

ENHANCED SERVICES FACILITIES AND GROUP HOMES

Proposed Development Regulations

Land Use Advisory Commission(s) Meeting

Background

- Enhanced Services Facility (ESF)
 - Living accommodations, treatment, supervision, meals, care, counseling
 - Up to 16 beds
 - Adults with behavioral health disorder or cognitive impairment requiring daily medical care or assistance
 - Discharged from mental hospital or psychiatric unit
 - Serious challenging behaviors; *potentially* posing a danger
- Interest from health service providers
- Moratorium on ESFs until October 3, 2020 (Ord. 2020-32 and 2019-75)



Requirements

- Must allow group homes and licensed/certified mental health care facilities.

Growth Management Act

- Cannot treat residential structures for disabled individuals differently than single-family homes.

Federal Fair Housing Act and Washington Housing Protection Act

- *Unless* individuals pose a direct threat and a significant risk to others



Residential Care Facilities (code clean-up)

- Multi-unit or multi-bed facility providing care and living accommodations
- New use to include ESFs (a new use type)
- Moved assisted living, nursing homes, memory care to new use
- Other non-substantive technical changes
- Regulations for other use types would not be changed*



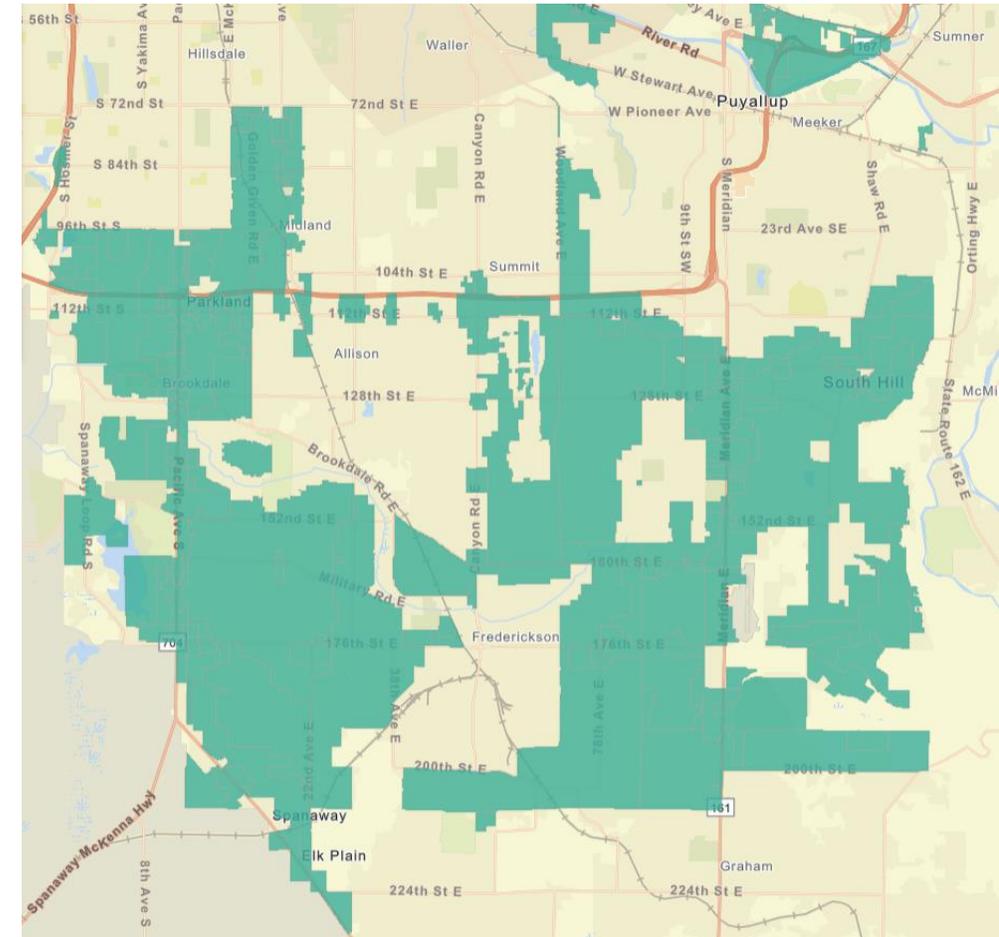
Enhanced Services Facilities – General Regulations



- Perimeter landscape buffers (18J.15.040)
- Parking minimums (18A.35)
- Residential design (18J.15.185)
- Definitions (18A.33, 18.25.030)
- Other technical changes
- Zoning in 9 Community Plan areas, Non-CP areas

