

**CITY OF FIRCREST PLANNING COMMISSION
REGULAR MEETING MINUTES**

April 21, 2015
6:00 PM

Fircrest City Hall
115 Ramsdell Street

CALL TO ORDER

Chair Karen Patjens called the regular meeting of the Fircrest Planning Commission to order at 6:00 p.m.

ROLL CALL

Commissioners Kathy L. McVay, Jerry Foss, Karen Patjens, Kenneth Halgren, and Jim Otness were present. Absent: None. Excused: None. Staff present: Principal Planner Jeff Boers, Permit Coordinator/Code Compliance Officer Angelie Stahlnecker, City Attorney Mike Smith, Special Legal Counsel Carol Morris, Public Works Director Jerry Wakefield, and City Manager Rick Rosenblatt.

CONTINUING BUSINESS

None

NEW BUSINESS

Proposed Conditional Use Permit to construct a new Wainwright intermediate public school grades 4-8; major variance to exceed the 30-foot maximum allowable building height; and major variance to reduce building wall modulation.

At 6:01 p.m. Chair Karen Patjens re-opened the continued public hearing and outlined the format. She asked if there were any issues or objections based on the appearance of fairness. No comments or objections were raised.

Principal Planner Boers summarized the information that had been provided in the staff report and noted the addition of Exhibit 32 - memo from the Public Works Director, Exhibit 33 – supplemental position statement from Tacoma Public Schools, and revised resolutions.

Noah Greenberg, DLR Group, representing Tacoma Public Schools stated they had no additional materials to present and were open to questions.

Responding to Otness, Greenberg stated the size of the existing building had the capacity similar to the size of the building being proposed. That the anticipated enrollment would be 450 from Fircrest and the surrounding areas.

Responding to Otness, Greenberg stated the current submittals demonstrated the proposed landscaping. The trees when fully grown will be 25-30 feet along the buffer.

Responding to Otness, Greenberg stated the discrepancy between exhibit 33 and the staff report for the distance between the classroom building and the property line (65' versus 95') could be a typing error, but even at 65' it far exceeded the five or ten foot setback.

Responding to Foss, Greenberg stated they were not modifying the plans for the retention pond in response to suggestions it be placed underground.

Patjens invited public comment.

No public comments.

Patjens closed the public hearing at 6:18 p.m.

Moved by Foss and seconded by Halgren to adopt Resolution No. 15-02, approving a major variance to reduce building wall modulation for a new intermediate school facility located at 130 Alameda Avenue, based on the findings listed in the preliminary resolution provided in Exhibit 34.

Discussion included:

- The modulation variance is required for two walls of the gymnasium facility.
- One of the gymnasium walls requiring the modulation variance faces the storm pond on the adjoining property not the school district's proposed storm pond.

Ayes: Kathy L. McVay, Jerry Foss, Karen Patjens, Kenneth Halgren, and Jim Otness.

Noes: None. Absent: None. Excused: None. Motion carried.

Moved by Foss and seconded by Halgren to adopt Resolution No. 15-03, approving a major variance to increase building height for a new intermediate school facility located at 130 Alameda Avenue, based on the findings listed in the preliminary resolution provided in Exhibit 35.

Discussion included:

- The criterion for granting a variance.
- Concern over the impacts on the community character.
- The difference between use and design.
- That the decision has to be based on findings and if the planning commission disagrees with staff's findings, they would need to develop their own.
- The variance allows the school to accomplish their goals and denial would increase the footprint which has a more negative impact.
- Clarification that the current height requirement was intended for residential buildings and the development regulations did not anticipate Wainwright being rebuilt.

Ayes: Karen Patjens, Kenneth Halgren, and Jim Otness. Noes: Kathy L. McVay and Jerry Foss None. Absent: None. Excused: None. Motion carried.

Moved by Foss and seconded by Halgren to take from the table the resolution, approving a conditional use permit for a new intermediate school facility located at 130 Alameda Avenue.

Ayes: Kathy L. McVay, Jerry Foss, Karen Patjens, Kenneth Halgren, and Jim Otness. Noes: None. Absent: None. Excused: None. Motion carried.

