

**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 Graham 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 / Graham Community Plan / Chapter 2 Land Use Element

(page F-29)

Table F-2: Vested Formal Subdivision Applications

References to "Rsv 5"

(page F-29)

"Any fully completed project applications submitted prior to January 1, 1995 were vested under the County's pre-Growth Management Act (GMA) land use regulations, which established the comprehensive urban growth area (CUGA) and rural lands and associated residential densities. In some cases, pre-GMA vested applications for subdivisions of land contain a higher proposed residential density than is now allowed in the urban zones (e.g., MSF) or rural zones (e.g., Reserve 5 and Rural 10). Table F-2 provides a more detailed description of the pre-GMA vested, pending status formal subdivision applications. Map F-3: Vested Preliminary Plats identifies where the lands for these applications are located throughout the plan area."

Table F-3: Comprehensive Plan Land Use Designations, Zoning Classifications and Overlays (page F-31)

Reference to "Reserve 5 (Rsv5)"

(page F-32)

"The Moderate Density Single-Family (MSF); Reserve 5; and Rural 10 and 20 land use designations and zones are intended to primarily accommodate residential uses. The Mixed Use District (MUD), Rural Activity Center (RAC), and Rural Neighborhood Center (RNC) zones provide for a range of commercial and light industrial activities. The Employment Center (EC) zone allows for heavy industrial and warehousing uses. Natural resource uses are facilitated in the Designated Forest Land (FL), Agricultural Resource Lands (ARL), and Mineral Resource Overlay (MRO) designations/zones. The Airport Overlay (AO) addresses compatibility issues between public use airports and adjacent land uses; however, this overlay has not yet been applied in the plan area. The zones vary by the level of density and intensity that is allowed. Each land use designation/zone classification contained within the plan area is described in greater detail below."

(F-34)

"RESERVE 5

The Reserve 5 (Rsv 5) designation and zone was established to accommodate expansions of the UGA at such a time in the future when the land capacity within the CUGA or satellite city's UGA has been depleted. The Rsv 5 allows for residential development at a density of one dwelling unit per five acres, with the criteria that proposed lot sizes shall not exceed 12,500 square feet (except that new lots may be increased to 21,780 square feet in the Rsv 5 when residential densities are reduced to one unit per ten acres) and shall be clustered in groups of not more than 12 lots. The plan area contains 3,679 acres of Rsv 5, which represents a little more than 7% of the total plan area. This land use designation and zone is located in the northwest portion of the plan area and generally contains an existing land use pattern of smaller platted lots. The southern edge of the Rsv 5 was established along the boundary between the Chambers Clover Creek Watershed (WRIA 12) and the Nisqually Watershed (WRIA 11)."

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 / Graham Community Plan / Chapter 2 Land Use Element

(page F-29)

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“Rsv-5”

(page F-29)

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(page F-32)

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