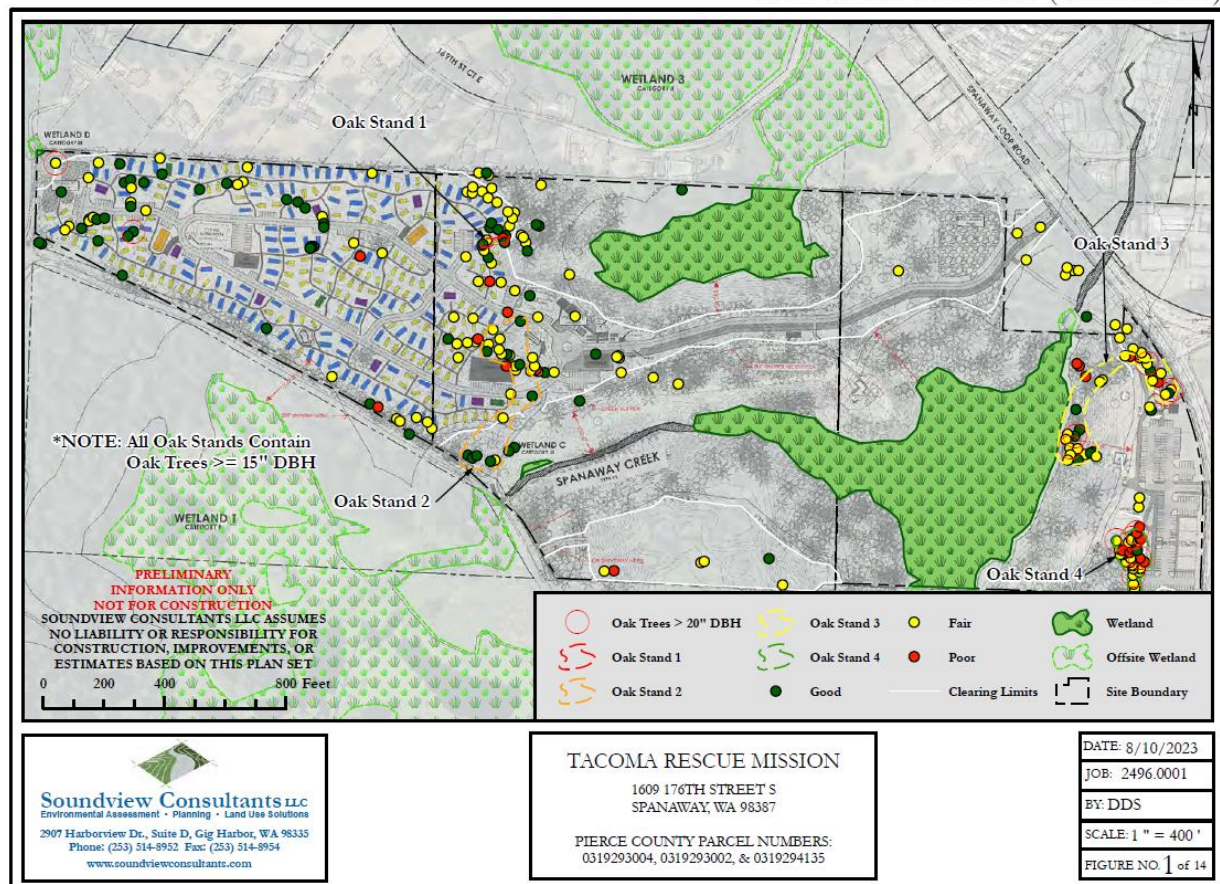
18E.40 Regulated Fish and Wildlife Species and Habitat Conservation Areas.

Staff Comment: Pierce County has now completed the initial review of the 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, both prepared by Soundview Consultants and site plan. The County environmental biologist is in general agreement with the report and has found the plans to meet the requirements of Title 18E Development Regulations - Critical Areas, subject to conditions.

