

**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.

| |
|---|
| Applicant: PENMET PARKS -- ATTENTION ED LEWIS |
| Address: PO BOX 425 |
| City/State/Zip Code: GIG HARBOR, WA 98335 |
| Phone: (720) 272 - 8418 |
| E-mail Address: elewis@penmetparks.org |

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|---|
| Agent: CARL E. HALSAN |
| Address: PO BOX 1447 |
| City/State/Zip Code: GIG HARBOR, WA 98335 |
| Phone: (253) 307 - 1922 |
| E-mail Address: carlhalsan@gmail.com |

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

CARL E. HALSAN (AGENT)
 Print Name

7-23-2020
 Date

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

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| Total Number of Parcels: 5 | <i>The total number of parcels and total acreage must be consistent with County Assessor data.</i> |
| Total Acreage: 92.42 | |
| Desired Land Use Designation: | |
| Parks & Recreation | |
| Desired Zone Classification to implement the Land Use Designation: | |
| Parks & Recreation | |

1. General description of Proposal:

PenMet Parks wants to change the Land Use Designation and Zoning Classification of three park owned properties to the Parks & Recreation Designation and Zoning Classification. The Community Recreation Center site consists of three parcels of land, while the Rotary Dog Park site and the McKee site each consist of a single parcel of land.

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

It is most beneficial for the Park District to have all property they own and manage to have the same land use designation and zone. This designation and this zone were specifically created for park lands, and PenMet should have all property governed by said designation and zone. It will allow them to most easily manage the park land, requiring them to only know and keep track of one portion of the code. Moreover if the need arises and a code amendment is warranted in the future to accommodate some new technology or new use that hasn't been contemplated, the County Council can make a change that would only apply to the PR zone, and not to other zones where such a change wouldn't be appropriate.

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

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| North: CRC -- Nonresidential; Dog Park -- Vacant & Residential; McKee -- Residential |
| South: CRC -- Park Land; Dog Park -- Vacant & Residential; McKee -- Residential |
| East: CRC -- Residential; Dog Park -- Park Land; McKee -- Church |
| West: CRC -- SR-16; Dog Park -- Residential; McKee -- Residential |

PARCEL INFORMATION

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

| |
|---|
| Taxpayer or Legal Owner: PENINSULA METROPOLITAN PARK DISTRICT |
| Address: PO BOX 425 |
| City/State/Zip: GIG HARBOR, WA 98335 |
| Tax Parcel Number: 02-21-28-2036 |
| Lot Size (Acreage/Sq. Ft.): 5.26 ACRES <i>(From County Assessor Records or Tax Statement)</i> |
| Site Address: 2416 14TH AVENUE |

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|--|
| Desired Land Use Designation: |
| R10 |
| Desired Zone Classification to implement the Land Use Designation: |
| PR |
| Current Use of the Property <i>(Describe what buildings/businesses are on the site):</i> |
| DRIVING RANGE BUILDING (CLOSED) |

SERVICES:

Please provide the following information regarding the availability of services:

The site is currently served by: Sewer Septic (check one)
Sewer Provider: N/A

The site is currently served by: Public Water System Well (check one)
Water Purveyor: WASHINGTON WATER -- POINT EVANS WATER SYSTEM

The site is located on: Public Road Private Road (check one)
Name of Road: 14TH AVENUE

Fire District #: 5 Name: GIG HARBOR

School District #: 401 Name: PENINSULA SCHOOL DISTRICT

PARCEL INFORMATION

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

| | |
|---|--|
| Taxpayer or Legal Owner: PENINSULA METROPOLITAN PARK DISTRICT | |
| Address: PO BOX 425 | |
| City/State/Zip: GIG HARBOR, WA 98335 | |
| Tax Parcel Number: 02-21-28-2044 | |
| Lot Size (Acreage/Sq. Ft.): 4.42 ACRES | <i>(From County Assessor Records or Tax Statement)</i> |
| Site Address: XXXX 14TH AVENUE | |

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| Desired Land Use Designation: |
| R10 |
| Desired Zone Classification to implement the Land Use Designation: |
| PR |
| Current Use of the Property <i>(Describe what buildings/businesses are on the site):</i> |
| VACANT |

SERVICES:

Please provide the following information regarding the availability of services:

The site is currently served by: Sewer Septic (check one)
Sewer Provider: N/A

The site is currently served by: Public Water System Well (check one)
Water Purveyor: WASHINGTON WATER -- POINT EVANS WATER SYSTEM

The site is located on: Public Road Private Road (check one)
Name of Road: 14TH AVENUE

