



Planning and Public Works Transmittal Sheet

Tracking Number: 938320

Parcel Number: 0418094041

Site Address: 22112 MERIDIAN E

Contact: destiny skansie allied enterprises llc
9502 64TH ST NW 9502 64th st NW
GIG HARBOR, WA 98335
destinyvcbjs@yahoo.com
253 590 3901

Work Description: I inherited this property from my father who passed, it was deeded to me until i was of age to sell now since then its sat and ive paid taxes on it for years until i was able to sell, it was changed in 97' from full commercial to rural 10, i need it full.

Thank you for submitting your submittal documents to Pierce County. We appreciate your business.

This is not an application or permit; it is a receipt acknowledging your electronic submittal.

Next Steps:

We will review your submittal documents and respond with your fee totals and payment information within a few days. Technical review begins once payment has been processed.

Please note that during busy times, especially the summer months, it may take a few extra days to process your materials. Thank you for your understanding.

Please do not reply to this email. If you have any questions, contact us at pcpermits@piercecountywa.gov or call (253) 798-3739 Monday to Friday from 8:30 a.m. to 4:00 p.m.

Keep this link handy!

<https://pals.piercecountywa.gov/palsonline/#!/permitSearch/permit/departementStatus?applPermitId=938320>

Use it to follow the progress of your submittal, including status, uploaded documents and reviewer comments.

A confirmation email has been sent to destinyvcbjs@yahoo.com

**APPLICATION
FOR AREA-WIDE MAP AMENDMENT
TO PIERCE COUNTY COMPREHENSIVE PLAN**

An Area-Wide Map Amendment is a proposed change or revision to the Land Use Designations Map. An Area-Wide Map Amendment, unlike a parcel or site-specific land use reclassification, is of area-wide significance and includes many separate properties under various ownerships. Single-parcel or single-ownership map changes may be appropriate only for correcting technical errors or for applications involving one of four types of planned communities.

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. UGA and Area-wide Map Amendments must include an Affidavit of Notice indicating that properties within the amendment area have been notified. 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).

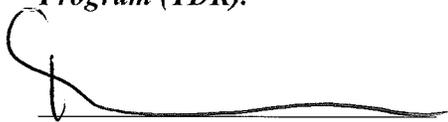
For additional information, contact Pierce County Planning and Public Works, Long Range Planning Division, by phone at (253) 798-3736 or by email at Jessica.Nappi@piercecountywa.gov.

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| Applicant: destiny skansie-shanburn |
| Address: 22112 MERIDIAN E |
| City/State/Zip Code: graham WA |
| Phone: (253) 5903901 |
| E-mail Address: destinyvcbjs@yahoo.com |

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|----------------------|
| Agent: |
| Address: |
| City/State/Zip Code: |
| Phone: () |
| E-mail Address: |

REQUIREMENTS FOR TRANSFER OF DEVELOPMENT RIGHTS PROGRAM: If your application results in a change from the current land use designation on a property to a designation that allows a higher residential density, you will be required to participate in the Pierce County Transfer of Development Rights Program (TDR). Pursuant to Pierce County Development Regulations-Title 18G Conservation Programs, when you receive an increase in density pursuant to a Comprehensive Plan Amendment, you are subject to the TDR program as a receiving site owner (18G.10.030). As a receiving site owner, you are required to buy Development Right Certificates from a qualified sending site owner or from Pierce County’s TDR Bank prior to applying for any residential or non-residential building permits on the subject property/ies. Available Development Right Certificates can be purchased via the Pierce County website at www.piercecountywa.gov/tdr. Market conditions will dictate the price of each development right. When you submit your development permit application to the Planning and Public Works Department, you must also submit the Development Right Certificates or a purchase and sale agreement for the certificates. An estimate of the number of development rights you are required to purchase will be calculated by Planning & Public Works staff once your Comprehensive Plan Amendment is approved. If you would like to know more about the TDR Program, process, and to calculate an estimate of how many TDR credits may be required, please contact Planning and Public Works staff, Mike Poteet at (253) 798-3614 and/or visit: www.piercecountywa.gov/tdr.