- No wetland filling is proposed. However, if wetland buffers are to be impacted a Non-Compensatory Buffer Mitigation Plan \$1,725 (LGNM) shall be submitted for review and approval.
- On-site Wetlands A, B, and off-site Wetlands 1, & 3 are all rated Category II wetlands. These wetlands normally require a 100-foot buffer. However, with a moderate habitat value and high intensity land use, the buffer is increased to 150-foot and 15-foot building setback.
- On-site Wetland C is a Category IV wetland and requires a 50-foot buffer for a moderate habitat value and high intensity land use. However, in this case the larger 150-foot stream buffer applies for Wetland C.
- Off-site Wetland 2 is rated as a Category III wetland and requires a 150-foot buffer.
- Isolated on-site Wetland D is a Category 3 wetland and is waived from the buffer requirements of Title 18E, per PCC 18E.20.035 C.1. as this wetland is a Category III wetlands less than 2,500 square feet in size and is not contiguous with a freshwater or estuarine system, located within a shoreline jurisdiction, or part of a mosaic wetland complex.
- Two regulated water courses (Spanaway Creek and Coffee Creek) were also identified. Spanaway Creek (Stream Z) and Coffee Creek are both considered Type F1 Waters and require 150-foot buffers and 15-foot building setbacks. Except for the eastern portion where Spanaway Creek leaves Wetland A and flows northeast under Spanaway Loop Road and the western end where Spanaway Creek enters this site before flowing into Wetland A, there are no defined channel for these creeks within Wetland A and the 150-foot wetland buffer applies.
- The report identifies a bald eagle nest in the central portion of the site, approximately 125 feet south of Wetland B. Bald eagles are not listed as endangered, threatened, sensitive, candidate, or priority species by Washington State, nor are they listed as endangered or threatened species by the federal Endangered Species Act (ESA). Bald eagles were completely delisted from the ESA in 2007 and in 2017 were also delisted from the Washington State’s endangered list. It is my understanding that this tree maybe removed. It is the applicant’s responsibility to contact the United States Fish & Wildlife Service (USFWS) for Eagle Permits.

- The tree conservation plan dated August 7, 2023, identifies a total of 239 Oregon white oaks throughout this proposed development. Twenty-four (24) individual significant Oregon white oaks with a diameter at breast height (dbh) of 20 inches or more and four oak stands in which the oaks trees have an average dbh of 15 inches or more regardless of stand size were identified.
- Eighteen of the 24 significant Oregon white oaks are being retained or approximately seventy-five percent. This meets the Standards of 18E.40.040 C.1.b.(1).
- Four Oregon white oak stands (Oak Stands 1 – 4) were identified onsite that are subject to PCC Title 18E.40. Two of the oak stands are located in the central-western portion of the site. Oak Stand 1 contains 4 oaks, with a dbh of 15 inches or greater and Oak Stand 2 contains 9 oaks, with a dbh of 15 inches or greater. There are two more mature stands that are largely located outside of the clearing limits along the eastern portion of the site and that will also be retained. The current site plan enables the retention of 21 of the 21 oaks (≥ 15 -inch dbh) to be retained in Oak Stand 3 located in the central-eastern area. In Oak Stand 4 located in the southeastern portion of the site 18 of 21 oaks (≥ 15 -inch dbh) will be retained. Based on the proposed site plan approximately 39 oaks (71% of ≥ 15 -inch dbh) within the four stands will be preserved; however, conservatively 46 oak trees (84% of ≥ 15 -inch dbh) may be able to be retained. Under both scenarios, more than 50% will be retained, meeting the standards of 18E.40.040 C.1.b.(2). Upon further review, 2 of 4 trees in Oak Stand 1 and 5 of 9 oak trees in Oak Stand 2 can likely be retained. Both scenarios would enable 50% of Oregon white oaks or more within each of these stands to potentially be retained.

OAK TREE EXHIBIT (OVERVIEW)



- In accordance with 18E.40.040 C.2., Protection of Trees During Construction. Oregon white oak trees conserved pursuant to this subsection shall be protected before and during site development and construction through adherence to tree protection requirements.
- In accordance with 18E.10.080 G., a fence (split-rail) shall be installed along the on-site wetland buffer boundaries.
- Under this proposal there is no pedestrian footbridge that will span the OHWM of Spanaway Creek and/or Wetland A and connect the village to the civic building near the intersection of Spanaway Loop Road and SR 704 is proposed. In the future, if this is proposed, separate wetland and fish & wildlife review, approval and mitigation will be required at that time.
- Mitigation for this project shall include the removal of invasive vegetation across this proposal. Invasive vegetation consists mainly of Scotch broom (*Cytisus scoparius*) in the upland area where the project houses will be constructed as well as scattered locations along some of the roads and trails. In addition, European ivy (*Hedera helix/Hedera hibernica*) was evident climbing the trees in some forested upland areas and shall also be removed.
- The stormwater facilities for this development shall be designed to minimize impacts to water quality and quantity, and wetland and buffer habitat. All stormwaters shall be pretreated prior to its release into a natural system (wetland) and all stormwater facilities shall be located outside of wetlands and wetland buffers. A copy of the stormwater plans, and calculations shall be submitted to and reviewed by the Development Engineer in conjunction with the Environmental Biologist for this project.