Fire District #: 5 Name: GIG HARBOR

School District #: 401 Name: PENINSULA SCHOOL DISTRICT

PARCEL INFORMATION

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

| | |
|---|--|
| Taxpayer or Legal Owner: PENINSULA METROPOLITAN PARK DISTRICT | |
| Address: PO BOX 425 | |
| City/State/Zip: GIG HARBOR, WA 98335 | |
| Tax Parcel Number: 02-21-28-2009 | |
| Lot Size (Acreage/Sq. Ft.): 7.33 ACRES | <i>(From County Assessor Records or Tax Statement)</i> |
| Site Address: 2416 14TH AVENUE | |

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|--|
| Desired Land Use Designation: |
| R10 |
| Desired Zone Classification to implement the Land Use Designation: |
| PR |
| Current Use of the Property <i>(Describe what buildings/businesses are on the site):</i> |
| VACANT |

SERVICES:

Please provide the following information regarding the availability of services:

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

Sewer Provider: N/A

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

Water Purveyor: WASHINGTON WATER -- POINT EVANS WATER SYSTEM

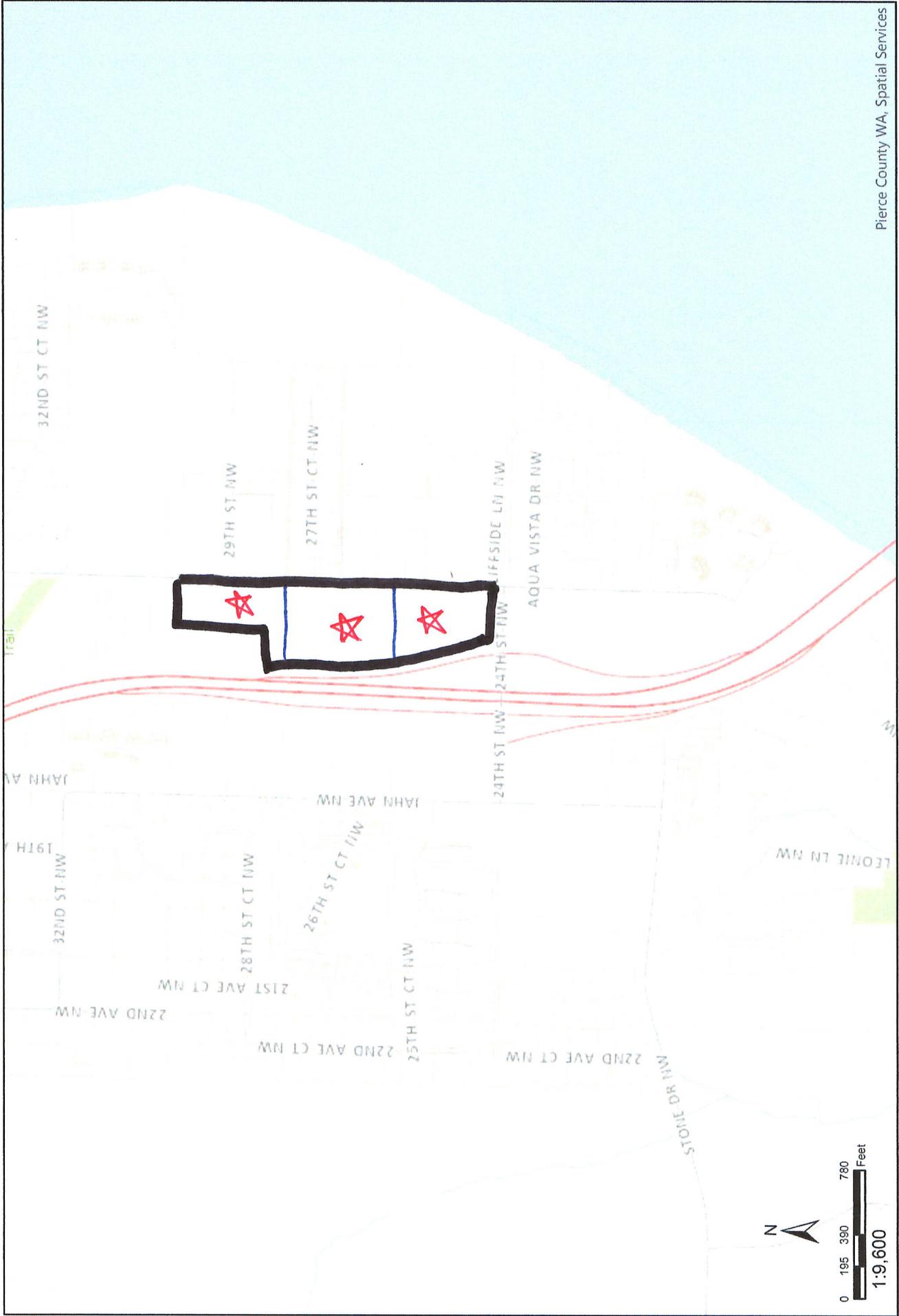
The site is located on: Public Road Private Road (check one)

Name of Road: 14TH AVENUE

Fire District #: 5 Name: GIG HARBOR

School District #: 401 Name: PENINSULA SCHOOL DISTRICT

COMMUNITY RECREATION CENTER



Pierce County WA, Spatial Services

Disclaimer: The map features are approximate and have not been surveyed. Additional features not yet mapped may be present. Pierce County assumes no liability for variations ascertained by formal survey.

