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**CITY OF FIRCREST PLANNING COMMISSION
RESOLUTION NO. 17-08
Case No. 17-09**

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.

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.14.330 and .340 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

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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.

THEREFORE BE IT RESOLVED that the Planning Commission of the City of Fircrest hereby recommends to the City Council the following:

Section 1. Establish a pre-annexation land use designation of “Low Density Residential” for the City of Fircrest’s Potential Annexation Area, as identified on the Land Use Designations map of the Fircrest Comprehensive Plan in Exhibit “A”.

Section 2. Establish a pre-annexation zoning classification of “Residential-4 (R-4)” for the City of Fircrest’s Potential Annexation Area, as identified on the Zoning Map in Exhibit “B”.

Section 3. Amend the Comprehensive Plan Capital Facilities Element by incorporating the revised 6-year capital improvement plans as described in Exhibit “C”.

Section 4. Amend the Comprehensive Plan Land Use Element by incorporating a new section titled, Potential Annexation Area, as described in Exhibit “D”.

MOVED AND ADOPTED by the Planning Commission of the City of Fircrest on the 5th day of September, 2017 by the following vote:

- YES: ()
- NOES: ()
- ABSENT: ()
- ABSTAIN: ()

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APPROVED:

Karen Patjens
Chair, Fircrest Planning Commission

ATTEST:

Angelie Stahlnecker
Planning/Building Administrator

Date