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**CITY OF FIRCREST
ORDINANCE NO. 1603**

**AN ORDINANCE OF THE CITY OF FIRCREST,
WASHINGTON, AMENDING ORDINANCE 1582, SECTION 1
AND FMC 23.04.020 AMENDING THE CITY OF FIRCREST
COMPREHENSIVE PLAN.**

WHEREAS, the Fircrest Planning Commission is authorized, under Section 23.08.110 FMC, to study, promulgate, develop and update coordinated plans, including a Comprehensive Plan, for the physical development of the city as deemed necessary in the interest of the public health, safety, morals and the general welfare of the community; and to such end it may make recommendations to the City Council regarding the regulations of and restrictions on the use of land, the location, construction and use of buildings, and other related matters which are or might properly be incorporated into city ordinances dealing with zoning, building, plats and subdivisions, parks and annexation; and

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

WHEREAS, RCW 35A.14 give cities authority to establish pre-annexation land use planning and zoning for areas that the city reasonably expects to annex in the future; and

WHEREAS, the City submitted a *Notice of Intent to Adopt* to the Washington State Department of Commerce on August 25, 2017, which was issued to state agencies for a 60-day comment period as required pursuant to RCW 36A.70 RCW; and

WHEREAS, the City issued a *Determination of Nonsignificance/Incorporation by Reference of Environmental Documents, Adoption of Existing Environmental Documents* for the 2017 Amendments to the Fircrest Comprehensive Plan on August 25, 2017 with a 14-day comment period ending September 8, 2017, and no adverse comments were received prior to the Planning Commission's review of this matter; and

WHEREAS, the Planning Commission conducted a public hearing on September 5, 2017 to accept public testimony and comment; and

WHEREAS, the Planning Commission adopted the following findings in support of approval of the proposed amendments, in consideration of the factors listed in Sections 22.78.004 and 23.06.070 FMC, prior to final action:

- a) The proposed capital facilities amendments are consistent with Capital Facilities Goal CF1, to provide and maintain adequate public facilities to meet the needs of existing and new development, and Goal CF4, to provide needed public facilities within the City's ability to fund or within the City's authority to require others to provide.
- b) The proposed capital facility amendments address capital improvements that are fully contained within Fircrest jurisdiction and are not inconsistent with plans for adjacent jurisdictions or countywide planning policies.
- c) The proposed text amendments do not conflict with existing elements or policies.

- 1 d) Establishment of a pre-annexation land use designation and zoning classification for
- 2 the potential annexation area will be consistent with the goals, objectives and
- 3 policies of the comprehensive plan and the Pierce County Countywide Planning
- 4 Policies that have prioritized annexation of unincorporated “islands.”
- 5 e) The proposed pre-annexation land use designation and zoning classification for the
- 6 potential annexation area will match the designation and classification to the north
- 7 and west.
- 8 f) The potential annexation area for which the pre-annexation land use designation
- 9 and zoning classification are proposed is suited for the uses allowed in the proposed
- 10 Low Density Residential designation and Residential-4 zoning classification.

11 Establishment of a pre-annexation land use designation and zoning classification for the

12 potential annexation area is in the public interest.

13 **WHEREAS**, the City Council conducted a public hearing on October 10, 2017 and

14 November 14, 2017 as required RCW 35A.14, to accept public testimony and comment

15 on the proposed amendments. Now, Therefore,

16 **THE CITY COUNCIL OF THE CITY OF FIRCREST DO ORDAIN AS**

17 **FOLLOWS:**

18 **Section 1.** Ordinance 1582, §1, and FMC 23.04.020 are hereby amended to read as

19 follows:

20 The 2017 amendments to the Fircrest Comprehensive Plan as shown in Exhibit

21 “A” through “D” attached to Ordinance No. 1603, and incorporated in this section

22 by reference, are hereby adopted pursuant to the Growth Management Act,

23 Chapter 36.70A RCW, and codified within this title.

24 **Section 2.** Severability. If any section, sentence, clause or phrase of this title shall be

25 held to be invalid or unconstitutional by a court of competent jurisdiction, such

26 invalidity or unconstitutionality shall not affect the validity or constitutionality of any

27 other section, sentence, clause or phrase of this title.

28 **Section 3.** Publication and Effective Date. A summary of this ordinance consisting of

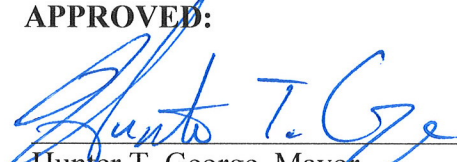
29 its title shall be published in the official newspaper of the city. This ordinance shall be

30 effective five (5) days after such publication.

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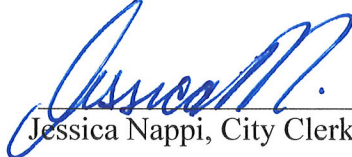
**PASSED BY THE CITY COUNCIL OF THE CITY OF FIRCREST,
WASHINGTON,** at a regular meeting thereof this 14th day of November 2017.

APPROVED:




Hunter T. George, Mayor

ATTEST:



Jessica Nappi, City Clerk

APPROVED AS TO FORM:



Michael B. Smith, City Attorney

DATE OF PUBLICATION:

EFFECTIVE DATE: