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FIRCREST PLANNING/BUILDING DEPARTMENT STAFF REPORT

CASE NUMBER 17-09

2017 Comprehensive Plan Amendments and Pre-annexation Designations

September 5, 2017 Planning Commission Meeting

PROPOSAL:

The City of Fircrest proposes to update the City's Comprehensive Plan by amending the Capital Facilities and Land Use Elements of the City of Fircrest Comprehensive Plan and establish a pre-annexation land use designation and zoning classification for the potential annexation area.

AMENDMENT PROCESS:

The Planning Commission's action on a comprehensive plan amendment takes the form of a recommendation to the City Council, which makes the final decision. Upon completion of a public hearing on this matter, the Commission should forward its recommendations to Council, which will conduct its own public hearing before making a final decision.

On March 31, 2017, the City of Fircrest advertised for amendment requests as required by FMC Chapter 23.06 and RCW 36.70A.130. No private applications were received.

ENVIRONMENTAL DETERMINATION:

The City prepared an Environmental Checklist and issued a *Determination of Nonsignificance/Adoption of Existing Environmental Documents for the 2017 Amendments to the Fircrest Comprehensive Plan* on August 25, 2017. The environmental determination was issued with a 14-day comment/appeal period ending on September 8, 2017. As of the date this report was issued, the City had not received any comment or notice of appeal.

DEPARTMENT OF COMMERCE NOTIFICATION:

The City submitted a 60-day *Notice of Intent to Adopt a Plan Amendment* to the Washington State Department of Commerce on August 25, 2017. The state agency comment period will end on October 24, 2017 prior to the City Council's projected adoption date of November. As of the date this report was issued, the City had not received any comment. If comments are received prior to the October 10th hearing or comment deadline, they will be provided to the Commission, or Council, for consideration.

PROPOSAL SUMMARY:

The proposed 2017 Plan amendment updates the 6-year Capital Improvement Program and adds a section titled, Potential Annexation Area, to the Land Use Element. In addition, the Planning Commission is being asked to establish a pre-annexation land use designation of "Low Density Residential" and a pre-annexation zoning classification of "Residential-4 (R-4)" for the City of Fircrest's Potential Annexation Area.

CONCLUSIONS:

Fircrest Municipal Code

The proposal consists of comprehensive plan text and map amendments, which are Type V application proposals. The review and approval criteria are provided below:

FMC 23.06.070 Review and approval criteria.

The City Council may adopt any comprehensive plan amendment if it (1) is in the public interest and complies with the Growth Management Act, and (2) is in the public interest and not contrary to the public health, safety and welfare. In making this determination, the Council shall weigh the following factors:

- Consistency with the adopted Fircrest comprehensive plan;
- Consistency with pertinent plans for adjacent jurisdictions and countywide planning policies;
- Eliminates conflicts with existing elements or policies;
- Establishes a logical, compatible extension of existing land use designations;
- Clarifies or amplifies existing policy or accommodates new policy directives of the city council;
- A change of conditions has occurred within the neighborhood or community since adoption of the comprehensive plan, this title, and amendments thereto, to warrant a determination that the proposed amendment is in the public interest.

Review of Criteria for Comprehensive Plan Amendments

In order for the Planning Commission to recommend approval of a comprehensive plan amendment to the City Council, the criteria under FMC 23.06.070 must be met. Staff believes that the proposal meets the criteria as follows:

- (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.
- d) Establishment of a pre-annexation land use designation and zoning classification for the potential annexation area will be consistent with the goals, objectives and policies of the comprehensive plan and the Pierce County Countywide Planning Policies that have prioritized annexation of unincorporated "islands."
- e) The proposed pre-annexation land use designation and zoning classification for the potential annexation area will match the designation and classification to the north and west.
- f) The potential annexation area for which the pre-annexation land use designation and zoning classification are proposed is suited for the uses allowed in the proposed Low Density Residential designation and Residential-4 zoning classification.
- g) Establishment of a pre-annexation land use designation and zoning classification for the potential annexation area is in the public interest.

RECOMMENDATION:

Staff recommends the Planning Commission consider public comment at the September 5, 2017 public hearing, consider the findings and conclusions in the preliminary resolution (Exhibit 1), and adopt the following motion recommending approval of the proposal:

I move to adopt Resolution No. 17-08, a resolution of the Planning Commission of the City of Fircrest, Washington recommending adoption of amendments to the Capital Facilities and Land Use Elements of the City of Fircrest Comprehensive Plan and establishment of a pre-annexation land use designation and zoning classification for the potential annexation area.

Angelie Stahlnecker

Planning and Building Administrator

August 25, 2017

Date

Exhibits:

1. Preliminary Resolution No. 17-08
 - A. Proposed Land Use Map
 - B. Proposed Zoning Map
 - C. Draft Capital Facilities Amendments
 - D. Draft Land Use Element Amendments