

**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).

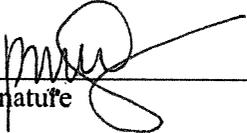
For additional information, contact Pierce County Planning and Public Works, Long Range Planning Division, by phone at (253) 798-3736 or by email at Jessica.Nappi@piercecountywa.gov.

Applicant: Paije Properties, LLC (Stan Palmer - Managing Member)
Address: 7510 Bree Drive
City/State/Zip Code: Bremerton, WA. 98312
Phone: (360) 340-0612
E-mail Address: stanbpalmer@gmail.com

Agent: Sound Pacific Construction, LLC (Parri Brunson)
Address: 6708 144th St. NW Ste A
City/State/Zip Code: Gig Harbor, WA. 98332
Phone: (360) 340-2189
E-mail Address: parri.soundpacific@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

Parri Brunson - member
 Print Name

7-31-20
 Date

Sound Pacific Construction LLC

Applicant: Paije Properties, LLC (Stan Palmer - Managing Member)
Address: 7510 Bree Drive
City/State/Zip Code: Bremerton, WA. 98312
Phone: (360) 340-0612
E-mail Address: stanbpalmer@gmail.com

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


Signature

STAN B PALMER
Print Name
MANAGING MEMBER

7-31-2020
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: .875	
Desired Land Use Designation:	
Contractor's Yard	
Desired Zone Classification to implement the Land Use Designation:	
Mixed-Use	

1. General description of Proposal:

Currently we are zoned as Community Center and are seeking Mixed-Use Zoning to accomodate a contractor's yard.

Spoke with Carl DeSimas (Gig Harbor City Planner) about whether our inteded use for the property after the rezone to mixed-use (a contractor's yard) would fall within their Ubran Growth Area Comprehensive Plan. He felt our inteded use would fall within their comprehensive plan for the urban growth area.

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

We are seeking a place to park equipment for our business.

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

North: Commercial Multi-Unit Parcel # 0122133085
South: Residential (Use Code 9100 Vacant Land - Undeveloped) Parcel # 7055000110
East: Commercial (Use Code 9170 Commercial Vacant Land) Parcel # 7055000120
West: Commercial (Use Code 6511 Medical Offices - Services) Parcel # 7055000080

PARCEL INFORMATION

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

Taxpayer or Legal Owner: Cedarland Homes, LLC	
Address: PO Box 2264	
City/State/Zip: Gig Harbor, WA. 98335	
Tax Parcel Number: 7055000110	
Lot Size (Acreage/Sq. Ft.): .496 acres	(From County Assessor Records or Tax Statement)
Site Address: 14306 67th Avenue NW Gig Harbor, WA 98332	

Desired Land Use Designation:
Contractor's Yard
Desired Zone Classification to implement the Land Use Designation:
Mixed-Use
Current Use of the Property (Describe what buildings/businesses are on the site):
Vacant lot

SERVICES:

Please provide the following information regarding the availability of services:

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

Sewer Provider: Lot is vacant - there is neither septic or sewer

The site is currently served by: ~~N/A~~ Public Water System Well (check one)

Water Purveyor: Lot is vacant - currently no water access on property

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

Name of Road: 67th Avenue NW

Fire District #: 5 Name: Fire District 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: <u>Paije Properties, LLC</u>	
Address: <u>6708 144th St. NW</u>	
City/State/Zip: <u>Gig Harbor, WA. 98332</u>	
Tax Parcel Number: <u>7055000100</u>	
Lot Size (Acreage/Sq. Ft.): <u>.379 acres</u>	<i>(From County Assessor Records or Tax Statement)</i>
Site Address: <u>6708 144th St. NW Gig Harbor, WA. 98332</u>	

Desired Land Use Designation:
<u>Contractor's Yard</u>
Desired Zone Classification to implement the Land Use Designation:
<u>Mixed-Use</u>
Current Use of the Property <i>(Describe what buildings/businesses are on the site):</i>
<u>One commercial building, general business</u>

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: Individual System Westwynd System Id: 94930 Group A Community

The site is located on: Public Road Private Road (check one)
Name of Road: 144th Street NW

Fire District #: 5 Name: Fire District Gig Harbor

School District #: 401 Name: Peninsula School District

Additional Page

I learned from my conversation on July 30, 2020 with Carl DeSimas (City of Gig Harbor Planner) that our property falls in an Urban Growth area with a designated land use of Commercial Business (zoned C1, B1 and B2). After sharing our future intended use for the property (allowing a contractor's yard to park our company equipment) he said he believed our intended use would fall within their comprehensive plan for the area. A contractor's yard is allowed in a C1 with an Industrial 2 zoning.

