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FIRCREST PLANNING/BUILDING DEPARTMENT STAFF REPORT

CASE NUMBER 17-08

Recommendation to Annex Potential Annexation Area

September 5, 2017 Planning Commission Meeting

PROPOSAL:

The City of Fircrest proposes to annex the potential annexation area through interlocal agreement with Pierce County, designating the area Low Density Residential, zoning the area Residential-4 zoning, and changing the street names and addresses.

BACKGROUND:

The City was approached by Pierce County planning staff in April 2016 to move forward with annexation of the City's potential annexation area (PAA) as part of the County's goal to provide more efficient services by eliminating islands of unincorporated land. Both the Pierce County and City of Fircrest Comprehensive Plans designate the proposed area as Fircrest's PAA.

On July 18, 2016, the City Council held a study session expressing interest in annexing the area. On October 5, 2016, an informational outreach meeting was offered. Ten residents or owners attended. On October 25, 2016, the City Council passed a Resolution expressing the intent to annex the Fircrest PAA by interlocal agreement.

PROCESS:

RCW 35A.14.460 allows a county to enter into an interlocal agreement with a city to annex an area within its PAA when at least sixty percent (60%) of the boundary of the area is contiguous with a city. In addition, the Fircrest Municipal Code identifies annexation is a legislative action and a Type V application proposal governed by FMC 22.05. The Planning Commission is required to conduct a public hearing on this matter and forward its recommendations to the City Council, which will conduct its own public hearing before making a final decision.

Prior to the City Council's public hearing the interlocal agreement shall be published in the City's paper of record (Tacoma Daily Index) once a week for two weeks. Properties located within the annexation area will be notified by mail.

After the interlocal agreement and memorandum of understanding have been signed by both the City and the County, the City Council will adopt an ordinance annexing the territory as described in the agreement. The ordinance must set the effective date 45 days or more following the date of ordinance adoption to accommodate a referendum procedure. If, within 45 days of adoption of the ordinance, a sufficient referendum petition is filed with the City Council, the annexation ordinance is subject to a referendum election.

ENVIRONMENTAL DETERMINATION:

None Required

PROPOSAL SUMMARY:

Fircrest’s PAA is located along the southern boundary of the city and is identified in Exhibit 2. The City will assume responsibility for the criminal justice services, building and land use permitting, code enforcement, streets, and other public services. Fire service will transfer from the West Pierce Fire Department to Tacoma Fire Department. They will no longer be a part of the Pierce County Library District. Utility providers will remain the same. Annexation will enable sewer to be extended, when required by the residents currently on septic, without a franchise agreement with Pierce County.

City and County Staff have completed negotiations on the annexation agreement and memorandum of understanding. In order to meet the requirement of FMC 22.05, a public hearing and recommendation must come from the Planning Commission. Annexation is estimated to be effective January 1, 2018.

Upon annexation, the area is to be designated Low Density Residential and have a zoning classification of Residential-4. This is consistent with current uses and will match the designations and classification to the north and west.

CONCLUSIONS:

- a) The proposed annexation will be consistent with the goals, objectives and policies of the City of Fircrest Comprehensive Plan. The area is designated as a potential annexation area on the Comprehensive Plan Land Use Designation Map and it is the goal of the Pierce County Countywide Planning Policies and Fircrest Comprehensive Plan that PAA unincorporated “islands” be annexed.
- b) The proposed annexation will promote, rather than detract from, the public health, safety, morals and general welfare by incorporating the urban growth area to better serve it with public facilities and services.

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. 17-07, a resolution of the Planning Commission of the City of Fircrest, Washington recommending annexation of the potential annexation area through interlocal agreement with Pierce County, designating the area Low Density Residential, zoning the area Residential-4 zoning, and changing the street names and addresses.

Angelie Stahlnecker

Angelie Stahlnecker
Planning and Building Administrator

August 25, 2017

Date

Exhibits:

- 1. Preliminary Resolution No. 17-07
- 2. Potential Annexation Area
- 3. Draft Interlocal Agreement
- 4. Draft Memorandum of Understanding