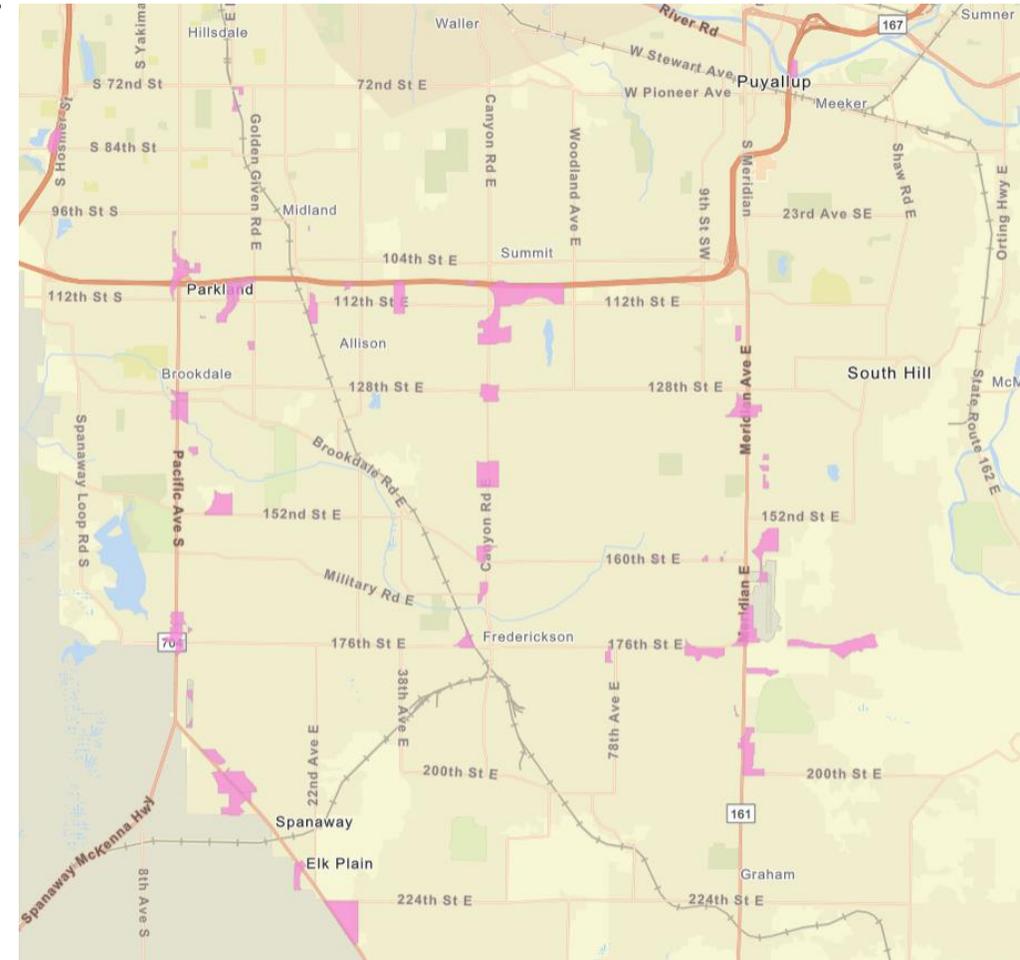
Enhanced Services Facilities – Zoning

- **Level 3:** 0-6 beds, no residents that pose risk or threat
 - Urban single-family residential zones: permitted
 - Urban multi-family residential zones: permitted
 - Urban commercial and mixed-use zones: permitted



Enhanced Services Facilities – Zoning

- **Level 5:** 0-16 beds, residents may pose risk or threat
 - Urban commercial and mixed-use zones:
conditionally permitted
 - 1,000-foot separation from sensitive uses:
 - Schools
 - Playgrounds and Parks
 - Recreation centers
 - Childcare centers
 - Transit centers
 - Libraries
 - Religious assemblies
 - Other Level 5 ESFs



ESF-Specific Regulations (18A.44)

- Security and safety standards
- Operational standards
- Permitting requirements



Group Homes



- Clarify Group Homes Use (18A.33)
- Living accommodations for a household of 7 or more people
- Help with activities of daily living
- On-site care and support
- Examples and technical changes
- No changes to zoning

Outreach Efforts – July 1 kickoff

- Industry notice, news release, interested parties, specific stakeholders, newspaper meeting notices (2000+ emails)
- [Website](#) (181 visitors in 7 days)
- [Online open house](#) (114 hits in 7 days)
- FAQ
- Public comment/question forms (18 in 7 days)
- Email subscribe
- Planning Commission Hearing July 28

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Enhanced Services Facilities and Group Homes



We want your opinion!

The County is experiencing more interest from health service providers for locating new and emerging types of group homes, as well as mental health facilities called Enhanced Services Facilities ([RCW 70.97](#)). These places provide a combination of housing and daily care for residents. Enhanced Services Facilities may include residents with mental disabilities who pose a danger to themselves or others.

The County Council established a temporary moratorium on locating Enhanced Services Facilities while appropriate regulations are developed in consultation with the community and stakeholders.

We want your help in planning for Enhanced Services Facilities and Group Homes. Please visit the online open house using the button below, then send us your comments and questions. Feedback from you and the community will be important in shaping this effort, and every comment will be provided to the Pierce County Planning Commission and Pierce County Council for consideration in making their decision.

[Visit the Online Open House](#)



QUESTIONS?

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