18E.50 Aquifer Recharge and Wellhead Protection Areas.

Staff Comment: The plat is limited to 35% impervious cover, unless the applicant demonstrates that effective impervious cover does not exceed 10% for each parcel. Landscape management for buffers, parks, and other common areas will need to comply with the standard for integrated pest management and best management practices. The site is within a critical Aquifer Recharge area and requires compliance with Pierce County Code Title 18E.50.

18E.70 Flood Hazard Areas.

Staff Comment: The most current site plan set removes both the vehicular and pedestrian bridges that previously crossed a mapped flood hazard area. As such there are no flood concerns with the current site plan. Future site development plans must show the extent of the mapped X Shaded and A Zone flood hazard areas on the parcels, but it appears that no development is proposed in those areas. Based on review of the provided flood memo and updated conceptual site plan removing both the vehicular and pedestrian bridges from the mapped flood hazard area - a flood study permit is no longer required.

18E.110 Erosion Hazard Areas.

Staff Comment: A preliminary storm drainage report, dated May 2023, prepared by AHBL, Inc. was submitted for review. The report finds that under final developed conditions, stormwater from pollution generating surfaces within the village will be treated using bioretention facilities where each will treat runoff before discharging via infiltration. Within the civic use areas, polluted stormwater will be treated in mechanical treatment structures before discharging via infiltration. Runoff will sheet flow to these facilities over proposed surfaces. Runoff generated from proposed building roofs, landscape, and concrete walks/hardscapes in the village will be allowed to disperse and infiltrate into the underlying soils close to where it is generated. Any runoff that does not infiltrate will make it to the infiltration trench located alongside the southern property line. Non-pollution generating runoff generated within the civic use space will be directed towards underground infiltration trenches. All stormwater facilities located around the site will provide flow control for this project. Development Engineering has reviewed the report and finds it to be acceptable.

A Geotechnical Report and Geological Assessment – Landslide Hazard Geotechnical Letter, dated June 12, 2023, by Migizi Group, Inc. was submitted for review. No apparent active landslides are on the project or within 300 feet. Development Engineering has reviewed the report and finds it to be acceptable.

A Shoreline “Erosion Hazard Assessment”, from a licensed professional, will be required if construction activities are within the 200-foot shoreline buffer; per Title 18E.110.030.B. No work is currently proposed within the shoreline buffer.

Pierce County Development Regulations – Forest Practices – Title 18H

Chapter 18H.10 - General Provisions

Chapter 18H.20 - Forest Practices Approvals

Staff Comment: An approved Class IV-General Forest Practices Application (FPA) will be required for this project in accordance with the State Forest Practices Rules, RCW, 76.09, and Title 18H, Pierce County Development Regulations – Forest Practices. Removing more than 5,000 board feet of merchantable timber from the site will require FPA approval from Pierce County.

Title 18J, Development Regulations – Design Standards and Guidelines

- Site Clearing, 18J.15.020:
 - The entire property is within the Designated Open Space Corridor. The two regulated wetland/wetland buffer areas total approximately 37 acres, which is approximately 43% of the total 86.32-acre site. A minimum of 25% of the 86.32 acres is required to be retained in its native condition. Additional forested areas, outside of the wetland/creek buffers are also proposed to be retained in their native condition.
- Tree Conservation, 18J.15.030:
 - A minimum of 30% of significant trees are required to be retained. The applicant has identified 1,088 significant trees on this site. The applicant has proposed to retain 512 of those trees – 47% of the total number of trees.