Date: 7/23/2020 09:17 AM

PARCEL INFORMATION

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

| | |
|-----------------------------|---|
| Taxpayer or Legal Owner: | PENINSULA METROPOLITAN PARK DISTRICT |
| Address: | PO BOX 425 |
| City/State/Zip: | GIG HARBOR, WA 98335 |
| Tax Parcel Number: | 01-22-36-3026 |
| Lot Size (Acreage/Sq. Ft.): | 74.9 ACRES <i>(From County Assessor Records or Tax Statement)</i> |
| Site Address: | XXXX BUJACICH ROAD |

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|--|
| Desired Land Use Designation: |
| PARKS & RECREATION |
| Desired Zone Classification to implement the Land Use Designation: |
| PARKS & RECREATION |
| Current Use of the Property <i>(Describe what buildings/businesses are on the site):</i> |
| VACANT |

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: WASHINGTON WATER _____

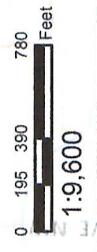
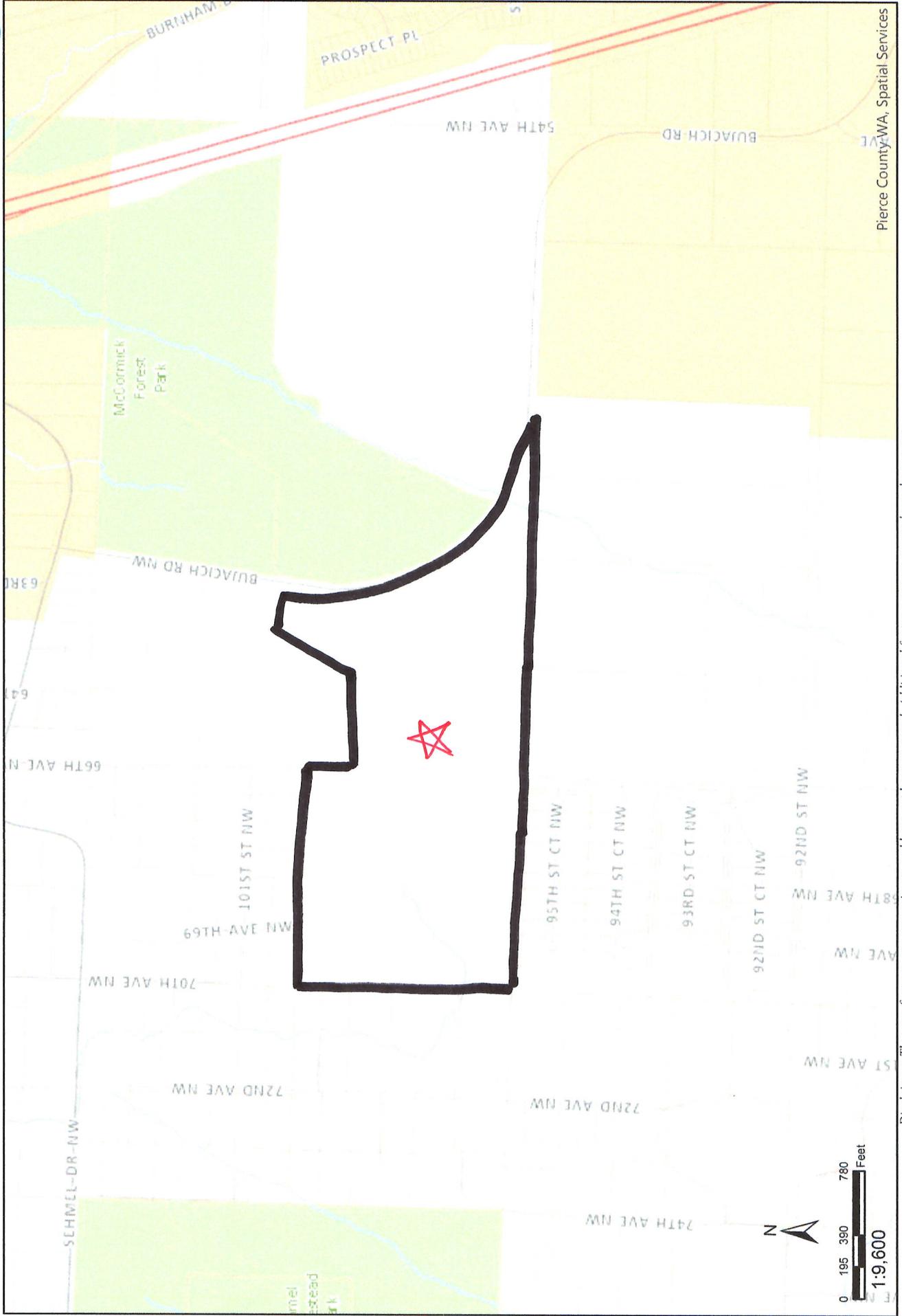
The site is located on: Public Road Private Road (check one)
Name of Road: BUJACICH ROAD _____

