1. Call to Order
   A. Flag Salute
   B. Roll Call

2. Approval of Agenda
   Approval of the October 26, 2021 Planning Commission Agenda

3. Approval of Minutes – August 24, 2020 Planning Commission Meeting

4. Audience Participation

   Members of the audience who wish to speak on matters not on the agenda: Please state your name and address for the record and limit your comments to 3 minutes

The October 26, 2021 meeting will be conducted via Zoom. Commissioner’s that have been vaccinated may come to City Hall for the meeting. Please let me know if you will be attending via ZOOM or coming to City Hall

Thanks, Jack

Public Hearings

1. Proposed code amendments related to Permanent Supportive Housing, Transitional Housing, Emergency Housing, and Emergency Shelters (Interim Ordinance 2021-2045)

Adjournment

The next regularly scheduled Planning Commission Meeting will be Tuesday, November 23, 2021 at 6:00 p.m.

Citizens are welcomed and encouraged to attend this meeting, and to present oral or written comments. The City of Pacific does not discriminate on the basis of disabilities. If you need special accommodations, or have any questions about items on this agenda, please contact the Community Development Department at (253) 929-1110. American Disabilities Act accommodations will be provided upon request.
PACIFIC PLANNING COMMISSION
Meeting Minutes of August 24, 2021

Call to Order
Chairman Gratz called the Regular Meeting to order at 6:01 p.m. and led the flag salute.

Attendance
Commissioners Present: DuWayne Gratz, John Welch Jr, Don Blackwell, John Boyd, and Wynette McCracken
Commissioners Absent: Patrick Mahaffey
Commissioner Welch made a motion to excuse commissioner Mahaffey, seconded by Commissioner Blackwell; motion carried unanimously
City Staff Present: Community Development Manager Jack Dodge and Administrative Assistant Nicole Schunke

Approval of Agenda
Commissioner Boyd moved to approve the agenda as presented, seconded by Commissioner Blackwell; motion carried unanimously.

Approval of Planning Commission Minutes
Commissioner Blackwell moved to approve the July 27, 2021 Regular Meeting minutes as presented, seconded by Commissioner Welch; motion carried unanimously.

Audience Participation
None

New Business
1. Proposed code amendments related to Permanent Supportive Housing, Transitional Housing, Emergency Housing, and Emergency Shelters

Commissioner Welch moved to set a public hearing date of October 26, 2021 to gain public input regarding the proposed amendments to the Zoning Code regarding “Indoor Emergency Housing”, “Indoor Emergency Shelters”, “Permanent Supportive Housing” and “Transitional Housing”; seconded by Commissioner Boyd. Voice vote taken and carried 5-0

Cancelling September Meeting
Commissioner Welch moved to cancel the meeting on September 28, 2021, seconded by Commissioner Boyd; voice vote taken and carried 5-0

Next Meeting
The next meeting will be held on October 26, 2021 via Zoom.

Adjournment
Commissioner Welch moved to adjourn, seconded by Commissioner McCracken; motion carried unanimously. The meeting was adjourned at 6:20 p.m.

Minutes prepared by Nicole Schunke, Administrative Assistant.

Approved ___________________________ ________________
Date Planning Commission Chairperson
DuWayne Gratz
TO: Planning Commission

FROM: Jack Dodge, Community Development Manager

MEETING DATE: October 26, 2021

SUBJECT: Proposed Amendments the Zoning Code to meet the requirements of Engrossed Second Substitute House Bill (ESSHB) 1220 regarding emergency shelters and housing

ATTACHMENTS: 1. Interim Ordinance 2021-2045 Adopted by the City Council

Planning Commission: 8/24/2021

Summary

On May 12, 2021, the Governor signed Engrossed Second Substitute House Bill (ESSHB) 1220. This bill requires that cities amend their zoning codes to allow “Indoor Emergency Housing”, “Indoor Emergency Shelters”, “Permanent Supportive Housing” and “Transitional Housing” within specific zoning districts within the City. This bill became effective on July 25, 2021. Cities will need to revise their codes by September 30th to conform to the new State laws. The proposed Interim Ordinance will meet the requirements to conform to the September 30th deadline. The City will need to conduct a public hearing regarding the proposed changes within 60 days of the adoption of the interim ordinance and adopt final regulations within six (6) months of the adoption of the interim ordinance.

