

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF PUYALLUP** adopting zoning regulations related to permanent supportive housing, transitional housing, emergency housing, and emergency shelters in response to HB 1220; amending Puyallup Municipal Code Sections 20.15.005, 20.20.015, 20.25.015, 20.30.010, 20.31.014, 20.43.015 and Chapter 20.72, and adding a new Chapter 20.74.

**WHEREAS**, in 2021, the Washington State Legislature enacted House Bill (HB) 1220, which requires cities to allow development of permanent supportive housing and transitional housing in all zone districts where residential dwellings and/or hotels are allowed; and,

**WHEREAS**, HB 1220 also requires cities to allow indoor emergency housing and emergency shelters in all zone districts where hotels are allowed; and,

**WHEREAS**, HB 1220 became effective on July 25, 2021 and requires cities to regulate permanent supportive housing and transitional housing consistent with HB 1220 on that date; and,

**WHEREAS**, HB 1220 requires cities to regulate indoor emergency housing and emergency shelters consistent with HB 1220 by September 30, 2021; and,

**WHEREAS**, the City of Puyallup Zoning Code currently does not define or regulate permanent supportive housing or transitional housing as distinct land uses; and,

**WHEREAS**, HB 1220 allows cities to impose reasonable occupancy, spacing, and intensity of use requirements on permanent supportive housing, transitional housing, indoor emergency housing and indoor emergency shelters to protect public health and safety; and,

**WHEREAS**, the City of Puyallup does define overnight shelters in a manner consistent with the definition of indoor emergency housing and emergency shelters, and currently allows overnight shelters only in the limited manufacturing (ML), general commercial (CG), and community business (CB) zone districts; and,

**WHEREAS**, the City of Puyallup currently permits hotels and motels in the central business district (CBD), central business district core (CBD-Core), limited commercial (CL), Shaw-Pioneer community mixed use (CMX), River Road mixed use (RMX), community commercial mixed use (CCX), urban center mixed use (UCX), limited mixed use (LMX), and medical (MED) zones; and,

**WHEREAS**, HB 1220 requires that the City allow emergency housing and emergency shelters in the central business district (CBD), central business district core (CBD-Core), limited commercial (CL), Shaw-Pioneer community mixed use (CMX), River Road mixed use (RMX), community commercial mixed use (CCX), urban center mixed use (UCX), limited mixed use (LMX), and medical (MED) zone districts, to the extent that the City allows hotel use in those districts; and,

**WHEREAS**, Comprehensive Plan policy H 6.1 recommends the City encourage and support the development of emergency, transitional and permanent housing with appropriate on-site services for persons with special needs; and,

**WHEREAS**, Comprehensive Plan policy H 6.2 recommends the City encourage the fair distribution of special needs housing throughout the City, recognizing that some clustering may be appropriate if in proximity to public transportation, medical facilities, or other essential services; and,

**WHEREAS**, the City Council adopts the foregoing as its findings of fact justifying adoption of this ordinance; and

**NOW, THEREFORE**, the City Council of the City of Puyallup, Washington, ordains as follows:

Section 1. *Puyallup Municipal Code*. Section 20.15.005 is amended as follows.

**20.15.005 Words and phrases defined.**

As used in this title:

...

“Adult family home” means a regular family abode of a person or persons who are providing personal care, room, and board to more than one, but not more than ~~four~~ six, adults who are not related by blood or marriage to the person or persons providing the services; except that a maximum of ~~six~~ eight adults may be permitted if the Department of Social and Health Services determines that the home is of adequate size and that the home and provider are capable of meeting the standards and qualifications established in Chapters 70.128 RCW and 388-76 WAC. The quantity of residents allowed shall be consistent with any amendments in state law in the future.

...

“Daytime drop-in center” means a center which has a primary purpose of serving homeless individuals, whose clientele may spend time during day or evening hours, but with no overnight stays. Services may include counseling and/or medication monitoring on a formal or informal basis, personal hygiene supplies, facilities for showering, shaving, napping, laundering clothes, making necessary telephone calls and other basic supportive services. Centers may also provide meals or facilities for cooking.

...

“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 and/or daytime drop-in centers that do not provide overnight accommodations. Temporary shelter facilities associated with disaster relief are excluded from this use category.

...

“Family” means one or more persons related by blood, marriage, adoption, or guardianship and including foster children and exchange students, or a group of unrelated people not more than six unrelated persons, excluding servants, living together as a single nonprofit housekeeping unit.

For the purposes of this section, a housekeeping unit is not nonprofit if it is operated by or under the sponsorship of an entity which receives payment per resident on a monthly or other periodic basis from any governmental or private agency to provide care or shelter for any resident of the unit who is unrelated to the caregiver; provided, that foster family homes and adult family homes shall be considered to be nonprofit housekeeping units. Nothing in this definition shall be applied so as to prevent the city from making reasonable accommodations as may be necessary to afford persons with handicaps equal opportunity to use and enjoy a dwelling as required by the Fair Housing Act Amendments of 1988.

...

“Permanent supportive housing” is subsidized, leased housing 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 chapter 59.18 RCW.

...

“Transitional housing” means a project that provides housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living.

...

#### **OPTION A**

Commented [KB1]: Option A begins

Section 2. *Puyallup Municipal Code.* Section 20.20.010 is amended as follows.

#### **20.20.010 Permitted uses – RS single-family residential zones.**

The following uses are permitted for all RS single-family residential zones unless otherwise specified:

...

(21) Transitional housing and permanent supportive housing, within a single-family, duplex, triplex, or fourplex dwelling unit, or interspersed units within a multi-family site of five units or more where less than 50% of the units are operated as such, subject to the standards of Chapter 20.74 PMC.

#### **OPTION A**

Section 3. *Puyallup Municipal Code.* Section 20.20.015 is amended as follows.

#### **20.20.015 Conditionally permitted uses – RS multiple-family residential zones.**

...

(20) Transitional housing and permanent supportive housing, on a multi-family project site of five units or more where 50% or more of the units on-site are operated as such, may be allowed by administrative conditional use permit, subject to Chapter 20.81 PMC and Chapter 20.74.

#### **OPTION A**

Section 4. *Puyallup Municipal Code.* Section 20.25.010 is amended as follows.

