

**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](mailto: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: <a href="mailto:jessica.nappi@piercecountywa.gov">jessica.nappi@piercecountywa.gov</a>

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 Alderton-McMillin 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.

ADDITIONAL PAGE

2021 Pierce County Comprehensive Plan Amendment: Description of Amendment

---

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

*Pierce County Comprehensive Plan / Alderton-McMillin Community Plan / Chapter 2 Land Use Element (page A-20)*

*Table A-1: Existing Designations and Zone Classifications*

References to "Reserve 5 (Rsv5)"

*(page A-21)*

"RESERVE 5 (RSV5)

The Reserve 5 designation and zone was established to accommodate future expansions of the UGA when the land capacity within the CUGA or satellite city's UGA has been depleted. The Rsv5 allows for residential development at a density of one dwelling unit per five acres, with the criteria that only one of the proposed lots shall exceed 12,500 square feet (except that new lots may be increased to 21,780 square feet in the Rsv5 when residential densities are reduced to one unit per 10 acres) and shall be clustered in groups of not more than 12 lots."

**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 / Alderton-McMillin Community Plan / Chapter 2 Land Use Element (page A-20)*

*Table A-1: Existing Designations and Zone Classifications*

"Reserve ~~ural~~ 5 (Rsv5)"

*(page A-21)*

Amend

RURALESERVE 5 (RSV5)

The ~~Rural~~ Reserve 5 designation and zone was established to accommodate future expansions of the UGA 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 only one of the proposed lots shall 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 10 acres) and shall be clustered in groups of not more than 12 lots."