*****I acknowledge the requirement of participation in the Pierce County Transfer of Development Rights Program (TDR).***



 Signature

destiny skansie shanburn

 Print Name

7/1/2020

 Date

DESCRIPTION OF AMENDMENT: (Attach additional pages if more room is needed.)

| | |
|--|--|
| Total Number of Parcels: 2 | <i>The total number of parcels and total acreage must be consistent with County Assessor data.</i> |
| Total Acreage: 1.2433 + .074 acres | |
| Desired Land Use Designation: | |
| full commercial zones OF RAC CENTER | |
| Desired Zone Classification to implement the Land Use Designation: | |
| all commercial uses, food, coffee, anything! RAC USES. | |

1. General description of Proposal:

0418094041 parcel-used to be full commercial when my deceased father purchased this and left me it, my grandpa Russ paid taxes on it until for me until my deeded age expired and now its changed to rural 10 which is obserd if you look at the property at all. it is behind the safeway and mexican joint where i share easement with on one side and my other side easement is now shared with a burger king and dutch bros coffee which is NUTS since i have been trying to put a damn coffee shop there now i would look like a fool with dutch bros next to me!

I need to include the neighboring RAC CENTER and O'Releys Auto Park.

2. Why is the land use redesignation needed and being proposed?

i would like it returned to fully commercial so i can now sell it and find another location for my coffeestand which has always been the plan my entire life! now i cant with dutch bros next to me and starbucks now right across the street ;(

RAC.

3. Describe the land uses surrounding the proposed amendment (*residential, commercial, agricultural, etc.*).

| |
|-------------------|
| North: commercial |
| South: commercial |
| East: commercial |
| West: commercial |

PARCEL INFORMATION

This page must be completed for each parcel proposed for the Area-Wide Map Amendment.

| | |
|---|---|
| Taxpayer or Legal Owner: Allied Enterprises LLC- i am 100% owner Destiny Skansie Shanburn | |
| Address: 200 national ave south po box 5868 | |
| City/State/Zip: Bremerton WA 98335 | |
| Tax Parcel Number: 0418094041 | |
| Lot Size (Acreage/Sq. Ft.): 1.2 | (From County Assessor Records or Tax Statement) |
| Site Address: 22112 Meridian East Graham WA | |

| |
|---|
| Desired Land Use Designation: |
| full commercial |
| Desired Zone Classification to implement the Land Use Designation: |
| fully commercial / <i>RAE</i> |
| Current Use of the Property (Describe what buildings/businesses are on the site): |
| nothing its sat vacant only have a grandfathered in billboard that is commercial on my land |

SERVICES:

Please provide the following information regarding the availability of services:

The site is currently served by: Sewer Septic (check one) *TD*
Sewer Provider: _____

The site is currently served by: Public Water System Well (check one)
Water Purveyor: *Southwood Water System (Rainier Water Co.) (amended by JN)*

The site is located on: Public Road Private Road (check one)
Name of Road: *Meridian E (amended by JN)*

Fire District #: *P11021* Name: *graham*

School District #: *403* Name: *graham Bethel*

PARCEL INFORMATION

This page must be completed for each parcel proposed for the Area-Wide Map Amendment.

| | | |
|-----------------------------|-----------------------------------|---|
| Taxpayer or Legal Owner: | D'Reulis Auto Part | |
| Address: | PO Box 9167 | |
| City/State/Zip: | Springfield, MO 65801 | |
| Tax Parcel Number: | 6026050071 | |
| Lot Size (Acreage/Sq. Ft.): | .74 | (From County Assessor Records or Tax Statement) |
| Site Address: | 22024 Meridian E Graham WA, 99822 | |

| | |
|---|--------------------|
| Desired Land Use Designation: | RAC |
| Desired Zone Classification to implement the Land Use Designation: | REA (RAC) |
| Current Use of the Property (Describe what buildings/businesses are on the site): | auto repair / part |

SERVICES:

Please provide the following information regarding the availability of services:

The site is currently served by: Sewer Septic (check one)

Sewer Provider: _____

The site is currently served by: Public Water System Well (check one)

