

**APPLICATION
FOR COMMUNITY PLAN AMENDMENT
TO PIERCE COUNTY COMPREHENSIVE PLAN**

A Community Plan Amendment is a proposed change or revision to the policies of an adopted community plan included in the Pierce County Comprehensive Plan. Changes to land use designation associated with the Community Plan Amendment would also need an Area-Wide Map Amendment.

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
Address: 2401 S. 35th St.
City/State/Zip Code: Tacoma, WA 98409
Phone: (253) 798-2389
E-mail Address: jessica.nappi@piercecountywa.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

Community Plan proposed to be amended (check one):

- Upper Nisqually Valley
- Graham
- Alderton – McMillin
- Browns Point – Dash Point
- Key Peninsula
- Anderson and Ketron Islands
- Gig Harbor Peninsula Community Plan

DESCRIPTION OF AMENDMENT:

1. General description of proposal:

Correcting a technical oversight: Replacing "Reserve 5" with "Rural 5" descriptive text in the Gig Harbor Peninsula adopted community plan per Ordinance No. 2015-40, approved on August 11, 2015.

2. Will the proposed amendment require a corresponding amendment to the Comprehensive Plan to ensure consistency?

No.

3. Write text as it currently appears in the community plan (include element and policy citation):

See attached.

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

See attached.

5. Why is the community plan amendment needed and being proposed?

The Ordinance No. 2015-40, approved on August 11, 2015 by the Pierce County Council, incorporated regulatory periodic updates to the Comprehensive Plan, which included eliminating the Rural Reserve 5 and replacing it with a new designation of Rural 5. The proposed text changes would correct the reference to "Reserve 5" and the proposal will correct the oversight to reflect the intent of Ordinance No. 2015-40.

Attach additional sheets if necessary.

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

Pierce County Comprehensive Plan / Gig Harbor Peninsula Community Plan / Chapter 2 Land Use Element (page E-37)

“RESERVE 5 (RSV5) DESIGNATION

This is an area with low density residential land uses with required clustering of residential lots so that the land may be more intensively utilized in the future when the UGA area is expanded. The designation is intended to provide usable lands for potential inclusion into the UGA for the City of Gig Harbor when the need for additional land is identified and an amendment to the Comprehensive Plan is adopted. The maximum density in the Rsv5 designation is one dwelling unit per five acres, with a maximum lot size of 12,500 square feet. New lots in the Rsv5 designation shall be clustered in lot groups not to exceed 12 in size, with the balance of the tract set aside for future development at urban densities. The Rsv5 designation surrounds the City of Gig Harbor's UGA, with the exception of the Crescent, Wollochet, and Artondale Creek drainages.”

*Pierce County Comprehensive Plan / Gig Harbor Peninsula Community Plan / Chapter 2 Land Use Element (page E-38)
Table E-5: Current Plan Designations, Zoning Classifications (Rural– 2000)*

References to "Reserve-5" and "Rsv5"

Pierce County Comprehensive Plan / Gig Harbor Peninsula Community Plan / Chapter 2 Land Use Element (page E-38)

ESSENTIAL PUBLIC FACILITY - RURAL AIRPORT OVERLAY

This designation refers to the Tacoma Narrows Airport. The airport is considered an essential public facility. These facilities are typically difficult to site and require a specified planning process. For the Tacoma Narrows Airport, the planning process will include an advisory committee composed of the Federal Aviation Administration, the Cities of Gig Harbor and Tacoma, Pierce County, airport users and operators, community groups, business people, and interested residents. This planning process will result in the development of a master plan for the airport to be approved by Pierce County as a planned unit development. The vast majority of the Tacoma Narrows airport lies within the Rsv5 designation, with small portions lying in the R10 and MSF designations.

*Pierce County Comprehensive Plan / Gig Harbor Peninsula Community Plan / Chapter 2 Land Use Element (page E-38)
Table E-6: Current Overlay Classifications (Rural– 2000)*

Reference to "Rsv5"

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 / Gig Harbor Peninsula Community Plan / Chapter 2 Land Use Element (page E-37)

“RURALESERVE 5 (RSV5) DESIGNATION

This is an area with low density residential land uses with required clustering of residential lots so that the land may be more intensively utilized in the future when the UGA area is expanded. The designation is intended to provide usable lands for potential inclusion into the UGA for the City of Gig Harbor when the need for additional land is identified and an amendment to the Comprehensive Plan is adopted. The maximum density in the Rsv5 designation is one dwelling unit per five acres, with a maximum lot size of 12,500 square feet. New lots in the Rsv5 designation shall be clustered in lot groups not to exceed 12 in size, with the balance of the tract set aside for future development at urban densities. The Rsv5 designation surrounds the City of Gig Harbor's UGA, with the exception of the Crescent, Wollochet, and Artondale Creek drainages.”

ADDITIONAL PAGE

2021 Pierce County Comprehensive Plan Amendment: Description of Amendment

*Pierce County Comprehensive Plan / Gig Harbor Peninsula Community Plan / Chapter 2 Land Use Element (page E-38)
Table E-5: Current Plan Designations, Zoning Classifications (Rural– 2000)*

"Reserve-ural 5 (Rsv5)"

"Rsv5"

Pierce County Comprehensive Plan / Gig Harbor Peninsula Community Plan / Chapter 2 Land Use Element (page E-38)

ESSENTIAL PUBLIC FACILITY - RURAL AIRPORT OVERLAY

This designation refers to the Tacoma Narrows Airport. The airport is considered an essential public facility. These facilities are typically difficult to site and require a specified planning process. For the Tacoma Narrows Airport, the planning process will include an advisory committee composed of the Federal Aviation Administration, the Cities of Gig Harbor and Tacoma, Pierce County, airport users and operators, community groups, business people, and interested residents. This planning process will result in the development of a master plan for the airport to be approved by Pierce County as a planned unit development. The vast majority of the Tacoma Narrows airport lies within the Rsv5 designation, with small portions lying in the R10 and MSF designations.

*Pierce County Comprehensive Plan / Gig Harbor Peninsula Community Plan / Chapter 2 Land Use Element (page E-38)
Table E-6: Current Overlay Classifications (Rural– 2000)*

"Rsv5"