- A minimum of 30 tree units per net developable acre are required to be retained or planting, i.e., 2,181 tree units of 72.71 acres. The applicant has identified that the 512 trees to be retained will equal 4,471 tree units. Additional tree units will be provided through perimeter landscape buffers and parking lot landscaping requirements.
- Staff will be recommending that the 126,000 sq. ft. of dense natural forest with many large trees between Spanaway and Coffee Creeks, currently proposed for a community farm, be left largely intact, with the exception of pedestrian access. This will result in retention of more significant and other trees and native habitat than the applicant is currently proposing to retain.
- Landscape Buffers, 18J.15.040:
 - L2 landscape buffers will be required along the Spanaway Loop Road South frontage of the development, except where existing native vegetation remains. This buffer will supersede the street tree requirement of PCC 18J.15.050.
 - A 20-foot wide L3 landscape buffer will be required between the single-family residences to the north of the proposed Agriculture Building and parking lot, from the wetland buffer to Spanaway Loop Road South.
 - The applicant has proposed a 20-foot wide L3 landscape buffer between the housing node and the abutting single-family residences to the north, from the edge of the native vegetation retention area to the western edge of the property. The applicant has proposed to supplement existing native vegetation to obtain the screening requirements of the L3 buffer.
- Recreation, 18J.15.180:
 - A minimum of 108,500 sq. ft. of onsite required recreational space is required for residents. Of that total, 27,125 sq. ft. must be active recreation, with the remaining 81,375 sq. ft. passive recreation or a mix of the two.
 - The applicant is asserting that the residents of this facility will be older and will have endured long term wear and tear on their bodies, often with limited access to health intervention for these conditions. The applicant is proposing active recreational facilities more in common with senior living facilities than the general population. Staff is unaware of any restrictions on younger, more physically able people being residents of this facility.
 - Staff does not believe that the activities taking place in the arts building, the living room building, or the aquaponics/greenhouse building, totaling 12,400 sq. ft., meet the definition of active recreation. Staff also does not believe that the five, 5,000-8,700 sq. ft. lawn areas, totaling 33,600 sq. ft., are large enough individually for typical informal athletic play, without more details being provided. Staff questions the usability of the 38,000 sq. ft. lawn area south of the Civic Building for active recreation given the considerable distance, i.e., approximately 2,700 feet from the housing node to the west. Staff also has reservations over converting 126,000 sq. ft. of dense natural forest with many large trees between Spanaway and Coffee Creeks into a community farm.
 - Staff concurs with designating the western 10,700 sq. ft. community farm and 5,000 sq. ft. central community garden as active recreation.
 - Staff encourages the applicant to propose structured recreational areas, either outside or inside, for the benefit of the residents to make up the remaining 11,425 sq. ft. of required active recreation area.

- Lighting, 18J.15.085:
 - The applicant has provided preliminary plans indicating that direct lighting from the development will not extend beyond the edge of the property but will meet the minimum requirements for lighting of parking and pedestrian areas.
- Stormwater Facilities, 18J.15.170:
 - The applicant is proposing to handle storm drainage through permeable pavement and/or infiltration through biofiltration facilities, which will not trigger the storm water facility design standards of Section 18J.15.170.D.2.a.

Title 18S, Development Regulations – Shorelines

- The portion of Spanaway Lake located on the project site is within the Conservancy Shoreline Environment. The Spanaway Creek connection to the main body of Spanaway Lake to the north is within the Residential Shoreline Environment. The portion of Spanaway Creek from the on-site portion of Spanaway Lake to the JBLM boundary is not within shoreline jurisdiction.
- The applicant's proposal does not include any regulated activities within the 200-foot shoreline jurisdiction from the lake or creek, so no formal shoreline review is required.
- Per PCC 18S.10.030 A.5., the regulated shoreline consists of associated wetlands and floodways and contiguous floodplain areas 200 feet from the associated floodway. While the site is located more than 200 feet from the OHWM of Spanaway Lake, Wetland A is hydrologically connected to the lake by Spanaway Creek and located within the contiguous 100-year floodplain. According to the PCC 18S.70 – Appendix E and available shoreline mapping for the County, Spanaway Lake, and wetlands south of Spanaway Loop Road, specifically Wetland A, are regulated as a shoreline. Staff agrees that the shoreline management zone extends 200 feet from the Wetland A boundary (which also represents the Ordinary High-Water Mark OHWM). Wetland A is within the Conservancy and Residential Shoreline Environmental Designation (SED). The Conservancy SED is subject to a standard 100-foot buffer and Residential SED is subject to a standard 75-foot buffer per PCC 18S.30.030 E.2. Staff agrees that both SED buffers are entirely encompassed within the wetland and stream buffers for Wetland A and Spanaway Creek.

Regulatory Requirements

SEPA:

1. The SEPA mitigating measures set forth in the Mitigated Determination of Nonsignificance issued by the Pierce County Responsible Official on November 16, 2023, are hereby made conditions of approval as set forth hereinafter. Provided, however, that said mitigating conditions are not subject to change by the major amendment process but must be changed by the Responsible Official through the SEPA process.

Planning:

2. A final development plan shall be submitted within two years of the effective date of this decision, unless a one-year extension is approved by the Hearing Examiner. Site development permits and building permits for the first phase shall be submitted for review within one year of the approval of the final development plan. Applications for construction permits for all phases shall be submitted within five years of the final development plan approval.