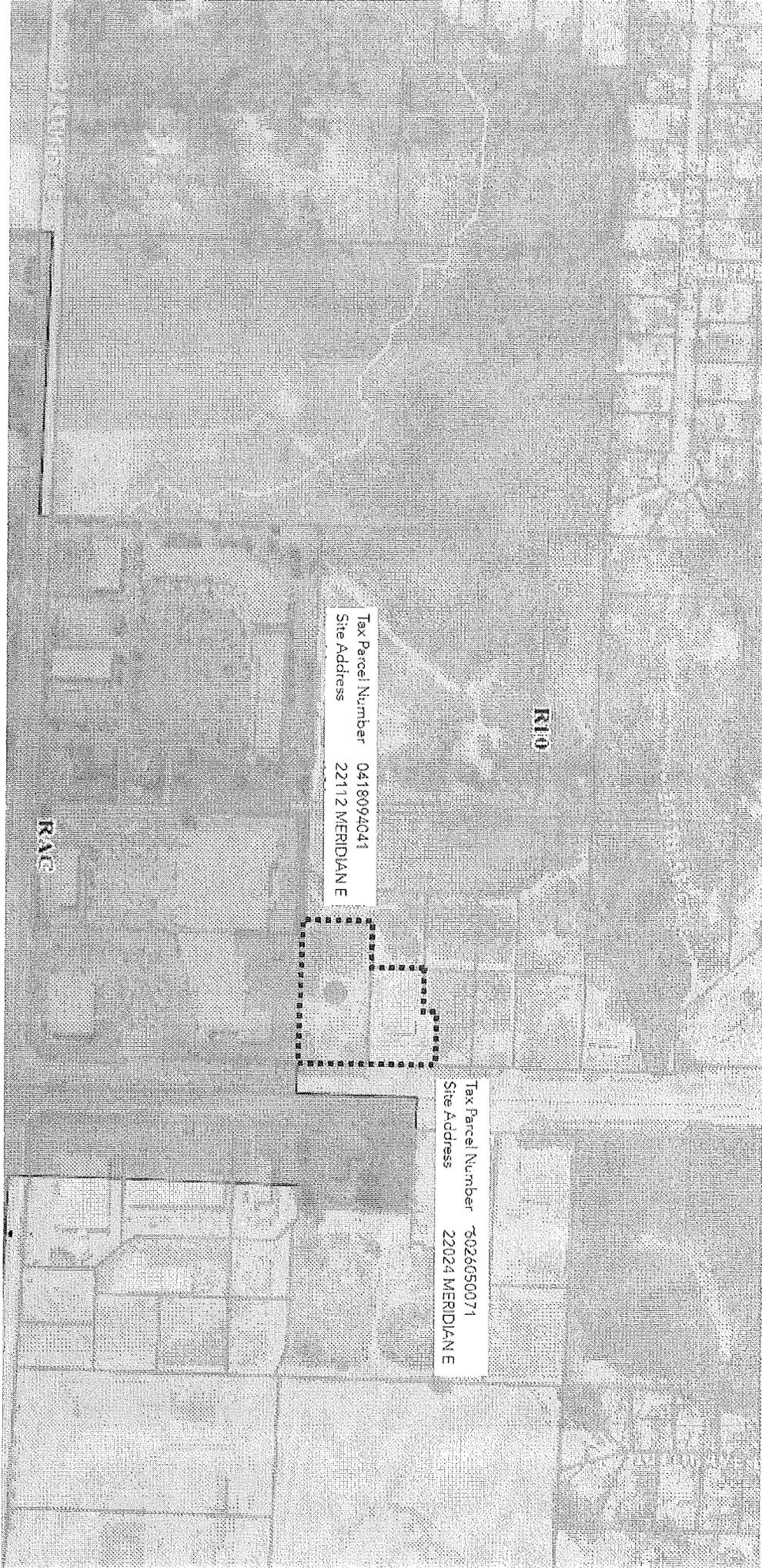
Water Purveyor: Southwood Water System (Rainier Water Co.) (amended by JN)

The site is located on: Public Road Private Road (check one)

Name of Road: Meridian E (amended by JN)

