

1 Sponsored by: Councilmember Dave Morell
2 Requested by: County Executive/Planning and Public Works

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10 **ORDINANCE NO. 2023-5s**
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15 **An Ordinance of the Pierce County Council Allowing for Shared Housing**
16 **Villages in the Residential Resource Zone of the Parkland-**
17 **Spanaway-Midland Communities Plan Area of**
18 **Unincorporated Pierce County by Amending Title 18A of the**
19 **Pierce County Code, "Development Regulations – Zoning";**
20 **Adopting Findings of Fact; and Setting an Effective Date.**
21

22 **Whereas**, addressing homelessness in Pierce County is an urgent priority,
23 necessitating both short- and long-term strategies; and
24

25 **Whereas**, in 2021, the Washington State Growth Management Act was amended
26 through House Bill (HB) 1220 requiring communities to plan for housing for all income
27 levels. This legislation included several requirements including, but not limited to,
28 allowances for transitional and permanent supportive housing in residential areas and
29 removal of Code barriers that prevent low- and moderate-income housing; and
30

31 **Whereas**, the Pierce County Council approved Resolution No. R2022-22s,
32 Comprehensive Plan to End Homelessness, and directed funding and resources toward
33 implementation and long-term policies to end homelessness; and
34

35 **Whereas**, the Pierce County Council approved Resolution No. R2022-162s,
36 Housing Action Plan, which provided a countywide assessment of needed housing units
37 based on 0-120 percent Area Median Income (AMI) through the year 2044. A total of
38 33,045 units for 0-30 percent AMI (extremely low income) are the greatest need for
39 housing in both incorporated and unincorporated areas; and
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1 **Whereas**, on October 4, 2022, the Pierce County Council adopted Ordinance
2 No. 2022-49s, which created Shared Housing Villages as a new housing type and
3 authorized Shared Housing Villages in many zones within several community plan
4 areas of unincorporated Pierce County. Consistent with the County's public participation
5 program and State Environmental Policy Act (SEPA) review procedures, this Ordinance
6 also established general provisions, definitions and density of sleeping units for shared
7 housing villages; and

8
9 **Whereas**, shared housing villages are a type of housing that is affordable to
10 people with extremely low incomes designed in a campus-like setting with shared
11 community facilities; and

12
13 **Whereas**, on November 21, 2022, the Planning and Public Works Department
14 (PPW) launched an informational website on a proposal to amend Chapter 18A.28 of
15 the Pierce County Code (PCC), "Parkland-Spanaway-Midland Use Table," to allow
16 Shared Housing Villages in the Residential Resource (RR) zone of the Parkland-
17 Spanaway-Midland Community Plan area; and

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19 **Whereas**, on December 8-20, 2022, PPW hosted an online open house to solicit
20 public feedback on the Parkland-Spanaway-Midland proposed Code amendment; and

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22 **Whereas**, the Responsible Official conducted an environmental review of the
23 proposed amendments and issued a Determination of Nonsignificance (DNS) on
24 December 6, 2022, in accordance with SEPA; and

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26 **Whereas**, the Planning Commission held a public meeting on December 13,
27 2022, to review the proposal, and a public hearing on January 3, 2023, to receive public
28 testimony; and

29
30 **Whereas**, over 60 written public comments were received during the public
31 engagement period; and

32
33 **Whereas**, the Planning Commission deliberated and made their final
34 recommendation on January 10, 2023. The Planning Commission recommended
35 approval of the Parkland-Spanaway-Midland Code amendment, but expanded that
36 same allowance to other community plan areas within the RR zone; and

37
38 **Whereas**, PPW completed additional policy consistency review of applicable
39 community plan policies for the Frederickson, Mid-County, and South Hill Community
40 Plans; and

41
42 **Whereas**, the Responsible Official reviewed the Planning Commission's
43 recommendation and issued a Revised SEPA DNS on January 30, 2023; and



1 **Whereas**, the proposed Code amendments are consistent with and implement
2 the Pierce County Comprehensive Plan, Pierce County Countywide Planning Policies,
3 Puget Sound Regional Council Vision 2050 multi-county planning policies, and the
4 Growth Management Act; and

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6 **Whereas**, on March 6, 2023, the Pierce County Council Community
7 Development Committee reviewed the proposed amendments to the Code in a public
8 hearing; and

