

**APPLICATION
FOR URBAN GROWTH AREA AMENDMENT
TO PIERCE COUNTY COMPREHENSIVE PLAN**

An Urban Growth Area Amendment (UGA) is a proposed change or revision to the designated Urban Growth Area (UGA) or designated Potential Annexation Area (PAA) of any city or town within Pierce County. Urban Growth Area Amendments are Comprehensive Plan amendments; however, such amendments shall only be considered by the Council following review pursuant to RCW 36.70A.130(3) and the Countywide Planning Policies for Pierce County, and must be consistent with the provisions of any executed interlocal agreements for joint planning with any city or town within Pierce County (PCC 19C.10.040).

Supplemental Information Required

The 2014 Buildable Lands Report completed as part of the 2015 Comprehensive Plan Update indicates that there is sufficient land capacity to accommodate planned housing and employment targets. Therefore, any application for the expansion of the UGA will require supplemental information as required by PCC 19C.10.050. Supplemental information needs to address:

- Countywide changes since the completion of the 2014 Buildable Lands Report; or
- A companion application reducing the UGA in another location resulting in no-net gain; or
- Documentation that the UGA change would not increase residential or commercial/industrial capacity.

Community Plan Update

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

Amendments to these four community plans may be requested as part of the Community Plan update process. Please refer to the [Community Plan 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).

Amendments occurring within Potential Annexation Areas may not require application fees if it meets criteria for expansion of a potential annexation area. Pierce County Planning and Public Works will verify if it meets that criteria. *If you believe it does, please check the box below.* You will be notified if fees are required.

No fees required. *(maybe)*

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

Applicant: Town of Wilkeson, Washington
Address: 540 Church Street
City/State/Zip Code: Wilkeson, Washington 98396
Phone: (360) 829-0790
E-mail Address: Clerk@townofwilkeson.com

Agent: Emily Terrell, AICP Contract Land Use Administrator
Address: 906 Wood Avenue
City/State/Zip Code: Sumner, WA 98390
Phone: (253) 709-6044
E-mail Address: Emiliy@soundmunicipal.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

Emily Terrell, AICP
Print Name

July 30, 2020
Date

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

Total Number of Parcels: 6	<i>The total number of parcels and total acreage must be consistent with County Assessor data.</i>
Total Acreage: 26.78	
Desired Land Use Designation: Public Use for all but APN 0619284039 which is Residential Single Family (R-2)	

*New designation is necessary for UGA and CUGA amendments. For USA amendments, a new designation is optional.

If the amendment is within a city's or town's Urban Growth Area (UGA) or Potential Annexation Area (PAA), or if the proposal would expand or contract a city's or town's UGA or PAA, identify the city or town.

Have you contacted the city or town regarding the amendment? Yes: No:

1. General description of proposal:

The City of Wilkeson desires to include six additional parcels within its Urban Growth Boundary. All but one of these parcels (APN 0619284039) are already included as being within the potential Urban Growth Boundary on the Town of Wilkeson Zoning Map (first adopted in 2010). The five parcels included within the zoning map are all potentially zoned Public Use (P). The sixth parcel is a single family residential parcel (APN 0619284039) that contains a single family home. This home is split between two parcels (APN 0619284039 and APN 0619284038). The home itself straddles the Town/County line across the two parcels. The Town desires to include this entire structure within the Town Limits.

2. Why is the UGA/PAA amendment needed and being proposed?

For APN 0619284039 (Parcel 4), the amendment is needed to allow a single building straddling the County/Town line to be entirely located within one jurisdiction. APN 0619213024 and 0619282015 (Parcels 1 and 3) are the town cemetery and a catholic cemetery, respectively. APN 0619213023 (Parcel 2) is Town property between the two cemetery parcels. Parcel 5 (APN 0619284057) is town park land (Coke Oven Park and the Foothills Trail Extension). Parcel 6 (APN 0619282063) is the back of the Town's sewer treatment plan. Inclusion of these five parcels bring public lands owned by the Town into town limits. None of these proposed UGA additions will increase residential, commercial or industrial capacity within the Town of Wilkeson.

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

North: Residential, Cemetery and/or Vacant
South: Residential Cemetery and/or Vacant
East: Residential, Cemetery and/or Vacant
West: Residential, Cemetery and/or Vacant

4. Include a map of UGA/PAA area being considered under this application, if applicable.

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PARCEL INFORMATION

This page must be completed for each parcel included in the Urban Growth Area Amendment proposal.

Taxpayer or Legal Owner:	Town of Wilkeson, WA
Address:	P.O. Box 89
City/State/Zip:	Wilkeson, WA 98396-0089
Tax Parcel Number:	0619213024
Lot Size (Acreage/Sq. Ft.):	4.07 / 177,289 SF (From County Assessor Records or Tax Statement)
Site Address:	xxx Johns Road E, Wilkeson, WA 98396

Desired Land Use Designation:	Public Use
Desired Zone Classification to implement the Land Use Designation:	Public Use
Current Use of the Property (Describe the buildings/businesses and other improvements on the site):	Cemetery

SERVICES:

Please provide the following information regarding the availability of services:

The site is currently served by: Sewer Septic (check one)
 Sewer Provider: No current septic on property - future by city

The site is currently served by: Public Water System Well (check one)
 Water Purveyor: City of Wilkeson

The site is located on: Public Road Private Road (check one)
 Name of Road: Johns Road E

Fire District #: 022 Name: East Pierce - Administered by City of Buckley

School District #: 416 Name: White River School District

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PARCEL INFORMATION

This page must be completed for each parcel included in the Urban Growth Area Amendment proposal.

Taxpayer or Legal Owner:	Town of Wilkeson
Address:	P.O. Box 89
City/State/Zip:	Wilkeson, WA 98396-0089
Tax Parcel Number:	0619213023
Lot Size (Acreage/Sq. Ft.):	9.90 / 431,244 SF (From County Assessor Records or Tax Statement)
Site Address:	XXX SR 165 E, Wilkeson, WA 98396

Desired Land Use Designation:	PU
Desired Zone Classification to implement the Land Use Designation:	public use
Current Use of the Property (Describe the buildings/businesses and other improvements on the site):	Vacant

SERVICES:

Please provide the following information regarding the availability of services:

The site is currently served by: Sewer Septic (check one)
 Sewer Provider: none currently - future by city

The site is currently served by: Public Water System Well (check one)
 Water Purveyor: none currently - future by city

The site is located on: Public Road Private Road (check one)
 Name of Road: SR 165 E

Fire District #: 022 Name: East Pierce - Administered by City of Buckley

School District #: 416 Name: White River School District

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PARCEL INFORMATION

This page must be completed for each parcel included in the Urban Growth Area Amendment proposal.