Fire District #: PPV021 Name: Graham,

School District #: 403 Name: Bethel



Tax Parcel Number 0418094041
Site Address 22112 MERIDIAN E

Tax Parcel Number 6026050071
Site Address 22024 MERIDIAN E

July 2, 2020

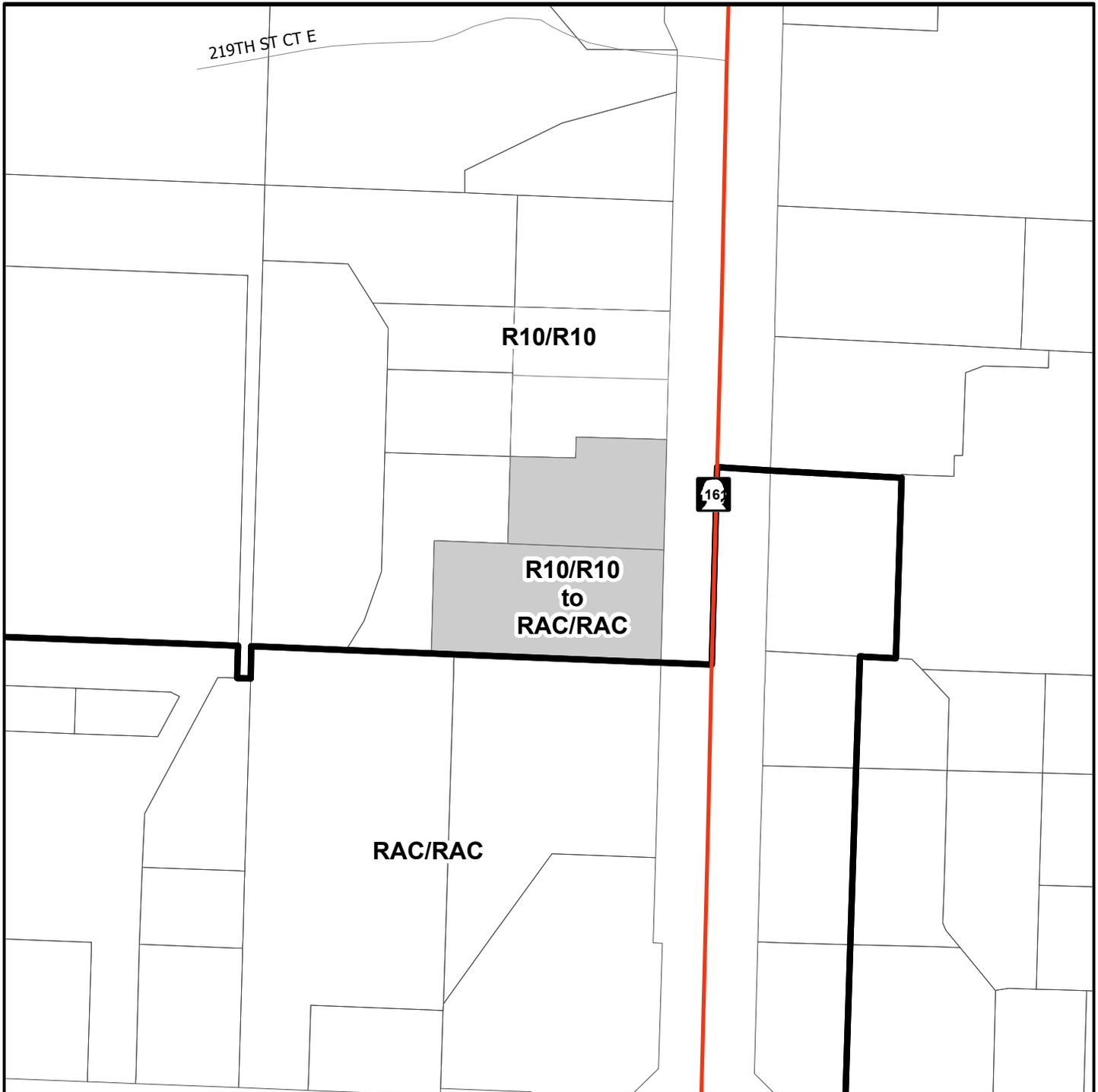
O'Reilys Auto Parts,

I am the land owner next to you at 22112 Meridian East Graham, WA and I am writing to let you know I am battling with pierce county to change my zone back to its original form for full commercial use, RAC use. Pierce County makes it so even though we don't know each other I am forced to add your parcel into my claim to amend my zone here as there is no way any residential person will buy my land there now that I am unlawfully forced out of my original plans of putting a coffee shop on my land and now starbucks is across the street and dutch bros right there I would be a fool to do say after the last few years of fighting them I need to rezone this. So just giving you a heads up on my changes and the fact the county ONLY lets you do this when adding in the neighboring parcels to this plan in order to even accept my application. If you have any questions please reach out!

A handwritten signature in black ink, consisting of a large, stylized initial 'D' followed by a long, horizontal, wavy line that tapers to the right.

