

**APPLICATION
FOR TEXT AMENDMENT
TO PIERCE COUNTY COMPREHENSIVE PLAN**

A Text Amendment is a proposed change or revision to the policies of the Comprehensive Plan text.

Applications will not be accepted in the following community plan areas as they are currently under an update process:

- Frederickson Community Plan
- Mid-County Community Plan
- Parkland-Spanaway-Midland Communities Plan
- South Hill Community Plan

Please refer to the [Community Plans update webpage](#).

NOTE: An application must be completed for all proposed amendments, whether initiated by the County Council, County Executive, or a city or town with jurisdiction in Pierce County. No application is considered officially initiated until: 1) the Executive forwards the application to the County Council for inclusion in the Council resolution initiating amendments; 2) a city or town forwards the application to the County Council for inclusion in the Council resolution initiating amendments; or 3) the County Council includes the application in the resolution initiating amendments. It is the applicant's responsibility to provide the completed application and to check on the status of the request. If you want a city or town to initiate an amendment, you need to work directly with the city or town. See the handout [Guidelines for Submitting Applications for Amendments to the Pierce County Comprehensive Plan](#) for additional information.

The deadline to submit an application is 4:00 p.m., **July 31, 2020**. Complete all the blanks in this application form. A letter or report in lieu of this application will not be accepted. However, reports, photos or other materials may be submitted to support your application.

A \$3,000.00 fee for each Comprehensive Plan amendment is required. Whether a request to initiate an amendment is made to the County Executive or County Council, a non-refundable submittal fee of \$500.00 is required at time of application. If the Council approves to initiate the amendment, the remaining \$2,500.00 fee shall be required within ten (10) working days after the amendment is initiated by the County Council. If an applicant fails to pay the required fee, staff will be unable to proceed with the review of an application(s), and this will result in the expiration and cancellation of an application(s).

For additional information, contact Pierce County Planning and Public Works, Long Range Planning Division, by phone at (253) 798-3736 or by email at Jessica.Nappi@piercecountywa.gov.

Applicant: Pierce County Planning and Public Works
Address: 2401 S. 35th St.
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Agent: Jessica Nappi, Senior Planner
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E-mail Address: jessica.nappi@piercecountywa.gov

DESCRIPTION OF AMENDMENT:

1. General description of proposal:

Amendments that include acknowledging language and policies under the Housing and Land Use elements that provide direction to identify strategies to expand opportunities for meeting the needs of farm worker housing.

2. Write text as it currently appears in the Comprehensive Plan (include element/chapter and Pierce County Code citation):

N/A new text

3. Write proposed amendment (if new, indicate the proposed location by specifying the document, page number, and location on the page):

See attached.

4. Why is the text amendment needed and being proposed?

The Comprehensive Plan currently does not include acknowledging language and policies that address farm worker housing. Recognizing the close proximity of some farm lands to urban areas in Pierce County and limited affordable housing, these text amendments provide direction to identify strategies to expand opportunities for meeting the needs of farm worker housing. As affordable farm worker housing contributes to a sustainable agricultural economy, it is appropriate for Pierce County to address this topic.

Attach additional sheets if necessary.

2. Write proposed amendment (if new, indicate the proposed location by specifying the document, page number, and location on the page):

Pierce County Comprehensive Plan / Chapter 9 Housing Element / Solutions to Housing Issues (page)

ADD new subsection:

Farm Worker Housing

Most agricultural activity occurs in rural areas where there are limited housing opportunities. As affordable farm worker housing contributes to a sustainable agricultural economy, it is appropriate for Pierce County to address this topic in its housing element. Pierce County can play a role in providing diverse rural housing choices through zoning and incentives for farmworker housing such as temporary housing that would not remove long-term productive agricultural lands. Recognizing the close proximity of some farm land to the urban areas, encouraging affordable housing solutions in both unincorporated and incorporated areas is appropriate.

GOAL H-# Identify strategies to expand opportunities to increase supply of housing to meet the needs of farmworkers and the agricultural industry.

- Protect the economic viability of the agricultural industry by considering innovative planning techniques to allow for farm worker housing supporting agricultural resource activities.
- Consider the seasonal nature of farming and potential options to accommodate seasonal housing that does not permanently convert agricultural lands of long-term commercial significance.
- Explore the opportunity to provide a siting process to expedite farm worker housing projects using pre-approved designs for housing of both temporary and permanent farm workers employed by the property owner.
- Work with the agricultural community to develop criteria and a process for siting permanent and migrant farm worker housing in rural and agricultural resource areas with consideration given to neighborhood and project security, health and sanitation, availability of public services, access, child care, and the availability of affordable housing in a nearby urban area.

GOAL H-# Collaborate with public agencies, private institutions, and organizations to remove barriers to providing farmworker housing, and explore innovative approaches to meeting farm worker housing needs.

- Encourage new housing and /or housing rehabilitation in suitable areas.
- Evaluate state requirements for farm worker housing.

GOAL H-# Monitor future development and consider regulatory amendments as necessary to support this type of housing along with other farmworker housing.

Pierce County Comprehensive Plan / Chapter 2 Land Use Element / Rural / Rural and Resource Agricultural Activity (page 2-58)

ADD new policy:

LU-80 Recognize farm worker housing is an integral part of the agricultural economy of Pierce County.

LU-80.1 Explore opportunities to permit temporary and permanent farm worker housing standards and policies to allow for construction of farm worker housing and infrastructure.

LU-80.2 In providing opportunities for farm worker housing, balance the protection of agricultural lands with the need for farm worker housing.

ADD new sidebar text box adjacent to new policy:

Addressing the housing needs of migrant and seasonal farmworkers offer a measure of economic stability to growers grappling with an unstable workforce in the face of market pressures and improve the stability of regional food systems and the agricultural economy. See Farm Worker Housing under the Housing Element for more information.