Moved by Foss and seconded by Otness to consider Resolution No. 15-04 as revised, approving a conditional use permit for a new intermediate school facility located at 130 Alameda Avenue, based on the findings and subject to the conditions listed in the preliminary resolution provided in Exhibit 36.

Discussion included:

- Enrollment versus capacity.
- Transportation concerns and impacts.
- One of the proposed conditions requires parking and circulation to be designed to meet Fircrest's standards.
- Stormwater concerns and impacts.
- Directing staff to monitor the stormwater management to ensure it meets code.
- Open stormwater pond is allowed under the Stormwater Management Manual for Western Washington adopted by the City.

Ayes: Kathy L. McVay, Karen Patjens, Kenneth Halgren, and Jim Otness. Noes: Jerry Foss. Absent: None. Excused: None. Motion carried.

Moved by Otness and seconded by Halgren to adjourn the meeting at 8:25 p.m. Ayes: Kathy L. McVay, Jerry Foss, Karen Patjens, Kenneth Halgren, and Jim Otness. Noes: None. Absent: None. Excused: None. Motion carried.



Karen Patjens, Planning Commission Chair



Jeff Boers, Principal Planner



THE CITY OF FIRCREST

115 RAMSDELL STREET • FIRCREST, WASHINGTON 98466-6999 • (253) 564-8901 • FAX (253) 566-0762

CITY OF FIRCREST PLANNING COMMISSION REVISED Notice of Decision / Resolution No. 15-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FIRCREST, WASHINGTON, APPROVING A MAJOR VARIANCE TO PERMIT THE CONSTRUCTION OF A NEW WAINWRIGHT INTERMEDIATE SCHOOL AT 130 ALAMEDA AVENUE WITH REDUCED EXTERIOR WALL MODULATION IN AN R-6 ZONE

WHEREAS, an application was made by Tacoma Public Schools on December 19, 2014 for a major variance to construct a 63,000 square foot intermediate public school with a gymnasium that would have two exterior walls with modulation reduced below the minimum specified for an R-6 zone, at 130 Alameda Avenue, Fircrest; and

WHEREAS, the application was assigned Case Number 15-01 and deemed complete on January 15, 2015; and

WHEREAS, a Notice of Application was issued on January 23, 2015 with a comment period of at least 14 days ending February 9, 2015; and

WHEREAS, on March 23, 2015, a Notice of Public Hearing for the permit application was published in the Tacoma Daily Index and mailed to owners of property located within 300 feet of the property boundaries, and the subject property was posted that same date; and

WHEREAS, the subject property is designated *Public and Quasi-Public Facilities* in the City's Comprehensive Plan; and

WHEREAS, the R-6 zoning for the subject property specifies that for facades greater than 40 feet in length, there shall be wall plane projections, or recesses, having a depth of at least 4 feet for front and side street side yard elevations of duplexes, and 6 feet for all elevations of all other buildings. The projections or recesses shall extend at least 20% of the length of the façade. No uninterrupted length of any façade shall exceed 40 horizontal feet; and

WHEREAS, the west and north gym elevations would exceed the 40 foot limit, with the west elevation uninterrupted façade length being 70 feet to accommodate telescoping gym seating for 450 spectators, and the north elevation uninterrupted façade length being 80 feet to accommodate mechanical and storage spaces; and

WHEREAS, the Commission has held a public hearing on this application on April 7, 2015 and April 21, 2015, considered public comment, and has examined pertinent maps, drawings, and documents; and

WHEREAS, the Commission has made the following Findings of Fact and Conclusions of Law:

