



City of Puyallup

Development Services Center
333 S. Meridian, Second Floor
Puyallup, WA 98371
Tel. (253) 864-4165

CASE NUMBER:

APPLICATION

To amend the

COMPREHENSIVE PLAN, FUTURE LAND USE MAP, and/or ZONING MAP

<i>Plan Amendment Fee:</i>	\$ 1,080.00	<input type="checkbox"/> Text Amend.	<input type="checkbox"/> Map Amend.
<i>Companion Rezone:</i>	\$ 540.00		<input type="checkbox"/> Rezone
<i>Environmental Review Fee:</i>	\$ 250.00		<input type="checkbox"/> SEPA

Per PMC 18.40.030, it is the responsibility of the applicant to bear the full cost of providing the required public notice. An invoice will be sent following the Planning Commission public hearing.

An amendment to the Comprehensive Plan and/or Future Land Use Map of the Comprehensive Plan is a proposed change or revision to the land use designation assigned to specific properties. Since most land use designations correspond to a distinct zone district, an amendment will typically require a concurrent change in zoning to maintain consistency between the Plan and the City's development regulations.

This application form is for making a citizen-initiated request to amend the Comprehensive Plan. The application is due by **April 1, or the nearest business day thereafter**. Applications shall be submitted to the Development Services Permit Center (address above) by 4:00 p.m. on the due date. Applications received after this date will not be considered until the following year's annual comprehensive plan amendment process.

Comprehensive Plan Application Review Process

- Application submitted (by April 2, 2018)
- Planning Commission and City staff review (estimated: May 2018 – August 2018)
- Planning Commission public hearing, deliberation, and recommendation (estimated: September 2018)
- City Council public hearing, deliberation, and decision (estimated: October-December 2018)

During this schedule, the City will also complete environmental review of the project and submit the proposed amendments to the Washington State Department of Commerce for their review for compliance with the Washington State Growth Management Act.

Complete all blanks in Sections 1, 2, 3, and 4 of the application form. If a zone change is requested as a part of this comprehensive plan amendment, please also fill out Section 5. Applications affecting multiple parcels must submit a completed and signed Section 6 for each parcel affected by the proposal. A letter or report will not be accepted in lieu of this application. However, additional reports, photos, etc., may be submitted as supporting documentation.

1. CONTACT INFORMATION

- 1.1 Applicant name: _____
- 1.2 Mailing address: _____
- 1.3 City/State/Zip Code: _____
- 1.4 Telephone: _____
- 1.5 Email: _____
- 1.6 Taxpayer or legal owner name (if different than applicant): _____
- 1.7 Mailing address: _____
- 1.8. City/State/Zip Code: _____
- 1.9 Telephone: _____
- 1.10 Email: _____

2. SITE SPECIFIC AMENDMENT PROPOSAL

- 2.1. Street address of site: _____
- 2.2 Legal description of the affected parcel(s): _____

- 2.3 Pierce County tax parcel number(s): _____
- 2.4 Total acreage or square footage of parcel(s): _____
- 2.5 Current use of the property (describe what buildings/businesses are located on the site):

- 2.6 Attach a map of the site that includes adjacent street names.

2.7 Describe the land uses surrounding the site of the proposed amendment:

2.8 Current Comprehensive Plan designation(s): _____

2.9 Desired Comprehensive Plan designation(s): _____

2.10 Current Zoning of affected parcel(s): _____

2.11 Desired Zoning: _____

(NOTE: If a change in zoning is sought, an environmental checklist must be completed and turned in with this application --- \$250.00 filing fee).

AVAILABILITY OF SERVICES

2.12 The site is currently served by: sewer septic (check one)

2.13 The site is currently served by a: public water system well (check one)

Water purveyor: _____

2.14 The site is located on a: public road private road (check one)

Name of road: _____

2.15 Fire District No.: _____ Name: _____

NOTE: If there are multiple property owners associated with this proposal, please submit a completed and signed copy of the last page of this application for each parcel affected. In order to be a complete application, both the property owner and the applicant (if not the property owner) must sign where indicated.

3. PROPOSED AMENDMENT

3.1. General description of proposal: _____

3.2 Description of the specific reason(s) for proposing this amendment: _____

4. REVIEW CRITERIA – Comprehensive Plan Amendment

The Puyallup Comprehensive Plan was developed and adopted after significant study and public participation and for this reason, the principles, goals, objectives and policies contained therein are granted substantial weight when considering any proposed amendment. Therefore, as noted in PMC 18.40.071, the burden of proof for justifying a proposed amendment rests with the applicant. The adopted Comprehensive Plan is available for review on the planning page of the City’s website (<http://www.cityofpuyallup.org/>).

In order to support your request, please answer either (or both) of the following:

4.1 Please describe how the proposed change will further, and be consistent with, the goals, objectives, and policies of the comprehensive plan.

If the proposed amendment is to change the land use designation of a specific property on the future land use map, the applicant must demonstrate either of the following (4.2 or 4.3):

4.2. The current land use designation was 1) made in error or 2) due to an oversight.

4.3. There has been a change in conditions since the current land use designation was established.

5. REVIEW CRITERIA – Associated Rezone Request

NOTE: If no zone change is sought, this section may be left blank. If a change in zoning is sought, an environmental checklist must be completed and turned in with this application -- \$250.00 filing fee.

As described by PMC 20.90, the zoning of properties proposed for annexation to the city and area-wide rezones considered as part of a city-initiated planning program are legislative actions and shall be considered by the city council following review and recommendation by the planning commission. Each determination granting a rezone shall be supported by written findings and conclusions showing specifically wherein all of the following conditions exist:

5.1 How is the proposed zoning amendment to the zoning map consistent with the goals, objectives and policies of the comprehensive plan?

5.2 How is the proposed zoning amendment to the zoning map consistent with the scope and purpose of the City zoning code (PMC 20.05.005) to protect, promote, and enhance

the public safety, health and general welfare, and the description and purpose of the zone classification applied for?

5.3 How have conditions changed since the previous zoning became effective to warrant the proposed amendment to the zoning map?

5.4 How is the proposed amendment to the zoning map in the interest of furtherance of the public health, safety, comfort, convenience and general welfare, and how will the proposed amendment to the zoning map not adversely affect the surrounding neighborhood, nor be injurious to other properties in the vicinity in which the subject property is located?

Public Notification: Upon receipt of a completed application and the required filing fee, the City will use the parcel number information provided by the applicant to generate a list of all property owners of record within the public notification area (a minimum of 500 feet from the subject parcel/s) and notify those property owners of the proposal. Additional public notice requirements are described in PMC 18.40.030.

Signature of Applicant/Contact

Date

Signature of Property Owner

Date

INFORMATION FOR APPLICATIONS AFFECTING MULTIPLE PARCELS

Applications affecting multiple parcels must submit this page, completed and signed, for each parcel affected by the proposal.

6. Contact Information

6.1 Taxpayer or legal owner name: _____

6.2 Mailing address: _____

6.3 City/State/Zip Code: _____

6.4 Telephone: _____ FAX: _____

6.5 Email: _____

6.6 Site address: _____

6.7 Legal Description of parcel(s): _____

6.8 Parcel number(s): _____

6.9 Total acreage or square footage of parcel(s): _____

Signature of Property Owner

Date