

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

September 1, 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, and Kenneth Halgren were present. Absent: None. Excused: Arne Michaelsen. Staff present: Principal Planner Jeff Boers and Permit Coordinator/Code Compliance Officer Angelie Stahlnecker.

APPROVAL OF MINUTES

The minutes of the regular meeting of August 18, 2015 were presented for approval.

Moved by McVay and seconded Foss by to approve the minutes . Ayes: Kathy L. McVay, Jerry Foss, Karen Patjens, and Kenneth Halgren. Noes: None. Absent: None. Excused: Arne Michaelsen. Motion carried.

CONTINUING BUSINESS

Public Hearing - Case 15-06

Karen Patjens re-opened Case 15-06, an update of Title 22, Land Development at 6:01 p.m.

Principal Planner Jeff Boers identified changes from the last meeting, including:

- Removal of “on-site child day care center for residents only” as an accessory use. The zone would still allow child day care centers as a conditional use.
- Addition of language to the NC setback standards to require new development to match historic main street development pattern when applicable.
- Relocation of the proposed ground floor activities standards and display window standards for commercial structures to the design guidelines chapter.
- The addition of multi-family design guidelines to the referenced Design Guidelines for Small Lot and Multi-family Development.
- A revised draft resolution with additional findings and conclusions.
- Replacement of the gross leasable term in the CMU development standards table to building area. This allows for broader application.
- Establishment of a .40 floor area ratio for both the R-4 and R-6 designations per Planning Commission direction. Staff had recommended a .35 FAR.

Discussion included the following:

- The floor area ratio limits the total square footage of a house in relation to the size of the lot while the maximum lot coverage for structures limits the total footprint of all structures combined including garages and accessory structures.
- Modulation is the shifting of walls in and out, up and down to eliminate long flat walls, while articulation includes breaking up the visual expanse of a wall with trim, windows, and other features.
- The R4-C density bonus is limited to 30 percent maximum for open space improvements.
- Articulation is focused on the residential zones and not included as a requirement in the commercial zones.
- Adult Family Homes is a sub-category of Family Group Homes under the State definitions. Family Group Homes is required by the State to be added as a permitted use. Adult Family Homes was not removed since it has historically been listed as a permitted use and is listed in the definitions.
- The list of prohibited uses for the CMU district reflects specific issues or concerns at the time the code was adopted in 2000. Encroachments are allowed in required yard setbacks in order to accommodate small features like chimneys and bay windows that can improve the visual design of structures.
- Retail businesses located in buildings built along the sidewalk tend to do better versus retail buildings set back from the street due to higher foot traffic.
- Zoning Map changes would include: changing Emerson Courtyard from NC to CMU as it has more in common with businesses along 19th and Mildred than the NC districts on Regents Boulevard; changing the R-20 zoned properties in the northwestern corner of the City to R-30 to help the City meet the required population and housing targets; and rezoning both the CO and CC districts to a new CMU district.
- The Urban Service Area is renamed Proposed Annexation Area to bring it into agreement with recently amended Pierce County Countywide Planning Policies.

Patjens closed the public hearing at 6:34 p.m.

No comments were made.

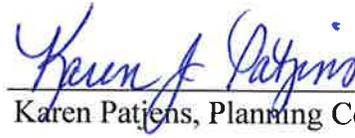
Moved by McVay and seconded by Foss to adopt resolution 15-05, recommending adoption of amendments to FMC Title 22, Land Development, including the zoning map, as part of the 2015 GMA periodic update. Ayes: Kathy L. McVay, Jerry Foss, Karen Patjens, and Kenneth Halgren. Noes: None. Absent: None. Excused: Arne Michaelsen. Motion carried.

OTHER

Reminder that the next meeting will be devoted to examining draft regulations that could apply to establishments serving liquor by the drink if Proposition 1 passes in the November election.

Moved by Foss and seconded by Halgren to adjourn the meeting at 6:55 p.m. Ayes: Kathy

L. McVay, Jerry Foss, Karen Patjens, and Kenneth Halgren. Noes: None. Absent: None. Excused: Arne Michaelsen. Motion carried.



Karen Patjens, Planning Commission Chair



Jeff Boers, Principal Planner

**CITY OF FIRCREST PLANNING COMMISSION
RESOLUTION NO. 15-05
Case No. 15-06**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF FIRCREST, WASHINGTON, RECOMMENDING ADOPTION OF
AMENDMENTS TO FMC TITLE 22, LAND DEVELOPMENT,
INCLUDING THE ZONING MAP, AS PART OF THE 2015 GMA
PERIODIC UPDATE.**

WHEREAS, the City is required to periodically review and update its development regulations, as needed, to ensure consistency with the Growth Management Act, Puget Sound Regional Council's VISION 2040, and the Pierce County Countywide Planning Policies; and

WHEREAS, the City submitted a *Notice of Intent to Adopt* to the Washington State Department of Commerce on July 29, 2015, which was issued to state agencies for a 60-day comment period as required pursuant to RCW 36A.70; and

WHEREAS, a *SEPA Determination of Non-significance/Adoption of Existing Document, and a SEPA Addendum*, was issued on August 5, 2015 with a 14-day comment period ending August 18, 2015, and no adverse comments were received; and

WHEREAS, a public hearing was conducted by the Planning Commission on August 18, 2015 and September 1, 2015 to consider public testimony and comment on the proposed amendments; and

WHEREAS, after consideration of public testimony and state, regional and county policy directives, the Planning Commission voted to recommend approval of amendments to Title 22; and

WHEREAS, the Planning Commission adopted the following findings in support of approval of the proposed development regulation text and zoning map amendments, in consideration of the factors listed in Section 22.78.004 FMC, prior to final action:

1. The proposed Title 22 Land Development amendments will be consistent with the goals, objectives and policies of the comprehensive plan. The proposed zoning map amendments and companion text amendments will support land use, economic development, and housing choice and affordability goals, objectives and policies. Quality of life and community character goals will be supported by text amendments that will require more sensitive residential design – designs that fits within the context of, and support the character of, existing single-family neighborhoods. Environmental goals and objectives will be supported by amendments that require Low Impact Development when local soils support it and require more beneficial tree retention on environmentally sensitive properties. "Complete street" requirements will be consistent with transportation goals, policies and objectives. "Housekeeping" amendments will clarify intent and improve readability of city regulations and simplify their administration consistent with Plan objectives.
2. The proposed amendments will promote, rather than detract from, the public health, safety, morals and general welfare. As amended, Title 22 Land Development regulations will support well-designed commercial mixed use development that helps create vibrant neighborhoods to the benefit of residents, employees and visitors, alike. Additional housing choice options will be offered to the community in the form of cottage housing, small lot development and senior housing. New FAR and building articulation standards will help ensure that future infill development in

1 the City's single-family neighborhoods will be compatible in scale and design with
2 existing homes. Amended tree retention incentives and standards and Low Impact
3 Development stormwater design provisions will promote the general welfare by
4 supporting more environmentally sensitive design. Additional code amendments will
5 support the development of "complete streets" that will benefit the public in terms of
6 increased health and safety. Revisions to adult entertainment use regulations will
7 help promote public morals while ensuring constitutional requirements are met. Off-
8 street parking requirements will be refined to better ensure that sufficient parking,
9 but not an excessive amount of parking, will be provided.