1. Special consideration is applicable to the property because the proposed school will be replacing the existing Wainwright Elementary School. A modern school with community amenities is necessarily a large building and the site as it exists is not large. Provision of a play field for community use, preservation of mature trees valued by the community, and reduction of storm water detention all combine to result in a tighter, more compact, building than code allows outright. Incorporating the required modulations would force the building to spread out, which would result in the loss of trees and play field area, and an increase to storm water detention. Other modulations of the building have value to the occupants in terms of ventilation and natural light, but the spaces requested under the variance are service areas. In addition, the two building elevations in question are not visible from any public streets, so any potential impact from reduced modulation would likewise not be visible from the public realm. As such, the Planning Commission finds that there are special circumstances applicable to the subject property (limited size and natural features valued by the community) in combination with the intended use of the site for a replacement public school that do not apply to other property or class of this use in the same vicinity and zoning classification.
2. Granting of a modulation variance for two gymnasium walls would help accommodate a practice sports field for both the community and school. With the requested variance, the building footprint would be minimized, thereby reducing stormwater detention requirements. Expanding the building footprint to create additional modulation in the two affected locations would not result in a benefit to the school in terms of its future use but would use additional site area in a way that diminishes other beneficial aspects of the site. As such, the Planning Commission finds that the variance is necessary for the preservation and enjoyment of a substantial property right or use -- the full, reasonable and beneficial use of this site, which is possessed by other property in the same vicinity and zoning classification, but which would otherwise be denied to the subject property because of special circumstances.
3. The north and west elevations of the gym are not the public face of the school. The north elevation of the gym is considered a service area for receiving and food service. It is approximately 140 feet from the north property line, which is a parking lot for a church and not a public way. The west elevation of the gym is approximately 25 feet from the west property line on the other side of which is a storm water detention pond. As such, the Planning Commission finds that the granting of the modulation variance for each of two walls will not be materially

detrimental to the public welfare or injurious to property or improvements in the vicinity and zoning classification in which the subject property is located.

4. Strict reinforcement of the provisions of this title would create a practical difficulty or unnecessary hardship for Tacoma Public Schools because it would not allow for service and support spaces surrounding the gym without eliminating trees, compromising the proposed sports field, and increasing stormwater detention requirements.
5. The exterior wall modulation requirement was enacted after Tacoma Public Schools developed the site for the existing Wainwright School and began managing other desirable elements of the site, including a mature forest, in a natural state. As such, the Planning Commission finds that the practical difficulty or unnecessary hardship has not been created by the owner or by a predecessor in title.
6. The Planning Commission finds that the granting of a modulation variance for two gymnasium wall will be consistent with the purpose and intent of the R-6 zoning classification and the Public and Quasi-Public Facilities (PQPF) comprehensive plan land use designation of the subject property – which support the development of schools within these R-6 and PQPF areas. The proposal will be consistent with, and will not conflict with, other applicable codes, design guidelines, or comprehensive plan goals and policies as outlined in the staff report issued for the April 7, 2015 Planning Commission hearing.

THEREFORE BE IT RESOLVED that the Planning Commission of the City of Fircrest hereby approves a major variance for the Wainwright Intermediate School to reduce exterior wall modulation for two gymnasium walls below the minimum specified in R-6 zone, pursuant to Case 15-01.

PASSED AND ADOPTED by the Planning Commission of the City of Fircrest on the 21st day of April, 2015 by the following vote:

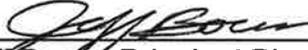
AYES: (5) McVay, Foss, Patjens, Halgren, Otness

NOES: (0)

ABSENT: (0)



Karen Patjens, Planning Commission Chair

ATTEST: 

Jeff Boers, Principal Planner

Assessor's Notice per HB 2567: Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

Information Regarding Appeals

Appeals of this decision shall be governed by the provisions contained within Fircrest Municipal Code Chapter 22.10. Only parties of record have standing to appeal the Planning Commission's decision. An appeal of this decision must be filed within fourteen (14) calendar days of the date of this Notice of Decision, which is April 23, 2015. Therefore, the appeal deadline for this decision is May 7, 2015 at 5:00 PM. Appeals shall be in writing, accompanied by an appeal fee, and containing the information requested in FMC 22.10.004(A)(4). For more information, contact Angelie Stahlnecker, 115 Ramsdell Street, Fircrest WA 98466, 253-238-4125 or planning@cityoffircrest.net.



