



Department of Commerce

Notice of Proposed Amendment Request for Expedited Review

Pursuant to RCW 36.70A.106(3)(b), the following jurisdiction provides notice of a proposed development regulation amendment and requests expedited state agency review under the Growth Management Act.

The expedited review period is 10 business days (14 calendar days).

Proposed amendments to Comprehensive Plans are not eligible for expedited review.

If needed, you may expand this form and the fields below, but please try to keep the entire form under two pages in length.

Jurisdiction:	City of Fircrest
Mailing Address:	115 Ramsdell Street Fircrest, WA 98466
Date:	September 15, 2017

Contact Name:	Angelie Stahlnecker
Title/Position:	Planning/Building Administrator
Phone Number:	253-564-8901
E-mail Address:	planning@cityoffircrest.net

Brief Description of the Proposed/Draft Development Regulations Amendment: <i>(40 words or less)</i>	Proposed amendments to Title 22, Land Development, intended to clarify code administration, fine tune regulations, and respond to input and direction received since the most recent rounds of amendments in 2015-2016.
Is this action part of the scheduled review and update? <i>GMA requires review every 8 years under RCW 36.70A.130(4)-(6).</i>	Yes: ___ No: <u> X </u>
Public Hearing Date:	Planning Commission: October 3, 2017 Council: October/November 2017
Proposed Adoption Date:	November 2017

REQUIRED: Attach or include a copy the proposed amendment text or document(s). We do not accept a website hyperlink requiring us to retrieve external documents. Jurisdictions must submit the actual document(s) to Commerce. If you experience difficulty, please contact reviewteam@commerce.wa.gov.

CASE NO. 17-10
EXHIBIT NO. 4
DATE ENTERED: 10/03/2017

DETERMINATION OF NON-SIGNIFICANCE

Description of proposal: Proposed amendments to *FMC Title 22, Land Development*, intended to clarify code administration, fine tune regulations, and respond to input and direction received since the most recent rounds.

Proponent: City of Fircrest

Location of proposal, including street address, if any: City of Fircrest, Citywide.

Lead agency: City of Fircrest

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

There is no comment period required for this DNS.

This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for at least 15 days from the date of issuance, below. Written comments on the DNS must be submitted by 5:00 p.m. October 3, 2017.

Responsible Official: Angelie Stahlnecker
Position/Title: Planning and Building Administrator
Phone: (253) 564-8902
E-Mail: planning@cityoffircrest.net
Address: 115 Ramsdell Street, Fircrest, WA 98466

Signature: Angelie Stahlnecker

Date of Issuance: September 19, 2017

Pursuant to RCW 43.21C.075 and City of Fircrest environmental regulations, decisions of the Responsible Official may be appealed. Appeals are filed with appropriate fees at the City of Fircrest City Hall, located at 115 Ramsdell Street. Appeals must be filed within 14 days of the September 19, 2017 issuance date (5:00 p.m. October 3, 2017).

5. Agency requesting checklist:

City of Fircrest

6. Proposed timing or schedule (including phasing, if applicable):

Planning Commission Review: October 3, 2017

City Council Review: October/November 2017

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None noted.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None are known.

10. List any government approvals or permits that will be needed for your proposal, if known.

No additional governmental approvals are required; notice will be provided to local and state agencies as provided by law prior to and after adoption of the amendments

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

17-10 Amendments to Title 22, Land Development, intended to clarify code administration, fine tune regulations, and respond to input and direction received since the most recent rounds of amendments in 2015-2016. Amendments include changes to drive thru standards, minor changes to allowed uses in the Commercial Mixed Use zone, addition of administrative interpretation and binding site plan regulations.

12. Location of proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The amendments will generally apply citywide, where the affected regulations are applicable.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other:

The city has mixed topography from 0% up to 30% slopes.

b. What is the steepest slope on the site (approximate percent slope)? *30%*

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat,

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable under this non-project proposal.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Not applicable under this non-project proposal.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Leach Creek, Emerson Pond, and other isolated features fall within 100-year floodplains.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Not applicable under this non-project proposal.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Not applicable under this non-project proposal.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals . . .; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable) or the number of animals or humans the system(s) are expected to serve.

Not applicable under this non-project proposal.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Not applicable under this non-project proposal.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Not applicable under this non-project proposal.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

None proposed.

4. **Plants**

a. Check or circle types of vegetation found on the site:

- X deciduous tree: alder, maple, aspen, other
- X evergreen tree: fir, cedar, pine, other
- X shrubs
- X grass
- _____ pasture

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

Not applicable under this non-project proposal.

1) Describe special emergency services that might be required.

Not applicable under this non-project proposal.

2) Proposed measures to reduce or control environmental health hazards, if any:

Not applicable under this non-project proposal.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Not applicable under this non-project proposal.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Not applicable under this non-project proposal.

3) Proposed measures to reduce or control noise impacts, if any:

Not applicable under this non-project proposal.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

Fircrest is developed with a mix of residential, commercial, recreation, and public/quasi-public uses.

b. Has the site been used for agriculture? If so, describe.

No

c. Describe any structures on the site.

Numerous structures associated with residential, commercial, recreation, and public/quasi-public uses are located throughout the city.

d. Will any structures be demolished? If so, what?

Not applicable.

e. What is the current zoning classification of the site?

A mix of residential, commercial mixed use, park, and golf course zoning is applied to lands within the city's corporate boundary.

f. What is the current comprehensive plan designation of the site?

A mix of residential, commercial mixed use, park, and public/quasi-public land use designations is applied to lands within the city's corporate boundary.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not applicable under this non-project proposal.

c. What existing off-site sources of light or glare may affect your proposal?
Not applicable under this non-project proposal.

d. Proposed measures to reduce or control light and glare impacts, if any:
Not applicable under this non-project proposal.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
Existing park, recreation and open space facilities (public and private) are summarized in the Comprehensive Plan's PROS Element. They range from homeowner association-maintained pocket parks to community-serving multi-purpose public parks to the private membership Fircrest Golf Club.

b. Would the proposed project displace any existing recreational uses? If so, describe.
No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Not applicable under this non-project proposal.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
Not applicable under this non-project proposal.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
Not applicable under this non-project proposal.

c. Proposed measures to reduce or control impacts, if any:
Not applicable under this non-project proposal.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
Existing and proposed streets and non-motorized facilities are summarized in the Comprehensive Plan's Transportation and Capital Facilities elements.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Not applicable under this non-project proposal. However, public transit is available on various arterial streets within and adjacent to Fircrest.

c. How many parking spaces would the completed project have? How many would the project eliminate?
Not applicable under this non-project proposal.

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposed amendments will not increase the City's development potential or capacity and therefore should not increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise.

Proposed measures to avoid or reduce such increases are:

Compliance with Ecology BMPs to control runoff and minimize impacts to receiving bodies of water for sign construction that disturbs the soil. Noise impacts would be temporary and are also regulated under the Fircrest Municipal Code for days and hours of construction or operation.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Site-specific project proponents are required to comply with adopted critical areas regulations to avoid impacts to sensitive habitats.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Appropriate mitigation will be applied as established in the city's critical areas regulations, if applicable.

3. How would the proposal be likely to deplete energy or natural resources?

The proposed amendments will have no effect on the depletion of energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

Development proposals would be required to comply with the latest energy conservation requirements under the International Building Code, when applicable.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposed amendments will not increase the City's development potential or capacity and therefore should not have an increased effect on environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Impacts to environmentally sensitive areas are managed and mitigated through the implementation of the city's critical areas regulations and under the mitigation policies established in the city's environmental policy regulations.