The City Council adopted Interim Ordinance 2021-2045 at their September 27, 2021 meeting. The Council conducted a public hearing regarding the ordinance at their 10/11/2021 meeting. The Planning Commission is charged with reviewing the interim regulations and making a recommendation to the Council on the final regulations regarding the uses cited above and below.

“Indoor Emergency Housing” and “Indoor Emergency Shelters”
Indoor Emergency Housing and Indoor Emergency Shelters are required to be allowed in all zoning districts where Hotels/Motels are allowed. Within Pacific, the following zoning districts allow hotels/motels.

RMH (Multiple-Family Residential) Zoning District  
MC (Commercial Residential Mixed Use) Zoning District  
C (Commercial) Zoning District  
HC (Highway Commercial) Zoning District

These uses would be allowed as “conditional uses” which would require a public hearing before the City’s Hearing Examiner.

“Permanent Supportive Housing” and “Transitional Housing”

Permanent Supportive Housing and Transitional Housing is required to be allowed in zoning districts where residential dwelling units are allowed and all zoning districts where hotels/motels are allowed. Within Pacific, they are allowed in the following districts.

RO (Residential Open Space) Zoning District  
RS (Single-Family Residential) Zoning District  
RML (Limited Multiple-Family Residential) Zoning District  
RMH (Multiple-Family Residential) Zoning District  
NC (Neighborhood Center Overlay) Zoning District  
MC (Commercial Residential Mixed Use) Zoning District  
C (Commercial) Zoning District  
HC (Highway Commercial) Zoning District

The applicable Chapters within the Zoning Code have been revised to allow these uses a “Conditional Uses” in their respective zones.

Definitions

Following are the definitions for “Indoor Emergency Housing”, “Indoor Emergency Shelters”, “Permanent Supportive Housing” and “Transitional Housing”

"Emergency housing" means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

“Emergency shelter” means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.
“Permanent supportive housing” is one or more subsidized, leased dwelling units with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident’s health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in the Residential Landlord Tenant Act, chapter 59.18 RCW.

"Transitional housing" means one or more dwelling units that provides housing and supportive services to homeless individuals or families for up to two years and that has its purpose facilitating the movement of homeless individuals and families into independent living.

Staff Recommendation: Staff recommends that the Planning Commission open the Public Hearing for input on Interim Ordinance 2021-2045.

Motion:
CITY OF PACIFIC,
WASHINGTON

ORDINANCE NO. 2021-2045

AN ORDINANCE OF THE CITY OF PACIFIC, WASHINGTON, IMPOSING AN INTERIM OFFICIAL CONTROL RELATED TO PERMANENT SUPPORTIVE HOUSING, TRANSITIONAL HOUSING, EMERGENCY HOUSING, AND EMERGENCY SHELTERS, AMENDING SECTIONS 20.32.025, 20.36.030, 20.40.030, 20.44.030, 20.48.030, 20.50.030, 20.51.030, 20.56.030, 20.58.030, OF THE PACIFIC MUNICIPAL CODE, AND ADDING NEW SECTIONS 20.04.271, 20.04.272, 20.04.513, 20.04.557, 20.68.705 AND 20.68.710 TO THE PACIFIC MUNICIPAL CODE, TO ALLOW PERMANENT SUPPORTIVE HOUSING AND TRANSITIONAL HOUSING IN ALL LAND USE DISTRICTS WHERE RESIDENTIAL DWELLINGS AND/OR HOTELS AND MOTELS ARE ALLOWED, AND TO ALLOW HOMELESS SERVICES USES IN ALL LAND USE DISTRICTS WHERE HOTELS AND MOTELS ARE ALLOWED; SUCH INTERIM OFFICIAL CONTROLS TO BE EFFECTIVE FOR A PERIOD OF SIX MONTHS, UNLESS TERMINATED OR EXTENDED, FOR THE PURPOSE OF BRINGING THE CITY INTO COMPLIANCE WITH ESSHB 1220; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR A PUBLIC HEARING; AND PROVIDING FOR SEVERABILITY.

WHEREAS, under the authority of RCW 35A.63.220 and RCW 36.70A.390, the City may impose interim regulations to be effective for a period of up to six months, and for six-month intervals thereafter; and

WHEREAS, earlier this year, the state legislature enacted ESSHB 1220, which, after partial veto by Governor Inslee, became Chapter 254, Laws of 2021, which took effect on July 25, 2021; and

WHEREAS, Section 3 of ESSHB 1220 contains the following preemption of local zoning authority:

A code city shall not prohibit transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed. Effective September 30, 2021, a code city shall not prohibit indoor emergency shelters and indoor emergency housing in any zones in which hotels are allowed, except in such cities that have adopted an ordinance authorizing indoor emergency shelters and indoor emergency housing in a majority of zones within a one-mile proximity to transit; and

WHEREAS, in response to ESSHB 1220, the Pacific City Council deems it in the public interest to make certain changes to its development regulations on an interim basis to bring the City into immediate compliance with ESSHB 1220 and to provide city staff and the Planning Commission adequate time to make a recommendation to the City Council with respect to ensuring that the city remains compliant with ESSHB 1220 on a permanent basis;
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PACIFIC DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Findings of Fact. The findings and recitals set forth above are hereby adopted as Findings of Fact to justify adoption of this Interim Official Control.

Section 2. An interim official control is hereby imposed to amend Section 20.32.025 of the Pacific Municipal Code to read as follows:

20.32.025 Matrix of permitted and conditional uses.

The matrix set forth below summarizes the permitted and conditional uses for the commercial districts of Chapters 20.52 (neighborhood business), 20.54 (office park), 20.56 (commercial), 20.58 (highway commercial), 20.60 (light industrial) and 20.64 (heavy industrial) PMC. The provisions of these chapters shall control over inconsistent parts of the matrix. For purposes of the matrix, the following acronyms shall refer to the following terms:

OP  Office Park
NB  Neighborhood Business
LI  Light Industrial
HI  Heavy Industrial
C   Commercial
A   Agriculture
HC  Highway Commercial
P   Permitted (where no number is present, all levels of the use type are allowed)
C   Requires conditional use permit
G   Grandfathered
NOS  No outdoor storage

Number  Refers to level of use type allowed (see Chapter 20.06 PMC for descriptions of levels of uses)

<table>
<thead>
<tr>
<th>USE CATEGORIES AND TYPES</th>
<th>OP</th>
<th>LI</th>
<th>C</th>
<th>HC</th>
<th>NB</th>
<th>HI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Use Category</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Duplex</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fraternity and sorority house</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Group home</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

ORDINANCE NO: 2021-2045
Workshop: 08/02/2021 & 8/15/2021
First Reading: 08/09/2021 & 8/23/2021
Meeting Passed: 09/27/2021
<table>
<thead>
<tr>
<th>USE CATEGORIES AND TYPES</th>
<th>OP</th>
<th>LI</th>
<th>C</th>
<th>HC</th>
<th>NB</th>
<th>HI</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Indoor Emergency Housing</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Indoor Emergency Shelter</strong></td>
<td></td>
<td></td>
<td>C</td>
<td>C</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mobile home park</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multifamily housing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nursing home</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Permanent Supportive Housing</strong></td>
<td></td>
<td></td>
<td>C</td>
<td>C</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Senior housing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Transitional Housing</strong></td>
<td></td>
<td></td>
<td>C</td>
<td>C</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Civic Use Category**

<table>
<thead>
<tr>
<th>Administrative and government facilities and services</th>
<th>P</th>
<th>P</th>
<th>P</th>
<th>P</th>
<th>P</th>
</tr>
</thead>
<tbody>
<tr>
<td>Day-care centers</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Community and cultural services</td>
<td>C</td>
<td>C</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Educational facilities</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Health services</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Postal services</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Recreation, nonprofit</td>
<td>P&lt;sub&gt;1, 4&lt;/sub&gt;</td>
<td>P&lt;sub&gt;1, 4&lt;/sub&gt;</td>
<td>C&lt;sub&gt;4&lt;/sub&gt;</td>
<td>C&lt;sub&gt;4&lt;/sub&gt;</td>
<td>C&lt;sub&gt;4&lt;/sub&gt;</td>
</tr>
<tr>
<td>Religious assembly</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Public safety services</td>
<td>P&lt;sub&gt;1, 2&lt;/sub&gt;; C&lt;sub&gt;3&lt;/sub&gt;</td>
<td>P&lt;sub&gt;1, 2&lt;/sub&gt;; C&lt;sub&gt;3&lt;/sub&gt;</td>
<td>P&lt;sub&gt;1&lt;/sub&gt;; C&lt;sub&gt;2&lt;/sub&gt;; C&lt;sub&gt;3&lt;/sub&gt;</td>
<td>P&lt;sub&gt;1&lt;/sub&gt;; C&lt;sub&gt;2&lt;/sub&gt;; C&lt;sub&gt;3&lt;/sub&gt;</td>
<td></td>
</tr>
<tr>
<td>Transportation</td>
<td>P&lt;sub&gt;1&lt;/sub&gt;; C&lt;sub&gt;2&lt;/sub&gt;; C&lt;sub&gt;3&lt;/sub&gt;</td>
<td>P&lt;sub&gt;1&lt;/sub&gt;; C&lt;sub&gt;2&lt;/sub&gt;; C&lt;sub&gt;3&lt;/sub&gt;</td>
<td>P&lt;sub&gt;1&lt;/sub&gt;; C&lt;sub&gt;2&lt;/sub&gt;; C&lt;sub&gt;3&lt;/sub&gt;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utilities or public maintenance facilities</td>
<td>C&lt;sub&gt;1&lt;/sub&gt;</td>
<td>P&lt;sub&gt;1&lt;/sub&gt;; C&lt;sub&gt;2&lt;/sub&gt;</td>
<td>P&lt;sub&gt;1&lt;/sub&gt;; C&lt;sub&gt;2&lt;/sub&gt;</td>
<td>C&lt;sub&gt;1&lt;/sub&gt;; C&lt;sub&gt;2&lt;/sub&gt;</td>
<td></td>
</tr>
</tbody>
</table>

**Utilities Use Category**

<table>
<thead>
<tr>
<th>Communication or cellular facilities</th>
<th>P</th>
<th>P; C&lt;sub&gt;1, 2, 3&lt;/sub&gt;</th>
<th>P&lt;sub&gt;1, 2&lt;/sub&gt;</th>
<th>C&lt;sub&gt;1&lt;/sub&gt;; C&lt;sub&gt;2&lt;/sub&gt;</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electrical facilities</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Electrical generation facilities</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Natural gas facilities</td>
<td>P&lt;sub&gt;1, 3&lt;/sub&gt;</td>
<td>P&lt;sub&gt;1, 3&lt;/sub&gt;</td>
<td>P&lt;sub&gt;1, 3&lt;/sub&gt;</td>
<td>P&lt;sub&gt;1&lt;/sub&gt;</td>
</tr>
<tr>
<td>Organic waste processing facilities</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pipelines</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Sewage collection facilities</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
</tr>
<tr>
<td>USE CATEGORIES AND TYPES</td>
<td>OP</td>
<td>LI</td>
<td>C</td>
<td>HC</td>
</tr>
<tr>
<td>-------------------------------------------------</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td>----</td>
</tr>
<tr>
<td>Stormwater facilities</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Waste disposal facilities</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Waste transfer facilities</td>
<td>P1; C2</td>
<td>P1; C2</td>
<td>P1; C2</td>
<td></td>
</tr>
<tr>
<td>Water supply facilities</td>
<td>P1; C2</td>
<td>P</td>
<td>P1</td>
<td>P1</td>
</tr>
<tr>
<td><strong>Office/Business Use Category</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Administrative and professional offices</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Educational services</td>
<td>C</td>
<td>C</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td><strong>Resource Use Category</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agricultural sales</td>
<td></td>
<td></td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Agricultural services</td>
<td>C</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Animal production, boarding and slaughtering</td>
<td>C1</td>
<td>C1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Crop production</td>
<td>C1</td>
<td>P2</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Fish hatcheries and aquaculture</td>
<td>C</td>
<td>C</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Forestry</td>
<td>P1; C2</td>
<td>P1; C2</td>
<td>P1</td>
<td></td>
</tr>
<tr>
<td>Mineral extraction</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Commercial Use Category</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adult business</td>
<td></td>
<td></td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Amusement and recreation</td>
<td></td>
<td></td>
<td>P1; 2</td>
<td>P1; 2</td>
</tr>
<tr>
<td>Building materials and garden supplies</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Bulk fuel dealers</td>
<td>C</td>
<td>C</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Business services</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Buy-back recycling center</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Commercial centers</td>
<td>C</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Eating and drinking establishment</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Food stores</td>
<td>P1; C2</td>
<td>P1; 2</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Lodging</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mobile, manufactured and modular homes and office sales</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Motor vehicles and related equipment</td>
<td>P</td>
<td>P</td>
<td>P1</td>
<td>P1; 2</td>
</tr>
</tbody>
</table>
USE CATEGORIES AND TYPES

<table>
<thead>
<tr>
<th>OP</th>
<th>LI</th>
<th>C</th>
<th>HC</th>
<th>NB</th>
<th>HI</th>
</tr>
</thead>
<tbody>
<tr>
<td>sales/rental/repair and services</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Personal services</td>
<td>C1</td>
<td>C</td>
<td>P</td>
<td>P</td>
<td>C1</td>
</tr>
<tr>
<td>Storage</td>
<td>C</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pet sales and services</td>
<td>P1</td>
<td>P1</td>
<td>P</td>
<td>P</td>
<td>C</td>
</tr>
<tr>
<td>Rental and repair services</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td>C1</td>
</tr>
<tr>
<td>Sales of general merchandise</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td>P1</td>
</tr>
<tr>
<td>Swap meet (PMC 20.06.080, sales of general merchandise)</td>
<td>C</td>
<td>P1; C2, 3</td>
<td>C</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wholesale trade</td>
<td>P1</td>
<td>P</td>
<td>P</td>
<td></td>
<td>C1</td>
</tr>
</tbody>
</table>

**Industrial Use Category**

| Basic manufacturing | C3, 5 | C3, 5 | P  |     |
| Contractor yards    | P    | P    | P  |     |
| Food and related products | C | P  | C  | P  |
| Industrial services and repair | P1 | P1 | C1 | P  |
| Intermediate manufacturing and intermediate/final assembly (See PMC 20.06.110) |     |     |     |     |
| Motion picture/television and radio production studios | C  | P  | P  | P  | C  | P  |
| Off-site hazardous waste treatment and storage facilities |     |     |     |     | C  |
| Printing, publishing and related industries | P1 | P1; 2 | P1 | P1 | C  |
| Recycling processor | P1; C2 |     |     |     | P  |
| Salvage yards/vehicle storage facilities |     |     |     |     | C  |
| Warehousing, distribution and freight movement | P1 | P  | P  |    | P  |

Section 3. An interim official control is hereby imposed to amend Section 20.36.030 (Residential Open Space (RO) Zone) of the Pacific Municipal Code to read as follows:

20.36.030 Buildings and uses permitted conditionally.

The city may grant a conditional use permit (CUP) for the following buildings and uses in accordance with the procedures set forth in Chapter 20.20 PMC:

A. Libraries;

B. Permanent Supportive Housing (Shall conform to Chapter 20.96 – Multifamily Housing Design Standards) (See PMC 20.68.705 for number of units allowed);
C. Transitional Housing (Shall conform to Chapter 20.96 – Multifamily Housing Design Standards) (See PMC 20.68.705 for number of units allowed); and

BD. Any other buildings or uses determined to be similar to those listed in PMC 20.36.020. Such other uses shall not have any different or more detrimental effect upon the adjoining neighborhood areas or landscape than the specifically permitted buildings and uses.

Section 4. An interim official control is hereby imposed to amend Section 20.40.030 (Single-family Residential (RS) Zone) of the Pacific Municipal Code to read as follows:

20.40.030 Buildings and uses permitted conditionally.

The city may grant a conditional use permit (CUP) for any of the following buildings and uses in accordance with the procedures set forth in Chapter 20.20 PMC:

A. Churches, when using existing buildings;

B. Group care homes;

C. Homes for the aged, including assisted and unassisted living facilities;

D. Hospitals;

E. Libraries;

F. Permanent Supportive Housing (Shall conform to Chapter 20.96 – Multifamily Housing Design Standards) (See PMC 20.68.705 for number of units allowed);

G. Transitional Housing (Shall conform to Chapter 20.96 – Multifamily Housing Design Standards) (See PMC 20.68.705 for number of units allowed); and

FH. Unassisted senior housing complexes, at densities supportable by available infrastructure and land use compatibility, within 2,000 feet walking distance of the Senior Center, measured from the center of the housing complex to the Senior Center entrance following pedestrian routes.

Section 5. An interim official control is hereby imposed to amend Section 20.44.030 (Limited Multiple Family Residential (RML) Zone) of the Pacific Municipal Code to read as follows:

20.44.030 Buildings and uses permitted conditionally

The city may grant a conditional use permit (CUP) for any of the following buildings and uses in accordance with the procedures set forth in Chapter 20.20 PMC:

A. Churches, when using existing buildings;
B. Day nurseries;
C. Group care homes;
D. Homes for the aged, including assisted and unassisted living facilities;
E. Mobile home parks;
F. Libraries;
G. Nursing homes;
H. Public parking areas;
I. Permanent Supportive Housing (Shall conform to Chapter 20.96 – Multifamily Housing Design Standards) (See PMC 20.68.705 for number of units allowed);
J. One accessory dwelling unit per lot; and
K. Transitional Housing (Shall conform to Chapter 20.96 – Multifamily Housing Design Standards) (See PMC 20.68.705 for number of units allowed).

Section 6. An interim official control is hereby imposed to amend Section 20.48.030 (Multiple Family Residential (RMH) Zone) of the Pacific Municipal Code to read as follows:

**20.48.030 Buildings and uses permitted conditionally**

The city may grant a conditional use permit (CUP) for any of the following buildings and uses in accordance with the procedures set forth in Chapter 20.20 PMC:

A. Artists' studios;
B. Hospitals;
C. Hotels, motels and motor hotels;
D. Indoor Emergency Housing (See PMC 20.68.710 for occupancy requirements);
E. Indoor Emergency Shelter (See PMC 20.68.710 for occupancy requirements);
F. Libraries;
G. Permanent Supportive Housing (Shall conform to Chapter 20.96 – Multifamily Housing Design Standards) (See PMC 20.68.705 for number of units allowed); and
H. Transitional Housing (Shall conform to Chapter 20.96 – Multifamily Housing Design Standards) (See PMC 20.68.705 for number of units allowed).
Section 7. An interim official control is hereby imposed to amend Section 20.50.030 (Neighborhood Center Overlay (NC) Zone) of the Pacific Municipal Code to read as follows:

**20.50.030 Conditional uses**

In addition to the buildings and uses permitted conditionally in PMC 20.68.170, the city may grant a conditional use permit for any of the following buildings and uses in accordance with the procedures set forth in Chapter 20.20 PMC:

A. Administrative and professional offices;

B. Communication or cellular facilities (levels 1 and 2);

C. Electrical facilities;

D. Educational facilities;

E. Educational services;

F. Motion picture/television and radio production studios;

G. Personal services (level 1);

H. Pet sales and services;

I. **Permanent Supportive Housing (Shall conform to Chapter 20.96 – Multifamily Housing Design Standards)** (See PMC 20.68.705 for number of units allowed);

J. Public safety services (level 1);

K. Recreation, nonprofit (level 4);

L. Religious assembly;

M. Rental and repair services (level 1);

N. **Transitional Housing (Shall conform to Chapter 20.96 – Multifamily Housing Design Standards)** (See PMC 20.68.705 for number of units allowed);

O. Transportation (levels 2 and 3);

P. Utility or public maintenance facilities (levels 1 and 2);

Q. Wholesale trade (level 1); and

R. Any other buildings or uses determined to be similar to those listed in PMC 20.52.020. Such other uses shall not have any different or more detrimental effect.
upon the adjoining neighborhood areas than the specifically permitted buildings and uses.

Section 8. An interim official control is hereby imposed to amend Section 20.51.030 (Commercial Residential Mixed Use (MC) Zone) of the Pacific Municipal Code to read as follows:

20.51.030 Buildings and uses permitted conditionally

The city may grant a conditional use permit (CUP) for any of the following buildings and uses in accordance with the procedures set forth in Chapter 20.20 PMC:

A. Educational facilities;

B. Linear trails, long narrow parks used for walking, jogging and bicycling;

C. Religious assembly;

D. Transportation uses serving communities and regions, e.g., passenger rail stations, parking facilities, school bus yards, bus barns, weigh stations, bus stations, transfer centers, heliports;

E. Utilities or public maintenance facilities, e.g., facilities with a building of more than 1,000 square feet, without outdoor storage;

F. Electrical facilities;

G. Commercial centers selling a variety of goods or providing a variety of services, ranging from general merchandise to specialty goods and foods, e.g., any lot or combination of lots with a store or variety of stores, offices, and services integrated into a complex utilizing uniform parking facilities;

H. Food and related product manufacturing that can be shown to be primarily a retail establishment such as a bakery or a brewpub;

I. Residential uses not within a mixed use building. In addition to meeting the criteria for approval of a CUP as set forth in Chapter 20.20 PMC, such residential uses must be shown to be subordinate to the commercial use on the property in terms of location on the property, size and/or height of the residential component versus the commercial component and location on the site. In most instances, a stand-alone residential building would not be permitted as a conditional use on a parcel in the MC district.