THE CITY OF FIRCREST

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CITY OF FIRCREST PLANNING COMMISSION REVISED Notice of Decision / Resolution No. 15-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FIRCREST, WASHINGTON, APPROVING A MAJOR VARIANCE TO PERMIT THE CONSTRUCTION OF A NEW WAINWRIGHT INTERMEDIATE SCHOOL AT 130 ALAMEDA AVENUE WITH A MAXIMUM HEIGHT EXCEEDING THE 30-FOOT LIMIT IN AN R-6 ZONE

WHEREAS, an application was made by Tacoma Public Schools on December 19, 2014 for a major variance to construct a 63,000 square foot intermediate public school with a maximum height exceeding the 30-foot limit specified for an R-6 zone, at 130 Alameda Avenue, Fircrest; and

WHEREAS, the application was assigned Case Number 15-01 and deemed complete on January 15, 2015; and

WHEREAS, a Notice of Application was issued on January 23, 2015 with a comment period of at least 14 days ending February 9, 2015; and

WHEREAS, on March 23, 2015, a Notice of Public Hearing for the permit application was published in the Tacoma Daily Index and mailed to owners of property located within 500 feet of the property boundaries, and the subject property was posted that same date; and

WHEREAS, the subject property is designated *Public and Quasi-Public Facilities* in the City's Comprehensive Plan; and

WHEREAS, the subject property is zoned *Residential-6*, which specifies a maximum building height of 30 feet; and

WHEREAS, the proposed gymnasium, at the north end of the building, would have a height of 39 feet, the exploratory commons wing in the central portion of the school would have a height of 36 feet, and the proposed classroom wing, at the south end of the building, would have a height of 44 feet-6 inches, excluding mechanical enclosures that are exempt from the height limit pursuant to FMC 22.58.007; and

WHEREAS, the Commission has held a public hearing on this application on April 7, 2015 and April 21, 2015, considered public comment, and has examined pertinent maps, drawings, and documents; and

WHEREAS, the Commission has made the following Findings of Fact and Conclusions of Law:

1. Special consideration is applicable to the property because the proposed school will be replacing the existing Wainwright Elementary School. A modern school with community amenities is necessarily a large building and the site as it exists is not large. Provision of a play field for community use, preservation of mature trees valued by the community, and reduction of storm water detention, all combine to result in a taller building than code allows outright. The project cannot offer a fully functional gym as a community asset without a height increase, and losing a full story of the classroom wing would force the building to spread out, which would lead to a loss of trees and play field area, and an increase to storm water detention. Reducing building height from 36 feet to 30 feet for the exploratory commons wing, which is located between the taller classroom and gymnasium wings, would significantly compromise the character of the interior space and the exterior cohesiveness of the architectural design without any corresponding benefit in terms of neighborhood impact mitigation. Granting of the height variance would enhance building and site functionality, provide more amenities available for public use, and reduce site impacts. As such, the Planning Commission finds that there are special circumstances applicable to the subject property (limited size and natural features valued by the community) in combination with the intended use of the site for a replacement public school that do not apply to other property or class of this use in the same vicinity and zoning classification.
2. The variance is necessary for the preservation and enjoyment of substantial property use in that it would allow for the retention of 146 existing trees that will provide students an outdoor educational opportunity consistent with the mission of a public intermediate school. Approval of a height variance would reduce the building footprint of the classroom wing, thereby helping to accommodate a practice sports field for both the community and school. With approval of the requested variance, stormwater detention requirements would be minimized. Without approval of the requested variance, the future use of the site for a new public intermediate school would be impacted and compromised in a manner detrimental to future students at the site, which would be at odds with the mission of the property owner – Tacoma Public Schools. As such, the Planning Commission finds that the variance is necessary for the preservation and enjoyment of a substantial property right or use -- the full, reasonable and beneficial use of this site, which is possessed by other property in the same vicinity and zoning classification, but which would otherwise be denied to the subject property because of special circumstances.
3. The staff report issued for the April 7, 2015 Planning Commission hearing assesses the potential impacts associated with increased height for each of three building wings.

The gymnasium, at 39 feet high, is adjacent to the Temple Baptist Church storm water detention pond and parking lots located at Fircrest United Methodist Church and Temple Baptist Church. There are no residential uses or other sensitive land uses in close proximity to the gymnasium. A nine-foot increase in height for a portion of this structure would have no detrimental impact on the storm facility or parking lots.