##### **20.25.010 Permitted uses – RM multiple-family residential zones.**

The following uses are permitted for all RM multiple-family residential zones unless otherwise specified:

...

(26) Transitional housing and permanent supportive housing, within a single-family, duplex, triplex, or fourplex dwelling unit, or interspersed units within a multi-family site of five units or more where less than 50% of the units are operated as such subject to the standards of Chapter 20.74 PMC.

#### **OPTION A**

Section 5. *Puyallup Municipal Code.* Section 20.25.015 is amended as follows.

##### **20.25.015 Conditionally permitted uses - RM multiple-family residential zones.**

...

(18) Transitional housing and permanent supportive housing, on a multi-family project site of five units or more where 50% or more of the units on-site are operated as such, may be allowed by administrative conditional use permit, subject to Chapter 20.81 PMC and Chapter 20.74.

#### **OPTION A**

Section 6. *Puyallup Municipal Code.* Section 20.30.010 is amended as follows.

##### **20.30.010 Permitted uses and conditionally permitted uses – C commercial zones.**

The following table (Table 20.30.010) details permitted and conditionally permitted uses in the C commercial zones. Where a “P” is indicated, the respective use in the same row is permitted in the zone classification in the same column. Where a “CUP” is indicated, the respective use in the same row is conditionally permitted in the zone classification in the same column. A conditional use permit pursuant to Chapter 20.80 PMC shall be required and in full force and effect in order to establish said conditional uses. An “ACUP” indicates that an administrative conditional use permit issued under Chapter 20.81 PMC may conditionally permit the use. Accessory buildings and uses customarily incidental to a permitted or conditionally permitted use shall also be allowed.

**Table 20.30.010**

**Permitted and Conditionally Permitted Uses – C Zones**

	<b>CBD</b>	<b>CBD-Core</b>	<b>CL</b>	<b>CB</b>	<b>CG</b>
(1) Professional offices and services	P	P	P	P	P
(2) General commercial uses	P* *Refer to <a href="#">20.30.029</a>	P* *Refer to <a href="#">20.30.029</a>	Refer to <a href="#">20.30.028</a>	P	P
(3) Commercial recreation uses, minor	P	P	P	P	P
Commercial recreation uses, major	–	–	–	–	P
(4) Road service uses	–	–	–	Refer to <a href="#">20.30.0285</a>	P
(5) Public service uses	P	P	CUP	CUP	P
(6) Community facility uses	CUP	CUP	–	CUP	CUP
(7) Manufacturing park uses	–	–	–	–	CUP
(8) Limited manufacturing/light industrial uses	–	–	–	–	CUP
(9) Multiple-family uses	Refer to <a href="#">20.30.024</a>	Refer to <a href="#">20.30.025</a>	P* *Refer to <a href="#">20.30.027</a>	P* *Refer to <a href="#">20.30.026</a>	P* *Refer to <a href="#">20.30.027</a>
(10) Churches/religious institutions	P	P	P	P	P
(11) Hazardous waste treatment and storage facility, on-site	–	–	–	–	P
(12) Day care facilities:					
(a) Family day care providers	P	P	P	P	P
(b) Day care centers as principal use	P	P	P	P	P
(13) Veterinary clinic	P	P	CUP	P	P
(14) Dog kennel, principal use	–	–	–	–	P
Dog kennel, accessory use	P	P	CUP	CUP	P
(15) Outdoor storage:					
(a) Merchandise display principal use	–	–	–	–	–
accessory use	P	P	–	CUP	P
(b) Equipment and material storage					

**Permitted and Conditionally Permitted Uses – C Zones**

	<b>CBD</b>	<b>CBD-Core</b>	<b>CL</b>	<b>CB</b>	<b>CG</b>
principal use	–	–	–	–	–
accessory use	–	–	–	–	P
(c) Junk and scrap storage					
principal use	–	–	–	–	–
accessory use	–	–	–	–	CUP
(16) Boardinghomes					
up to 6 persons	P	P	P	P	P
7 or 8 persons	ACUP	ACUP	ACUP	ACUP	ACUP
More than 8 persons	CUP	CUP	CUP	CUP	CUP
(17) Residential care facility					
up to 4 persons	P	P	P	P	P
5 or 6 persons	ACUP	ACUP	ACUP	ACUP	ACUP
More than 6 persons	CUP	P	CUP	CUP	CUP
(18) Community recreational facility/ health club	P	P	–	P	P
(19) Electric vehicle infrastructure	P* *Refer to <a href="#">20.30.019</a>	P* *Refer to <a href="#">20.30.019</a>	P	P	P
<u>(20) Transitional housing and permanent supportive housing</u>					
<u>Within a single-family, duplex, triplex, or fourplex dwelling unit, or interspersed units within a multi-family or mixed use site of five units or more where less than 50% of the units are operated as such</u>	<u>P</u> *Refer to <a href="#">20.74</a>	<u>P</u> *Refer to <a href="#">20.74</a>	<u>P</u> *Refer to <a href="#">20.74</a>	<u>P</u> *Refer to <a href="#">20.74</a>	<u>P</u> *Refer to <a href="#">20.74</a>
<u>On a multi-family or mixed use project site of five units or more where 50% or more of the units on-site are operated as such</u>	<u>ACUP</u> *Refer to <a href="#">20.74</a>	<u>ACUP</u> *Refer to <a href="#">20.74</a>	<u>ACUP</u> *Refer to <a href="#">20.74</a>	<u>ACUP</u> *Refer to <a href="#">20.74</a>	<u>ACUP</u> *Refer to <a href="#">20.74</a>
<u>(21) Emergency shelters and emergency housing</u>	<u>CUP*</u> *Refer to <a href="#">20.72</a>	<u>CUP*</u> *Refer to <a href="#">20.72</a>	<u>CUP*</u> *Refer to <a href="#">20.72</a>	<u>CUP*</u> *Refer to <a href="#">20.72</a>	<u>CUP*</u> *Refer to <a href="#">20.72</a>

## OPTION A

Section 7. *Puyallup Municipal Code*. Section 20.31.014 is amended as follows.

### 20.31.014 Conditionally permitted uses.

The following uses are conditionally permitted uses in the MX zones specified. A conditional use permit pursuant to Chapter 20.80 PMC, or administrative conditional use permit pursuant to Chapter 20.81 PMC, where specified, shall be required and in full force and effect in order to establish said uses.