Recommended Conditions of Approval

If the subject request is approved, the following conditions of approval are recommended:

Planning:

3. All required landscaping shall be installed prior to final approval of the first building permit in a phase unless performance bonds or other appropriate security are approved by the County. Acceptance of performance bonds or other security in place of installation shall be at the discretion of the County based on the scale of the project, phasing, etc. The Department shall be contacted to perform an Accessory Element Inspection of installed landscaping, irrigation, and retained vegetation. There is an additional fee for an Accessory Element Inspection.
4. Prior to issuance of an early clear and grade permit or commercial site development permit, a final development plan shall be submitted to Planning and Public Works for review and approval. The final development plan shall include but is not limited to site design, grading, landscape plans, lighting plans, signage plans, recreation plans, and architectural plans.
5. The final development plan shall retain all integrated stands of Oregon white oak trees and individual Oregon white oak trees 8-inch DBH or greater, located outside of regulated buffers.
6. The final development plan shall use grading techniques designed to maintain health of trees to be retained, create tight neighborhood clusters of dwelling units and sleeping units, and concentrate access lanes and parking areas away from natural areas that are to remain.
7. The final development plan shall include detail on the architectural concept to be used in the design of buildings in the village or the purchase of park model RVs to ensure there is unity to the architectural design of the village and that it have a character reflective of the low-density residential community it is located in.
8. The final development plan shall eliminate reference to a community farm in the south-central portion of the site in lieu of retention of the mature second growth forest. All-weather trails may be installed in this area so long as they do not interfere with the health of the trees.
9. The final development plan could relocate the community farm to the open field along Spanaway Loop Road South that was historically used for agricultural purposes.
10. An L2 landscape buffer will be required along the Spanaway Loop Road South frontage of the development, except where existing native vegetation remains. This buffer will supersede the street tree requirement of PCC 18J.15.050.
11. A 20-foot wide L3 landscape buffer will be required between the single-family residences to the north of the proposed Agriculture Building and parking lot, from the wetland buffer to Spanaway Loop Road South.
12. A solid board fence shall be installed along the northern boundary of the property, outside of the wetland buffer.

13. A 20-foot wide L3 landscape buffer between the housing node and the abutting single-family residences to the north will be required, from the edge of the wetland buffer to the western edge of the property. The applicant will supplement existing native vegetation to obtain the screening requirements of the L3 buffer.
14. The recreation plans shall provide a minimum of 108,500 sq. ft. of onsite required recreational space is required for residents. Of that total, 27,125 sq. ft. must be active recreation, with the remaining 81,375 sq. ft. passive recreation or a mix of the two. The western 10,700 sq. ft. community farm and 5,000 sq. ft. central community garden may be identified as active recreation. Structured recreational areas, either outside or inside of buildings, for the benefit of the residents is required to make up the remaining 11,425 sq. ft. of required active recreation area.
15. The Lighting Plan shall comply with the requirements of PCC 18J.15.085.
16. On site parking shall be limited to the following number of parking spaces:

Non-Residential Parking:

Administration Building:	16
Village Commons Building:	13
Market Building:	3
Art Building:	3
Aquaponics Building:	3
<u>Tour Parking:</u>	<u>12</u>
	50 parking spaces

Residential Parking:

4 Volunteer/Staff Units	8
96 Sleeping Units:	32 to 48
<u>189 Park Models:</u>	<u>63 to 95</u>
	95 to 151 parking spaces

17. No additional non-resident parking shall be provided on the final development plan unless the applicant can show that that amount of parking is needed on a daily basis by volunteers.
18. The applicant shall be responsible for applying for any subsequent SEPA and/or shoreline review required for the installation of the off-site gravity sewer main construction depending on specifics of the construction design proposed.
19. No plants known to be invasive shall be allowed to be grown in the community gardens.
20. An education plan shall be produced to educate residents about responsible pet ownership and how to dispose of animal waste properly. This will include signage to be posted in communal areas and educational material reviewed with each tenant prior to occupancy.
21. The final development plan shall indicate where pet waste is to be disposed of.
22. No sleeping unit building or park model RV shall be used for a commercial occupancy for micro-enterprises without complying with the International Building Code.