The classroom wing would have a height of 44 feet – 6 inches and be located 65 feet from the nearest residential property line to the west at its highest point -- where mechanical enclosures extend the height to 57 feet over a portion of the wing. Neighboring the west property line is the Princeton Place community, with homes that are 27 feet from the property line and elevated at least 6 feet higher than the school site grade at the west property line. As outlined in the applicant's submittal, the combination of this grade differential and the distance separating the classroom wing and nearby residential properties mitigates potential impacts to an acceptable level.

With respect to the centrally located exploratory commons wing, which would have a height of 36 feet at the north end of the wing, a reduced 30-foot code-compliant height would significantly compromise the open character of the interior space and the exterior cohesiveness of the project's overall architectural design. This wing is further distant from the nearest residential properties than is the classroom wing, its height exceeds the 30-foot limit over a small portion of its footprint, and its view from the nearest residential properties would be partially obscured by the taller, and closer, classroom wing.

As such, the Planning Commission finds that granting of a variance for each of the three individual wings will not be materially detrimental to the public welfare or injurious to property or improvements in the vicinity and zoning classification in which the subject property is located.

4. The staff report issued for the April 7, 2015 Planning Commission hearing identifies that enforcing a 30-foot height limit would not allow for a fully functional gym that meets the needs of an intermediate school student body and the larger community. This height limit would significantly compromise the open character of the interior space and the exterior cohesiveness of the architectural design. And, it would not accommodate a 3-story classroom wing – which would result in a larger two-story building footprint that would eliminate numerous mature trees valued by the community, compromise the proposed sports field, and increase stormwater detention requirements. As such, the Planning Commission finds that strict reinforcement of the provisions of this title would create a practical difficulty or unnecessary hardship for Tacoma Public Schools.
5. The 30-foot building height requirement was enacted after Tacoma Public Schools developed the site for the existing Wainwright School and began managing other desirable elements of the site, including a mature forest, in a natural state. As such, the Planning Commission finds that the practical difficulty or unnecessary hardship has not been created by the owner or by a predecessor in title.

6. The Planning Commission finds that the granting of a height variance for each of the three building wings will be consistent with the purpose and intent of the R-6 zoning classification and the Public and Quasi-Public Facilities (PQPF) comprehensive plan land use designation of the subject property – which support the development of schools within these R-6 and PQPF areas. The proposal will be consistent with, and will not conflict with, other applicable codes, design guidelines, or comprehensive plan goals and policies as outlined in the staff report issued for the April 7, 2015 Planning Commission hearing.

THEREFORE BE IT RESOLVED that the Planning Commission of the City of Fircrest hereby approves a major variance for each of three building wings that comprise the Wainwright Intermediate School to exceed the R-6 height limit of 30 feet, pursuant to Case 15-01.

PASSED AND ADOPTED by the Planning Commission of the City of Fircrest on the 21st day of April, 2015 by the following vote:

AYES: (3) Patjens, Halgren, Otness

NOES: (2) McVay, Foss

ABSENT: (0)



Karen Patjens, Planning Commission Chair

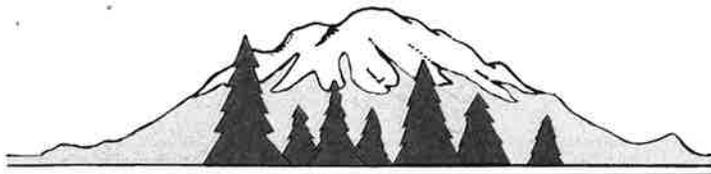
ATTEST: 

Jeff Boers, Principal Planner

Assessor's Notice per HB 2567: Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

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CITY OF FIRCREST PLANNING COMMISSION REVISED Notice of Decision / Resolution No. 15-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FIRCREST, WASHINGTON, APPROVING A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF A NEW WAINWRIGHT INTERMEDIATE SCHOOL AT 130 ALAMEDA AVENUE

WHEREAS, an application was made by Tacoma Public Schools on December 19, 2014 for a conditional use permit to construct a 63,000 square foot intermediate public school (grade 4-8) to be located at 130 Alameda Avenue, Fircrest; and

WHEREAS, the application was assigned Case Number 15-01 and deemed complete on January 15, 2015; and

WHEREAS, a Notice of Application was issued on January 23, 2015 with a comment period of at least 14 days ending February 9, 2015; and

WHEREAS, on March 23, 2015, a Notice of Public Hearing for the permit application was published in the Tacoma Daily Index and mailed to owners of property located within 500 feet of the property boundaries, and the subject property was posted that same date; and

WHEREAS, the subject property is designated *Public and Quasi-Public Facilities* in the City's Comprehensive Plan; and

WHEREAS, the subject property is zoned *Residential-6*, which permits accredited public schools grade K-12, subject to conditional use permit approval by the Planning Commission; and

WHEREAS, the Commission has held a public hearing on this application on April 7, 2015 and April 21, 2015, considered public comment, and has examined pertinent maps, drawings, and documents; and

WHEREAS, the Commission has made the following Findings of Fact and Conclusions of Law:

1. The proposed Wainwright Intermediate School Replacement Project will replace the original Wainwright Elementary School, which closed at the end of the 2010-2011 school year. The planned enrollment and capacity of the new school will be comparable to that of the previous school. The staff report issued for the April 7, 2015 Planning Commission hearing summarizes potential impacts identified by owners of property located near the project site. This staff report and references technical documentation and revised plans, listed as exhibits to the staff report, which have been developed by the applicant to address these concerns. The Planning Commission concludes that potential impacts to surrounding properties in terms of stormwater, light and glare, noise, privacy, traffic/pedestrian circulation, neighborhood compatibility and other design elements are addressed through project designs that are sensitive to neighborhood concerns and comply with all applicable code requirements except for building height and modulation. The building height and modulation issues have been addressed through the major variance process. As such, the Planning Commission finds that the proposed Wainwright Intermediate School proposal will not be detrimental to the public health, safety and welfare; injurious to property or improvements in the vicinity; or adversely affect the established character of the surrounding vicinity.

2. The proposed Wainwright Intermediate School Replacement Project will meet or exceed all applicable development, design and performance standards and guidelines required for the specific use, location or zoning classification, except for building height and modulation. Variances from the standards for these two design aspects have been approved in accordance with the variance criteria in FMC 22.74.003. As identified in the Staff Report issued for the April 7, 2015 Planning Commission hearing, the applicant's preliminary proposal complies with all other applicable development regulations, including, but not limited to, R-6 Zone standards (FMC 22.36), performance standards (FMC 22.58.008), parking and circulation (FMC 22.60), landscaping (FMC 22.62) and design guidelines (FMC 22.64). The City's Public Works Department has approved the proposal as meeting its requirements for projects of this scale and nature at the conditional use permit level of review. As conditioned below, final detailed plans for certain project elements will be required to be submitted to city staff for final approval to demonstrate full code compliance during the construction permit phase of review. As such, the Planning Commission finds that the proposed Wainwright Intermediate School proposal will meet or exceed all applicable development, design and performance standards and guidelines.
3. The proposed Wainwright Intermediate School Replacement Project is consistent with the Fircrest Comprehensive Plan in terms of land use, public facilities planning, and community character. As identified in the Staff Report issued for the April 7, 2015 Planning Commission hearing, the proposed school would be located on a site designated *Public and Quasi-Public Facilities*, which identifies schools as being an appropriate use for this site. In terms of land use compatibility, the Wainwright Replacement Project will "encourage the revitalization of the existing" development on-site, with plantings appropriate for the school campus. As for public facilities policy direction, the new Wainwright school is sited on its existing

location well-served by transportation facilities, thus supporting "siting at an appropriate location to meet the transportation needs of the users". And lastly, the project is compliant with the City's community character policy direction in that it avoids repetitive building forms and retains existing trees to the maximum extent possible. As such, the Planning Commission finds that the proposed Wainwright Intermediate School proposal will be consistent and compatible with the goals, objectives and policies of the comprehensive plan.