(1) Public service uses proposed as a stand-alone project (all MX zones).

(2) Major commercial recreational uses (CCX).

(3) Emergency shelters and emergency housing (all MX zones) subject to the standards and criteria of Chapter 20.72 PMC.

(4) Transitional housing and permanent supportive housing, on a multi-family or mixed use project site of five units or more where 50% or more of the units on-site are operated as such, may be allowed by administrative conditional use permit, subject to Chapter 20.81 PMC and Chapter 20.74.

~~(35)~~ Also refer to PMC 20.31.018 for other conditionally permitted uses in the MX zone districts.

## OPTION A

Section 7. *Puyallup Municipal Code*. Section 20.43.010 is amended as follows.

### 20.43.010 Permitted uses – MED zone.

The MED zone requires the development and approval of a master plan pursuant to Chapter 20.88 PMC for any hospital or hospital-affiliated uses. Any master plan proposed within the MED zone must include a hospital as the primary use. Other uses as defined are allowed within the MED zone, but do not require master plan approval if located outside the boundaries of an approved master plan.

...

(2) The following uses are permitted either as part of an approved master plan or outright within the MED zone:

...

(m) Transitional housing and permanent supportive housing, within a single-family, duplex, triplex, or fourplex dwelling unit, or interspersed units within a multi-family site of five units or more where less than 50% of the units are operated as such, subject to the standards of Chapter 20.74 PMC.

~~(nn)~~ Other uses related to a regional medical center, as determined by the community development director.

## OPTION A

Section 8. *Puyallup Municipal Code.* Section 20.43.015 is amended as follows.

### 20.43.015 Conditionally permitted uses – MED zone.

The following uses are conditionally permitted in the MED zone if not included as part of an approved master plan. A conditional use permit pursuant to Chapter [20.80 PMC](#), or [administrative conditional use permit pursuant to Chapter 20.81 PMC, where specified](#), shall be required and in full force and effect in order to establish said uses unless otherwise authorized through an approved master plan:

...

[\(12\) Emergency shelters and emergency housing, subject to the standards and criteria of Chapter 20.72 PMC.](#)

[\(13\) Transitional housing and permanent supportive housing, on a multi-family project site of five units or more where 50% or more of the units on-site are operated as such, may be allowed by administrative conditional use permit, subject to Chapter 20.81 PMC and Chapter 20.74.](#)

.....End Option A.....

Commented [KB2]: Option A ends

## OPTION B

Section 2. *Puyallup Municipal Code.* Section 20.20.015 is amended as follows.

### 20.20.015 Conditionally permitted uses – RS single-family residential zones.

The following uses are conditionally permitted uses in all RS single-family residential zones unless otherwise specified. A conditional use permit pursuant to Chapter 20.80 PMC, or administrative conditional use permit pursuant to [Chapter 20.81 PMC](#), where specified, shall be required and in full force and effect in order to establish said uses:

...

[\(20\) Transitional housing and permanent supportive housing may be permitted as follows:](#)

[\(a\) Within a single-family, duplex, triplex, or fourplex dwelling unit, or interspersed units within a multi-family site of five units or more where less than 50% of the units are operated as such through an administrative conditional use permit, subject to the standards and criteria of Chapter 20.74 PMC](#)

Commented [KB3]: Option B begins



(b) On a multi-family project site of five units or more where 50% or more of the units on-site are operated as such through a conditional use permit, subject to Chapter 20.80 PMC and Chapter 20.74.

#### **OPTION B**

Section 3. *Puyallup Municipal Code.* Section 20.25.015 is amended as follows.

##### **20.25.015 Conditionally permitted uses – RM multiple-family residential zones.**

The following uses are conditionally permitted uses in all RM multiple-family residential zones unless otherwise specified. A conditional use permit pursuant to Chapter 20.80 PMC, or administrative conditional use permit pursuant to Chapter 20.81 PMC, where specified, shall be required and in full force and effect in order to establish said uses:

...

(26) Transitional housing and permanent supportive housing may be permitted as follows:

- a) Within a single-family, duplex, triplex, or fourplex dwelling unit, or interspersed units within a multi-family site of five units or more where less than 50% of the units are operated as such through an administrative conditional use permit, subject to the standards and criteria of Chapter 20.74 PMC;
- b) On a multi-family project site of five units or more where 50% or more of the units on-site are operated as such through a conditional use permit, subject to Chapter 20.80 PMC and Chapter 20.74.

#### **OPTION B**

Section 4. *Puyallup Municipal Code.* Section 20.30.010 is amended as follows.

##### **20.30.010 Permitted uses and conditionally permitted uses – C commercial zones.**

The following table (Table 20.30.010) details permitted and conditionally permitted uses in the C commercial zones. Where a “P” is indicated, the respective use in the same row is permitted in the zone classification in the same column. Where a “CUP” is indicated, the respective use in the same row is conditionally permitted in the zone classification in the same column. A conditional use permit pursuant to Chapter 20.80 PMC shall be required and in full force and effect in order to establish said conditional uses. An “ACUP” indicates that an administrative conditional use permit issued under Chapter 20.81 PMC may conditionally permit the use. Accessory buildings and uses customarily incidental to a permitted or conditionally permitted use shall also be allowed.

**Table 20.30.010**

Permitted and Conditionally Permitted Uses – C Zones						
	CBD	CBD-Core	CL	CB	CG	
(1) Professional offices and services	P	P	P	P	P	

