



## THE CITY OF FIRCREST

115 RAMSDELL STREET • FIRCREST, WASHINGTON 98466-6999 • (253) 564-8901 • FAX (253) 566-0762

### FIRCREST PLANNING/BUILDING DEPARTMENT STAFF REPORT CASE # 18-09 Conditional Use Permit

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**APPLICANT/OWNER:** Randy Parker  
8408 41st St W  
University Place WA 98466

**PROPOSAL:** Convert a 400 square foot garage into a detached accessory dwelling unit

**LOCATION:** 106 Berkeley Avenue

**PARCEL ID:** Assessor Parcel Number 7160000030

**PARCEL SIZE:** 5,500 square feet

**ZONING CLASSIFICATION:** Residential-6 (R-6)

**PLAN DESIGNATION:** Low Density Residential (LDR)

**ADJACENT ZONING:** Residential-6 (R-64)

#### ENVIRONMENTAL

**DETERMINATION:** Not Applicable - Project is exempt from environmental review pursuant to WAC 197-11-800(2)(e) and (6)(e).

**PROPOSAL SUMMARY:** Convert a 400 square foot existing garage into a detached accessory dwelling unit.

**REVIEW PROCESS:** Conditional Use Permits are subject to review under FMC 22.68.002, which is reiterated, below:

*The planning commission may approve, approve with conditions, modify and approve with conditions, or deny, a conditional use permit. The planning commission shall grant a conditional use permit when it has determined that the criteria listed in FMC 22.68.003 are met by the proposal. The planning commission may impose specific conditions upon the*

*use, including an increase in the standards of this title, which will enable the planning commission to make the required findings in FMC 22.68.003. These conditions may include, but are not limited to restrictions in hours of operations; restrictions on locations of structures and uses; structural restrictions which address safety, noise, light and glare, vibration, odor, views, aesthetics, and other impacts; and increased buffering requirements, including open space, berms, fencing and landscaping.*

**CRITERIA FOR CONDITIONAL USE PERMIT APPROVAL:** FMC 22.68.003 provides the approval criteria that must be met by the proposal in order for the Commission to grant approval.

*Before any conditional use permit may be granted, the planning commission shall adopt written findings showing that the following criteria are met by the proposal:*

*(a) The proposed use will not be detrimental to the public health, safety, and welfare; injurious to property or improvements in the vicinity; or adversely affect the established character of the surrounding vicinity.*

*(b) The proposed use will meet or exceed all applicable development, design and performance standards and guidelines required for the specific use, location, or zoning classification.*

*(c) The proposed use will be consistent and compatible with the goals, objectives and policies of the comprehensive plan.*

*(d) All conditions necessary to lessen any impacts of the proposed use are measurable and can be monitored and enforced.*

**ANALYSIS:** An analysis of the requested variance is provided below. Included in this analysis are the approval criteria that must be met in order for each variance to be approved and the arguments presented by the applicant in favor of an affirmative finding for each criterion.

**Criterion (1): The proposed use will not be detrimental to the public health, safety, and welfare; injurious to property or improvements in the vicinity; or adversely affect the established character of the surrounding vicinity.**

*Applicant's Statement:* *The garage will keep its existing size, roofline and overall look. No adjacent properties will be affected.*

*Staff Finding:* *The proposed use is allowed in the zoning designation and, as such, will not be detrimental to the public health, safety and welfare nor be injurious towards the surrounding properties.*

**Criterion (2): The proposed use will meet or exceed all applicable development, design and performance standards and guidelines required for the specific use, location, or zoning classification.**

*Applicant's Statement:* *The changes will meet all design and building codes and will stay within the specific use for the location.*

Staff Finding: The proposed use meets or exceeds all applicable standards and guidelines.

**Criterion (3): The proposed use will be consistent and compatible with the goals, objectives and policies of the comprehensive plan.**

Applicant's Statement: *The project will be an improvement to the neighborhood and meet the objective of the comprehensive plan.*

Staff Finding: The proposed use is supported by the following Housing Element goals and policies of the Fircrest Comprehensive Plan:

**GOAL H1**

*Preserve and enhance existing residential neighborhoods.*

**Policy H1.1**

*Effectively implement zoning regulations, including design standards and guidelines, to help support the stability of established residential neighborhoods.*

**GOAL H2**

*Achieve a mix of housing types to meet the needs of diverse households at various income levels.*

**Policy H2.1**

*Support and encourage innovative and creative responses, through the use of appropriate incentives, to meet Fircrest's needs for housing affordability and diversity for a variety of household sizes, incomes, types and ages.*

**Policy H2.3**

*Permit accessory dwelling units in conjunction with single-family structures.*

**GOAL H4**

*Support opportunities for the provision of special needs housing, including group homes, assisted care facilities, nursing homes and other facilities.*

**Policy H4.7**

*Encourage and support accessible design and housing strategies that provide seniors the opportunity to remain in their own neighborhood as their housing needs change.*

**Criterion (4): All conditions necessary to lessen any impacts of the proposed use are measurable and can be monitored and enforced.**

Applicant's Statement: *The project is only an upgrade to the existing structure, repairing the exterior and adding utilities and finishes to the interior.*

Staff Finding: The project will be monitored and enforced through the conditional use permit and building permit approval processes and subsequent site inspection process.