J. Indoor Emergency Housing (See PMC 20.68.710 for occupancy requirements);

K. Indoor Emergency Shelter (See PMC 20.68.710 for occupancy requirements);

L. Permanent Supportive Housing (Shall conform to Chapter 20.96 – Multifamily Housing Design Standards) (See PMC 20.68.705 for number of units allowed); and
M. Transitional Housing (Shall conform to Chapter 20.96 – Multifamily Housing Design Standards) (See PMC 20.68.705 for number of units allowed).

Section 9. An interim official control is hereby imposed to amend Section 20.56.030 (Commercial (C) Zone) of the Pacific Municipal Code to read as follows:

20.56.030 Conditional uses

In addition to the buildings and uses permitted conditionally in PMC 20.68.170, the city may grant a conditional use permit (CUP) for any of the following buildings and uses in accordance with the procedures set forth in Chapter 20.20 PMC:

A. Adult entertainment businesses in the area west of State Route 167, south of the King/Pierce County line, east of West Valley Highway and north of 8th Street East;

B. Animal production, boarding, slaughtering (level 1);

C. Basic manufacturing (categories 3, 5);

D. Bulk fuel dealers;

E. Electrical facilities;

F. Educational facilities;

G. Fish hatcheries and aquaculture;

H. Forestry (level 2);

I. Indoor Emergency Housing (See PMC 20.68.710 for occupancy requirements);

J. Indoor Emergency Shelter (See PMC 20.68.710 for occupancy requirements);

IK. Intermediate manufacturing and intermediate/final assembly in accordance with PMC 20.06.110;

L. Permanent Supportive Housing (Shall conform to Chapter 20.96 – Multifamily Housing Design Standards) (See PMC 20.68.705 for number of units allowed);

JM. Public safety services (level 3);

KN. Recreation, nonprofit (level 4);

LQ. Religious assembly;

MP. Swap meet (levels 2 and 3);
Q. Transitional Housing (Shall conform to Chapter 20.96 – Multifamily Housing Design Standards) (See PMC 20.68.705 for number of units allowed):

NR. Transportation (levels 2 and 3);

OS. Utility or public maintenance facilities (level 2); and

PT. Waste transfer facilities (level 2).

Section 10. An interim official control is hereby imposed to amend Section 20.58.030 (Highway Commercial (HC) Zone) of the Pacific Municipal Code to read as follows:

20.58.030 Buildings and uses permitted conditionally.

The city may grant a conditional use permit (CUP) for any of the following buildings and uses in accordance with the procedures set forth in Chapter 20.20 PMC:

A. Educational facilities;

B. Linear trails, long narrow parks used for walking, jogging and bicycling;

C. Religious assembly;

D. Transportation uses serving communities and regions, i.e., passenger rail stations, parking facilities, school bus yards, bus barns, weigh stations, bus stations, transfer centers, heliports;

E. Utilities or public maintenance facilities, i.e., facilities with a building of more than 1,000 square feet, without outdoor storage;

F. Electrical facilities;

G. Sewage collection facilities;

H. Agricultural services;

I. Commercial centers selling a variety of goods or providing a variety of services, ranging from general merchandise to specialty goods and foods, i.e., any lot or combination of lots with a store or variety of stores, offices, and services integrated into a complex utilizing uniform parking facilities;

J. Mobile, manufactured and modular home sales;

K. Food and related product manufacturing;

L. Industrial services and repair;

M. Warehousing, distribution and freight movement;
N. Natural gas facilities, i.e., interim propane storage facilities or natural gas dispensing station;

O. Swap meets (levels 1, 2 and 3).

P. Indoor Emergency Housing (See PMC 20.68.710 for occupancy requirements);

Q. Indoor Emergency Shelter (See PMC 20.68.710 for occupancy requirements);

R. Permanent Supportive Housing (Shall conform to Chapter 20.96 – Multifamily Housing Design Standards) (See PMC 20.68.705 for number of units allowed); and

S. Transitional Housing (Shall conform to Chapter 20.96 – Multifamily Housing Design Standards) (See PMC 20.68.705 for number of units allowed).