4. As identified in the Staff Report issued for the April 7, 2015 Planning Commission hearing, potential impacts to the community, in particular nearby residential properties, have been identified. The applicant has conducted additional technical studies and proposed modifications to the project design in order to address and mitigate these concerns. The Staff Report identifies proposed conditions of approval, listed below, that will ensure that all potential impacts resulting from the project are mitigated to a satisfactory level in conformance with applicable code requirements. The Planning Commission finds that all conditions necessary to lessen any impacts of the proposed use are measurable and can be monitored and enforced through the administrative design review, site development permit, and building permit approval processes and subsequent site inspection process.

THEREFORE BE IT RESOLVED that the Planning Commission of the City of Fircrest hereby approves the conditional use permit for Case 15-01 with the following conditions:

1. The applicant shall obtain site development permit approval from the City of Fircrest prior to commencing work on site improvements and other new construction. The City will authorize a demolition permit for removal of existing improvements prior to issuance of a site development permit if the applicant demonstrates that such work will be completed in accordance with all applicable standards.
2. The applicant shall obtain administrative design review approval prior to issuance of a building permit for the new school building, construction of parking lot improvements, installation of signage, installation of landscaping, and initiation of other site improvements -- other than utility facilities and other site work that will be authorized through the site development permit review process.
3. The final plans shall be designed in substantial conformance with the preliminary plans approved pursuant to Case 15-01.
4. The proposal shall comply with all development standards specified for the R-6 District in accordance with FMC 22.36.005, except for building height and exterior wall modulation standards in the specific instances where a variance has been granted by the City of Fircrest for relief from these provisions.
5. The proposal shall be designed and constructed in accordance with the performance standards in FMC 22.58.008.
6. Outdoor lighting shall be designed in accordance with FMC 22.58.018. An outdoor lighting plan shall be submitted to and approved by the City prior to installation of outdoor lighting and the City's approval of occupancy.

7. Landscaping shall be designed, installed and maintained in accordance with FMC 22.62 or as authorized through the administrative design review process. A final landscape plan shall be submitted to and approved by the City prior to installation of landscaping and the City's approval of occupancy.
8. Parking and circulation areas shall be designed and constructed in accordance with FMC 22.60.
9. Prior to issuance of a building permit for the project, the applicant shall submit a property line noise study and other documentation as necessary to demonstrate that the predicted noise levels from proposed equipment and any noise mitigation required for the equipment will be in compliance with the Washington Administrative Code and any other applicable noise regulations.
10. The applicant shall make every effort to minimize interior lighting levels during evening, nighttime and other dark hours to minimize potential light and glare trespass on nearby residential properties. The applicant shall install occupancy sensors for control of lighting, as required per energy code, in all classrooms and offices in the school to ensure that interior lights will automatically turn off when a room is unoccupied.
11. The final architectural design shall minimize potential privacy impacts on nearby residential properties through careful design of windows in terms of placement of window sills above eye level and/or use of frosted/translucent glazing.
12. The applicant shall install school warning beacons and advanced signage for the crosswalk on the south leg of South 19th Street and Alameda/Pearl.
13. The applicant shall restrict the parking lot off of South 19th Street to serve staff and buses only, not parent drop-off, with signage.
14. The applicant shall work closely with the City in finalizing pedestrian circulation improvement plans that are ADA compliant and well-integrated with the City's circulation system. Vehicular circulation improvements shall be designed to minimize congestion while providing safe passage for pedestrian and cyclists.
15. The applicant shall coordinate with the City in establishing no-parking and no loading/unloading zones on the Alameda Avenue frontage in front of the school to minimize congestion. The City may determine that additional no-parking and no loading/unloading zones should be established south of the school entrance on Alameda Avenue to improve sight distance.
16. The applicant shall make every effort to work with neighboring property owners on Alameda Avenue to trim vegetation in such a way as to improve sight distance.
17. Project stormwater designs shall comply with the 2012 Washington State Department of Ecology's Stormwater Management Manual for Western Washington.