Fire District #: 5 Name: GIG HARBOR

School District #: 401 Name: PENINSULA SCHOOL DISTRICT



ROTARY BARK PARK



Pierce County WA, Spatial Services

Disclaimer: The map features are approximate and have not been surveyed. Additional features not yet mapped may be present. Pierce County assumes no liability for variations ascertained by formal survey.

Date: 7/23/2020 09:14 AM

PARCEL INFORMATION

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

| | |
|---|---|
| Taxpayer or Legal Owner: PENINSULA METROPOLITAN PARK DISTRICT | |
| Address: PO BOX 425 | |
| City/State/Zip: GIG HARBOR, WA 98335 | |
| Tax Parcel Number: 653500-0020 | |
| Lot Size (Acreage/Sq. Ft.): .36 ACRES | (From County Assessor Records or Tax Statement) |
| Site Address: 8008 OLYMPIC VIEW DRIVE | |

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|---|
| Desired Land Use Designation: |
| PARKS & RECREATION |
| Desired Zone Classification to implement the Land Use Designation: |
| PARKS & RECREATION |
| Current Use of the Property (Describe what buildings/businesses are on the site): |
| VACANT |

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: WASHINGTON WATER _____

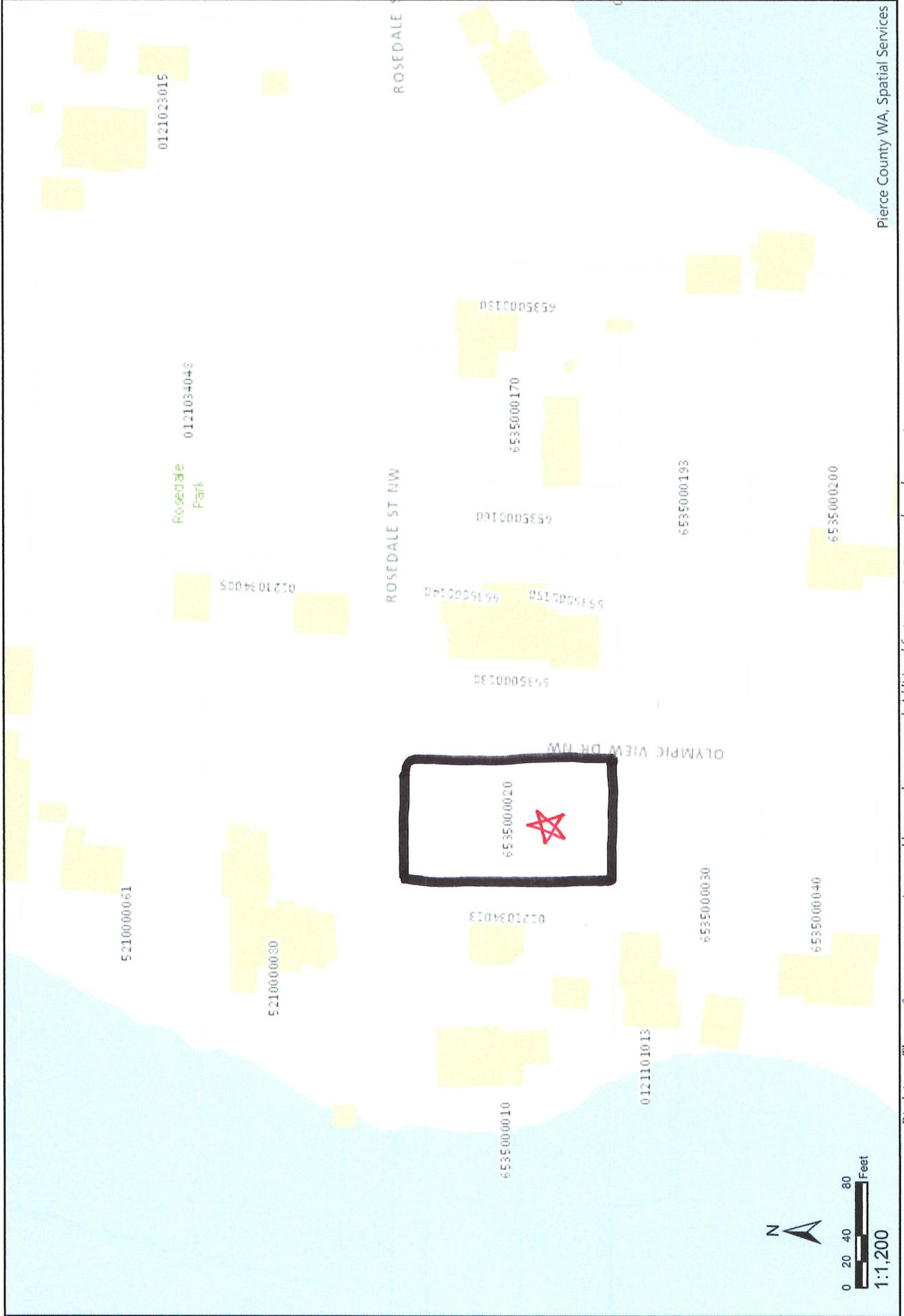
The site is located on: Public Road Private Road (check one)
Name of Road: OLYMPIC VIEW DRIVE _____