Destiny Skansie-Shanburn

253-590-3901



2021 PROPOSED AREA-WIDE MAP AMENDMENT

Allied Enterprises LLC (Application #938320)

Pre Initiation

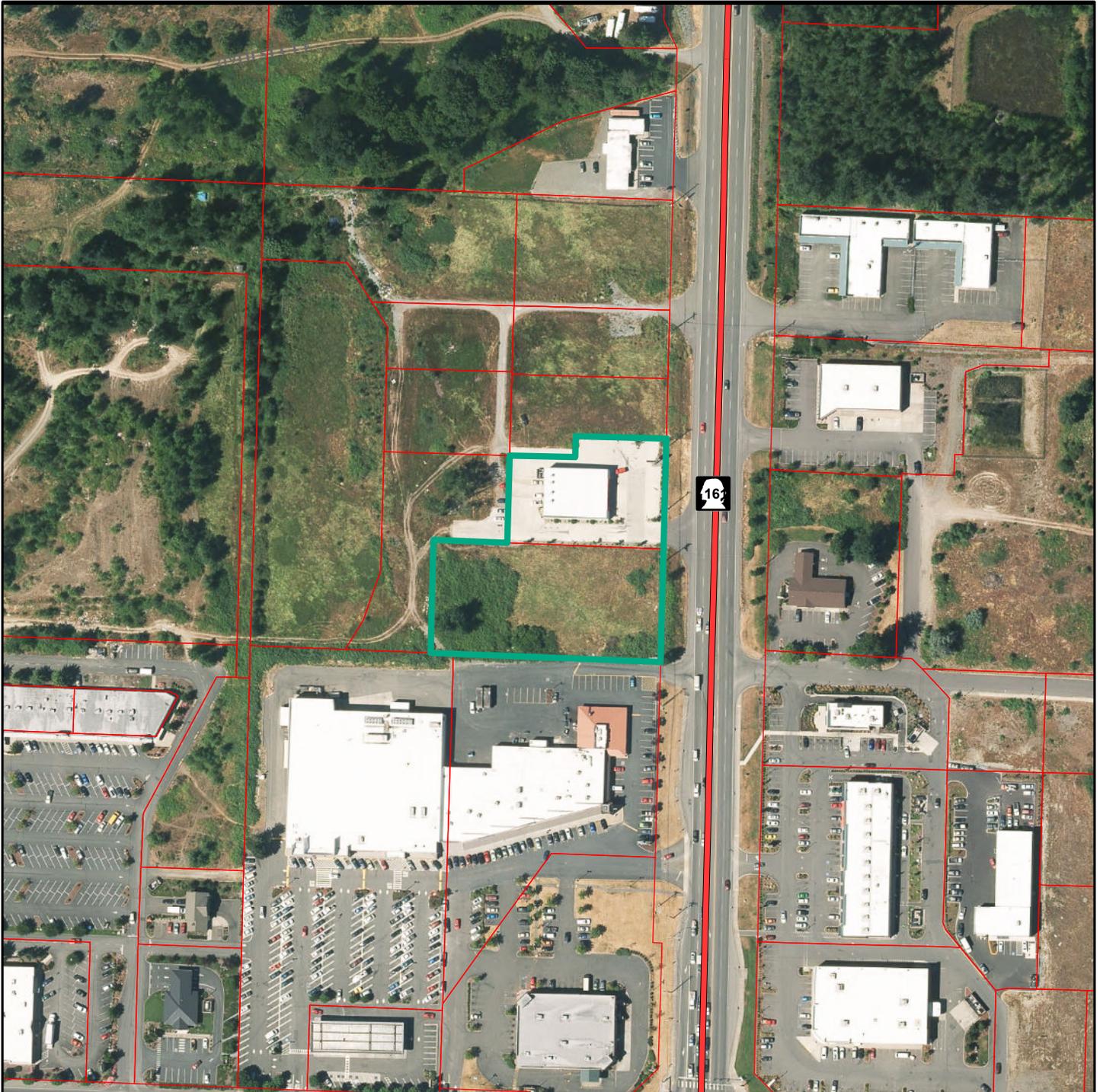
 Redesignate/Rezone from R10/R10 to RAC/RAC

Department of Planning and Public Works

Plot Date: August 11, 2020 Scale = 1:2,500



Pierce County



2021 PROPOSED AREA-WIDE MAP AMENDMENT

Allied Enterprises LLC (Application #938320)

Pre Initiation

 Redesignate/Rezone from R10/R10 to RAC/RAC

Department of Planning and Public Works

Plot Date: August 11, 2020 Scale = 1:2,500



Pierce County