**Permitted and Conditionally Permitted Uses – C Zones**

	<b>CBD</b>	<b>CBD-Core</b>	<b>CL</b>	<b>CB</b>	<b>CG</b>
(2) General commercial uses	P* *Refer to <a href="#">20.30.029</a>	P* *Refer to <a href="#">20.30.029</a>	Refer to <a href="#">20.30.028</a>	P	P
(3) Commercial recreation uses, minor	P	P	P	P	P
Commercial recreation uses, major	–	–	–	–	P
(4) Road service uses	–	–	–	Refer to <a href="#">20.30.0285</a>	P
(5) Public service uses	P	P	CUP	CUP	P
(6) Community facility uses	CUP	CUP	–	CUP	CUP
(7) Manufacturing park uses	–	–	–	–	CUP
(8) Limited manufacturing/light industrial uses	–	–	–	–	CUP
(9) Multiple-family uses	Refer to <a href="#">20.30.024</a>	Refer to <a href="#">20.30.025</a>	P* *Refer to <a href="#">20.30.027</a>	P* *Refer to <a href="#">20.30.026</a>	P* *Refer to <a href="#">20.30.027</a>
(10) Churches/religious institutions	P	P	P	P	P
(11) Hazardous waste treatment and storage facility, on-site	–	–	–	–	P
(12) Day care facilities:					
(a) Family day care providers	P	P	P	P	P
(b) Day care centers as principal use	P	P	P	P	P
(13) Veterinary clinic	P	P	CUP	P	P
(14) Dog kennel, principal use	–	–	–	–	P
Dog kennel, accessory use	P	P	CUP	CUP	P
(15) Outdoor storage:					
(a) Merchandise display					
principal use	–	–	–	–	–
accessory use	P	P	–	CUP	P
(b) Equipment and material storage					
principal use	–	–	–	–	–
accessory use	–	–	–	–	P

**Permitted and Conditionally Permitted Uses – C Zones**

	<b>CBD</b>	<b>CBD-Core</b>	<b>CL</b>	<b>CB</b>	<b>CG</b>
(c) Junk and scrap storage					
principal use	–	–	–	–	–
accessory use	–	–	–	–	CUP
(16) Boardinghomes					
up to 6 persons	P	P	P	P	P
7 or 8 persons	ACUP	ACUP	ACUP	ACUP	ACUP
More than 8 persons	CUP	CUP	CUP	CUP	CUP
(17) Residential care facility					
up to 4 persons	P	P	P	P	P
5 or 6 persons	ACUP	ACUP	ACUP	ACUP	ACUP
More than 6 persons	CUP	P	CUP	CUP	CUP
(18) Community recreational facility/ health club	P	P	–	P	P
(19) Electric vehicle infrastructure	P* *Refer to <a href="#">20.30.019</a>	P* *Refer to <a href="#">20.30.019</a>	P	P	P
(20) <u>Transitional housing and permanent supportive housing</u>					
<u>Within a single-family, duplex, triplex, or fourplex dwelling unit, or interspersed units within a multi-family or mixed-use site of five units or more where less than 50% of the units are operated as such</u>	<u>ACUP*</u> <u>*Refer to 20.74</u>	<u>ACUP*</u> <u>*Refer to 20.74</u>	<u>ACUP*</u> <u>*Refer to 20.74</u>	<u>ACUP*</u> <u>*Refer to 20.74</u>	<u>ACUP*</u> <u>*Refer to 20.74</u>
<u>On a multi-family or mixed-use project site of five units or more where 50% or more of the units on-site are operated as such</u>	<u>CUP*</u> <u>*Refer to 20.74</u>	<u>CUP*</u> <u>*Refer to 20.74</u>	<u>CUP*</u> <u>*Refer to 20.74</u>	<u>CUP*</u> <u>*Refer to 20.74</u>	<u>CUP*</u> <u>*Refer to 20.74</u>
(21) <u>Emergency shelters and emergency housing</u>	<u>CUP*</u> <u>*Refer to 20.72</u>	<u>CUP*</u> <u>*Refer to 20.72</u>	<u>CUP*</u> <u>*Refer to 20.72</u>	<u>CUP*</u> <u>*Refer to 20.72</u>	<u>CUP*</u> <u>*Refer to 20.72</u>

**OPTION B**

Section 5. Puyallup Municipal Code. Section 20.31.014 is amended as follows.

#### **20.31.014 Conditionally permitted uses.**

The following uses are conditionally permitted uses in the MX zones specified. A conditional use permit pursuant to Chapter [20.80 PMC](#), or administrative conditional use permit pursuant to Chapter 20.81 PMC, where specified, shall be required and in full force and effect in order to establish said uses.

(1) Public service uses proposed as a stand-alone project (all MX zones).

(2) Major commercial recreational uses (CCX).

(3) Emergency shelters and emergency housing (all MX zones), subject to the standards and criteria of Chapter 20.72 PMC.

(4) Transitional housing and permanent supportive housing (all MX zones) as follows:

(a) Within a single-family, duplex, triplex, or fourplex dwelling unit, or interspersed units within a multi-family or mixed-use site of five units or more where less than 50% of the units are operated as such, through an administrative conditional use permit, subject to the standards and criteria of Chapter 20.74 and 20.81 PMC;

(b) On a multi-family or mixed-use project site of five units or more where 50% or more of the units on-site are operated as such, through a conditional use permit, subject to Chapter 20.74 and 20.80 PMC.

(35) Also refer to PMC [20.31.018](#) for other conditionally permitted uses in the MX zone districts.

#### **OPTION B**

Section 6. *Puyallup Municipal Code.* Section 20.43.015 is amended as follows.

#### **20.43.015 Conditionally permitted uses – MED zone.**

The following uses are conditionally permitted in the MED zone if not included as part of an approved master plan. A conditional use permit pursuant to Chapter [20.80 PMC](#), or administrative conditional use permit pursuant to Chapter 20.81 PMC, where specified, shall be required and in full force and effect in order to establish said uses unless otherwise authorized through an approved master plan:

...

(12) Transitional housing and permanent supportive housing are permitted as follows:

(a) Within a single-family, duplex, triplex, or fourplex dwelling unit, or interspersed units within a multi-family site of five units or more where less than 50% of the units are operated as such may be permitted through an administrative conditional use permit, subject to the standards and criteria of Chapter 20.74 and 20.81 PMC;

(b) On a multi-family or mixed-use project site of five units or more where 50% or more of the units on-site are operated as such, through a conditional use permit, subject to Chapter 20.74 and 20.80 PMC.

(13) Emergency shelters and emergency housing, subject to the standards and criteria of Chapter 20.72 PMC.

.....End Option B.....

Commented [KB4]: Option B ends

Section X. Puyallup Municipal Code. Chapter 20.72 is amended as follows.

**Chapter 20.72**  
**HOMELESS DROP-IN CENTERS AND OVERNIGHT SHELTERSEMERGENCY SHELTER**  
**AND EMERGENCY HOUSING**

Sections:

20.72.010 Purpose.  
20.72.020 Definitions.  
20.72.030 Applicable procedures.  
20.72.040 Applicable zone districts.  
20.72.050 Other zoning standards.  
20.72.060 Submittal requirements.  
20.72.070 Good neighbor agreement.  
20.72.080 Review procedures.