Taxpayer or Legal Owner:	Our Lady of Lourdes, CCAS Property + Construction
Address:	710 9th Avenue, Seattle, WA 98104
City/State/Zip:	←
Tax Parcel Number:	0619282015
Lot Size (Acreage/Sq. Ft.):	1.69 73 , 616 sF (From County Assessor Records or Tax Statement)
Site Address:	Xxx Sr 165 E, Wilkeson, WA 98396

Desired Land Use Designation:	Public Use
Desired Zone Classification to implement the Land Use Designation:	Public Use
Current Use of the Property (Describe the buildings/businesses and other improvements on the site):	Cemetery

SERVICES:

Please provide the following information regarding the availability of services:

The site is currently served by: Sewer Septic (check one)

Sewer Provider: none currently, future by city

The site is currently served by: Public Water System Well (check one)

Water Purveyor: Town of Wilkeson

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

Name of Road: Sr 165 E

Fire District #: 022 Name: East Pierce - Administered by City of Buckley

School District #: 416 Name: White River School District

PARCEL INFORMATION

This page must be completed for each parcel included in the Urban Growth Area Amendment proposal.

Taxpayer or Legal Owner:	Bambi Thewsh	
Address:	P.O. Box 145	
City/State/Zip:	Wilkeson, WA 98396-0145	
Tax Parcel Number:	0619284039	
Lot Size (Acreage/Sq. Ft.):	0.13 / 7,841 SF	(From County Assessor Records or Tax Statement)
Site Address:	647 Railroad Avenue, Wilkeson, WA 98396	

Desired Land Use Designation:	Single family
Desired Zone Classification to implement the Land Use Designation:	residential single family
Current Use of the Property (Describe the buildings/businesses and other improvements on the site):	Single family

SERVICES:

Please provide the following information regarding the availability of services:

The site is currently served by: Sewer Septic (check one)
 Sewer Provider: Town of Wilkeson

The site is currently served by: Public Water System Well (check one)
 Water Purveyor: Town of Wilkeson

The site is located on: Public Road Private Road (check one)
 Name of Road: Railroad Avenue

Fire District #: 022 Name: East Pierce - Administered by City of Buckley

School District #: 416 Name: White River School District

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PARCEL INFORMATION

This page must be completed for each parcel included in the Urban Growth Area Amendment proposal.

Taxpayer or Legal Owner:	Town of Wilkeson, WA
Address:	P.O. Box 89
City/State/Zip:	Wilkeson, WA 98396-0089
Tax Parcel Number:	0619284057
Lot Size (Acreage/Sq. Ft.):	9.42/410,335 SF (From County Assessor Records or Tax Statement)
Site Address:	KXX Quinon Extension Road, Wilkeson, WA 98396

Desired Land Use Designation:	public use
Desired Zone Classification to implement the Land Use Designation:	public use
Current Use of the Property (Describe the buildings/businesses and other improvements on the site):	Coke Oven Park and Foothills Trail Extension

SERVICES:

Please provide the following information regarding the availability of services:

The site is currently served by: Sewer Septic (check one)
 Sewer Provider: none currently, city future

The site is currently served by: Public Water System Well (check one)
 Water Purveyor: none currently, city future

The site is located on: Public Road Private Road (check one)
 Name of Road: Quinon Extension Road

Fire District #: 022 Name: East Pierce - Administered by City of Buckley

School District #: 416 Name: White River School District

* 6

PARCEL INFORMATION

This page must be completed for each parcel included in the Urban Growth Area Amendment proposal.

Taxpayer or Legal Owner:	Town of Wilkeson	
Address:	P.O. box 89,	
City/State/Zip:	Wilkeson, WA 99396	
Tax Parcel Number:	0619282063	
Lot Size (Acreage/Sq. Ft.):	1.52 / 66,244 SF	(From County Assessor Records or Tax Statement)
Site Address:	220 Church St., Wilkeson, WA 99396	

Desired Land Use Designation:	public use
Desired Zone Classification to implement the Land Use Designation:	public use
Current Use of the Property (Describe the buildings/businesses and other improvements on the site):	Wilkeson Wastewater Treatment Plant

SERVICES:

Please provide the following information regarding the availability of services:

The site is currently served by: Sewer Septic (check one)

Sewer Provider: none currently, future by city

The site is currently served by: Public Water System Well (check one)

Water Purveyor: none currently, future by city

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

Name of Road: Church Street

Fire District #: 022 Name: East Pierce - Administered by City of Buckley

School District #: 416 Name: White River School District

PIERCE COUNTY
PLANNING AND PUBLIC WORKS
2401 SOUTH 35TH STREET, ROOM 175
TACOMA, WASHINGTON 98409

**AFFIDAVIT OF NOTICE FOR
PROPOSED 2021 AMENDMENT TO PIERCE COUNTY COMPREHENSIVE PLAN**

NAME OF APPLICANT: Town of Wilkeson, WA

I, Emily Terrell, applicant/applicant's agent for a proposed 2021 amendment to the Pierce County Comprehensive Plan, being duly sworn on oath, deposes and says: That on the 31st day of July, 2020, I mailed notice to all taxpayers or property owners included in the application. The mailed notice states: that I am submitting an application for a 2021 Amendment to the Pierce County Comprehensive Plan; the existing and proposed land use designation and zoning; the acreage and number of parcels included in the application; that property owned by the recipient of the notice is included in the application; that additional information on 2021 Amendments to the Comprehensive Plan is available at the Pierce County Planning and Public Works Department.

Emily Terrell
Signature

STATE OF WASHINGTON)

COUNTY OF Pierce) SS

Subscribed and sworn to before me this 31st day of July, 2020.



Dale Warren

Notary Public in and for the State of Washington, residing at:

Bonney Lake, WA

NOTE: This original affidavit must be returned to the Pierce County Planning and Public Works Department, Long Range Planning division, together with the submitted application. A copy of the notification letter and mailing list must be attached to the affidavit and application.

Town of Wilkeson

540 Church St. – PO Box 89 – Wilkeson, Washington 98396 – Phone: 360-829-0790 – Fax: 360-829-4292

July 31, 2020

NOTICE OF APPLICATION URBAN GROWTH AREA AMENDMENT

Mayor
Town of Wilkeson
P.O. Box 89
Wilkeson, WA 98396

Dear Mayor,

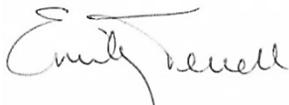
At the Town's request I have initiated an application to Pierce County for a 2021 Urban Growth Area Amendment to the Pierce County Comprehensive Plan. This application begins the process of requesting an expansion of the Town's urban growth area to include the following parcels:

APN 0619213024 – Town Cemetery
APN 0619213023 – vacant parcel adjacent to cemetery
APN 0619284057 – Coke Oven Park and Foothill Trail Extension
APN 0619282063 – Wastewater Treatment Plant

If the County approves the application, these parcels will be added to the Town's urban growth area. The Town may then begin the process of annexation. Once annexed, we will need to amend the Town's Comprehensive Plan to show the new Town Limits and assign a Comprehensive Plan Future Land Use and amend the Zoning map.

