

**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 - Planning Division
Address: 2401 S 35th Street
City/State/Zip Code: Tacoma, WA 98409
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Agent: Erik Jaszewski
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DESCRIPTION OF AMENDMENT:

1. General description of proposal:

See attached.

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

See attached.

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?

See attached.

Attach additional sheets if necessary.

ADDITIONAL PAGE

2021 Pierce County Comprehensive Plan Amendment: Description of Amendment

1. General description of proposal

The Growth Management Act (GMA) requires Pierce County to direct urban growth and density into the County's Urban Growth Area, a significant portion of which borders part of JBLM. Furthermore, this section of the base is not identified as a training or artillery area according to the most recent JBLM Atlas of training activities.

However, Comprehensive Plan Policy 109.4 states to 'direct high-density residential, public buildings, and cultural facilities land uses away from property abutting the JBLM boundary.' Since this policy was adopted, the GMA incorporated a more flexible procedure for ensuring land use compatibility through coordination with the military base commander (RCW 36.70A.530).

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

Chapter 2 Land Use Element / Urban, Rural, and Resource / Military Land Designation and Compatibility

- LU-109.4.1.1** Direct the following land uses away from property abutting the installation boundary:
 - LU-109.4.1.1.1** High density residential;
 - LU-109.4.1.1.2** Public buildings (such as schools, medical facilities, public meeting facilities, and churches); and
 - LU-109.4.1.1.3** Cultural facilities.

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

Chapter 2 Land Use Element / Urban, Rural, and Resource / Military Land Designation and Compatibility

- LU-109.4.1.1** Direct the following land uses away from property abutting the installation boundary: A comprehensive plan, amendment to a plan, a development regulation, or amendment to a development regulation should not allow development in the vicinity of a military installation that is incompatible with the installation's ability to carry out its mission requirements.
 - ~~**LU-109.4.1.1.1** High density residential;~~
 - ~~**LU-109.4.1.1.2** Public buildings (such as schools, medical facilities, public meeting facilities, and churches); and~~
 - ~~**LU-109.4.1.1.3** Cultural facilities.~~

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

RCW 36.70A.530 of the GMA cites the military's significant role in the economy and declares a state priority to prevent incompatible development near military installations. Incompatible development also poses health and safety concerns for neighboring community members and military personnel operating or training for active duty. Ongoing communication and collaborative planning is critical to understanding civilian-military interests in the landscape they share. The proposed amendment recognizes the need to fulfill GMA's goals and to enhance consistency with GMA requirements, while at the same time ensures compatibility between military operations and surrounding land uses.