



Comprehensive Plan/Zoning Map Amendment Application

Application Fees:

Comp Plan Map Amendment.....\$600
 With Zoning Map Amendment....\$1440
 Plus SEPA Checklist...Add'l.....\$480.00

# Copies Required:	Description of Required Documents:	Required:
1	Map Amendment Fee	A
1	SEPA Environmental Checklist Application	A
1	Description of Proposal	A
1	Comprehensive Plan Map Amendment Criteria	A
1	Zoning Map Amendment Criteria	M

A=Always required

M=May be required



COMPREHENSIVE PLAN/ZONING MAP AMENDMENT

FEES: COMP PLAN TEXT AMENDMENT.....\$600
W/ ZONING TEXT AMENDMENT.....\$1440
SEPA CHECKLIST...ADD'NL.\$480

APPLICATION #: _____ RECEIPT #: _____
OFFICE USE ONLY OFFICE USE ONLY

ADDRESS/LOCATION: _____

ASSESSOR'S TAX PARCEL(S) NUMBER: _____

1/4 SECTION _____ SECTION _____ TOWNSHIP _____ N RANGE _____ E

APPLICANT: (mandatory)

Name: _____ Daytime Phone: _____

Mailing Address: _____ E-mail: _____

City/State/Zip: _____ Fax Number: _____

Signature: _____

PROPERTY OWNER 1: (mandatory if different from applicant)

Name: _____ Daytime Phone: _____

Mailing Address: _____ E-mail: _____

City/State/Zip: _____ Signature: _____

PROPERTY OWNER 2: (if more than two property owners attach additional info/signature sheets)

Name: _____ Daytime Phone: _____

Mailing Address: _____ E-mail: _____

City/State/Zip: _____ Signature: _____

We, the above signed property owners certify that the above information is true and correct to the best of our knowledge and under penalty of perjury, each state that we are all of the legal owners of the property described above and designate the following party to act as our agent with respect to this application:

AGENT / CONSULTANT / ATTORNEY: Same as applicant above; OR

Name: _____ Daytime Phone: _____

Mailing Address: _____ E-mail: _____

City/State/Zip: _____ Fax Number : _____

OFFICE USE ONLY:

DATE APPLICATION RECEIVED: _____ RECEIVED BY: _____

INSTRUCTIONS FOR COMPREHENSIVE PLAN/ZONING **MAP** AMENDMENTS

Amendments to the City's Future Land-Use Map and/or zoning map will be considered by the Planning Advisory Board (PAB) after staff review/recommendations and a public hearing. The PAB will then make a recommendation to the City Council, which will approve or deny each proposed amendment. Under state law, amendments can only be considered once each calendar year, and all of the proposed amendments for the year must be considered concurrently in order to assess their cumulative impact.

This process has an application deadline established each calendar year. All requested information must be provided and fees fully paid by that deadline, or the application may be returned as incomplete and may not proceed until a subsequent amendment cycle. An environmental checklist must also be completed and submitted in conjunction with this application. If both text and map amendments are being sought, one checklist may be prepared to address both.

DESCRIPTION OF PROPOSAL:

	<u>CURRENT DESIGNATION</u>	<u>REQUESTED DESIGNATION</u>
FUTURE LAND-USE MAP:		
ZONING MAP:		

FOR COMPREHENSIVE PLAN MAP AMENDMENTS, PLEASE ADDRESS THE FOLLOWING AMENDMENT CRITERIA. Please read the criteria below (underlined and in this font) and, on one or more separate pages, answer the questions accompanying them:

1. A detailed statement of what is proposed to be changed and why. What changes are you requesting, and what is the reason or rationale for them?
2. A statement of anticipated impacts of the change, including geographic area affected and issues presented. What impact will the requested change have on the area surrounding the site(s)?
3. A demonstration of why the existing comprehensive plan guidance should not continue or is no longer relevant. What about the current comprehensive plan designation is inappropriate, incorrect, or no longer relevant that would dictate the requested amendment?
4. A statement of how the proposed amendment complies with the state Growth Management Act's goals and specific requirements. Please review the requirements of RCW 36.70A, available online at <<http://apps.leg.wa.gov/RCW/default.aspx?cite=36.70A>>. How will the proposed amendment comply with this law?

5. A statement of how the proposed amendment complies with the Countywide Planning Policies. Please review the Pierce County Countywide Planning Policies, available online at <<http://www.piercecountywa.org/pc/abtus/ourorg/pcrc/index.htm>>. How will the proposed amendment comply with these policies?
6. Identification of any changes to zoning or development regulations, other plans, or capital improvement programs that will be necessary to support the change, together with identification of funding sources if capital change is involved. If the proposed amendment involves rezoning, you must concurrently request a rezone, identify what zoning district is being requested, and go on to answer the additional questions below. If the requested amendment would result in changes to any other City plans or budgeting, please identify how and, if money is involved, where the funding will come from.

FOR ZONING MAP AMENDMENTS, PLEASE ADDITIONALLY ADDRESS THE FOLLOWING AMENDMENT CRITERIA. The City Council cannot approve zoning amendments unless all of these criteria are met. Please read the criteria below (underlined and in this font) and, on one or more separate pages, answer the questions accompanying them:

1. The proposed amendment is consistent with the comprehensive plan. How will your proposed amendment conform with what is envisioned for the future for the site or area, as expressed in the comprehensive plan?
2. The proposed amendment and subsequent development of the site would be compatible with development in the vicinity. What level and type of development currently exists in the area? If approved, how would development of the property under the new zoning be consistent with the existing development?
3. The proposed amendment will not unduly burden the transportation system in the vicinity of the property with significant adverse impacts which cannot be mitigated. If the amendment is approved, how would subsequent development affect traffic in the area? Can you insure that any negative impacts will be mitigated? How?
4. The proposed amendment will not unduly burden the public services and facilities serving the property with significant adverse impacts which cannot be mitigated. If the amendment is approved, how would subsequent development affect the demand on public services and facilities such as utilities, emergency services, schools, etc.? Can you insure that any negative impacts will be mitigated? How?
5. The proposed amendment will not adversely impact the public health, safety, and general welfare of the citizens of the city. If approved, how would the amendment affect the public health, safety, or general welfare?

6. The entire range of permitted uses in the requested zoning classification is more appropriate than the entire range of permitted uses in the existing zoning classification, regardless of any representations made by the petitioner as to the intended use of the subject property.

Disregarding of any specific development that might be envisioned for the property following any proposed rezoning, discuss all the various uses that would be allowed under the requested zoning; how would they fit better with the area than the uses that are allowed under the current zoning?

7. Circumstances have changed substantially since the establishment of the current zoning map or zoning district to warrant the proposed amendment. What has changed since the zoning was established that makes this requested amendment necessary?

8. The negative impacts of the proposed change on the surrounding neighborhood and area are largely outweighed by the advantages to the city and community in general, other than those to the individual petitioner. Disregarding any benefit to the specific property owner or developer, how will your proposal benefit the community as a whole? How will it outweigh any negative impacts of the change that is proposed?