If you have questions about the process, please feel free to contact me by phone at 253.709.6044 or email (preferred) at Emily@soundmunicipal.com.

Sincerely,



Emily Terrell, AICP
Town Planner

Town of Wilkeson

540 Church St. – PO Box 89 – Wilkeson, Washington 98396 – Phone: 360-829-0790 – Fax: 360-829-4292

July 31, 2020

NOTICE OF APPLICATION URBAN GROWTH AREA AMENDMENT

Our Lady of Lourdes Cemetery
CCAS Property and Construction
710 9th Avenue
Seattle, WA 98104-2017

To Whom It May Concern,

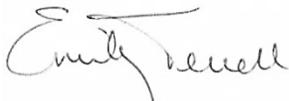
The Town of Wilkeson has intended to include several properties in our urban growth area for many years. The Our Lady of Lourdes Cemetery is one of those properties. At the Town's request I have initiated an application to Pierce County for a 2021 Urban Growth Area Amendment to the Pierce County Comprehensive Plan. This application begins the process of requesting an expansion of the Town's urban growth area to include the following parcel:

APN 0619282015 – Our Lady of Lourdes Cemetery

If the County approves the application, your parcel will be added to the Town's urban growth area. This does not change the status of your parcel with respect to taxation. It simply allows the Town to annex the property at a future time, if so desired by you and the Town.

If you have questions about the process, please feel free to contact me by phone at 253.709.6044 or email (preferred) at Emily@soundmunicipal.com.

Sincerely,



Emily Terrell, AICP
Town Planner

Town of Wilkeson

540 Church St. – PO Box 89 – Wilkeson, Washington 98396 – Phone: 360-829-0790 – Fax: 360-829-4292

July 31, 2020

NOTICE OF APPLICATION URBAN GROWTH AREA AMENDMENT

Bambi Thawsh
PO Box 145
Wilkeson, WA 98393

Dear Bambi,

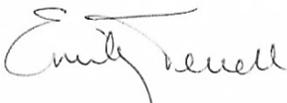
At the Town's request I have initiated an application to Pierce County for a 2021 Urban Growth Area Amendment to the Pierce County Comprehensive Plan. This application begins the process of requesting an expansion of the Town's urban growth area to include the following parcel:

APN 0619284039 – 647 Railroad Avenue

If the County approves the application, your parcel will be added to the Town's urban growth area. This does not change the status of your parcel with respect to taxation. It simply allows the Town to annex the property at a future time, if so desired by you and the Town.

If you have questions about the process, please feel free to contact me by phone at 253.709.6044 or email (preferred) at Emily@soundmunicipal.com.

Sincerely,



Emily Terrell, AICP
Town Planner

Town of Wilkeson

540 Church St. – PO Box 89 – Wilkeson, Washington 98396 – Phone: 360-829-0790 – Fax: 360-829-4292

July 31, 2020

TOWN OF WILKESON APPLICATION URBAN GROWTH AREA AMENDMENT

Jessica M. Nappi
Senior Planner | Long Range Planning
Pierce County Planning & Public Works

Ms. Nappi,

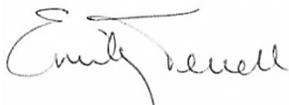
Attached please find the Town of Wilkeson's application for an Urban Growth Area Amendment for the 2021 Amendment Cycle to the Pierce County Comprehensive Plan.

The Town of Wilkeson views this application as a housekeeping exercise. Several parcels have been delineated as future urban growth area/potential annexation areas since at least 2010. Each are included in the Town's 2015-2035 Comprehensive Plan. The Comprehensive Plan was duly adopted in 2015 and certified by the Puget Sound Regional Council and Pierce County. It underwent SEPA review at the time of adoption. Please see the supplemental materials, particularly 10-1 and 10-3 of the Town's Comprehensive Plan.

Several of the parcels are Town property (Parcels 1, 2, 5 and 6). Each of those is a public use. These include the cemetery and its adjacent property; the Our Lady of Lourdes Cemetery, which is privately owned (Parcel 3); the Town's Wastewater Treatment Plant (Parcel 6); and the Coke Oven Park/Foothills Trail Expansion property (Parcel 5). The remaining property is a single-family home built on three parcels (Parcel 4). The home itself is split by the Town/County line. The home is supplied by City utilities. None of these parcels will have an immediate impact on the town's residential, commercial or industrial capacity. Any future annexation will require a public process, as will any subsequent Comprehensive Plan amendments and concurrent amendments to the Zoning Map.

If you have questions, please feel free to contact me by phone at 253.709.6044 or email (preferred) at Emily@soundmunicipal.com. Thank you for all of your help.

