

Initial Project Review

Conditional Use Permit: Prosperity Wellness Center

Application Number: 942191
Parcel Number: 0319014150

Mid-County Advisory Commission (MCAC) Public Meeting: October 13, 2020, at 6:30 p.m. Due to COVID-19 restrictions, this meeting will be held virtually. To participate, visit www.Zoom.com and click “Join a Meeting” or call 253-215-8782, then enter the Meeting ID: 912 1128 9610 and Passcode: 524176, or click on the following link: <https://piercecountywa.zoom.us/j/91211289610?pwd=cGE0NERQcVN2TDRjZUVDb0Q3N1RhQT09> For additional questions regarding the virtual meeting process, contact Tiffany Aliment at 253-798-3226 or tiffany.aliment@piercecountywa.gov.

Proposal: The applicant seeks to continue operation of a residential treatment center facility for addiction, mental health, and housing challenges in an existing building that was originally approved as an assisted living/memory care facility. The current operation includes 40 beds and employs roughly the same amount of people as the original assisted living facility.

Project Location: The site is in the Community Center (CC) zone classification of the Mid-County Communities Plan (MCCP) area, located at 5001 112th Street East, Puyallup, WA, within the SE ¼ of the SE ¼ of Section 01, T19N, R 3E, W.M., in Council District #5.

Review Summary: The project can be conditioned to comply with all applicable policies and objectives of the Pierce County Code, Shoreline Regulations, Comprehensive Plan, and MCCP area. Staff has reviewed this proposal for compliance with all policies, codes, and regulations and intends to recommend approval, with conditions, based on the submitted application and current information.

State Environmental Policy Act (SEPA): Pursuant to the State Environmental Policy Act and the Pierce County Environmental Regulations, Title 18E, the Pierce County Environmental Official designate has reviewed this project and determined that the proposal is exempt from SEPA review since the building is less than 12,000 square feet and the parking lot is less than 40 spaces. In addition, a Determination of Nonsignificance (DNS) was issued for the original use, i.e., Pioneer Place Assisted Living and Memory Care, on April 6, 1995.

County Contact: Dan Buhl, Senior Planner, 253-798-3268, dan.buhl@piercecountywa.gov

Pierce County Online Permit Information:

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentsStatus?applPermitId=942191>



Project Data

Complete Application Date: August 26, 2020

Initial Project Review Mailed: October 7, 2020

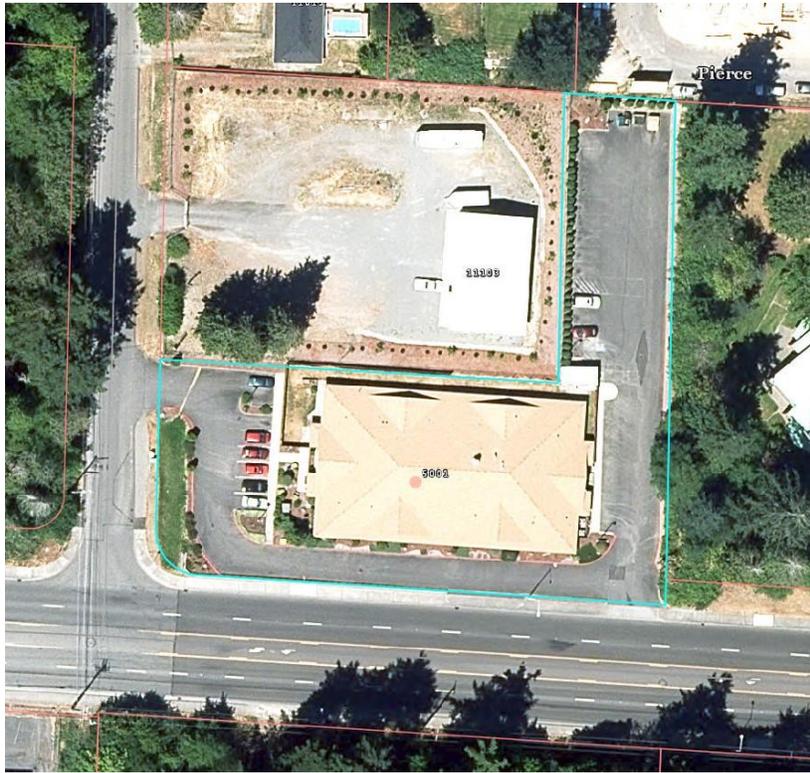
Owner/Applicant: D&M Real Estate LLC
11012 Canyon Road East, Suite 8-385
Puyallup, WA 98373
dlawsspcts@msn.com

Agent: Fox Rothschild LLP
Attn: Alaina Balyeat
1001 4th Avenue, Suite 4500
Seattle, WA 98154
abalyeat@foxrothschild.com

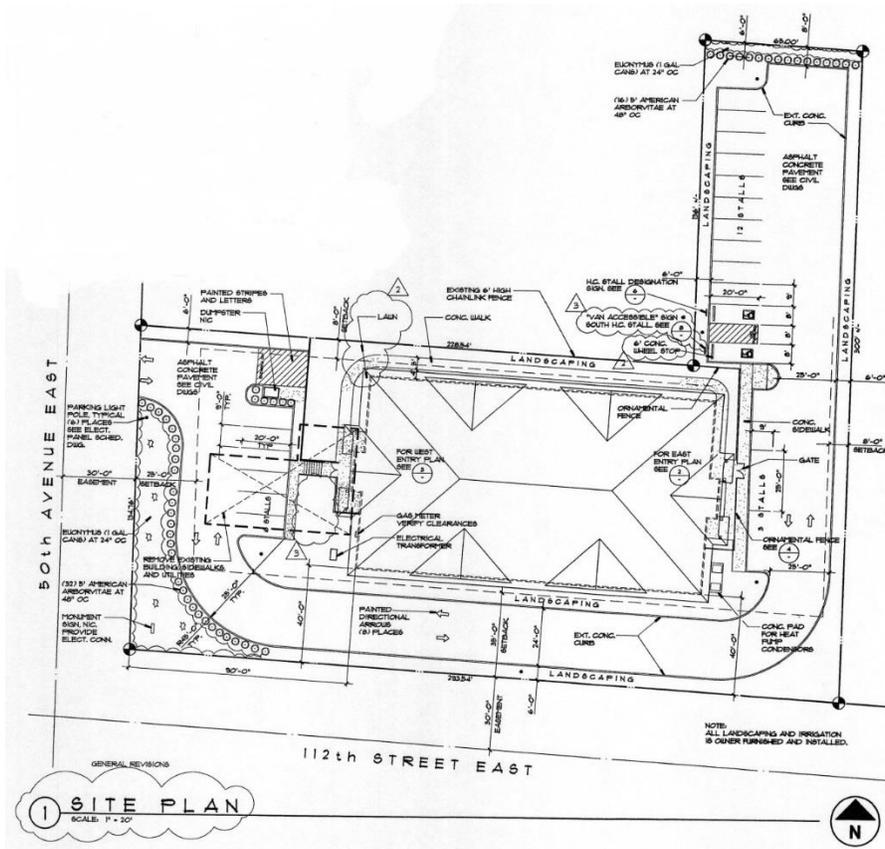
Legal Notice

- *September 3, 2020*: Notice of Application 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.
- *September 16, 2020*: The site was posted on this date and confirmed with a Declaration of Posting.
- *September 29, 2020*: Legal notice was published in the official County newspaper (*Tacoma News Tribune*), advertising the public meeting to be held by the Mid-County Advisory Commission (MCAC).

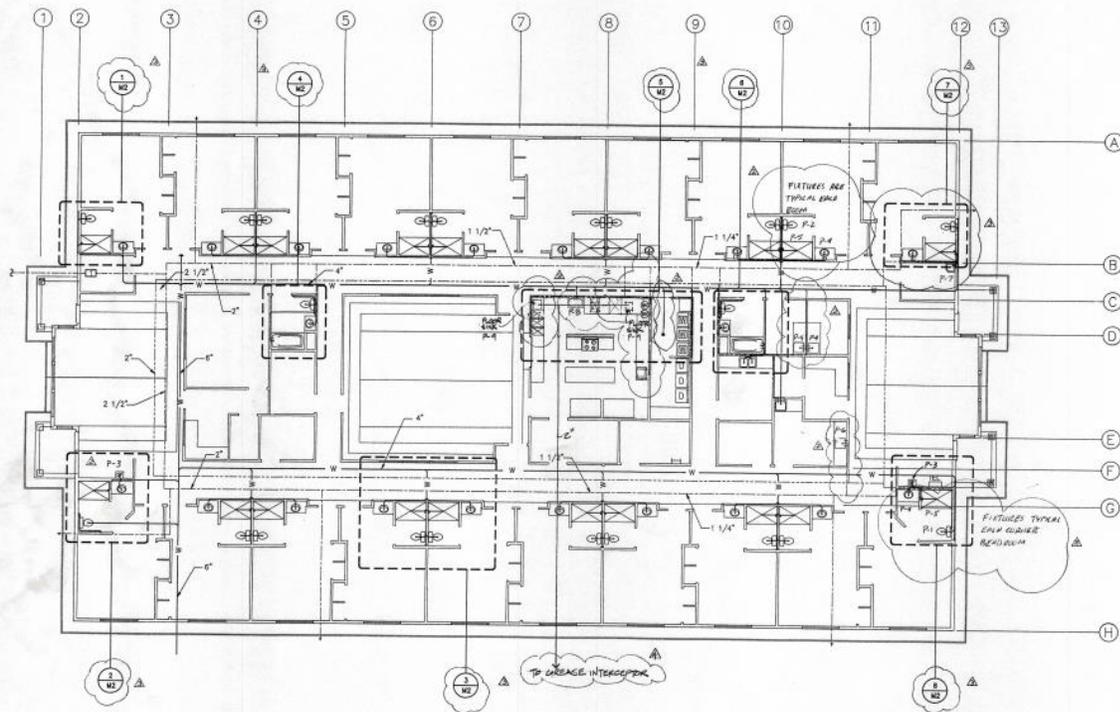
2017 Aerial Photo



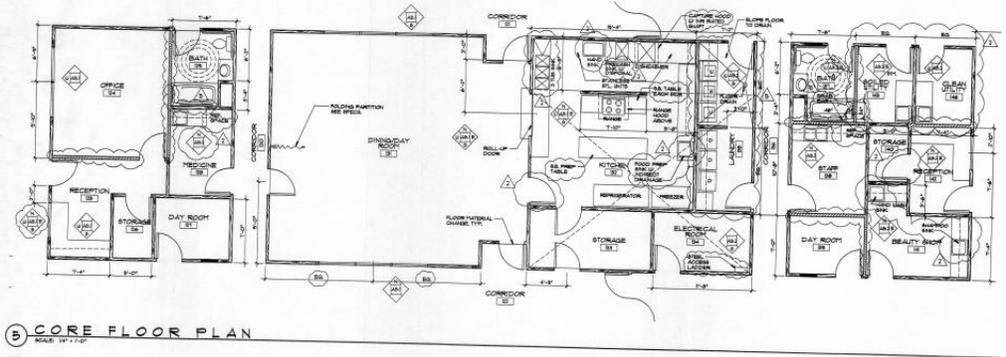
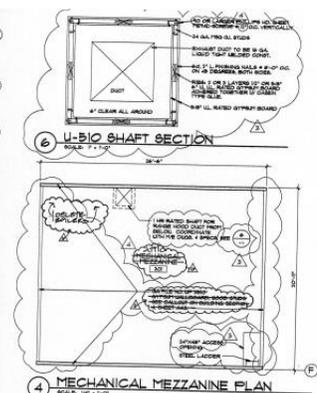
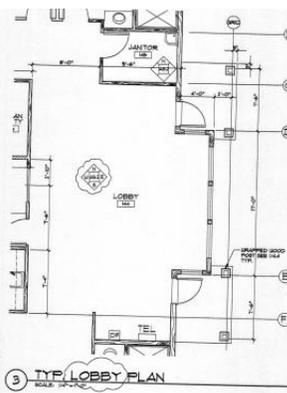
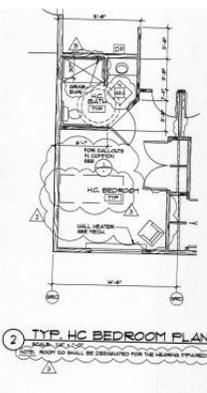
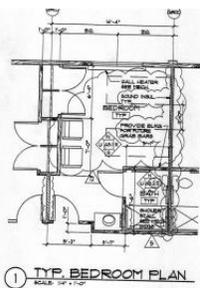
Site Plan



Floor Plans - 1995



PIONEER PLACE OF SUMMIT
PLUMBING PLAN
 SCALE: 1/8" = 1'-0"



PIONEER PLACE OF SUMMIT
 PUGMILL, WASHINGTON
 1/4 FLOOR PLAN

AUSTINCINA Architects p.s.
10001 DAVIS DRIVE, SUITE 110, DALLAS, TEXAS 75243

date: Dec. 15, 1994
 job #: 9408
 revisions:
 1. SEE REVISION SHEET
 2. SEE REVISION SHEET
 3. SEE REVISION SHEET
 4. SEE REVISION SHEET
 5. SEE REVISION SHEET

sheets: 2.2

Review Responsibility

The following list includes examples of jurisdictional areas for various County departments and divisions typically involved in the review and administration of this proposal:

A. Planning and Public Works (PPW):

- Current Planning verifies compliance with the Pierce County Comprehensive Plan, applicable community plans and Development Regulations such as, but not limited to, zoning, critical areas, natural resource lands, shoreline management, design review, and potential environmental impacts.
- Development Engineering reviews for drainage, erosion control, site development, flood, survey, landslide and erosion hazard, lot dimensions, and road standards.
- Cartography reviews road names and addresses.
- Resource Management reviews for consistency with the County wetland and fish & wildlife regulations.

B. Mid-County Advisory Commission (MCAC):

The MCAC's role in the review process for a land use proposal includes the following:

- Review the proposal for consistency with the goals and policies in the Community Plan.
- Provide a local perspective that includes input from the community and insights of which PPW staff or the Hearing Examiner may not be aware.
- Offer recommendations for project design to fit with the community's vision while remaining consistent with the Community Plan.

PCC Chapter 2.45 Land Use Advisory Commissions provides regulations that apply to the MCAC. Per PCC 2.45.130, Land Use Advisory Commission (LUAC) recommendations on a land use application shall be to approve, modify and approve, deny, or make no recommendation.

Review Criteria

The following regulations and policies shall be used during the review process including, but not limited to:

- A. Pierce County development regulations and construction and infrastructure regulations;
- B. Pierce County Comprehensive Plan and Mid-County Community Plan;
- C. Applicable state statutes; and
- D. All applicable notes on related previously recorded County documents.

Site Characteristics

- The County Assessor lists parcel 0319014150 as being a combined 1.05 acres in size.
- The parcel is currently accessed from 112th Street East and 50th Avenue East.
- The site is developed and the existing building is occupied by Prosperity Wellness Center and is currently in operation under the requested use type.
- Permits for this facility are under the old parcel numbers: 0319014078 and 0319014142.
- The previous occupant of the building, and Alzheimer's care facility, i.e., Pioneer Place of Summit, was issued a DNS under Pierce County permit #196443.

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 1.

Comments have been received, and corrections and/or additional information requested by the following agencies on the application:

- Development Engineering has entered an approval for the proposal.
- The Fire Prevention Bureau and the Planning division are still reviewing items submitted on October 1, 2020 by the agent.
- A change of use application is currently under review by the Building Division, under Application no. 942528.

Public Comments

No public comments have been received as of yet.