**20.72.010 Purpose.**

To provide within the Puyallup Municipal Code a reasonable process to meet the need for daytime drop-in centers, ~~and overnight shelters~~ emergency shelters, and emergency housing intended to serve homeless persons, and to help those homeless individuals transition out of homelessness, consistent with state and federal statutes and laws including the Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA) while protecting the health, safety and welfare of the community.

**20.72.020 Definitions.**

(1) "Daytime drop-in center" means a center which has a primary purpose of serving homeless individuals, whose clientele may spend time during day or evening hours, but with no overnight stays. Services may include counseling and/or medication monitoring on a formal or informal basis, personal hygiene supplies, facilities for showering, shaving, napping, laundering clothes, making necessary telephone calls and other basic supportive services. Centers may also provide meals or facilities for cooking.

(2) "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.

(3) "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 and/or daytime drop-in centers that do not provide overnight accommodations. Temporary shelter facilities associated with disaster relief are excluded from this use category.

(2) "Overnight shelter" means a facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of the homeless. Temporary shelter facilities associated with disaster relief are excluded from this use category. Homeless drop-in center services may also be provided on the same site during daytime hours.

#### **20.72.030 Applicable procedures.**

In addition to any applicable requirements found elsewhere in the Puyallup Municipal Code, the following procedures apply:

(1) Preapplication Meeting Required. Applicants interested in establishing either a daytime drop-in center, ~~or overnight shelter~~emergency shelter, or emergency housing, pursuant to this section, shall be required to participate in a preapplication meeting about their proposal with applicable city staff, prior to the submittal of a formal application for the proposal. This meeting shall follow standard city preapplication meeting procedures.

(2) Two Process Options. Applications for a daytime drop-in center, ~~or overnight shelter~~emergency shelter, or emergency housing, as provided in this section, shall be processed pursuant to one of the following options:

(a) Development Agreement. A daytime drop-in center, ~~or overnight shelter~~emergency shelter, or emergency housing requires approval of a conditional use permit pursuant to this section unless the city council agrees to negotiate a development agreement in response to a formal request from the applicant. The city council may by resolution accept or decline to negotiate a development agreement that would allow a daytime drop-in center, ~~or overnight shelter~~emergency shelter, or emergency housing to be established and constructed pursuant to the provisions of Chapter 36.70B RCW, Chapter 1.15 PMC and this section. Nothing in this subsection shall preclude an applicant from requesting the director to initiate processing of their application under the conditional use permit provisions of this section without requesting the city council to consider negotiation of a development agreement.

(b) Conditional Use Permit. A daytime drop-in center, ~~or overnight shelter~~emergency shelter, or emergency housing requires approval of a conditional use permit unless the city council agrees to negotiate a development agreement pursuant to the process and decision criteria contained in this section. Where the city council has not adopted a resolution to initiate negotiation of a development agreement to allow a daytime drop-in center, ~~or overnight shelter~~emergency shelter, or emergency housing to be established, a conditional use permit approval shall be processed pursuant to the provisions of Chapter 20.80 PMC and this section.

(3) Informational Neighborhood Meeting Required. The applicant shall conduct a public informational meeting within, or close to, the location where the proposed daytime drop-in center, ~~or overnight shelter~~emergency shelter, or emergency housing will be located, within eight weeks following the filing of the subject application, ~~but prior to completion of a staff report for either a conditional use permit or development agreement for the proposal.~~ The time and location of the meeting shall be agreed upon between the city and the applicant. All property owners of parcels within a 1,000-foot radius of the parcel on which the proposed daytime drop-in center, ~~or overnight shelter~~emergency shelter, or emergency

housing is proposed shall be notified by mail at least 14 days in advance of the meeting by the applicant. In addition, notice of the neighborhood meeting, in a sign size and format consistent with applicable city standards, shall be posted in a conspicuous location on the property on which the facility is proposed at least 14 days prior to the date of the meeting. Posting of this notice within public right-of-way adjacent to the subject property shall be considered as meeting this requirement. The intent of this neighborhood meeting is to facilitate information sharing by the applicant about the proposed use and to respond to questions and input from the community.

(4) CUP Appeals. Any appeals of a conditional use permit approval from the hearing examiner, processed under this section, shall be to appellate hearing examiner, in accord with the review criteria established in PMC [2.54.170](#).

Any party of record for a particular application, consistent with the provisions of Chapter [2.54](#) PMC may file an appeal under this section.

#### **20.72.040 Applicable zone districts.**

Daytime drop-in centers, ~~or overnight shelter~~ emergency shelters, or emergency housings permitted under this section shall be allowed, via a conditional use permit, in the limited manufacturing (ML) zone and any zone where hotels are allowed, including general commercial (CG), community business (CB), limited commercial (CL), central business district (CBD), central business district core (CBD-Core), Shaw-Pioneer community mixed use (CMX), River Road mixed use (RMX), community commercial mixed-use (CCX), urban center mixed use (UCX), limited mixed use (LMX), and medical (MED) zones., ~~general commercial (CG), or community business (CB) zone districts.~~

#### **20.72.050 Other zoning standards.**

Any daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing permitted under this section shall be subject to the following standards:

(1) A finding shall be made that any property containing a daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing shall have adequate on-site lighting and clear visibility from public rights-of-way, including the absence of substantive sight-obscuring vegetation and related obstructions. A finding shall also be made that the proposed facility, whether involving a new or existing structure, has an adequate internal waiting area to accommodate expected visitor and client levels without requiring exterior queuing during operating hours.

(2) Buffer Setbacks from Sensitive Uses. Any portion of a daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing facility permitted under this section shall not be located within 1,000 feet of a parcel containing any sensitive use under subsections (a) (public or private school) or (d) (licensed day care center or licensed preschool facility) of this section or within 500 feet of a parcel containing any of the other sensitive use subsections cited below:

- (a) Public or private school, not including a college;
- (b) Public park, including public trails;
- (c) Public library;

- (d) Licensed day care center or licensed preschool facility;
- (e) Special needs senior housing facility (e.g., assisted living, rehabilitation center, memory care);
- (f) Any residentially zoned parcel.