23. The applicant shall comply with the Pierce County Inadvertent Archaeological and Historic Resources Discovery Plan (included as an Appendix to this staff report), in the event that any ground-disturbing or other project related activities associated with this development, or any future development of this site, uncover protected cultural materials (e.g., bones, shell, antler, horn or stone tools). The Pierce County Inadvertent Archaeological and Historic Resources Discovery Plan may also be found at <https://www.co.pierce.wa.us/907/Master-Document-List>.

Development Engineering:

24. A storm drainage plan must be submitted to the Development Engineering Section as part of the site development plans. The drainage plans shall be in accordance with current Stormwater and Site Development Regulations Ordinance in effect at the time of Site Development application and Title 17A, Construction and Infrastructure Regulations – Site Development and Stormwater Drainage.
25. The site is within a critical Aquifer Recharge area and requires compliance with Pierce County Code Title 18E.50.
26. A Shoreline “Erosion Hazard Assessment”, from a licensed professional, will be required if construction activities are within the 200-foot shoreline buffer; per Pierce County Code Title 18E.110.030.B. No work is currently proposed within the shoreline buffer.
27. Any requirements regarding traffic or frontage improvements shall conform to Ordinance 2022-7S, Title 17B, Construction and Infrastructure Regulation – Road and Bridge Design and Construction Standards.
28. The subject property is located within the Pierce County Sewer Service area and is within the Comprehensive Urban Growth Area (CUGA) and shall be required to connect to Public Sewer.
29. All on-site and off-site sanitary sewer improvements required by the County to provide sanitary sewer service for this development shall be designed and constructed at the applicant’s expense and must conform to the latest revision of the Pierce County Code Title 13 Sewer Code, the Pierce County Sanitary Sewer Standard Plans, Checklists and Specifications, the Pierce County Sanitary Sewer Standard Details Manual, the Pierce County General Sewerage Plan, and the Pierce County Sewer Division’s comprehensive sewerage strategies as defined by the Pierce County Wastewater Utility Manager.
30. The applicant proposes to connect the subject development to the Pierce County public sanitary sewer system. The point of sewer connection is to the existing sanitary sewer manhole SSMH #11673 located approximately 280 feet north of the intersection of 174th Street South and 10th Avenue South.

Floodplain Services:

31. The most current site plan set removes both the vehicular and pedestrian bridges that previously crossed a mapped flood hazard area. As such there are no flood concerns with the current proposal. Future site development plans must show the extent of the mapped X Shaded and A Zone flood hazard areas on the parcels, but it appears that no development is proposed in those areas.

Resource Management:

32. Prior to Final Wetland Area Approval being issued, identify the boundaries of the critical areas and buffers in accordance with Section 18E.10.080 G. of Title 18E, Development Regulations-Critical Areas.

Section 18E.10.080 G.1. states: *"The Department may require the outer edge of the critical area boundaries or, if applicable, required buffer boundaries on the site to be flagged by a qualified professional.... These boundaries shall then be identified with permanent markers and located by a licensed surveyor, unless otherwise stated in this Title."*

Section 18E.10.080 G.3. states: *"The Department may require permanent signage to be installed at the edge of the critical area or, if applicable, the edge of the required buffer. Exact sign locations, wording, size, and design specifications shall be established by the Department."*

The permanent markers are required to be installed by a licensed surveyor. The required signage shall be clearly visible, durable, and permanently affixed to the ground. The markers and signs are to be installed on the outer edge of the critical area or buffer so that they mark the boundary between the critical area or buffer and the developed portion of the site. The signs shall face away from the critical area and must be placed on posts installed securely in the ground. Posts can be metal or wood. If wood posts are used, they must be treated and no less than 2" x 2" in size. Posts must extend a minimum of three feet above ground and be sunk at least two feet below ground. Additional sign requirements, such as installation upon fencing instead of posts, may be applied at the discretion of the County Biologist. Signs must be located visibly and are to be placed every 50 feet, or sufficiently close to each other to allow observation of successive signs. The signs shall state, "Wetland Buffer Boundary" (see enclosed Wetland Buffer Boundary Sign Standards).

33. The following Wetlands and Fish & Wildlife Section Notes shall be placed on the face of the PDD site plans:

Notice: "The wetland boundaries were delineated by Soundview Consultants."

Notice: "This site lies within a Wetland and Regulated Fish and Wildlife Species and Habitat Conservation Areas, as defined within Title 18E Pierce County Code. Restrictions on use or alteration of the site may exist due to natural conditions of the site and resulting regulations."

Notice: "The Wetland and Regulated Fish and Wildlife Species and Habitat Conservation Area Approval for this Commercial Development was recorded at the Pierce County Auditor's office on _____ (date), recording number _____."