- 6 3. The proposed map amendments to change the zoning for various properties, from
7 NC to CMU, CO to CMU, and CC to CMU, will accommodate future commercial
8 mixed use development, including residential land uses, at a scale that fits well
9 within the context of their surrounding neighborhoods. Proposed map amendments
10 to change the zoning for various properties, from R-20 to R-30, will expand multi-
11 family redevelopment opportunities that may lead to construction of additional
12 dwelling units that will help accommodate growth in accordance with Pierce County-
13 assigned targets for 2030. Text amendments associated with these map
14 amendments will ensure compatibility with surrounding uses and zones as
15 properties redevelop over time by managing transitions from one use or property to
16 another. Application of new design standards and guidelines included in the
17 amendment package will further ensure project designs that are compatible with,
18 and supportive of, existing neighborhood development and community fabric.
- 14 4. The proposed map amendment to change the zoning for property located at the
15 southwest corner of the intersection of Emerson and Orchard from NC to CMU will
16 accommodate future commercial and residential land uses at intensities
17 commensurate with the property's location on two heavily trafficked arterial streets.
18 The property has previously been approved and partially developed for a mix of
19 commercial uses including retail, personal service and food-serving uses. The
20 proposed CMU zoning will allow similar types of uses at somewhat greater
21 intensities provided development and design standards are met. The proposed
22 CMU zone will allow higher density residential development on property adjacent to
23 medium density R-10-TCD zoning. The property is suited for the uses allowed in the
24 proposed CMU zoning classification.
- 20 5. The proposed map amendment to change the zoning for various properties in the
21 vicinity of 19th Street, Mildred Street, and the western end of Regents Boulevard,
22 from CO to CMU, and from CC to CMU, will support expanded opportunities for
23 mixed use development that could include various combinations of retail, office,
24 service, and residential uses at urban levels of intensity commensurate with these
25 properties' locations on one of three heavily trafficked arterial streets. Most of the
26 affected properties have previously been developed with retail, office, service,
27 restaurant or recreation uses. The proposed CMU zoning will allow similar types of
28 uses at somewhat greater intensities provided development and design standards
29 are met. The proposed CMU zone will allow higher density residential development
30 adjacent to medium density R-8 zoning and high density R-30 zoning. One relatively
31 large site located on Mildred Street previously developed for light industrial use has
32 been unused for a number of years, is surrounded by a mix of commercial and
residential uses, and will accommodate commercial mixed use development. This
property and the other properties located within the affected areas are suited for the
uses allowed in the proposed CMU zoning classification.
- 29 6. The proposed map amendment to change the zoning for various properties in the
30 northwest corner of Fircrest from R-20 to R-30 will incrementally expand
31 redevelopment opportunities for properties previously developed for multi-family
32 use. The higher allowed density is intended to provide an incentive for

1 redevelopment that will not change the existing use of the properties but will instead
2 support the construction of additional units built to higher standards than the
3 existing units were built to. The affected properties are suited for the uses allowed in
4 the proposed R-30 zoning classification.

5 7. A change of conditions has occurred within the neighborhood and community since
6 adoption of the comprehensive plan, Title 22 Land Development, and amendments
7 thereto, to warrant a determination that the proposed amendment is in the public
8 interest. The Growth Management Act has been amended numerous times, thereby
9 establishing a need for specific code amendments that effectively respond to growth
10 in the community. The Puget Sound Regional Council has adopted VISION 2040 --
11 which includes a regional growth strategy that requires cities to accommodate
12 additional growth during their planning horizons. The Pierce County Countywide
13 Planning Policies have been amended numerous times in response to changing
14 conditions within communities and the need to effectively respond to these changes
15 in Fircrest. And, Pierce County has assigned population, housing and employment
16 growth targets to Fircrest for the year 2030 that must be addressed through the
17 proposed amendments. These state, regional and county policy directives, which
18 have been deemed in the public interest at each level of government, require
19 Fircrest to accommodate higher levels of growth over its 20-year planning horizon
20 than what is currently envisioned and permitted in its comprehensive plan and
21 development regulations. The proposed amendments, which are the end result of
22 the state-mandated GMA Periodic Update process, will enable Fircrest to
23 accommodate this additional growth in a manner that serves the public interest.

24 8. Properties or groups of properties for which the zoning map amendments are
25 proposed exceed one acre in size, excluding public streets or alley rights-of-way.

26 **THEREFORE BE IT RESOLVED** that the Planning Commission of the City of Fircrest hereby
27 recommends to the City Council the adoption of the proposed text amendments included in
28 Exhibit A, City of Fircrest 2015 GMA Periodic Update, Amendments to Development
29 Regulations, and the proposed zoning map amendments included in Exhibit B.

30 **MOVED AND ADOPTED** by the Planning Commission of the City of Fircrest on the 1st
31 day of September 2015, by the following vote:

32 YES: (4) McVay, Foss, Patjens, Halgren

NOES: (0)

ABSENT: (1) Michaelsen

APPROVED:

33 
34 _____
35 Karen Patjens
36 Chair, Fircrest Planning Commission

ATTEST:

37 
38 _____
39 Jeff Boers, Principal Planner

40 Sept 3, 2015
41 _____
42 Date