18. All improvements must have final design plans (including applicable notes and details) and the Preliminary Stormwater Site Plan/Report approved by the City Engineer prior to construction. The plans must be prepared by a licensed engineer in the State of Washington and contain all information required by the Fircrest Municipal Code to the satisfaction of the City Engineer.
19. All utilities shall be designed to meet the requirements provided in the respective utility comprehensive plans. If a comprehensive utility plan does not exist, all utilities shall be designed to meet the requirements of the Fircrest Municipal Code and the City Engineer.
20. The applicant shall submit for City approval and record a Commercial Agreement to Maintain Stormwater Facilities.
21. The applicant shall provide recorded easements for all utilities and ingress/egress that cross other private properties. The applicant shall provide recorded easements for all utilities (15 feet wide minimum for single utility; as determined by the City Engineer for multiple utilities) that are to be owned by the City of Fircrest across all private properties.
22. The applicant shall provide the City with Bills of Sales for all utilities that will be in the ownership of the City of Fircrest upon completion of construction.
23. Coverage under the National Pollution Discharge Elimination System (NPDES) and State Waste Discharge General Permit for Stormwater Discharges Associated with Construction Activities (SWDGP/SDACA) is required for construction sites that disturb an area of one acre or more and have or will have a discharge of storm water to surface water or a storm sewer. Any required permits shall be obtained prior to the start of clearing, grading or construction on the site.
24. Clearing limits shall be identified and marked in the field, through the use of staking and flagging or high visibility fencing, prior to the start of any clearing, grading or construction.
25. According to the Ecology Facility/Site Atlas, the property is located within the "Tacoma Smelter Plume" and may have lead/arsenic contamination in the range of 40.1 – 100 ppm. The applicant shall conduct a soil sampling analysis for areas of the site that will be disturbed by construction activities and submit this analysis to the City of Fircrest, which will forward the information to the Department of Ecology for their review and recommendations. If soils are found to be contaminated with arsenic, lead or other contaminants in concentrations above the Model Toxics Control Act (MCTA) cleanup levels, the applicant shall notify construction workers and others of their occurrence and further contact the Environmental Report Tracking System Coordinator at the Department of Ecology Southwest Regional Office. Extra precautions shall be taken to avoid escaping dust, soil erosion and water pollution during grading and site construction. Site design should include protective measures to isolate or remove contaminated soils from publicly accessible spaces. Any contaminated soils generated during site construction shall

be managed and disposed of in accordance with state and local regulations, including the Solid Waste Handling Standards regulations (Chapter 173-350 WAC).

26. Prior to demolition of any existing structures, the applicant shall obtain a demolition permit from the City. Prior to demolition, any potentially dangerous or hazardous materials present, such as asbestos, PCB-containing lamp ballasts, fluorescent lamps, and wall thermostats containing mercury, shall be removed and disposed of in accordance with the "Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes" posted at the Department of Ecology's website, www.ecy.wa.gov/programs/hwtr/demodebris/.

27. Final project designs and operation shall be consistent with the representations made by the applicant in Exhibit #33

PASSED AND ADOPTED by the Planning Commission of the City of Fircrest on the 21st day of April, 2015 by the following vote:

AYES: (4) McVay, Patjens, Halgren, Otness

NOES: (1) Foss

ABSENT: ()



Karen Patjens, Planning Commission Chair

ATTEST: 

Jeff Boers, Principal Planner

Assessor's Notice per HB 2567: Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

Information Regarding Appeals

Appeals of this decision shall be governed by the provisions contained within Fircrest Municipal Code Chapter 22.10. Only parties of record have standing to appeal the Planning Commission's decision. An appeal of this decision must be filed within fourteen (14) calendar days of the date of this Notice of Decision, which is April 23, 2015. Therefore, the appeal deadline for this decision is May 7, 2015 at 5:00 PM. Appeals shall be in writing, accompanied by an appeal fee, and containing the information requested in FMC 22.10.004(A)(4). For more information, contact Angelie Stahlnecker, 115 Ramsdell Street, Fircrest WA 98466, 253-238-4125 or planning@cityoffircrest.net.