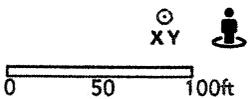
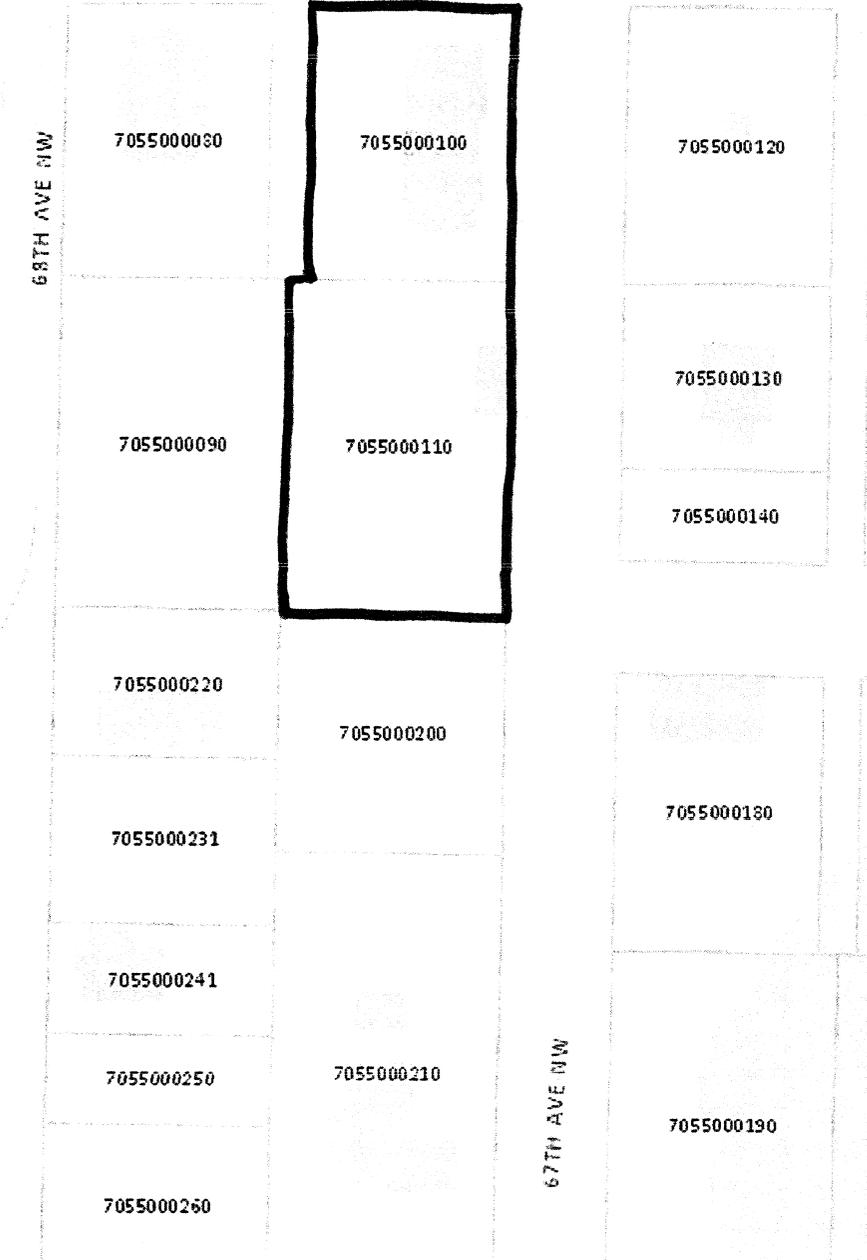


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Show search results for 70550...

Data menu

- Building Permits - Pierce County
- Development Engineering Permits - Pierce County
- Environmental Permits - Pierce County
- Fire Prevention Permits - Pierce County
- Land Use Permits - Pierce County
- Sewer Permits - Pierce County
- Community Plans
- Development Rights (TDR/PDR)
- Right of Way - Easement
- RTSQ
- Tax Parcel Labels
- Tax Parcels
- Tax Parcels - Boundary
- Tax Parcels - Boundary Dimension Labels
- Urban Growth/Potential Annexation Areas
- Zoning Overlay
- Zoning
- Places of Interest
- Political Boundaries
- Public Safety
- Transportation
- Utilities



Parri Brunson
Sound Pacific Construction LLC
6708 144th St NW Suite A
Gig Harbor, WA 98332

