

**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@piercecounitywa.gov.

Applicant: Pierce County Planning and Public Works
Address: 2401 S. 35th St.
City/State/Zip Code: Tacoma, WA 98409
Phone: (253) 798-2389
E-mail Address: jessica.nappi@piercecounitywa.gov

Agent: Jessica Nappi, Senior Planner
Address: 2401 S. 35th St.
City/State/Zip Code: Tacoma, WA 98409
Phone: (253) 798-2389
E-mail Address: jessica.nappi@piercecounitywa.gov

DESCRIPTION OF AMENDMENT:

1. General description of proposal:

See attached document.

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

See attached document.

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

See attached document.

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

See attached document.

Attach additional sheets if necessary.

1. General description of proposal:

Currently, redesignation is only permitted for area-wide significant circumstances that include many separate properties under various ownerships (19C.10.030). The proposed text amendment would provide guidelines and review criteria for the redesignation of property as well as allow for the redesignation of single parcel or single ownership in appropriate circumstances such as public parks, schools, and other public institutions, or when contiguous with an existing land use designation.

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

Pierce County Comprehensive Plan / Chapter 2 Land Use Element / Rezoning and Redesignating

REZONING AND REDESIGNATING

GOAL LU-126 Provide strict guidance and review criteria for rezones to ensure planning goals are properly implemented and resulting changes are compatible with surrounding uses.

GOAL LU-127 Consider the availability of adequate potable water and other services when reviewing proposals for modifications to the land use designation or zoning classification.

GOAL LU-128 Utilize inventory of flood hazard or flood-prone properties in determining appropriate land use designations and zoning.

3. 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 2 Land Use Element / Rezoning and Redesignating

ADD new policy after GOAL LU-126 and renumber subsequent goals:

REZONING AND REDESIGNATING

GOAL LU-126 Provide strict guidance and review criteria for rezones to ensure planning goals are properly implemented and resulting changes are compatible with surrounding uses.

GOAL LU-127 Provide guidance and review criteria for the redesignation of property.

LU-127.1 Redesignation should be of an area-wide nature or contiguous expansion of an existing land use designation.

LU-127.2 Redesignation of single parcels or single ownership should be allowed in appropriate circumstances such as the recognition of public parks, schools, and other public institutions, or proposals involving Master Planned Communities, Master Planned Resorts, Employment Based Planned Communities, or New Fully Contained Communities.

LU-127.3 Redesignation of single parcels or single ownership should be allowed when contiguous with an existing land use designation.

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

Pierce County Comprehensive Plan Land Use Element Goal LU-126 provides for the guidance and review criteria for rezones to ensure planning goals are properly implemented and resulting changes are compatible with surrounding uses. A policy on guidance and review criteria for redesignation is lacking in the Comprehensive Plan. Furthermore, single parcel or single ownership redesignation proposals may only be appropriate for correcting technical errors or applications involving Master Planned Communities, Master Planned Resorts, Employment Based Planned Communities, or New Fully Contained Communities (19C.10.030). This proposal would extend single parcel or single ownership proposals to public parks, schools, and other public institutions, or when contiguous with an existing land use designation.