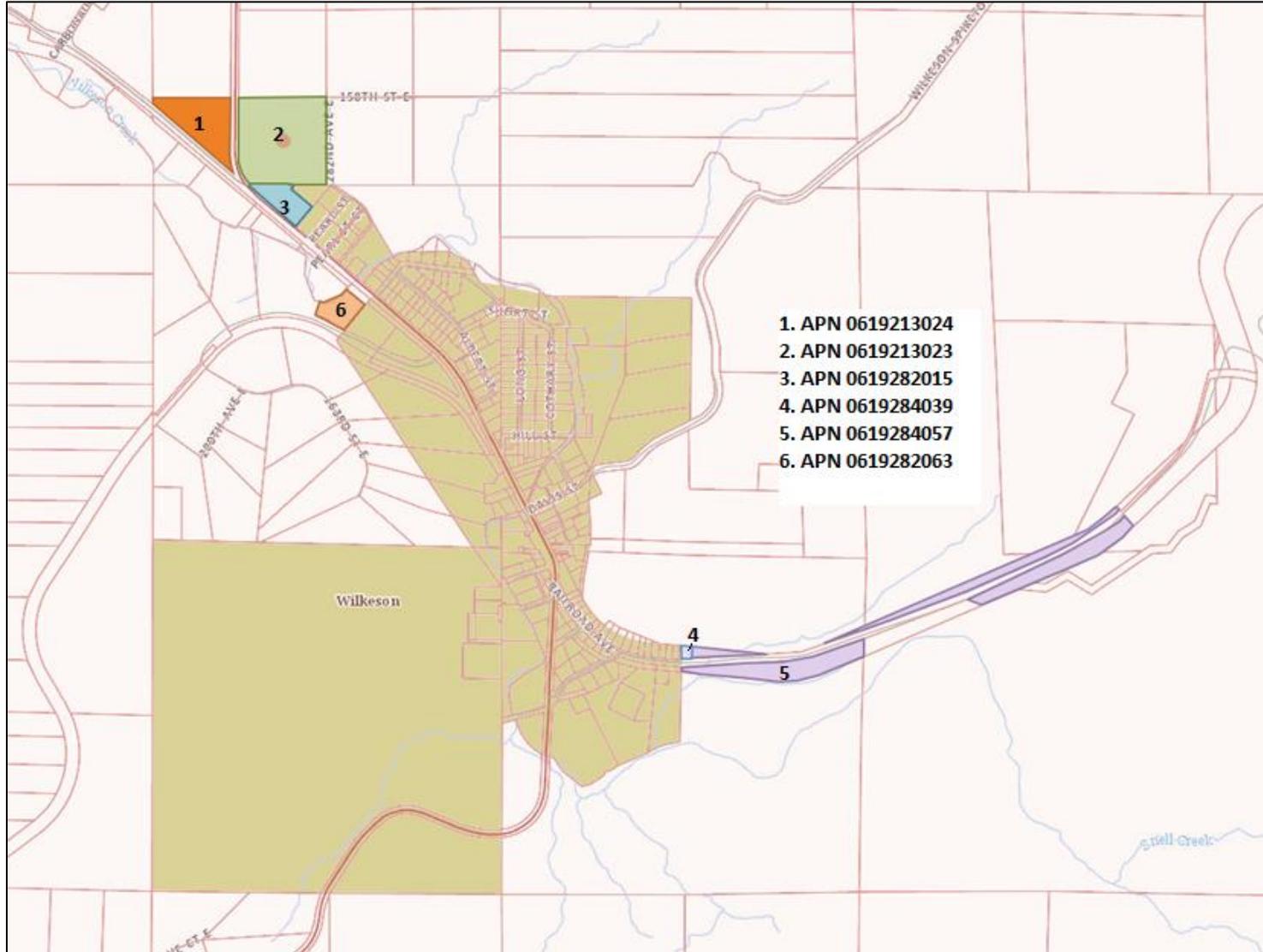
Sincerely,



Emily Terrell, AICP
Town Planner

Town of Wilkeson

Proposed Annexation Parcels



Town of Wilkeson Comprehensive Plan 2015-2035

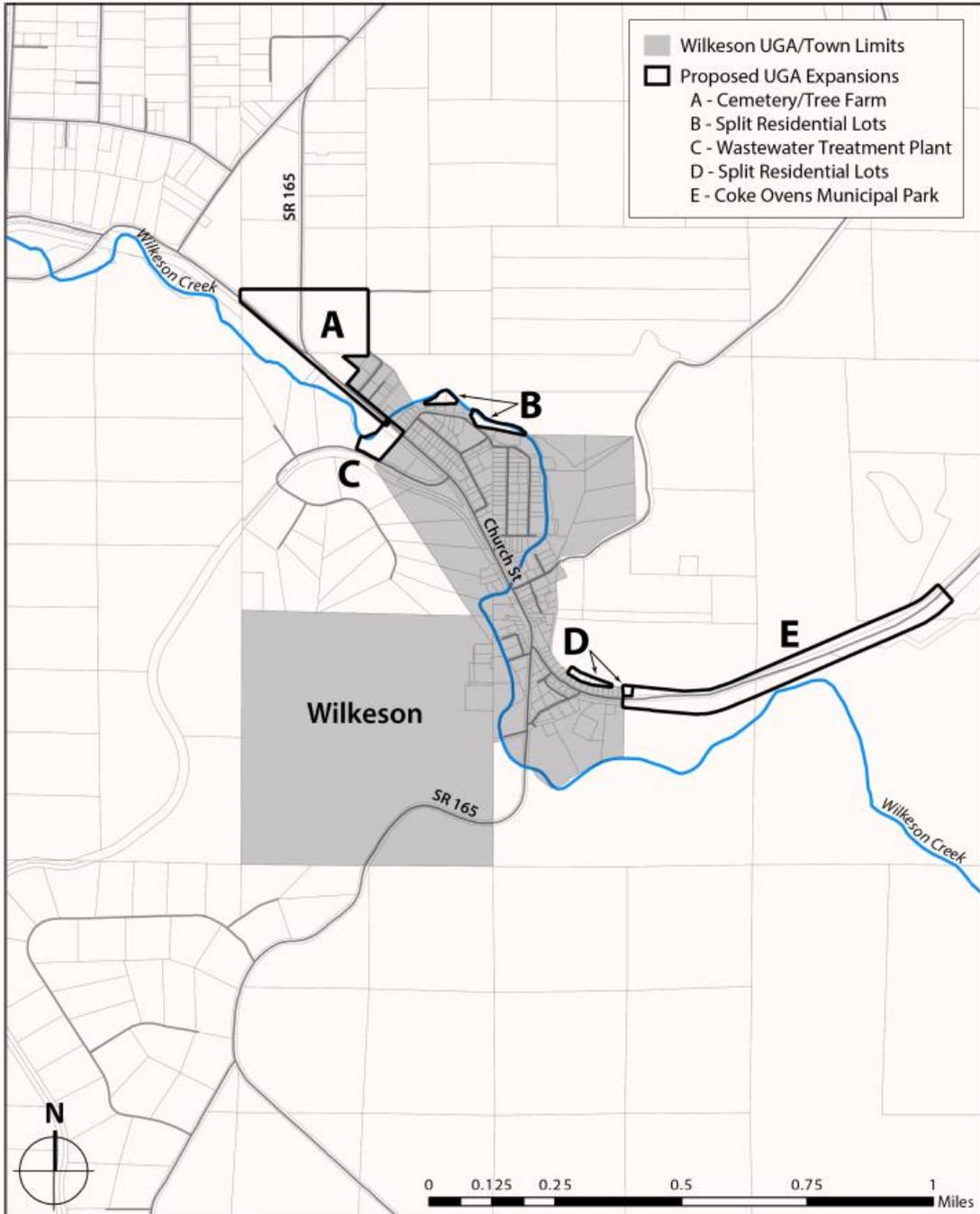


Figure 10-1 Proposed Urban Growth Area (UGA) Expansions

Area A corresponds to Parcels 1-3; Area D corresponds to Parcel 4; Area E corresponds to Parcel 5; and Area C corresponds to Parcel 6.