9
10 **Whereas**, on March 6, 2023, the Pierce County Council Community
11 Development Committee made final recommendations to the Pierce County Council in a
12 public hearing and restrict shared housing villages within the Residential Resource zone
13 to the Parkland, Spanaway, Midland Community Plan area only; and

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15 **Whereas**, the Pierce County Council has determined that amending the Code is
16 necessary to protect the public health, safety, and welfare, and protect the public
17 interest; and

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19 **Whereas**, the Pierce County Council finds that it is in the public interest to adopt
20 the amendments set forth; **Now Therefore**,

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22 **BE IT ORDAINED by the Council of Pierce County:**

23
24 Section 1. Title 18A of the Pierce County Code, "Development Regulations –
25 Zoning," is hereby amended as shown in Exhibit A, which is attached hereto and
26 incorporated herein by reference.

27
28 Section 2. Findings of Fact are hereby adopted as shown in Exhibit B, which is
29 attached hereto and incorporated herein by reference.

30
31 Section 3. The Pierce County Council recognizes that formatting, numbering,
32 and citation modifications to Exhibit A may be necessary as a result of amendments
33 made during the legislative process. To this extent, the Clerk to the Council is hereby
34 authorized to modify Exhibit A prior to final printing so that the Council's amendments
35 are accurately reflected throughout the document and formatting, numbering, and
36 citations are correctly shown.

37
38 Section 4. If any provisions of this Ordinance or the amendments to the Pierce
39 County Code are found to be illegal, invalid, or unenforceable, the remaining provisions
40 of this Ordinance shall remain in full force and effect.



1 Section 5. The effective date of this Ordinance shall be May 1, 2023.
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4 PASSED this 21st day of March, 2023.
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6 ATTEST:

PIERCE COUNTY COUNCIL
Pierce County, Washington

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10 Denise D. Johnson
11 **Denise D. Johnson**
12 Clerk to the Council

Ryan N. Mello
13 **Ryan N. Mello**
14 Council Chair

15
16 Bruce F. Dammeier
17 **Bruce F. Dammeier**
18 Pierce County Executive
19 Approved Vetoed _____, this
20 3rd day of April,
21 2023.

22 Date of Publication of
23 Notice of Public Hearing: February 22, 2023

24
25 Effective Date of Ordinance: May 1, 2023
26



Only those portions of Title 18A that are proposed to be amended or necessary for context are shown. Remainder of text, maps, and/or figures is unchanged.

Title 18A

DEVELOPMENT REGULATIONS – ZONING

Chapter 18A.15

DENSITY, SETBACKS, AND LOT DIMENSION

18A.15.020 Residential Density.

A. Allowable Dwelling Units – Calculating Density.

- 8. For the Shared Housing Use Type, sleeping units which are 300 square feet or less in size lack private provisions for cooking, eating, or sanitation 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. Living accommodations providing up to four sleeping units which include a kitchenette, sink, toilet, or shower shall not qualify for this residential density exception and shall be considered one dwelling unit. Living accommodations providing five or more sleeping units that include a kitchenette, sink, toilet, or shower shall count every four sleeping units as one dwelling unit for density calculation purposes.



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		
OTHER URBAN ZONE CLASSIFICATIONS	NOTES						
MPC Master Planned Community, see PCC 18A.10.080.E.	P	Permitted.					
EBPC Employment Based Planned Community, see PCC 18A.10.080.E.	C	Requires Conditional Use Permit.					
AIR Airport Overlay, see PCC 18A.10.100.	A	Requires Administrative Use Permit.					
MRO Mineral Resource Overlay, see PCC 18A.10.100.E.	*	Allowed only as a component of a mixed use development and shall not be permitted as a stand-alone use.					
	Number	Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.					
	PL	Priority Location Criteria, see PCC 18J.15.270.					



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Chapter 18A.45

SHARED HOUSING VILLAGES

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 exclusively 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. Living accommodations providing up to four sleeping units which include a kitchenette, sink, toilet, or shower shall not qualify for this residential density exception and shall be considered one dwelling unit. Living accommodations providing five or more sleeping units that include a kitchenette, sink, toilet, or shower shall count every four sleeping units as one dwelling unit for density calculation purposes.
- J. *Village Ownership and Administration.*
 - 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.



