



## THE CITY OF FIRCREST

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### FIRCREST PLANNING/BUILDING DEPARTMENT STAFF REPORT CASE # 18-01 – Preliminary Major Site Plan - *Extension*

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**APPLICANT:** Oakridge Homes II LTD

**PROPOSAL:** The applicant has requested an extension to Resolution 17-03 which granted a preliminary site plan approval to construct a condominium development consisting of 34 attached and detached single-family units.

**LOCATION:** Regents Boulevard and Arondale Avenue abutting Fircrest Golf Course

**PARCEL ID:** Assessor Parcel Number 0220113003

**CRITERIA FOR EXTENSION APPROVAL:** FMC 22.72.014 provides the following approval criteria that must be met in order for the Commission to grant an extension.

(1) *The application must be received 45 days prior to the date of expiration;*

(2) *Written findings must show the following circumstances exist:*

- a. *The proposal approved under the terms of the site plan review application originally granted remains in conformance with current development standards or design guidelines contained or referenced in this title.*
- b. *The findings adopted in support of the original site plan review application approval remain valid and supportive of the time extension request.*

**ANALYSIS:** The application was received on January 12, 2018. The proposal remains in conformance with current development code standards. The findings adopted in support of the original application remain valid and supportive.

**RECOMMENDATION:** Staff recommends the Planning Commission grant a one-time, one-year extension, ending March 8, 2019, of the preliminary site plan approval with conditions as stated in Resolution 17-03.

*Angelie Stahlnecker*  
Angelie Stahlnecker  
Planning & Building Administrator

March 6, 2018  
Date

**Exhibits:**

1. Application
2. Draft Resolution

**CITY OF FIRCREST PLANNING COMMISSION**  
**Notice of Decision / Resolution No. 18-02**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FIRCREST, WASHINGTON, APPROVING AN EXTENSION FOR A PRELIMINARY SITE PLAN FOR THE GOLF COURSE CONDO PROJECT**

**WHEREAS**, an application was made on September 19, 2016 for a preliminary site plan approval to construct a condominium development consisting of 34 attached and detached single-family units; and

**WHEREAS**, on March 1, 2017, the Planning Commission passed Resolution 17-03 approving the application with conditions; and

**WHEREAS**, the Planning Commission may grant a one-time extension of one year if an extension request is filed with the department no less than 45 days prior to the date of expiration for a major site plan approval; and

**WHEREAS**, on January 12, 2018, an application for an extension was received; and

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

- (a) The proposal approved under the terms of the site plan review application originally granted remains in conformance with current development standards or design guidelines contained or referenced in this title.
- (b) The findings adopted in support of the original site plan review application approval remain valid and supportive of the time extension request.

**THEREFORE BE IT RESOLVED** that the Planning Commission of the City of Fircrest hereby approves a one year extension (ending March 8, 2019) to Resolution 17-03, a preliminary site plan approval for Case 16-14, 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.
2. The applicant shall obtain administrative design review approval prior to issuance of building permits, 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. Plans submitted for final design review shall be designed in substantial conformance with the preliminary site plan approved pursuant to Case 16-14.

4. The proposal shall comply with all development standards specified for the GC District in accordance with FMC 22.56.007.
5. The proposal shall be designed and constructed in accordance with all applicable performance standards in FMC 22.58.008.
6. The proposal shall be designed and constructed in accordance with all applicable design standards in FMC 22.64.
7. The final design for the front unit patios shall ensure the patios can be accessed directly from the nearby sidewalk or driveway – consistent with the intent of FMC 22.64.028(c).
8. 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.
9. 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.
10. Tree retention, protection, and replacement shall generally be in accordance with the Sound Urban Forestry Amended Tree Retention Plan, dated December 17, 2016, and the applicant's conceptual landscape plan dated February 14, 2017. Trees located with the greenbelt and buffer shall be reexamined to ensure their stability after new exposure that may occur from site grading and other development activities.
11. Street trees shall be planted within the right-of-way along the southeasterly side of Arondale abutting the project site, and on Regents Boulevard if locations exist where new trees would not conflict with existing infrastructure or mature trees, in accordance with FMC 22.62.006 and the City's Design Standards and Guidelines for Streetscape Elements.
12. The final design for the tree buffer abutting the 11<sup>th</sup> fairway shall ensure the pedestrian pathway is safely located and conveniently accessible to residents.
13. New sidewalk sections to be installed on Regents Boulevard shall have a minimum width of seven feet when located at the curb and not separated from the travel lane by a curbside parking zone. Alternatively, sidewalk width may be reduced to 5 feet in these areas if the sidewalk is separated by a planter strip sufficiently wide to provide adequate protection for sidewalk users.
14. A walkway shall be installed on the southeasterly side of Arondale between the existing sidewalk at Regents Boulevard and the proposed intersection of Arondale and the new internal project roadway. The walkway location and design shall avoid