Town of Wilkeson Comprehensive Plan Land Use Designation and Zoning Map 2015-2035

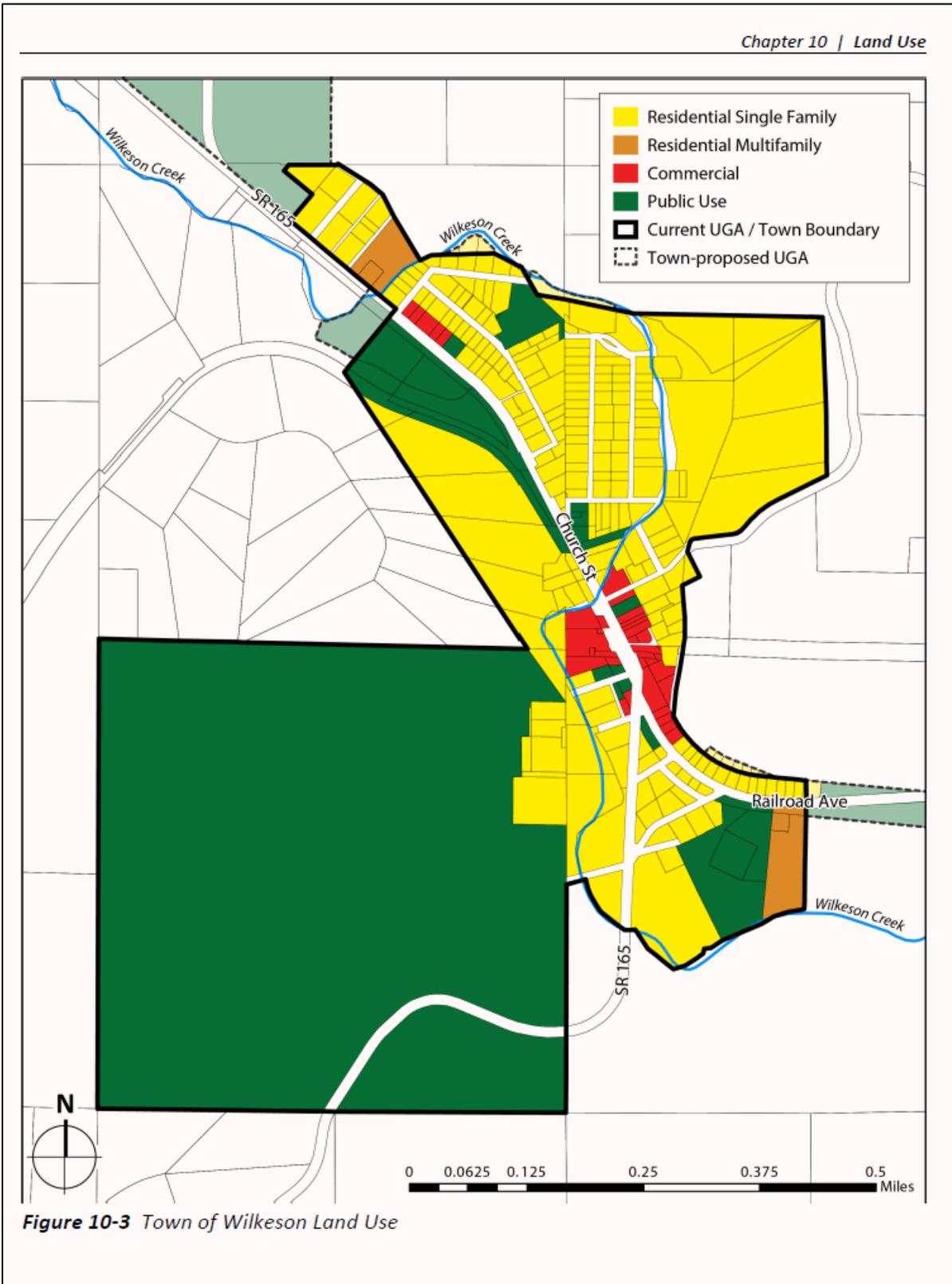


Figure 10-3 Town of Wilkeson Land Use

Parcel #1

APN: 0619213024

Address: XXX Johns Road E, Wilkeson, WA

Acreage: 4.07 acres (177,289sf)

County Use Code: Cemetery

Town Zoning Designation: Public Use (P) in Proposed Urban Growth Expansion Boundary

Taxpayer Name: Town of Wilkeson

Mailing Address: P.O. Box 89, Wilkeson, WA 98396-0089

Utilities: PSE, City Water, No Septic/Sewer currently

Structures Present: None.

Current Use:

This property is a cemetery owned by the Town. Its addition to the Town Limits has been contemplated since before the adoption of the 2010 Wilkeson Comprehensive Plan.

Surrounding Uses:

Vacant on all sides.

Impact on Residential/Commercial/Industrial Capacity:

None.



Parcel #2

APN: 0619213023
Address: XXX SR 165 E, Wilkeson, WA
Acreage: 9.90 acres (431,244sf)
County Use Code: Vacant
Town Zoning Designation: Public Use (P) in proposed Urban Growth Expansion Boundary
Taxpayer Name: Town of Wilkeson
Mailing Address: P.O. Box 89, Wilkeson, WA 98396-0089
Utilities: PSE Available, No Water or Septic/Sewer currently – future by City
Structures Present: None.

Current Use:

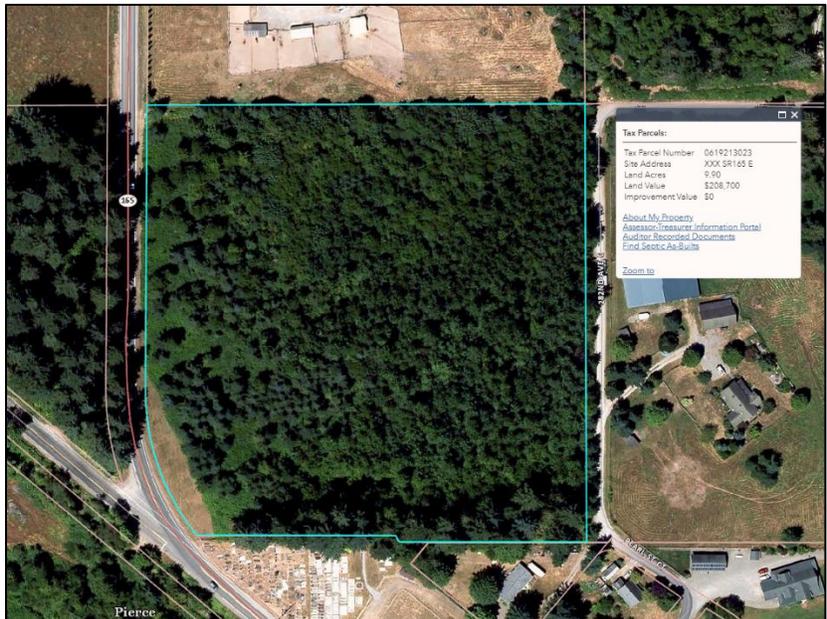
This property is a vacant forested lot owned by the Town. Its addition to the Town Limits has been contemplated since before the adoption of the 2010 Wilkeson Comprehensive Plan. This property is necessary to include in the UGA expansion to prevent a discontinuity in Town Limits with the future annexation of APN 0619213024.