Initial Planning and Public Works Staff Review for Consistency with Development Regulations and Policies

Title 18A Development Regulations – Zoning

18A.27 Mid-County Use Table

This Chapter provides the Use Tables and Density and Dimension Tables for the MCCP area.

Staff Comment: Under the Civic Use Category in Table 18A.27.010, Health Services is listed as permitted outright under Level 1 and a Conditional Use under Level 2 for areas zoned CC.

18A.33 Use Category Descriptions

18A.33.220 Civic Use Category – Description of Use Categories

18A.33.280 E – Health Services. Health Services Use Type refers to any health-related facilities and services such as, but not limited to, hospitals, surgical facilities, ambulance services, emergency medical facilities providing 24-hour walk-in services, and respite facilities for the elderly, terminally ill, or handicapped.

Staff Comment: As the proposed use serves as a residential treatment facility, may offer services similar to respite care, and offers mental health related care, the proposed project falls under Level 2 of the Health Services use category per the MCCP and is categorized as a Conditional Use in areas with a CC zoning classification.

18A.75 Use Permits

18A.75.030 Conditional Use Permits

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;

Applicants Comment: The residential treatment facility promotes public health and safety and the general welfare of the surrounding community by caring for those who would adversely impact communities by providing stabilization and care for those suffering from opioid and other addictions, addressing mental health issues and aiding challenged persons with housing.

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

Applicant Comment: The existing facility fits into the character of the surrounding vicinity, which is a mix of commercial, retail, and residential uses. The property has been used as an assisted living care facility and residential treatment facility since 1995 and is an integral part of the established character of the neighborhood.

- (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 an established part of the neighborhood, the facility is not injurious to any of the uses of the surrounding property. The facility has not received any complaints from neighbors regarding its operations and have increased the safety of the surrounding area by being present in the community.

- 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 granting of the Conditional Use Permit is consistent and compatible with the County's Comprehensive Plan in that it is an integral part of the subject commercial center and contributes to a diverse mix of uses in the area. Further, as a treatment facility assisting those with substance abuse issues, it provides an important public benefit for the overall health of the community. The facility also offers employment to approximately 40 individuals in Pierce County.

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

Applicant Comment: As an existing development, the granting of the conditional use permit will have no new impacts on the County's Comprehensive Plan.

- 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: The residential treatment facility does not introduce hazardous conditions to the site that adversely affect adjacent properties. The facility produces minimal traffic akin to a traditional office building, substantially less than some of the surrounding retail uses. Further, the operation of the facility does not require the use of any hazardous materials.

- 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: The residential treatment facility does not require any excessive use of public facilities or services. Because the facility already exists and is in operation, the granting of the Conditional Use will result in no change to impacted facilities and services.

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

Applicant Comment: As an existing development, the residential treatment facility has its needs met by the existing roadways and other public facilities.

Staff Comment: Per the submitted responses to the review criteria the applicant notes they will follow the Conditional Use review criteria.

Title 18J Development Regulations – Design Standards and Guidelines

The required design standards and guidelines to promote compatibility between land uses by reducing visual, noise, and lighting impacts of development on users of the site and abutting uses are outline in this section. The following are a list of the relevant standards and guidelines:

18J.70 Mid-County Communities Plan Area Design Standards and Guidelines. A review of the MCCP Table 18J.70.020-1 Type of Review Required for Regulated Activities found the following section will require compliance:

Staff Comment: This is not a vacant site and the use permit does not propose to modify or expand the use or seek to obtain building or development permits or approvals but proposes to occupy the existing facility. As such, the proposal does not trigger requirements under Title 18J.

Questions for MCAC Discussion and Consideration

Conditional Use Permit:

- Is the Conditional Use proposal adequately addressing public health, safety and general welfare issues as discussed above? If not, what changes are recommended?
- Will the public use and interest be served by the proposal? If not, what changes are recommended?

General:

- Is the Conditional Use request consistent with the Pierce County Comprehensive Plan or the Mid-County Community Plan? If not, how can it be made consistent?

Other Questions or Concerns?