Buffer setbacks do not apply across the Puyallup River.

(3) A finding that shall be made that any property containing a daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing shall be located within 1,000 feet of a bus transit route and/or a commuter rail station ~~general proximity to public transportation~~ and shall have adequate on-site parking, unless sited in a zone district which would not otherwise have an off-street code parking requirement.

(4) Spacing. Any property containing an emergency shelter or emergency housing shall not be located within 1,000 feet of a parcel containing another emergency shelter or emergency housing facility. In addition, there shall be no more than one emergency shelter or emergency housing per zone district.

(5) Occupancy Limitations. An emergency shelter or emergency housing facility shall have no more than 30 occupants exclusive of on-site staff. In the event the maximum building occupancy, as defined by the building code official and international building and/or residential codes, is less than 30 total occupants, the building code shall govern occupancy maximums.

#### 20.72.060 Submittal requirements.

Any conditional use permit application, or development agreement application if accepted by the city council pursuant to PMC 20.72.030(2), for a daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing shall include the following material in order to be considered a complete application:

(1) Site Information. Any conditional use permit or, if applicable, development agreement application for a daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing shall include adequate site information (e.g., site plans, building details, vicinity map) as specified on the conditional use permit application form.

(2) In addition to the applicable conditional use permit submittal requirements identified in Chapter 20.80 PMC and this section or, if applicable, development agreement submittal requirements consistent with Chapter 1.15 PMC and this section, information identified in this subsection shall also be included with the respective permit application. All applications for daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing shall include the following:

- (a) A description of the homeless population to be served by the proposed daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing, dates and times of operation, and associated occupancy targets.
- (b) A statement of the operator's experience at providing daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing, including examples of similar facilities managed by the operator.

**Commented [KB5]:** The Planning Commission may recommend modifications to these standards:

- Number of feet from bus transit route
- Number of feet between shelters and/or number of shelters per zone
- Number of maximum occupants per shelter



(3) A standard operating procedures plan including, but not limited to:

(a) A description of how the proposed daytime drop-in center, ~~or overnight shelter~~emergency shelter, or emergency housing will serve the homeless population that will be accommodated by the use;

(b) A description of staffing for the proposed daytime drop-in center, ~~or overnight shelter~~emergency shelter, or emergency housing and the training provided to staff hired to fulfill the identified staffing demand;

(c) A description of the anticipated providers that will serve the population that will be accommodated by the daytime drop-in center, ~~or overnight shelter~~emergency shelter, or emergency housing;

(d) A description of the proposed area around the site where the code of conduct and applicable sections of the safety and security plan will apply;

(e) A map of proposed travel routes that the operator will suggest individuals use when seeking access to the daytime drop-in center, ~~or overnight shelter~~emergency shelter, or emergency housing;

(f) A description of the procedures used to manage intake of the homeless population that is proposed to be served;

(g) A plan for encouraging prospective occupants to provide personal identification for inclusion in the homeless management information system (HMIS) to help increase opportunities to provide access to housing and services and to secure public funding for the proposed homeless services use;

(h) Where applicable, a plan to ensure that school-aged residents of the use are enrolled in school during their stay;

(i) Identification of a primary point of operator contact for assistance and referrals to send homeless individuals seeking services;

(j) A plan for managing exterior appearance of the proposed daytime drop-in center, ~~or overnight shelter~~emergency shelter, or emergency housing, including trash/litter, hazardous materials, and biohazards in the vicinity of the site;

(k) A description of how the operator will inform and educate occupants of the daytime drop-in center, ~~or overnight shelter~~emergency shelter, or emergency housing regarding the code of conduct; and

(l) A description of consequences to be imposed for violating the code of conduct.

(4) A code of conduct that applies within the vicinity to all individuals granted access to the proposed daytime drop-in center, ~~or overnight shelter~~emergency shelter, or emergency housing including, but not limited to:

(a) Respect the rights of property owners to restrict access to areas of their property that are not open to the public;

(b) Use operator-suggested routes of travel to access the daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing;

(c) Maintain the site aesthetics;

(d) Respect state law restrictions on smoking and use designated smoking areas where provided;

(e) Comply with city of Puyallup regulations governing public conduct (including but not limited to the prohibition on public camping, loitering, trespassing, panhandling, etc.); and

(f) Comply with terms of good neighbor agreement provisions that apply to occupants of the daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing use.

(5) A safety and security plan describing measures that the operator will employ to promote the safety of drop-in center or shelter occupants and surrounding residents and businesses, including but not limited to:

(a) Criteria for rejection or removal of an individual seeking access to the proposed daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing;

(b) A plan for deployment (including time, place and manner) of security patrols;

(c) A plan to address disruptive behavior within a daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing and in the area that infringes on the safety of occupants or employees of the use, and a description of the consequences for engaging in disruptive behavior;

(d) A plan for managing loitering, panhandling, and unpermitted camping in the area of the daytime drop-in center ~~or overnight shelter~~ emergency shelter, or emergency housing;

(e) Identification of site-specific magnet areas (e.g., greenbelts, parks, libraries, transit facilities, etc.) and a plan to address behavior that is inconsistent with the code of conduct and Puyallup City Code;

(f) Implementation of registered sex offender background checks and compliance with applicable registration and notification requirements;

(g) A plan for managing individuals excluded from accessing the proposed daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing;

(h) A plan for coordination between the operator, city of Puyallup police, Central Pierce fire and rescue and any private security forces employed by surrounding property and business owners;

(i) A plan for coordination and communication between the operator, Puyallup police, and other local and regional law enforcement agencies to ensure timely information sharing between agencies;

(j) A plan for coordination with state and local law enforcement to ensure compliance with conditions of parole, probation, or community custody, including but not limited to any residency restrictions;

(k) Provision of a phone number and point of contact at the site of the proposed daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing for the community to report concerns;

(l) A plan for addressing reported concerns and documenting resolutions, and making this information publicly available; and

(m) Identification of performance metrics that will be used to track compliance with the safety and security plan.

(n) The Puyallup police department shall specifically review the safety and security plan as submitted by the applicant. The police will also review site information related to "CPTED" (Crime Prevention Through Environmental Design) factors, as required in PMC [20.72.050](#)(1). Any police department comments on said safety and security plan shall become part of the record and shall be provided to the decision makers for the conditional use permit or development agreement public hearing.