Surrounding Uses:

Cemetery to the west and south. Large lot single family residential to the north and east.

Impact on Residential/Commercial/Industrial Capacity:

None.



Parcel #3

APN: 0619282015
Address: XXX SR 165 E, Wilkeson, WA
Acreage: 1.69 acres (73.616sf)
County Use Code: Vacant Land Undeveloped
Town Zoning Designation: Public Use (P) in Proposed Urban Growth Expansion Boundary
Taxpayer Name: Our Lady of Lourdes Cemetery
Mailing Address: CCAS Property and Construction, 710 9th Avenue, Seattle, WA 98104
Utilities: PSE, City Water, No Septic/Sewer currently – future by City
Structures Present: None.
Current Use:

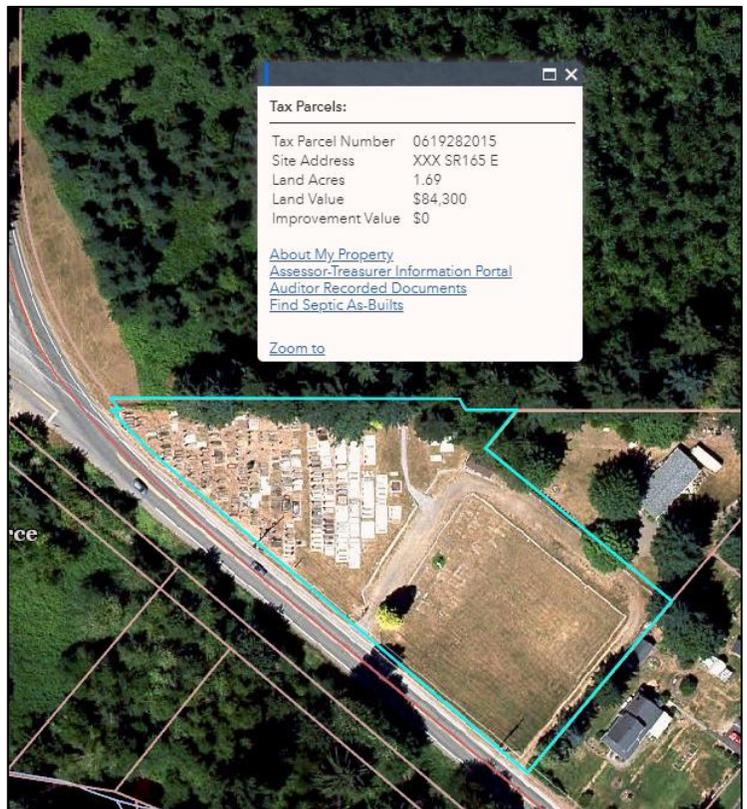
This property is a cemetery. Its addition to the Town Limits has been contemplated since before the adoption of the 2010 Wilkeson Comprehensive Plan.

Surrounding Uses:

Vacant to the west, north and south. Single family homes to the northeast and east.

Impact on Residential/Commercial/Industrial Capacity:

None.



Parcel #4

APN: 0619284039
Address: 647 Railroad Avenue, Wilkeson, WA
Acreage: 0.18 acres (7,841sf)
County Use Code: Single Family Dwelling
Town Zoning Designation: Residential Single Family
Taxpayer Name: Bambi Thawsh
Mailing Address: P.O. Box 145, Wilkeson, WA 98396-0145
Utilities: PSE, City Water and Sewer
Structures Present: 1,806sf single family home with an attached 576sf garage built in 2001

Current Use:

This property is a single-family home that sits on two parcels and is split by the Town/County line. Its addition to the Town Limits has been contemplated since before the adoption of the 2015 Wilkeson Comprehensive Plan. The Town wishes to bring the property into the UGA and eventually annex this property so that the home structure itself is no longer split between two jurisdictions. As the home has Town utilities, it makes sense to bring it into the Town UGA. The adjacent parcel, APN 0619284038 (0.05 acres), is located in town limits and contains a portion of the house. The yard to this same single-family home is located on a third parcel, also within town limits (APN 0619284049).

Surrounding Uses:

Vacant to the north. Park to the east. Single-family residential to the west and south.

Impact on Residential/Commercial/Industrial Capacity:

None. The parcel cannot be further subdivided.



Parcel #5

APN: 0619284057
Address: XXX Quinnon Extension Road, Wilkeson, WA
Acreage: 9.42 (410,335sf)
County Use Code: Parks
Town Zoning Designation: Public Use (P) in Proposed Urban Growth Expansion Boundary
Taxpayer Name: Town of Wilkeson
Mailing Address: P.O. Box 89, Wilkeson, WA 98396-0089
Utilities: PSE available, No water or sewer currently – future by City
Structures Present: None.

Current Use:

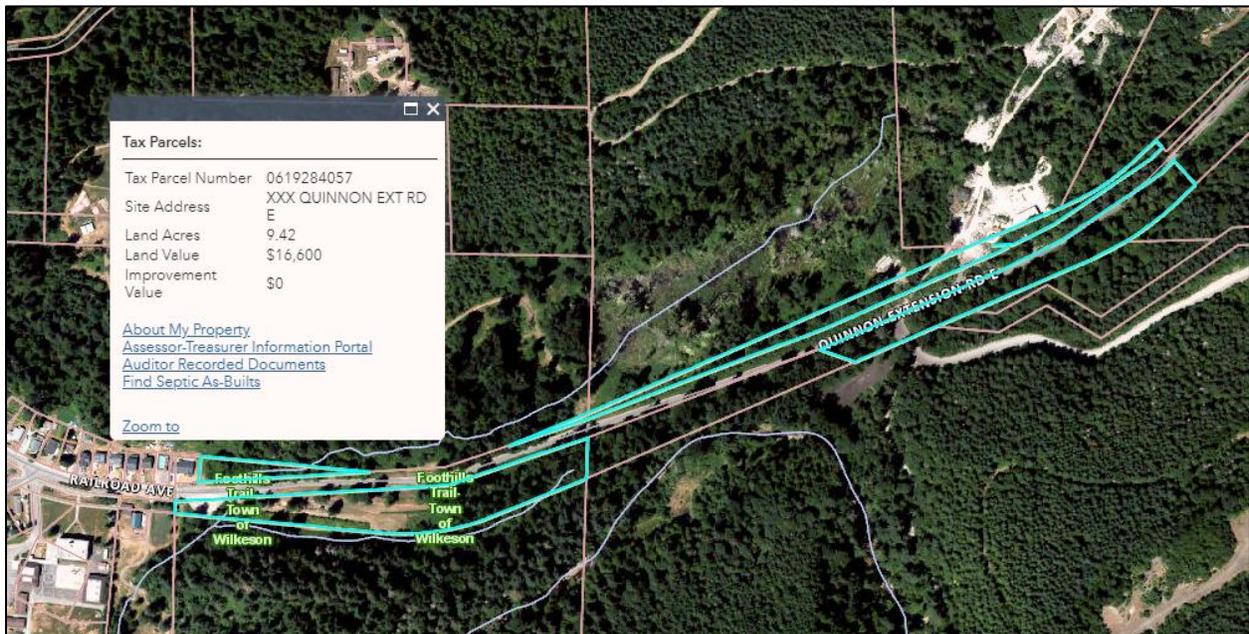
This property is a park owned by the Town. Its addition to the Town Limits has been contemplated since before the adoption of the 2010 Wilkeson Comprehensive Plan. It is part of the Foothills Trail Alignment and contains Coke Oven Park.

Surrounding Uses:

Vacant on all sides.

Impact on Residential/Commercial/Industrial Capacity:

None.



Parcel #6

APN: 0619282063
Address: 220 Church Street, Wilkeson, WA
Acreage: 1.52 (66,211sf)
County Use Code: Vacant
Town Zoning Designation: Public Use (P) in Proposed Urban Growth Expansion Boundary
Taxpayer Name: Town of Wilkeson
Mailing Address: P.O. Box 89, Wilkeson, WA 98396-0089
Utilities: PSE available, No water or sewer currently – future by City
Structures Present: None.
Current Use:

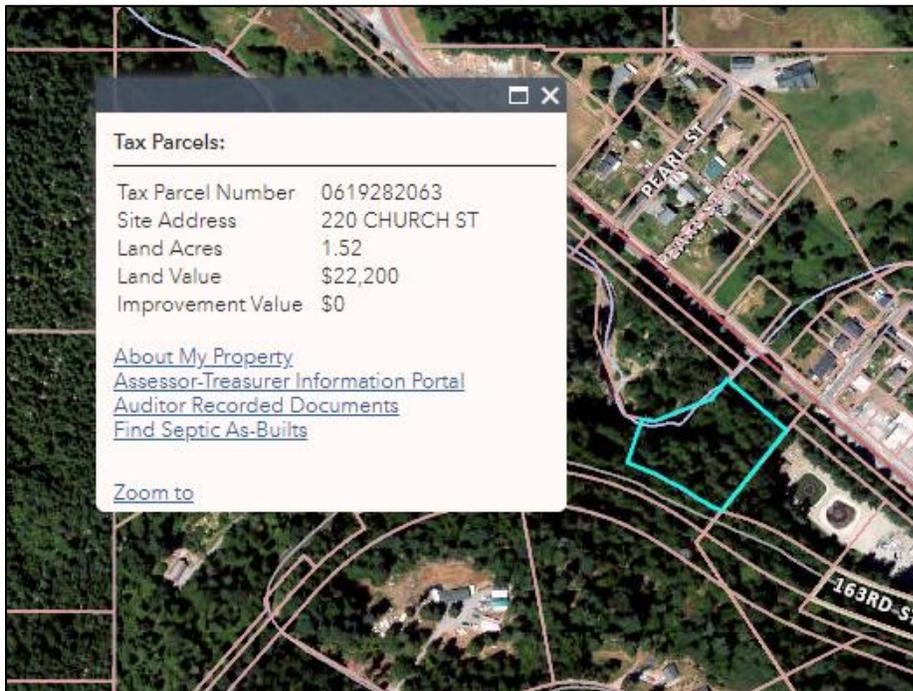
This property is part of the town’s sewer treatment plant owned by the Town. Its addition to the Town Limits has been contemplated since before the adoption of the 2010 Wilkeson Comprehensive Plan.

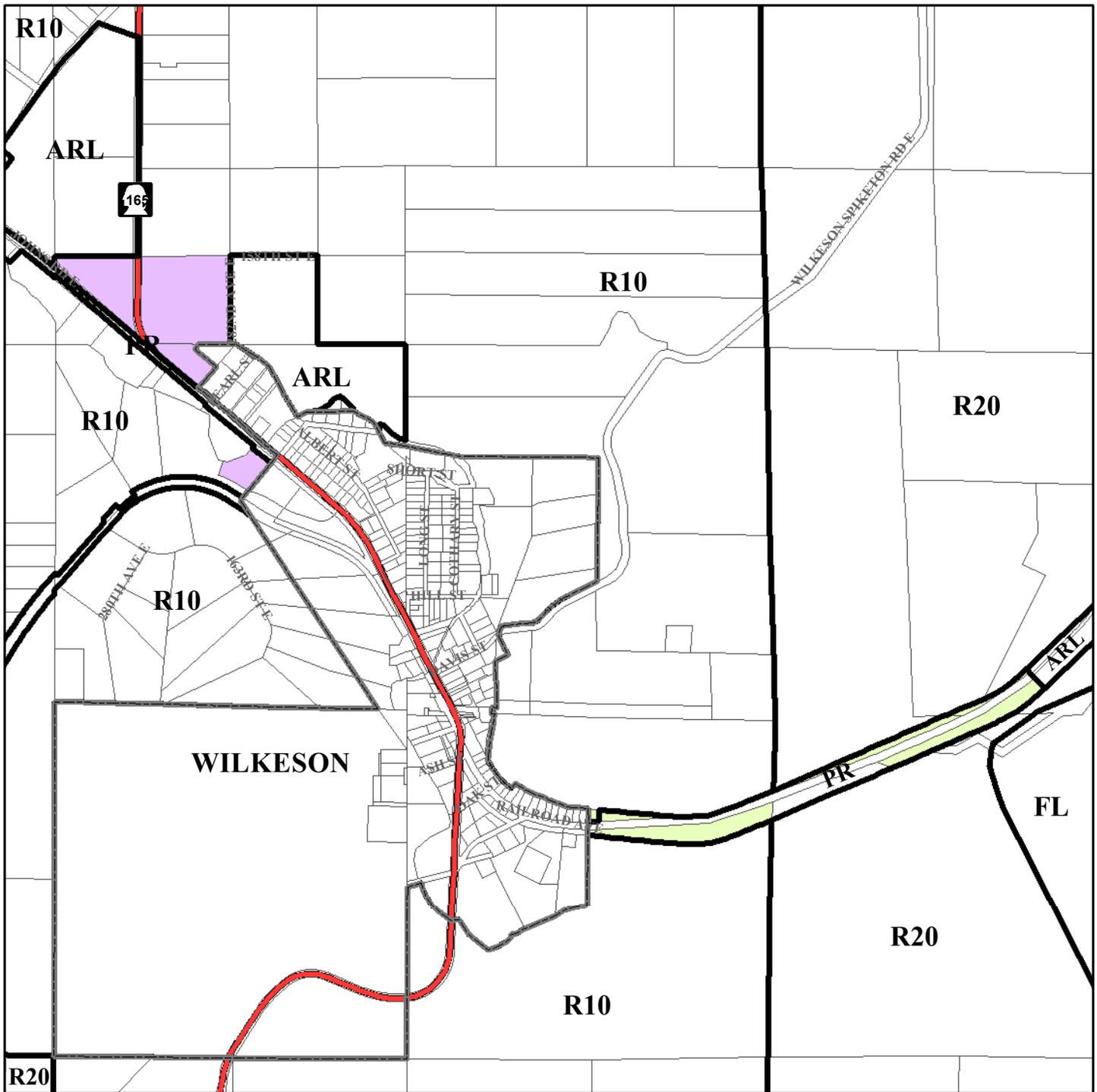
Surrounding Uses:

Vacant on all sides.

Impact on Residential/Commercial/Industrial Capacity:

None.





2021 PROPOSED URBAN GROWTH AREA AMENDMENT

Town of Wilkeson, UGA Expansion (Application #940374)

Pre Initiation

-  Urban Growth Boundary
-  Add to UGA and Redesignate/Rezone from PR to URBAN?
-  Add to UGA and Redesignate/Rezone from R10 to URBAN?

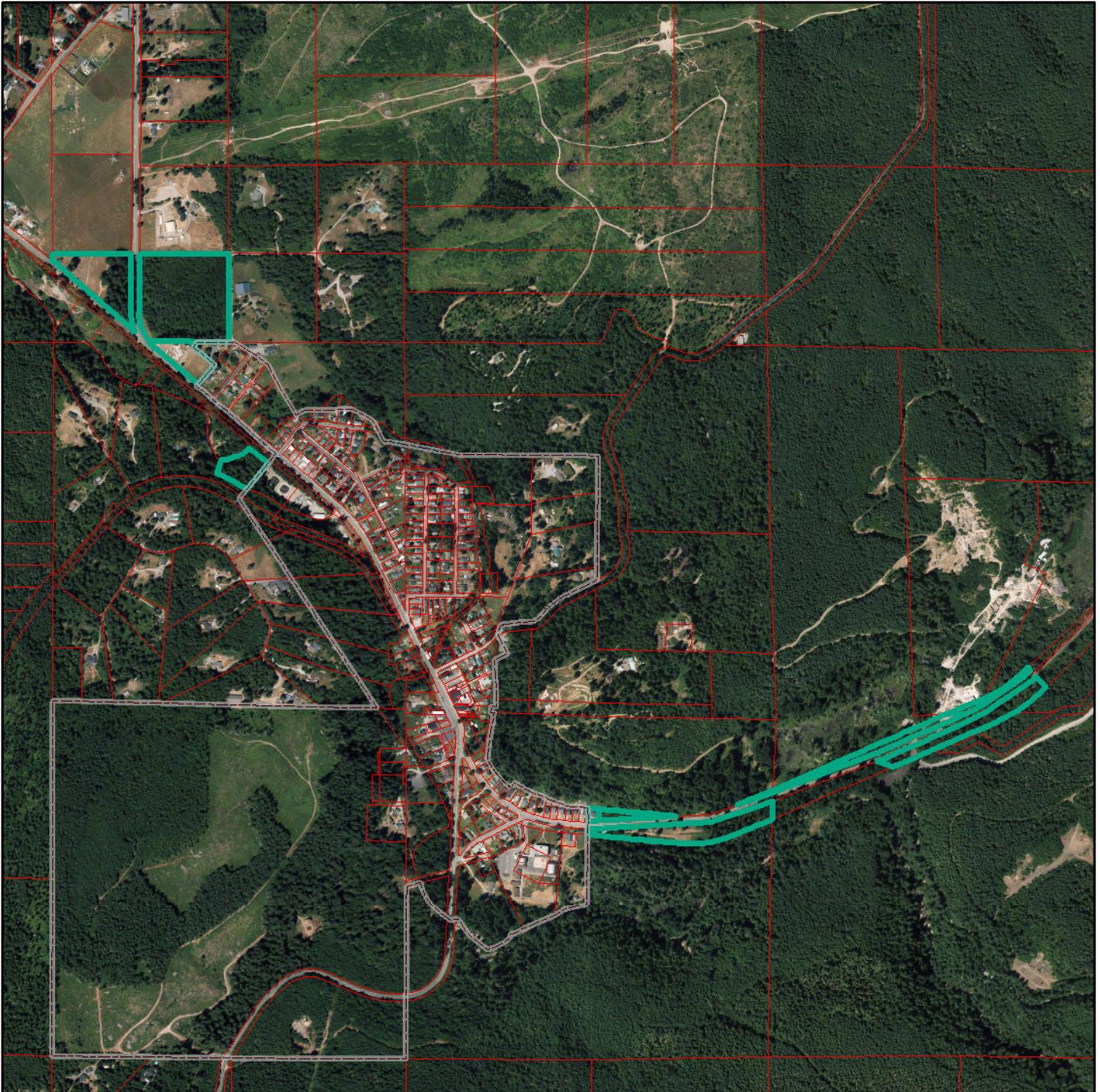
Department of Planning and Land Services

Plot Date: August 11, 2020

Scale = 1:13,084



Pierce County



2021 PROPOSED URBAN GROWTH AREA AMENDMENT

Town of Wilkeson, UGA Expansion (Application #940374)

Pre Initiation

—— Urban Growth Boundary



Expand the Wilkeson PAA/UGA

Department of Planning and Land Services

Plot Date: August 11, 2020

Scale = 1:13,084



Pierce County