34. Mitigation for this project shall include the removal of invasive vegetation across this proposal. Invasive vegetation consists mainly Scotch broom (*Cytisus scoparius*) in the upland area where the project houses will be constructed as well as scattered locations along some of the roads and trails. In addition, European ivy (*Hedera helix*/*Hedera hibernica*) was evident climbing the trees in some forested upland areas and shall also be removed.
35. If wetland buffers are to be impacted a Non-Compensatory Buffer Mitigation Plan \$1,725 (LGNM) shall be submitted for review and approval.

36. Prior to me issuing the Final Wetland and Regulated Fish and Wildlife Species and Habitat Conservation Area Approval documents, please provide me with a reduced copy of the site plan that meets the Pierce County Auditor's Office recording requirements. More than one page maybe necessary. Please review the recording requirements carefully. This will be utilized in the Final and Wetland and Regulated Fish and Wildlife Species and Habitat Conservation Area Approval documents as the site plan(s).
37. The stormwater facilities for this development shall be designed to minimize impacts to water quality and quantity, and wetland and buffer habitat. All stormwaters shall be pretreated prior to its release into a natural system (wetland) and all stormwater facilities shall be located outside of wetlands and wetland buffers. A copy of the stormwater plans, and calculations shall be submitted to and reviewed by the Development Engineer in conjunction with the Environmental Biologist for this project.
38. Once the signs and fencing are installed, the applicant/agent shall provide a Declaration of Posting for the signs and some photographs of the fencing and signage.
39. Please be advised that other County departments may have additional requirements associated with your project. It is the applicant's responsibility to research and comply with all other local, state, and federal regulations and obtain relevant permits.

Fire Prevention Bureau (FPB):

40. A separate Fire permit is required for hydrant and main installation. This shall be submitted prior to building permit approval and installed and final approved prior to combustible construction. Submit PRELIMINARY drawings for review prior to full engineering: <https://www.piercecountywa.gov/984/Fire-Permits>.
41. All other review comments will be reviewed during site development review and or building permit review.
42. All dwellings or sleeping units require a NFPA 13d fire sprinkler system. Other buildings may require fire sprinklers based on the fire flow, occupancy and occupant loads.
43. Sprinklers require a separate Fire permit. Submit to <https://www.piercecountywa.gov/984/Fire-Permits>.

Cartography:

44. Road names shall be shown on site development drawings for the access lanes within the development prior to site development plan approval.

Bethel School District:

45. Prior to issuance of the first residential building permit, a covenant shall be recorded against the property stating:

No occupant of the Pierce County Village shall be under the age of 21 to ensure that no school-age children will occupy any residence on the property without payment of impact fees. This exclusion ceases if the housing is later converted to permanent use for single-family residence not subject to such restrictions. The property owner shall notify Planning and Public Works in advance of any change to the age restrictions of this covenant so that appropriate school impact fees can be assessed.

Tacoma-Pierce County Health Department:

46. Proposal is to connect to sanitary sewer. Any existing septic system serving home on parcel 0319294135 must be properly decommissioned via Health application and fee in conjunction with connection to sanitary sewer. No Health records of location.
47. The existing well decommissioning process shall be completed prior to site development permit approval.

Washington State Department of Ecology:

48. This property is within a quarter mile of a known or suspected contaminated site. The site is Dennis & Karen Roose, Facility Site Identification (FSID) # 92789, 17114 Spanaway Loop Road South. If contamination is suspected, discovered, or occurs during construction of the proposed shared housing village, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by sampling, the Department of Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Diana Ison with the Toxics Cleanup Program at the Southwest Regional Office at (360) 999-9593.
49. The applicant proposes to demolish an existing structure(s). In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present are removed prior to demolition. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is also safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials. Please review the "Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes," on Ecology's website at: Construction & Demolition Guidance. All removed debris resulting from this project must be disposed of at an approved site. All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. Contact the local jurisdictional health department for proper management of these materials.
50. If contamination is discovered or occurs during demolition, site preparation, or construction of the shared housing village, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, the Department of Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Sandy Smith with the Toxics Cleanup Program at the Southwest Regional Office at (360) 999-9588.