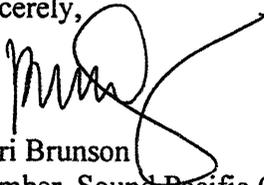
July 30, 2020

Cedarland Homes LLC
PO BOX 2264
Gig Harbor, WA 98335

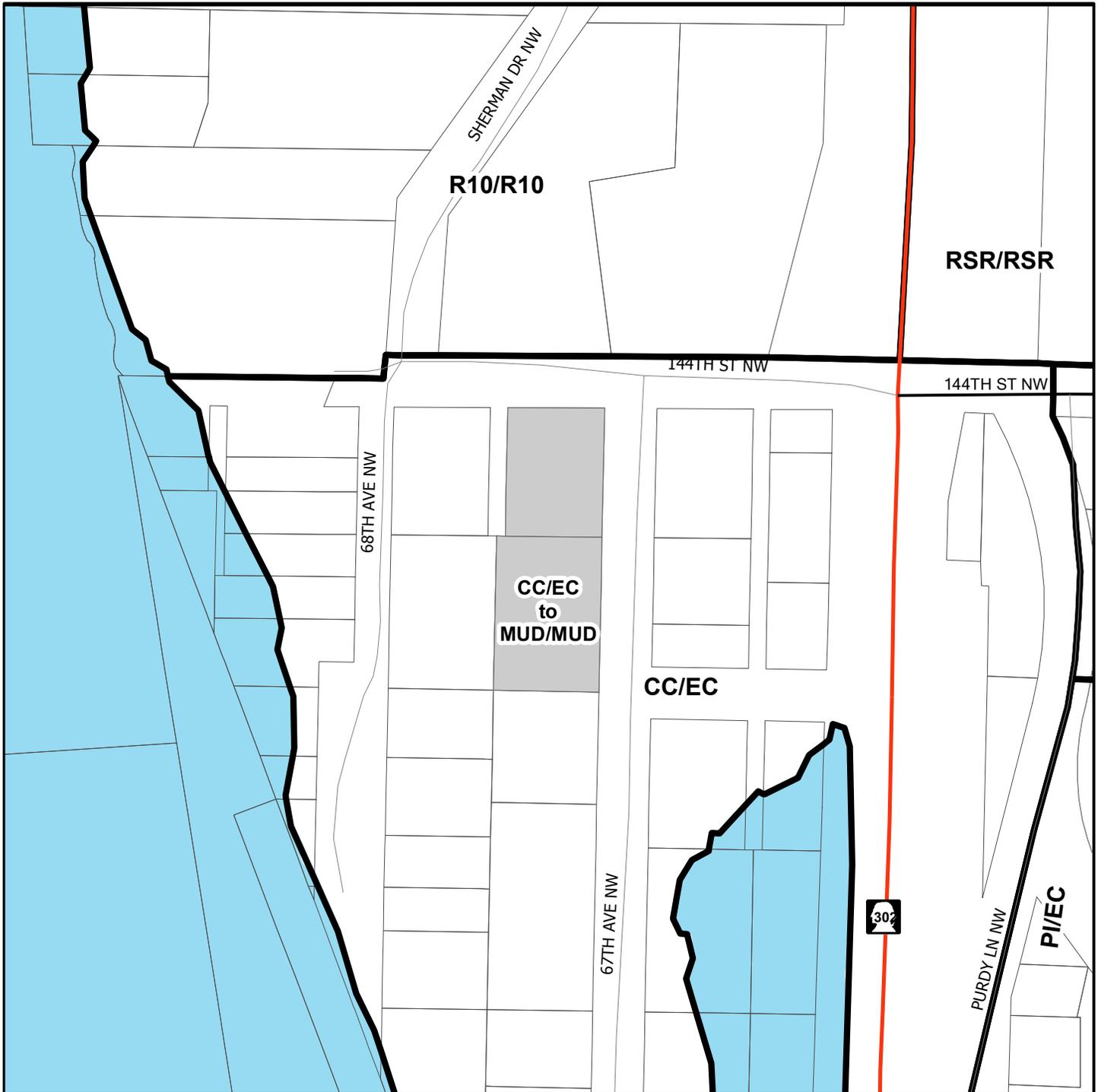
To Whom It May Concern:

As per county requirements, I am providing notice that I am submitting an application for a 2021 Amendment to the Pierce County Comprehensive Plan. The existing land use and zoning for our parcel is commercial miscellaneous office space and community center. The total acreage included in the application .875 and includes 2 parcels; 7055000100 and 7055000110. The recipient of this notice is included in the application. Additional information on the 2021 Amendments to the Comprehensive Plan are available at the Pierce County Planning and Public Works Department.

Sincerely,

A handwritten signature in black ink, appearing to read 'Parri Brunson', with a long, sweeping horizontal stroke extending to the right.

Parri Brunson
Member, Sound Pacific Construction LLC



2021 PROPOSED AREA-WIDE MAP AMENDMENT

Sound Pacific Construction LLC (Application #940337)

Pre Initiation

 Redesignate/Rezone from CC/EC to MUD/MUD

Department of Planning and Public Works

Plot Date: August 11, 2020 Scale = 1:2,000



Pierce County



2021 PROPOSED AREA-WIDE MAP AMENDMENT

Sound Pacific Construction LLC (Application #940337)

Pre Initiation

 Redesignate/Rezone from CC/EC to MUD/MUD

Department of Planning and Public Works

Plot Date: August 11, 2020 Scale = 1:2,000



Pierce County