

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

An Area-Wide Map Amendment is a proposed change or revision to the Land Use Designations Map that affects an area which is either comprehensive in nature, deals with homogeneous communities, is geographically distinctive, or has a unified interest within the County, such as community plan areas. 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.

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 to the Council is 4:30 p.m., **July 31, 2014**. The deadline to submit an application to the Executive is 4:30 p.m., **July 18, 2014**. 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.

For additional information, contact Pierce County Planning and Land Services, Long Range Planning Division, by phone at (253) 798-2785 or by email at dcardwe@co.pierce.wa.us.

Applicant: FRETOC, LLC
Address: 8016 SE 28th Street, Suite 215
City/State/Zip Code: Mercer Island, WA 98040
Phone: (425) 637-2828
E-mail Address: chris@pallis.net

Agent: Azure Green Consultants, LLC, Paul Green
Address: 409 East Pioneer
City/State/Zip Code: Puyallup, WA, 98372
Phone: (253) 770-3144
E-mail Address: paul@mailagc.com

Initiation (check one):

- Request Pierce County Council to initiate the amendment.
- Request Pierce County Executive to initiate the amendment.
- City/Town of _____ is initiating the amendment.

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 prior to applying for any development permits on the subject property/ies. Available Development Right Certificates can be purchased via the Pierce County website at www.co.pierce.wa.us/tdr. Market conditions will dictate the price of each development right. When you submit your development permit application to the Planning and Land Services (PALS) 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 PALS staff once your Comprehensive Plan Amendment is approved. If you would like to know more about the TDR Program and process, please contact Planning and Land Services staff, Diane Marcus-Jones at (253) 798-2616 and/or visit our website at www.co.pierce.wa.us/tdr.

DESCRIPTION OF AMENDMENT:

Total Number of Parcels:	5
Total Acreage:	53.34
Desired Land Use Designation:	EC
Desired Zone Classification to implement the Land Use Designation:	ES

1. General Description of Proposal:

We are requesting ES land use designation for the 4 parcels owned by FRETOC and ES land use designation for 0.94 acres of the City of Tacoma property that is west of Canyon Rd. E.

We are also requesting some minor changes in the allowed uses in the ES zone.

We are not requesting any change to the existing land use designation of EC

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

See community plan amendment form submitted by Applicant concurrently with this application.

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

North:	Private road and single family residential
South:	Vacant ES zoned land
East:	Vacant ES and CE zoned land
West:	Gas Pipeline and railroad with single family west of railroad

PARCEL INFORMATION

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

Taxpayer or Legal Owner: FRETOC, LLC				
Address: 8016 SE 28th Street, Suite 215				
City/State/Zip: Mercer Island, WA 98040				
Tax Parcel Number: 0319258032				
Lot Size (Acreage/Sq. Ft.):		31.32 aces, 1,364,229 Sq. Ft.		
Site Address: 5411 176TH ST E				
Location:	Range: <u>03</u>	Township: <u>19</u>	Section: <u>25</u>	Quarter: <u>44</u>

Desired Land Use Designation:				
EC				
Desired Zone Classification to implement the Land Use Designation:				
ES				
Current Use of the Property (<i>Describe what buildings/businesses are on the site</i>):				
Vacant, infrastructure in place for commercial short plat.				

SERVICES:

Please provide the following information regarding the availability of services.

The site is currently served by sewer ; septic . (check one)

The site is currently served by a public water system ; well . (check one)

Water Purveyor: City of Tacoma

The site is located on a public road ; private road . (check one)

Name of road: Canyon Rd. E.

Fire District #:006 Name: Central Pierce

School District #: 403 Name: Bethel

PARCEL INFORMATION

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

Taxpayer or Legal Owner: FRETOC, LLC				
Address: 8016 SE 28th Street, Suite 215				
City/State/Zip: Mercer Island, WA 98040				
Tax Parcel Number: 0319258031				
Lot Size (Acreage/Sq. Ft.):		24.33 aces, 1,059,815 Sq. Ft.		
Site Address: 5411 176TH ST E				
Location:	Range: <u>03</u>	Township: <u>19</u>	Section: <u>25</u>	Quarter: <u>44</u>

Desired Land Use Designation:
EC
Desired Zone Classification to implement the Land Use Designation:
ES
Current Use of the Property (<i>Describe what buildings/businesses are on the site</i>):
Vacant, infrastructure in place for commercial short plat.