The Pierce County Council finds that:

1. The Washington State Growth Management Act was amended through House Bill (HB) 1220 requiring communities to plan for housing for all income levels. This legislation included several requirements including, but not limited to, allowances for transitional and permanent supportive housing in residential areas and removal of Pierce County Code (PCC) barriers that prevent low- and moderate-income housing.
2. The Pierce County Council approved Resolution No. R2022-22s, Comprehensive Plan to End Homelessness, which directed funding and resources toward implementation and long-term policies to end homelessness.
3. The Pierce County Council approved Resolution No. R2022-162s, Housing Action Plan, which provided a countywide assessment of needed housing units based on 0-120 percent Area Median Income (AMI) through the year 2044. A total of 33,045 units for 0-30 percent AMI (extremely low income) are the greatest need for housing in both incorporated and unincorporated areas.
4. On October 4, 2022, the Pierce County Council adopted Ordinance No. 2022-49s which established Shared Housing Villages as a new housing type throughout the urban area. This Ordinance included definitions, general provisions, as well as parking and density standards for sleeping units as part of Shared Housing Villages. Ordinance No. 2022-49s authorized shared housing villages in many zones within several community plan areas of unincorporated Pierce County.
5. Shared housing arrangement, where communal spaces such as kitchens or restrooms are shared among residents, can be affordable for those who have extremely low incomes.
6. Prior to Pierce County Council adoption, Ordinance No. 2022-49s completed a public engagement process consistent with the County's public participation plan, State Environmental Policy Act (SEPA) review, and recommendation with the Pierce County Planning Commission.
7. On November 21, 2022, the Planning and Public Works (PPW) Department launched an informational website on a proposal to amend Chapter 18A.28 of the Pierce County Code (PCC), "Parkland-Spanaway-Midland Use Table", to allow Shared Housing Villages in the Residential Resource (RR) zone of the Parkland-Spanaway-Midland Community Plan area.
8. On December 8-20, 2022, PPW hosted an online open house to solicit public feedback on the Parkland-Spanaway-Midland proposed Code amendment.



- 1 9. On December 5, 2022, PPW submitted a Notice of Intent to Adopt to the
2 Washington State Department of Commerce. The 60-day comment and review
3 period concluded February 3, 2023.
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- 5 10. A Determination of Nonsignificance (DNS) was issued on December 6, 2022, in
6 accordance with procedures set forth in SEPA. The associated comment period
7 concluded on December 20, 2022.
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- 9 11. The Pierce County Planning Commission (Planning Commission) held a public
10 meeting on December 13, 2022, to review the proposals, and a public hearing on
11 January 3, 2023, to receive public testimony. Notice of the Planning Commission
12 public meeting and public hearing were published in *The News Tribune* on
13 November 29, 2022, and December 20, 2022. Several members of the public
14 testified at the hearing.
15
- 16 12. Over 60 written public comments were received during the public engagement
17 period and as part of the Planning Commission process.
18
- 19 13. The Planning Commission deliberated and made their final recommendation on
20 January 10, 2023. The Planning Commission recommended approval of the
21 Parkland-Spanaway-Midland Code amendment but expanded that same allowance
22 to other community plan areas within the RR zone.
23
- 24 14. PPW completed additional policy consistency review of applicable community plan
25 policies for the Frederickson, Mid-County and South Hill Community Plans.
26
- 27 15. The Responsible Official reviewed the Planning Commission's recommendation
28 and issued a Revised SEPA DNS on January 30, 2023.
29
- 30 16. The County conducted public outreach consistent with the published public
31 participation plan.
32
- 33 17. Shared Housing Villages located in the Residential Resource zone in the Parkland,
34 Spanaway, Midland Community Plan area should be subject to a Conditional Use
35 Permit process. Shared Housing Villages should not be permitted in Residential
36 Resource zones in other Community Plan areas.
37
- 38 18. Sleeping units in Shared Housing Developments that are 300 square feet or less in
39 size and do not qualify as an independent dwelling unit shall be eligible for a
40 residential density exception. Eligible sleeping units shall be equivalent to 0.25
41 dwelling units for purposes of calculating density.
42
- 43 19. The proposed amendments are consistent with and implement the Pierce County
44 Comprehensive Plan, Pierce County Countywide Planning Policies, Puget Sound
45 Regional Council Vision 2050 multi-county planning policies, and the Growth
46 Management Act.
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