

1 CITY OF FIRCREST PLANNING COMMISSION
2 RESOLUTION NO. 17-09
3 Case No. 17-10

4 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
5 FIRCREST, WASHINGTON, RECOMMENDING ADOPTION OF
6 AMENDMENTS TO THE LAND DEVELOPMENT CODE CONTAINED
7 IN TITLE 22 OF THE FIRCREST MUNICIPAL CODE.

8 **WHEREAS**, the City has identified amendments that will clarify and improve code
9 administration, improve internal code consistency, establish procedures for
10 considering binding site plans and administrative interpretations, refine existing
11 development standards to better achieve their original intent, allow additional land
12 uses in certain zoning districts, prohibit several types of uses from being established
13 in certain zoning districts, streamline the review process for specific uses by requiring
14 administrative use permits instead of conditional use permits in some instances, and
15 establish design guidelines that would govern the design of drive through facilities;
16 and

17 **WHEREAS**, the City submitted a *Notice of Intent to Adopt Amendment* with a request
18 for *Expedited Review* to the Washington State Department of Commerce on
19 September 15, 2017, which was issued to state agencies for a comment period that
20 ended on October 2, 2017 as required pursuant to RCW 36A.70 RCW, and no
21 comments were received; and

22 **WHEREAS**, the City issued a *Determination of Nonsignificance* on September 19,
23 2017 with a 14-day comment period ending October 2, 2017, and no adverse
24 comments were received; and

25 **WHEREAS**, the Planning Commission conducted a public hearing on October 3,
26 2017 to accept public testimony and comment on the proposed amendments; and

27 **WHEREAS**, the Planning Commission adopted the following findings in support of
28 approval of the proposed amendments, in consideration of the criteria listed in FMC
29 22.78.004, prior to final action:

30 (a) The proposed amendment is consistent with the goals, objectives and policies of
31 the comprehensive plan, in particular:

32 **GOAL LU12**

Fircrest should continue to refine its permit process for development and other local government approvals, as needed, to ensure that it is timely and fair to all affected parties.

Policy LU12.1

Development regulations shall be periodically reviewed and revised to ensure that they are consistent with and relate directly to implementation of the Comprehensive Plan and other state and federal mandates. Duplicate and unnecessary regulations should be eliminated.

Policy LU12.2

In the event of conflict between development regulations and this Comprehensive Plan, the provisions of this Comprehensive Plan take precedence. This policy applies immediately upon adoption of this Comprehensive Plan and amendments thereto. Development regulations that are

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significantly inconsistent with this Comprehensive Plan shall be given high priority for rapid revision.

(b) The proposed amendment will promote, rather than detract from, the public health, safety, morals and general welfare by establishing a binding site plan review process as well as drive through facility design standards and guidelines that will lead to the construction of safer streets, driveways and pedestrian facilities, and result in commercial developments that are aesthetically pleasing, functional at serving all users, and sensitively designed and constructed so as to minimize impacts on adjoining uses.

THEREFORE BE IT RESOLVED that the Planning Commission of the City of Fircrest hereby recommends to the City Council the adoption of proposed amendments to FMC Title 22 Land Development, as shown in the October 3, 2017 Planning Commission Hearing Draft, attached hereto.

MOVED AND ADOPTED by the Planning Commission of the City of Fircrest on the 3rd day of October 2017 by the following vote:

YES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Karen Patjens
Chair, Fircrest Planning Commission

ATTEST:

Angelie Stahlnecker
Planning/Building Administrator

Date