#### **20.72.070 Good neighbor agreement.**

In addition to the submittal requirements specified in PMC [20.72.060](#), any proposal under this section shall be subject to the following good neighbor agreement advisory committee process and resultant good neighbor agreement.

(1) Purpose. The purpose of a GNA advisory committee formed under the terms of this section is to foster communication between the community and daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing operators by:

(a) Dedicating the time necessary to represent community, neighborhood and citywide interests in the daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing approval process;

(b) Ensuring that issues of importance are identified early in the daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing approval process while there is still time to address design issues while minimizing cost implications;

(c) Considering the neighborhood and land uses within which the daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing is proposed;

(d) Helping guide daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing design to ensure that specific neighborhood conditions are considered and design is context sensitive by engaging in ongoing dialogue with the operator and the city during permit review; and

(e) Ensuring the GNA advisory committee participation is streamlined and effectively integrated into the daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing

permit process to avoid delays that jeopardize funding or place people experiencing homelessness at risk.

(2) GNA Membership. Following submittal of a valid conditional use permit or development agreement application, the director shall constitute a staff support team and GNA advisory committee:

(a) Staff Support Team to Work with the GNA Advisory Committee. The director shall consult with department heads in relevant city departments to identify staff that will represent the city on the GNA advisory committee in a neutral manner (free of self-interest). One city staff person will act as a neutral facilitator for the GNA advisory committee. Other city representatives shall represent other applicable interests (e.g., police, land use).

(b) Member Composition. It is the responsibility of the director to constitute the GNA advisory committee in a timely manner upon submittal of a valid application. Membership should be composed of individuals meeting the below-described locational or subject matter expertise requirements. A single individual may be identified to represent more than one of the roles requiring subject matter expertise.

(i) Up to a maximum total of three residents that live within the city of Puyallup who reside within one-quarter mile of the proposed daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing who will represent residents in the vicinity. Participation priority should be given to those residents living in closest proximity to the proposed daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing.

(ii) If school-age children are expected to be served by the daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing, a representative of the Puyallup School District shall be invited to participate on the GNA advisory committee to represent the K-12 student perspective.

(iii) Up to two representatives from businesses located within one-quarter mile of the proposed daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing who will represent business interests in the vicinity. Participation priority should be given to those representatives of businesses located in closest proximity to the proposed daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing.

(iv) One representative of the proposed daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing operator.

(v) One representative of the agencies or organizations identified as a provider (providing support services) for the proposed daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing.

(vi) Up to one representative of the population of individuals who has experienced homelessness in the past, or is currently experiencing homelessness, and is willing to serve on the GNA advisory committee.

(vii) Up to one representative of the human service community with a background in the provision of human services in Pierce County.

(c) Member Commitment. Members of the GNA advisory committee are expected to:

- (i) Be reliable and available to attend meetings of the GNA advisory committee;
- (ii) Bring subject matter expertise regarding issues related to homelessness or unique knowledge of a proposed site to help inform the committee's work;
- (iii) Accept different perspectives and ideas, and be willing to learn and share rather than just advocate for a position;
- (iv) Steer conflict toward positive and creative results;
- (v) Contribute to completion of the GNA advisory committee scope of work described in this section; and
- (vi) Understand that consensus is not required, and that failure of the group to reach agreement will not be grounds for denial of a permit application.

(3) Scope of GNA Advisory Committee Work. The scope of work for the GNA advisory committee is intended to support the GNA advisory committee purpose described in this section. The GNA advisory committee is advisory to the decision maker for the development agreement or conditional use permit processes identified for a specific daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing, and its scope includes:

- (a) Becoming informed on the proposed daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing standard operating procedures and project design;
- (b) Participating in context setting to describe the community within which the daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing is proposed to be located;
- (c) Providing early and ongoing advice to the daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing operator on how to incorporate appropriate design into the proposed project;
- (d) Providing advisory guidance to permit decision makers as described in more detail below regarding daytime drop-in center design and operational concerns prior to any recommendation from the director on a development agreement or conditional use permit proposal;
- (e) Collaborating with the operator to establish a plan for communications, and engagement in any ongoing communication between the operator and neighbors after the use is established, constructed and operational; and
- (f) Collaborating with the operator to consider and evaluate metrics for success of the shelter operations, including security, sanitation, and transitioning shelter clients out of homelessness.

(4) Involvement Process – Timing, Focus of Involvement, and Work Product.

(a) Process Summary. The GNA advisory committee process is intended to be aligned with the daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing permit process to optimize process efficiency and funding predictability.

(b) Timing of GNA Advisory Committee Involvement.

(i) The GNA advisory committee process should occur early in the process to avoid delays that jeopardize participation in funding cycles, require shelters to operate under emergency declarations or place homeless individuals at risk.

(ii) The actual timing of GNA advisory committee review and participation will be scheduled by the facilitator to ensure that GNA advisory committee input is consolidated into the applicable city application review and recommendation process, and provided to the decision makers for the respective permit public hearing.

(iii) The GNA advisory committee will be dissolved once its scope of work has been completed.

(c) Work Product. The work of the GNA Advisory Committee review phase shall culminate in an advisory document or good neighbor agreement that describes the GNA advisory committee feedback consistent with the scope of work described in this section. City staff will support the GNA advisory committee preparation of this work product.

#### **20.72.080 Review procedures.**

(1) Decision Criteria Applicable to Development Agreements and Conditional Use Permits for a Daytime Drop-In Center ~~or Overnight Shelter~~ Emergency Shelter, or Emergency Housing. The city may approve or approve with modifications a development agreement or conditional use permit application for a daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing if the applicant demonstrates that:

(a) A conditional use permit proposal complies with the criteria of Chapter [20.80](#) PMC;

(b) The proposal complies with other applicable requirements of the Puyallup Municipal Code;

(c) The proposal includes a standard operating procedure plan meeting the requirements of this chapter;

(d) The proposal includes a code of conduct meeting the requirements of this chapter;

(e) The applicant will provide services appropriate to the particular use, including but not limited to counseling services;

(f) The proposal includes a safety and security plan meeting the requirements of this chapter and incorporating the feedback provided by the Puyallup police department;

(fg) The input of the GNA advisory committee developed pursuant to this chapter has been integrated into the daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing proposal, to the maximum extent feasible; and

(eh) The proposal addresses all applicable design guidelines and development standards of this chapter and any other applicable zone district standards in a manner which fulfills their purpose and intent.