conflicting with existing infrastructure and large trees to the extent possible. Inclusion of a publicly accessible walkway on private property may satisfy this condition, provided the pedestrian design standards as set forth in FMC 22.60.013 are incorporated.

15. The applicant shall purchase a transit shelter package from Pierce Transit in accordance with FMC 22.60.014 to mitigate and respond to increased demand for transit service resulting from this project. Pierce Transit will install this shelter on the south side of Regents Boulevard at an existing bus stop.
16. The applicant shall comply with Tacoma Power requirements as outlined in their Land Use Action Referral comments.

#### Public Works Recommended Conditions

17. 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 Public Works.
18. 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 Public Works.
19. The water system design shall connect to the water main on Regents Boulevard. The connection can be made across Regents at the entrance or further east along Regents Boulevard.
20. Fire hydrant locations shall be determined by the fire marshal.
21. Each dwelling unit shall have its own water meter and side sewer.
22. The project stormwater design shall comply with the 2012 Washington State Department of Ecology's Stormwater Management Manual for Western Washington, as amended in December 2014, and follow the conceptual designs previously provided to the City for initial review.
23. Conceptual storm plans call for bioswales in planter strips for treatment. Street trees should not be installed in bioswales areas..
24. The applicant shall provide recorded easements for all utilities (15 feet wide minimum for single utility; as determined by the City for multiple utilities) that are to be owned by the City of Fircrest across all private properties.

25. 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.
26. Coverage under the National Pollution Discharge Elimination System (NPDES) and State Waste Discharge General Permit for Stormwater Discharges Associated with Construction Activities (SWDGPSDACA) 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.
27. 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.
28. Additional right-of-way shall be dedicated along the south side of Regents Boulevard, including the southwest quadrant of the intersection of Regents and Alameda, to allow sidewalk and utility construction to be within the right-of-way.
29. No staging or storing of construction materials or equipment will be allowed on Arondale Drive. Any damage to existing improvements along Arondale Drive during construction shall be repaired and/or replaced as required by the City.

#### SEPA Mitigation Measure Conditions

30. According to the Department of Ecology's ASARCO Smelter Plume Search Map, the project site is located within an area that may have arsenic contamination in the 40.1 to 100 ppm range. Per Ecology direction, 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 and 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 (Chapter 173-340 WAC) the applicant shall notify owners, potential buyers, construction workers and others of their occurrence. The MCTA cleanup level for arsenic is 20 ppm and lead is 250 ppm.
31. If lead, arsenic, and/or other contaminants are found at concentrations above MTCA cleanup levels, the applicant shall develop a soil remediation plan and enter into a Voluntary Cleanup Program with Ecology. The applicant shall obtain an opinion letter from Ecology stating that the proposed soil remediation plan will likely result in no further action under MTCA – and provide this letter to the City of Fircrest. Prior to the City issuing a site development permit, the applicant shall provide the City with a "No Further Action" determination from Ecology indicating that the remediation plans were successfully implemented under MTCA.
32. If soils are found to be contaminated with arsenic, lead or other contaminants, extra precautions shall be taken to avoid escaping dust, soil erosion and water pollution during grading and site construction. Site design shall 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).

**PASSED AND ADOPTED** by the Planning Commission of the City of Fircrest on the 6th day of March, 2018 by the following vote:

AYES:        ()

NOES:        ()

ABSENT:     ()

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Karen Patjens, Planning Commission Chair

ATTEST: \_\_\_\_\_  
          Angelie Stahlnecker, Planning & Building Administrator

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**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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### **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 March 6, 2018. Therefore, the appeal deadline for this decision is March 20, 2018 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](mailto:planning@cityoffircrest.net).