

**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: SimonCRE, LLC
Address: 6900 E. 2nd. St.
City/State/Zip Code: Scottsdale, AZ 85251
Phone: () 480-204-3739
E-mail Address: andrew.veatch@simoncre.com

Agent: Andrew Veatch
Address: 6900 E. 2nd. St.
City/State/Zip Code: Scottsdale, AZ 85251
Phone: () 480-204-3739
E-mail Address: andrew.veatch@simoncre.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

Andrew Veatch

 Print Name

07-25-2020

 Date

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

Total Number of Parcels: 3	<i>The total number of parcels and total acreage must be consistent with County Assessor data.</i>
Total Acreage: 1.16	
Desired Land Use Designation:	
Rural Neighborhood Center (RNC)	
Desired Zone Classification to implement the Land Use Designation:	
RNC	

1. General description of Proposal:

Applicant seeks to designate three parcels (0419131062, 0419131063, 0419131006) as Rural Neighborhood Center (RNC) at SR 162 and 128th St. in the Alderton McMillin Community Plan area. The current zoning of the the two parcels is R-10. The address of the parcels we seek to deisgnate to RNC are: 12815 SR 162 SE Orting, WA and 14522 128th St. E. Puyallup, WA.

The current use/historical use of parcels (0419131062, 0419131063) is the McMillin Animal Hospital.

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

Applicant seeks to redesignate the parcel to allow for the possibility of future commerical use of the property. On two of the three parcel (0419131062, 0419131063) he current use/historical use of parcels is the McMillin Animal Hospital which is a commerical use.

The adjacent parcel, that abuts all three parcels that a proposed for redesignation, is already zoned RNC.

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

North: Commercial (RNC)
South: Residential (R-10)
East: Residential (R-10)
West: Residential (R-10)

PARCEL INFORMATION

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

Taxpayer or Legal Owner: Daniel Emerson	
Address: 12815 State Route 162 E.	
City/State/Zip: Orting, WA 98360	
Tax Parcel Number: 0419131062	
Lot Size (Acreage/Sq. Ft.): .30	(From County Assessor Records or Tax Statement)
Site Address: 12815 State Route 162 E. Orting, WA 98360	

Desired Land Use Designation: Rural Neighborhood Center (RNC)
Desired Zone Classification to implement the Land Use Designation: Rural Neighborhood Center (RNC)
Current Use of the Property (Describe what buildings/businesses are on the site): McMillin Animal Hospital (commerical use)

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: _____

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

Name of Road: _____

Fire District #: 18 Name: Orting

School District #: 320 Name: Sumner

PARCEL INFORMATION

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

Taxpayer or Legal Owner: Daniel Emerson	
Address: 12815 State Route 162 E.	
City/State/Zip: Orting, WA 98360	
Tax Parcel Number: 0419131063	
Lot Size (Acreage/Sq. Ft.): .08	(From County Assessor Records or Tax Statement)
Site Address: 12815 State Route 162 E. Orting, WA 98360	

Desired Land Use Designation: Rural Neighborhood Center (RNC)
Desired Zone Classification to implement the Land Use Designation: Rural Neighborhood Center (RNC)
Current Use of the Property (<i>Describe what buildings/businesses are on the site</i>): McMillin Animal Hospital (commerical use)

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: _____

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

Name of Road: _____

Fire District #: 18 Name: Orting

School District #: 320 Name: Sumner

PARCEL INFORMATION

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

Taxpayer or Legal Owner: Bil Richardson	
Address: 14021 Pioneer Way E	
City/State/Zip: Puyallup, WA 98372	
Tax Parcel Number: 0419131006	
Lot Size (Acreage/Sq. Ft.): 0.78	<i>(From County Assessor Records or Tax Statement)</i>
Site Address: 14522 128th St. E Puyallup, WA 98374	