SERVICES:

Please provide the following information regarding the availability of services.

The site is currently served by sewer ; septic . (check one)

The site is currently served by a public water system ; well . (check one)

Water Purveyor: City of Tacoma

The site is located on a public road ; private road . (check one)

Name of road: 176th St. E.

Fire District #: 006

Name: Central Pierce

School District #: 403

Name: Bethel

PARCEL INFORMATION

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

Taxpayer or Legal Owner: FRETOC, LLC				
Address: 8016 SE 28th Street, Suite 215				
City/State/Zip: Mercer Island, WA 98040				
Tax Parcel Number: 0319258029				
Lot Size (Acreage/Sq. Ft.):		0.9985 aces, 43,4969 Sq. Ft.		
Site Address: 5411 176TH ST E				
Location:	Range: <u>03</u>	Township: <u>19</u>	Section: <u>25</u>	Quarter: <u>44</u>

Desired Land Use Designation:
EC
Desired Zone Classification to implement the Land Use Designation:
ES
Current Use of the Property (<i>Describe what buildings/businesses are on the site</i>):
Vacant, infrastructure in place for commercial short plat.

SERVICES:

Please provide the following information regarding the availability of services.

The site is currently served by sewer ; septic . (check one)

The site is currently served by a public water system ; well . (check one)

Water Purveyor: City of Tacoma

The site is located on a public road ; private road . (check one)

Name of road: Canyon Rd. E.

Fire District #: 006

Name: Central Pierce

School District #: 403

Name: Bethel

PARCEL INFORMATION

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

Taxpayer or Legal Owner: FRETOC, LLC				
Address: 8016 SE 28th Street, Suite 215				
City/State/Zip: Mercer Island, WA 98040				
Tax Parcel Number: 0319258030				
Lot Size (Acreage/Sq. Ft.):		0.7493 aces, 32,640 Sq. Ft.		
Site Address: 5411 176TH ST E				
Location:	Range: <u>03</u>	Township: <u>19</u>	Section: <u>25</u>	Quarter: <u>44</u>

Desired Land Use Designation:
EC
Desired Zone Classification to implement the Land Use Designation:
ES
Current Use of the Property (<i>Describe what buildings/businesses are on the site</i>):
Vacant, infrastructure in place for commercial short plat.

SERVICES:

Please provide the following information regarding the availability of services.

The site is currently served by sewer ; septic . (check one)

The site is currently served by a public water system ; well . (check one)

Water Purveyor: City of Tacoma

The site is located on a public road ; private road . (check one)

Name of road: Canyon Rd. E.

Fire District #: 006

Name: Central Pierce

School District #: 403

Name: Bethel

PARCEL INFORMATION

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

Taxpayer or Legal Owner: City of Tacoma, Tacoma Public Utilities				
Address: 3628 S 35TH ST ABS-2				
City/State/Zip: Tacoma, WA 98409-3115				
Tax Parcel Number: 0419303000				
Lot Size (Acreage/Sq. Ft.):		West of Canyon, 0.94 aces, 41,113 Sq. Ft.		
Site Address: XXX 172ND ST E				
Location:	Range: <u>04</u>	Township: <u>19</u>	Section: 30	Quarter: <u>32</u>

Desired Land Use Designation:
EC
Desired Zone Classification to implement the Land Use Designation:
ES
Current Use of the Property (<i>Describe what buildings/businesses are on the site</i>):
Vacant, portion of larger parcel leased to Tacoma Sportsman Club for rifle range.

SERVICES:

Please provide the following information regarding the availability of services.

The site is currently served by sewer ; septic . (check one)

The site is currently served by a public water system ; well . (check one)

Water Purveyor: City of Tacoma

The site is located on a public road ; private road . (check one)

Name of road: Canyon Rd. E.

Fire District #: 006

Name: Central Pierce

School District #: 403

Name: Bethel

PARCEL INFORMATION

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