(2) Minimum required notice and public engagement procedures for daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing shall specifically include the following:

(a) Notice of the informational neighborhood meeting shall be provided pursuant to this section and prospective members of the GNA advisory committee shall be invited to attend;

(b) Notice of application for a conditional use permit or development agreement to establish a daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing shall occur pursuant to established city procedures;

(c) Hearing examiner and city council public hearings on the conditional use permit or development agreement request, respectively, shall be noticed pursuant to established city procedures.

(3) Mitigation Measures. The city may impose conditions relating to the development, design, use, or operation of a daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing to mitigate environmental, public safety, or other identifiable impacts.

(4) Public Hearing and Appeals.

(a) Development Agreements. Public hearings on development agreements applied for to establish a daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing shall be held by the city council pursuant to Chapter [36.70B](#) RCW, Chapter [1.15](#) PMC and adopted city council rules of procedure.

(b) Conditional Use Permits. Public hearings on conditional use permits applied for to establish a daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing shall be held by the hearing examiner pursuant to Chapter [20.80](#) PMC and other applicable city procedures. Any appeals of hearing examiner decisions pursuant to this section shall be heard by the appellate hearing examiner.

(5) Modifications to an Approved Daytime Drop-In Center, ~~or Overnight Shelter~~ Emergency Shelter, or Emergency Housing. Conditions of approval for a daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing apply for the life of the project. Any proposed minor additions or modifications to an approved daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing which conform to PMC [20.80.031](#) may be processed administratively, whether originally approved via conditional use permit or development agreement. Any more substantive modifications to an approved daytime drop-in center, ~~or overnight shelter~~ emergency shelter, or emergency housing shall be processed as a new conditional use permit or development agreement, as applicable.

(6) Revocation of an Approved Conditional Use Permit. Upon cause shown, the hearing examiner may revoke a conditional use permit approved under this section pursuant to the terms of PMC [20.80.040](#) or based upon a finding that the permitted facility is not compliant with applicable conditions or is otherwise injurious to the public health, safety or welfare.

(7) Abandonment. Any established daytime drop-in center, ~~or overnight shelter~~emergency shelter, or emergency housing established under this section that is abandoned for a continuous period of one year or more shall not be permitted to be reestablished, except as allowed in accordance with the standards and requirements for a new or expanding use in this section.

(8) Exemptions. The provisions of this chapter, PMC 20.72, do not apply to daytime drop-in centers, emergency shelters, or emergency housing operated by the City of Puyallup.

Section X. *Puyallup Municipal Code.* Chapter 20.74 is established as follows.

Chapter 20.74  
Transitional and Permanent Supportive Housing

Sections

- 20.74.010 Purpose.
- 20.74.020 Applicable zone districts.
- 20.74.030 Applicable procedures.
- 20.74.040 Noticing.

**20.74.010 Purpose.**

The purpose of this chapter is to establish reasonable standards for the safe operation and appropriate siting of permanent supportive housing and transitional housing facilities, as defined in Chapter 20.15 PMC, within the city, and to protect the public health and safety for both supportive housing facility residents and the broader community.

**20.74.020 Applicable zone districts.**

Permanent supportive housing and transitional housing shall be allowed in any zone district where dwelling units are permitted, including RS, RM, C, MED and MX zone districts.

**OPTION A 20.74.030 Applicable procedures.**

In addition to any applicable requirements found elsewhere in the Puyallup Municipal Code, the following procedures apply to permanent supportive or transitional housing units established after the original adoption date of this chapter:

(1) Permanent supportive housing and transitional housing uses are permitted within a single-family, duplex, triplex, or fourplex dwelling unit, or interspersed units within a multi-family site of five units or more where less than 50% of the units are operated as such.

(2) A multi-family project site of five units or more where 50% or more the units on-site are operated as permanent supportive housing or transitional housing, may be allowed by administrative conditional use permit pursuant to Chapter 20.81 PMC. Additional information as requested by the Director of Development and Permitting Services may be required.

**OPTION B 20.74.030 Applicable procedures.**



In addition to any applicable requirements found elsewhere in the Puyallup Municipal Code, the following procedures apply to permanent supportive or transitional housing units established after the original adoption date of this chapter:

(1) Permanent supportive housing and transitional housing uses within a single-family, duplex, triplex, or fourplex dwelling unit, or interspersed units within a multi-family site of five units or more where less than 50% of the units are operated as such, may be allowed by administrative conditional use permit, subject to Chapter 20.81 PMC. Additional information as requested by the Director of Development and Permitting Services may be required.

(2) A multi-family project site of five units or more where 50% or more of the units on-site are operated as permanent supportive housing or transitional housing, may be allowed by conditional use permit pursuant to Chapter 20.80 PMC. Additional information as requested by the Director of Development and Permitting Services may be required.

#### **20.74.040 Reporting.**

(1) Housing providers shall provide written notice to the Development and Permitting Services department (DPS) on an annual basis, by December 31, of their operations in the city, including program details and total number of housing units in operation. The following shall also be completed:

(a) Housing providers shall maintain a business license.

(b) Housing providers shall provide housing audit information from Pierce County, HUD, or other housing agency regarding compliance with applicable housing laws/standards; providers that do not provide housing audit information from other agencies may be required to submit similar data on forms established by the Department.

(c) Housing providers shall use the Homeless Management Information System (HMIS) to report homeless and housing service data.

(d) Housing providers do not need to provide information regarding tenants or housing location(s) where such information would violate privacy laws or applicable tenant/landlord laws.

Section X. Severability. All sections in this ordinance are hereby deemed severable. Any section found invalid or unconstitutional by a court of law with jurisdiction shall not be deemed to invalidate or find unconstitutional other sections in this ordinance.

Section X. Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section X. Effective Date. This ordinance shall become effective five days after publication in the official newspaper of the City of Puyallup.

DATED this \_\_\_\_ day of MONTH, 2022.

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Dean Johnson, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Joseph N. Beck, City Attorney

ATTEST:

\_\_\_\_\_  
Brenda Fritsvold, City Clerk

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