Desired Land Use Designation: Rural Neighborhood Center (RNC)
Desired Zone Classification to implement the Land Use Designation: Rural Neighborhood Center (RNC)
Current Use of the Property <i>(Describe what buildings/businesses are on the site):</i> Currently a income producing rental home

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: _____

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

Name of Road: _____

Fire District #: 18 Name: Orting

School District #: 320 Name: Sumner



July 29th, 2020

Dear Mr. Emerson:

Please be advised that a formal application has been submitted to Pierce County seeking approval of an Area-Wide Map Amendment to the Pierce County Comprehensive Plan for the following described parcels:

041913062 – 12815 State Route 162 E. Orting, WA 98360
041913063 – 12815 State Route 162 E. Orting, WA 98360
0419131006 – 14021 Pioneer Way E. Puyallup, WA 98372

We propose an amendment to designate three parcels (0419131062, 0419131063, 0419131006) from their current designation, Rural 10 (R-10), to Neighborhood Center (RNC) in the Alderton McMillin Community Plan area. In total, the acreage of all three parcels included within the application equal 1.16 acres. We propose to designate the land for future commercial use. The current use/historical use of parcels 0419131062 and 0419131063 is the McMillin Animal Hospital. The current use/historical use of parcel 0419131006 is residential housing.

In compliance with the Pierce County amendment requirements, this letter of notice has been mailed to all property owners, including yourself, within this application.

Additional information on 2021 Amendments to the Comprehensive Plan is available at the Pierce County Planning and Public Works Department. Should you have any questions prior to the meeting, feel free to contact me directly.

Thank you,

Andrew Veatch
Manager
SimonCRE, LLC
480-745-2477
andrew.veatch@simoncre.com

SimsuRE
6960 E. Angus St.
Scottsdale, AZ 85251

To: Daniel Emerson
12815 State Route 162 E.
Orting, WA 98360



July 29th, 2020

Dear Mr. Richardson:

Please be advised that a formal application has been submitted to Pierce County seeking approval of an Area-Wide Map Amendment to the Pierce County Comprehensive Plan for the following described parcels:

041913062 – 12815 State Route 162 E. Orting, WA 98360

041913063 – 12815 State Route 162 E. Orting, WA 98360

0419131006 – 14021 Pioneer Way E. Puyallup, WA 98372

We propose an amendment to designate three parcels (0419131062, 0419131063, 0419131006) from their current designation, Rural 10 (R-10), to Neighborhood Center (RNC) in the Alderton McMillin Community Plan area. In total, the acreage of all three parcels included within the application equal 1.16 acres. We propose to designate the land for future commercial use. The current use/historical use of parcels 0419131062 and 0419131063 is the McMillin Animal Hospital. The current use/historical use of parcel 0419131006 is residential housing.

In compliance with the Pierce County amendment requirements, this letter of notice has been mailed to all property owners, including yourself, within this application.

Additional information on 2021 Amendments to the Comprehensive Plan is available at the Pierce County Planning and Public Works Department. Should you have any questions prior to the meeting, feel free to contact me directly.

Thank you,

Andrew Veatch

Manager

SimonCRE, LLC

480-745-2477

andrew.veatch@simoncre.com

Simon CDE
6900 E 2nd St.
Scottsdale, AZ 85251

TO: Bill Richardson
14021 Pioneer Way E.
Payallup, WA 98372.



2021 PROPOSED AREA-WIDE MAP AMENDMENT

SimonCRE (Application #940347)

Pre Initiation

 Redesignate/Rezone from R10/R10 to RNC/RNC

Department of Planning and Public Works

Plot Date: August 24, 2020 Scale = 1:1,500



Pierce County



2021 PROPOSED AREA-WIDE MAP AMENDMENT

SimonCRE (Application #940347)

Pre Initiation

 Redesignate/Rezone from R10/R10 to RNC/RNC

Department of Planning and Public Works

Plot Date: August 24, 2020 Scale = 1:1,500

Map Document: H:\mxd\prop_area_wide_amend\2020\2020_amendments\2020_amendments.aprx



Pierce County