Washington Department of Fish and Wildlife

51. Please consider the value of individual Oregon white oaks, as well as small and large oak stands, on the landscape. Small stands, large stands, and individual Oregon white oak trees near each other provide an entire suite of ecological functions and valuable opportunities for wildlife movement through the environment at a landscape scale. Additionally, these oaks also provide important roosting, nesting, and feeding habitat for resident and migratory birds on smaller scales, regardless of their age or current condition. Allowing these trees to continue to grow and mature to a large size will support development of physical features like cavities that are important for a variety of wildlife and wildlife migration corridors. For the reasons above, WDFW requests that the development plan for this property include the preservation of as many Oregon white oak trees as possible, particularly large mature trees, and that preservation not be limited to trees located within or adjacent to the wetlands and associated buffers that are required to be preserved under County code.

Washington Department of Archeology and Historic Preservation

52. Historical period archaeological site 45PI00932 shall be avoided by the project. The site shall be physically marked as an exclusion area on the ground prior to any ground disturbance so that it is not accidentally impacted by the project. The project proponent should work with their archaeological consultant to verify the site will be avoided. The remainder of the project shall follow a standard Inadvertent Discovery Plan.

List of Exhibits Provided to Pierce County Hearing Examiner:

Please note: the Staff Report, Exhibit List, and complete set of exhibits may be found at this link:
<https://piercecounty.imagerelay.com/fl/17239f7bc5d347ea82a7cc242a7db16d>

Pierce County Village PDD-CP SR-RJ.docx



Appendix

Inadvertent Archaeological and Historic Resources Discovery Plan

In the event that any ground-disturbing activities or other project activities related to this development, or in any future development, uncover protected cultural material (e.g., bones, shell, antler, horn or stone tools), the following actions will be taken:

1. When an unanticipated discovery of protected cultural material (see definitions below) occurs, the property owner or contractor will completely secure the location and contact:
 - a. The property owner and/or project manager;
 - b. A professional archaeologist;
 - c. Pierce County Planning & Public Works Department (253-798-7037);
 - d. The Department of Archaeology and Historic Preservation (DAHP) (Stephanie Jolivette, State Archeologist, 360-586-3088, 360-628-2755 cell);
 - d. The Puyallup Tribe (Brandon Reynon, Cultural Regulatory Specialist, 253-573-7986, 360-384-2298);
 - e. The Squaxin Island Tribe (Rhonda Foster, THPO, 360-432-3850, Stephenie Neil, Archaeologist, 360-432-3998);
 - f. The Nisqually Tribe (Brad Beach, Cultural Resources, 360-456-5221, ext. 2180) and
 - g. The Muckleshoot Tribe (Laura Murphy, Archaeologist, 253-876-3272).
2. If the discovery is human remains, the property owner or contractor will stop work in and adjacent to the discovery, completely secure the work area by moving the land-altering equipment to a reasonable distance, and will immediately contact:
 - a. The property owner;
 - b. The Pierce County Sheriff's Department (253-798-4721); and
 - c. The Pierce County Chief Medical Examiner, Karen Cline-Parhamovich, DO (253-798-6494) to determine if the remains are forensic in nature.
 - d. If the remains are not forensic in nature the Department of Archaeology and Historic Preservation (DAHP) Guy Tasa, State Physical Anthropologist, 360-586-3534; will take the lead on determining the appropriate method of treatment for the remains and will consult with the affected tribes.
3. Cultural material that may be protected by law could include but is not limited to:
 - a. Buried layers of black soil with layers of shell, charcoal, and fish and mammal bones (Figure1);
 - b. Non-natural sediment or stone deposits that may be related to activity areas of people;
 - c. Stone, bone, shell, horn, or antler tools that may include projectile points (arrowheads), scrapers, cutting tools, wood working wedges or axes, and grinding stones (Figures 2 and 3);
 - d. Stone tools or stone flakes (Figures 2 and 3);
 - e. Buried cobbles that may indicate a hearth feature (Figure 4);
 - f. Old ceramic pieces, metal pieces, tools and bottles (Figures 5 and 6); and
 - g. Perennially damp areas may have preservation conditions that allow for remnants of wood and other plant fibers; in these locations there may be remains including: Fragments of basketry, weaving, wood tools, or carved pieces; and Human remains.
4. Compliance with all applicable laws pertaining to Archaeological Resources (RCW 27.53, 27.44 and WAC 25-48) and with human remains (RCW 68.50) is required. Failure to comply with these requirements could result in a misdemeanor and possible civil penalties and constitute a class C felony.

Figure 1: Shell midden



Figure 2: Example of stone tools



Figure 3: Example of stone flake



Figure 4: Example of hearth (oven) feature



Figure 5: Example of historic artifacts from debris scatter



Figure 6: Example of bottle from historic debris dump