Fire District #: 5 Name: GIG HARBOR

School District #: 401 Name: PENINSULA SCHOOL DISTRICT



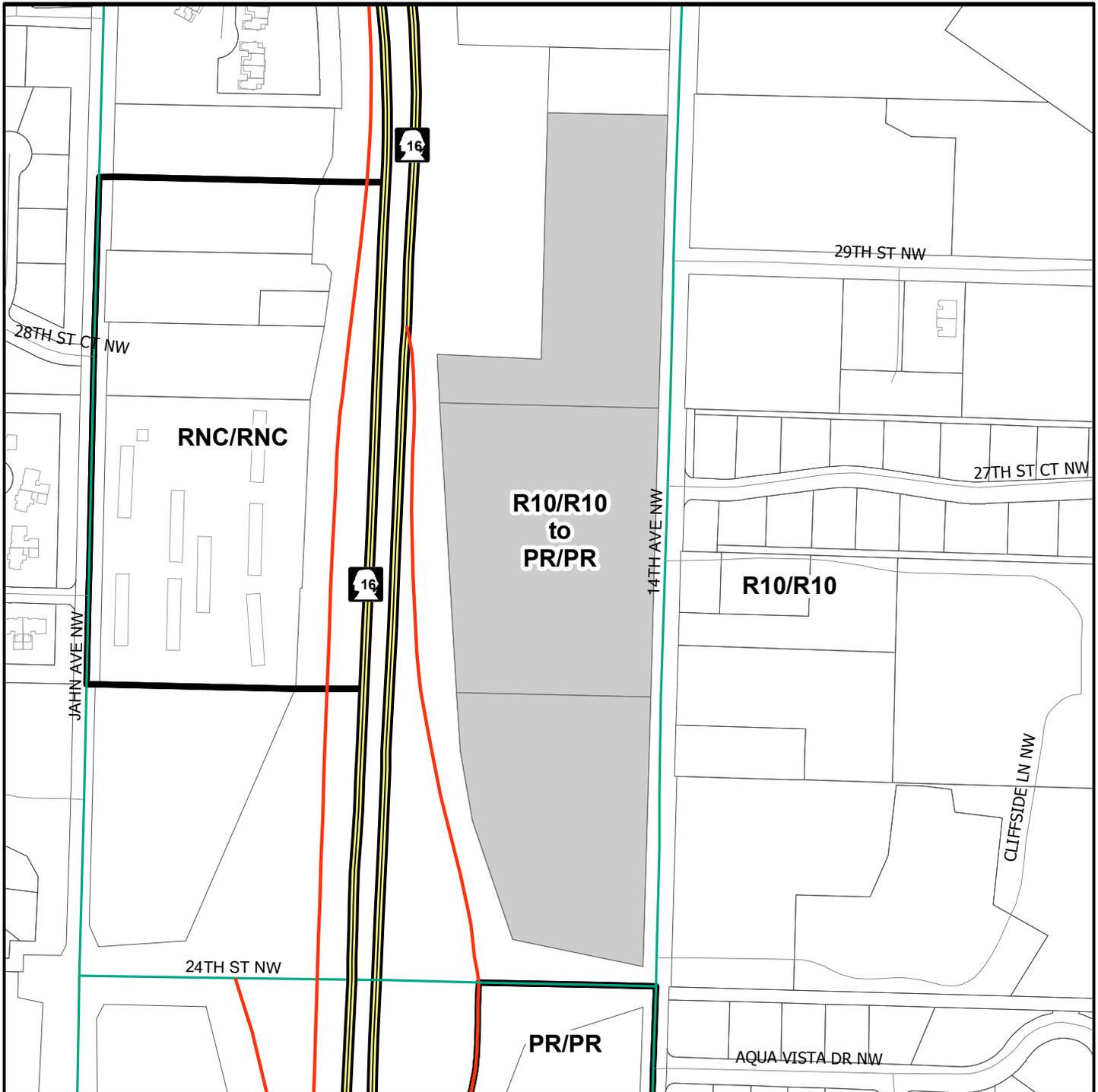
McKEE PROPERTY



Pierce County WA, Spatial Services

Disclaimer: The map features are approximate and have not been surveyed. Additional features not yet mapped may be present. Pierce County assumes no liability for variations ascertained by formal survey.