Section 11. An interim official control is hereby imposed to add a new Section 20.04.271 of the Pacific Municipal Code to read as follows:

20.04.271 Emergency housing

"Emergency housing" means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

Section 12. An interim official control is hereby imposed to add a new Section 20.04.272 of the Pacific Municipal Code to read as follows:

20.04.271 Emergency shelter

"Emergency shelter" means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.

Section 13. An interim official control is hereby imposed to add a new Section 20.04.513 of the Pacific Municipal Code to read as follows:

20.04.513 Permanent supportive housing

"Permanent supportive housing" is one or more subsidized, leased dwelling units with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk
of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in the Residential Landlord Tenant Act, chapter 59.18 RCW.

Section 14. An interim official control is hereby imposed to add a new Section 20.04.557 of the Pacific Municipal Code to read as follows:

20.04.557 Transitional housing

"Transitional housing" means one or more dwelling units that provides housing and supportive services to homeless individuals or families for up to two years and that has its purpose facilitating the movement of homeless individuals and families into independent living.

Section 15. An interim official control is hereby imposed to add a new Section 20.68.705 of the Pacific Municipal Code to read as follows:

20.68.705 Permanent supportive housing and transitional housing units – number of units

The number of permanent supportive housing units and transitional housing units allowed on any given property shall be no more than the number of standard dwelling units that would be allowed under the zoning of the property, PROVIDED THAT in no case shall the number of permanent supportive housing units and transitional housing units allowed on any given property exceed ten. No permanent supportive housing unit or transitional housing unit may be located within half a mile of another property that contains permanent supportive housing or transitional housing. All permanent support housing units and transitional housing units shall be within a quarter mile walking distance to a metro transit bus stop. Permanent supportive housing or transitional housing shall not be located within a half mile of emergency housing and emergency shelters.

Section 16. An interim official control is hereby imposed to add a new Section 20.68.710 of the Pacific Municipal Code to read as follows:

20.68.710 Emergency shelter or emergency housing – occupancy

The occupancy of an emergency shelter or emergency housing facility shall be limited to no more than ten families or forty people, whichever is fewer. There shall be no more than one continuously operating emergency shelter in the city and no more than one continuously operating emergency housing facility within the city. As used herein, the phrase "continuously operating" is intended to exclude emergency shelters and emergency housing facilities that are needed to respond temporarily to a natural disaster or other similarly acute emergency that has caused unexpected homelessness within the city. No continuously operating emergency shelter may be located within a half mile of a continuously operating emergency housing facility. No continuously operating emergency housing facility may be located within a half mile of a
continuously operating emergency shelter. Emergency housing and emergency shelters shall not be located within a half mile of permanent supportive housing or transitional housing units.

Section 17. Public Hearing. Pursuant to RCW 35A.63.220 and RCW 36.70A.390, the City Council shall hold a public hearing at a City Council meeting within 60 days of adoption of this ordinance in order to take public testimony and to consider adopting further findings of fact, on or before November 12, 2021. The Council hereby schedules the public hearing for October 11, 2021.

Section 18. Effective Period of Interim Development Regulations. This Ordinance shall take effect and be in full force and effect five days after adoption and publication as provided by law. Pursuant to RCW 36.70A.390, this Interim Official Control ordinance shall remain in effect for a period of six months from the effective date, unless earlier repealed, renewed, or modified by the City Council as provided by State law. This Interim Official Control may be renewed for one or more six-month periods if a subsequent public hearing is held and findings of fact are made prior to each renewal.

Section 19. Severability. If any section, sentence, clause or phrase of this Ordinance should be held to be unconstitutional or unlawful by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

Section 20. Publication. This Ordinance shall be published by an approved summary consisting of the title.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 27th DAY OF SEPTEMBER, 2021.

CITY OF PACIFIC

LEANNE GUIER, MAYOR

ATTEST/AUTHENTICATED:

LAURIE CASSELL, MMC
CITY CLERK

APPROVED AS TO FORM:

CHARLOTTE ARCHER, CITY ATTORNEY

ORDINANCE NO: 2021-2045
Workshop: 08/02/2021 & 8/16/2021
First Reading: 08/09/2021 & 8/23/2021
Meeting Passed: 09/27/2021