Date: 7/23/2020 09:16 AM



2021 PROPOSED AREA-WIDE MAP AMENDMENT
PenMet Parks - Performance Golf Driving Range & Learning Center
(Application #939790)

Pre Initiation

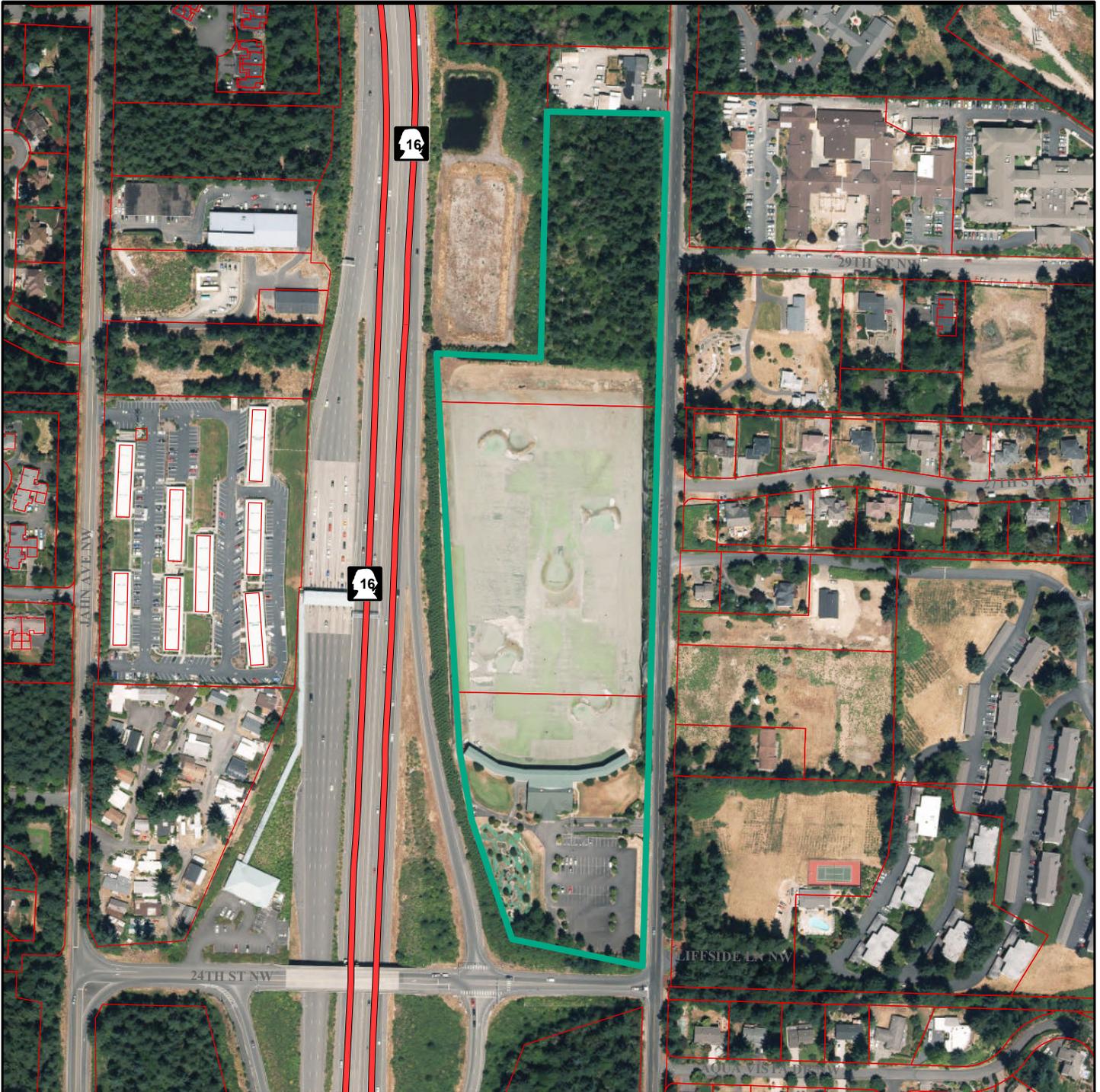
 Redesignate/Rezone from R10/R10 to PR/PR

Department of Planning and Public Works

Plot Date: August 11, 2020 Scale = 1:4,000



Pierce County



2021 PROPOSED AREA-WIDE MAP AMENDMENT
PenMet Parks - Performance Golf Driving Range & Learning Center
(Application #939790)

Pre Initiation

 Redesignate/Rezone from R10/R10 to PR/PR

Department of Planning and Public Works

Plot Date: August 11, 2020 Scale = 1:4,000



Pierce County



2021 PROPOSED AREA-WIDE MAP AMENDMENT

PenMet Parks - Bujacich Rd NW
(Application #939790)

Pre Initiation

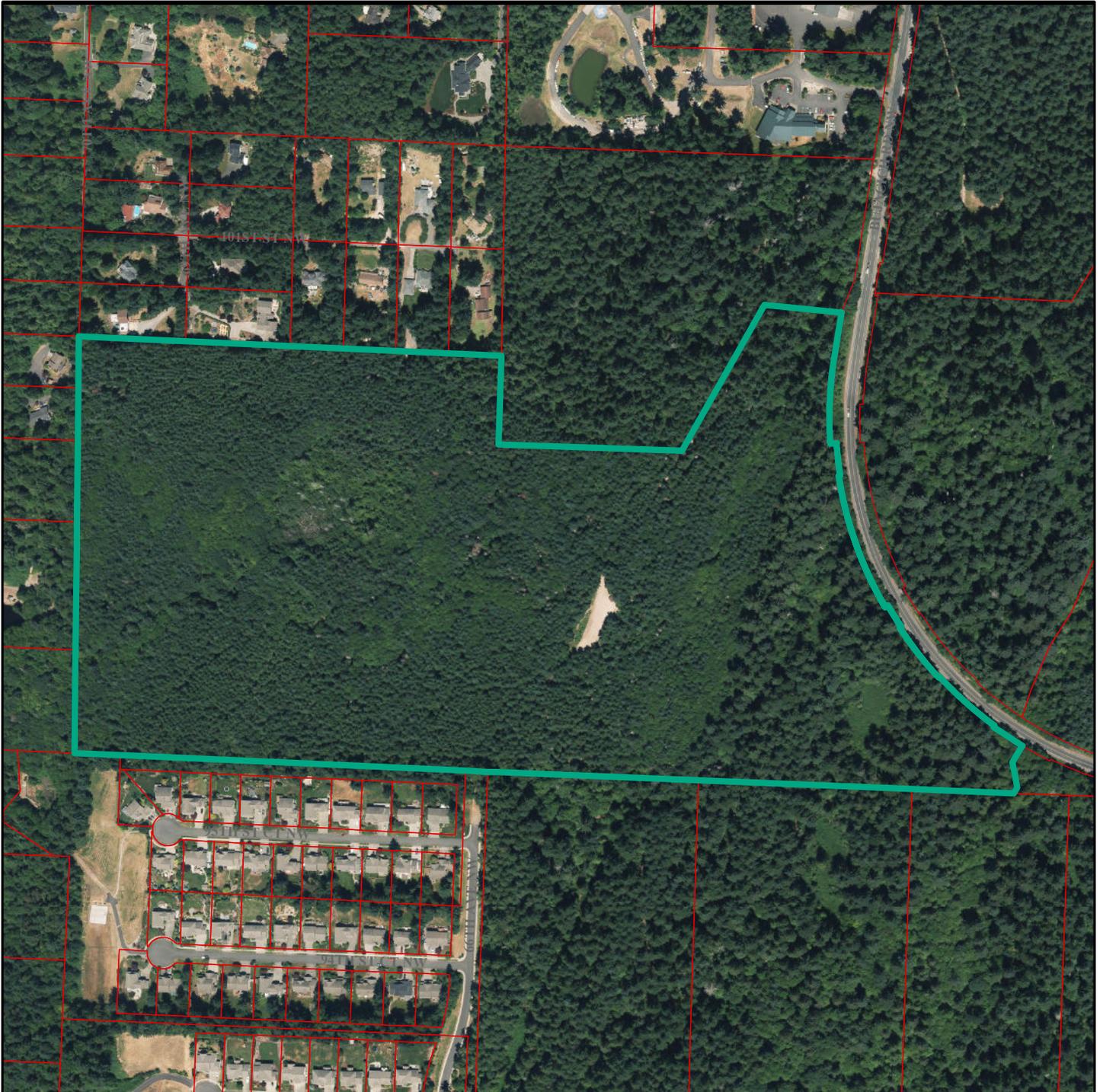
 Redesignate/Rezone from R5/R5 to PR/PR

Department of Planning and Public Works

Plot Date: August 11, 2020 Scale = 1:5,500



Pierce County



2021 PROPOSED AREA-WIDE MAP AMENDMENT

PenMet Parks - Bujacich Rd NW (Application #939790)

Pre Initiation

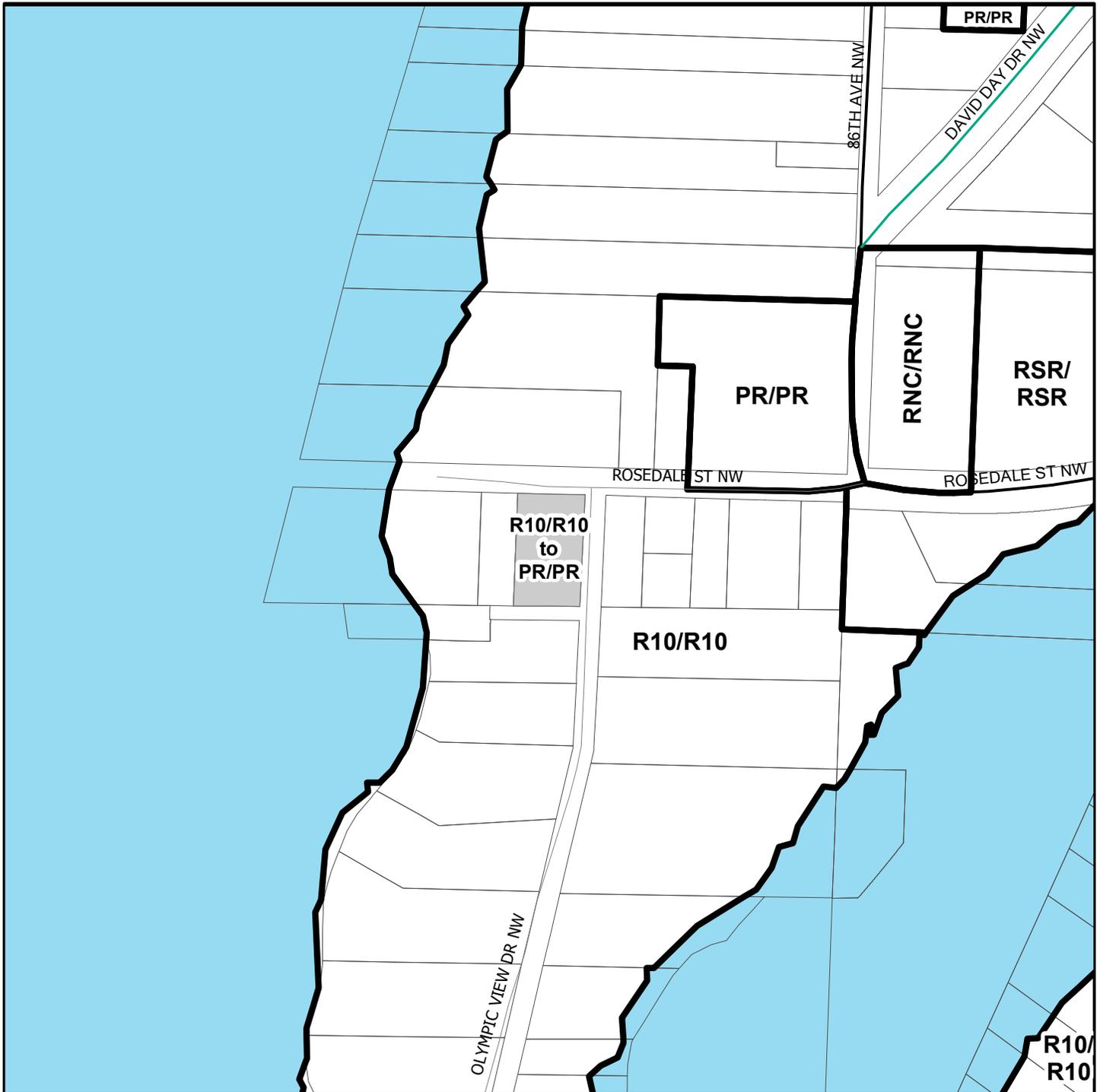
 Redesignate/Rezone from R5/R5 to PR/PR

Department of Planning and Public Works

Plot Date: August 11, 2020 Scale = 1:5,500



Pierce County



2021 PROPOSED AREA-WIDE MAP AMENDMENT

PenMet Parks - Olympic View Dr NW (Application #939790)

Pre Initiation

 Redesignate/Rezone from R10/R10 to PR/PR

Department of Planning and Public Works

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



Pierce County



2021 PROPOSED AREA-WIDE MAP AMENDMENT

PenMet Parks - Olympic View Dr NW (Application #939790)

Pre Initiation

 Redesignate/Rezone from R10/R10 to PR/PR

Department of Planning and Public Works
Plot Date: August 11, 2020 Scale = 1:2,500



Pierce County