**COMMENTS RECEIVED:** None.

**RECOMMENDATION:** Staff recommends that the planning commission accept public testimony on the proposal, consider the findings and conclusions. If after receiving public testimony and reviewing the findings and conclusions, the Planning Commission feels the applicant meets the approval criteria, staff would recommend adoption of the following motion approving the request:

*I move to approve Notice of Decision/Resolution no. 18-10, a resolution of the Planning Commission of the City of Fircrest, Washington, approving a conditional use permit to convert a 400 square foot garage into a detached accessory dwelling unit.*

<u>Angelie Stahlnecker</u>	<u>November 27, 2018</u>
Angelie Stahlnecker, Planning & Building Administrator	Date

**Exhibits:**

1. Application
2. Site Plan and Elevations
3. Draft Resolution

# Land Use Application

## Type of Project

Please check all that apply  
and attach submittal sheet(s):

- ☐ Administrative Design Review
- ☐ Administrative Use Permit
- ☐ Boundary Line Adjustment
- ☐ Amendment – Comprehensive Plan
- ☐ Amendment – Zoning Regulations
- ☐ Amendment – Zoning Map \*
- ☐ Conditional Use Permit \*
- ☐ Conditional Use – Amendment \*
- ☐ Detached Accessory Structure \*
- ☐ Development Plan – Preliminary \*
- ☐ Development Plan – Final
- ☐ Plat Subdivision – Preliminary \*
- ☐ Plat Subdivision – Final \*
- ☐ Plat – Alteration/Vacation \*
- ☐ Reasonable Use Exception
- ☐ Short Plat
- ☐ Site Plan Review – Minor
- ☐ Site Plan Review – Major \*
- ☐ Site Plan Review – Final
- ☐ Site Plan Review – Amendment
- ☐ Variance – Major \*
- ☐ Variance – Minor \*
- ☐ Variance – Sign
- ☐ Other:

\*Pre-application conference required



THE CITY OF FIRCREST

Planning and Building  
115 Ramsdell St Fircrest WA 98466  
253-564-8901  
www.cityoffircrest.net

Applicant Name: <i>Randy Parker</i>	
Address: <i>106 Berkeley</i>	
Representative (if different): <i>8408 41st St W UP</i>	
Phone: <i>360 9894966</i>	Email: <i>PARKER990@AOL.COM</i>
Property Owners (if different):	
Phone:	Email:

Project Address: <i>106 Berkeley</i>	
Brief Description of Project: <i>Turn detached garage into ADU</i>	
Parcel Number(s): <i>7160000030</i>	Site Area (square footage): <i>5,500</i>
Land Use Designation: <i>1101</i>	Zoning Designation: <i>RESIDENTIAL</i>
Environmental sensitive areas on or within 150': Yes <input checked="" type="radio"/> No	
Physical Characteristics of Site: <i>single family home</i>	

I certify that all of the information submitted in this application including any supplemental information is true and complete to the best of my knowledge and I acknowledge that willful misrepresentation of information will result in the cancellation of this permit application. I have read this application in its entirety and understand that my submittal will be reviewed for completeness and, if found to be complete, will be processed in accordance with FMC 22.05.

Signature: *Randy Parker* Date: *9-28-18*  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*Inv# 3918  
3919  
\$1350.00*

# Conditional Use Submittal

## Submittal Items

*Please include the following:*

- ☐ Land Use Application
- ☐ 2 sets any applicable plans
- ☐ Verified statement that property affected is in the exclusive ownership of the applicant or has consent of all owners
- ☐ Intake fee: \$315
- ☐ Deposit: \$945

*The applicant shall be responsible for the actual cost incurred by the City in processing the application. The total fee shall be reduced by the amount of the deposit. The applicant shall remit to the City the amount exceed by the deposit. If the deposit fee exceeds the City's actual costs, the balance shall be refunded.*

*Please demonstrate the proposal's compliance with the following criteria:*

The proposed use will not be detrimental to the public health, safety, and welfare; injurious to property or improvements in the vicinity; or adversely affect the established character of the surrounding vicinity.

*The garage will keep its existing size, roofline and overall look. No adjacent properties will be affected.*

The proposed use will meet or exceed all applicable development, design and performance standards and guidelines required for the specific use, location, or zoning classification.

*The changes will meet all design and building codes and will stay within the specific use for the location.*

The proposed use will be consistent and compatible with the goals, objectives and policies of the comprehensive plan.

*The project will be an improvement to the neighborhood and meet the objective of the comprehensive plan.*

All conditions necessary to lessen any impacts of the proposed use are measurable and can be monitored and enforced.

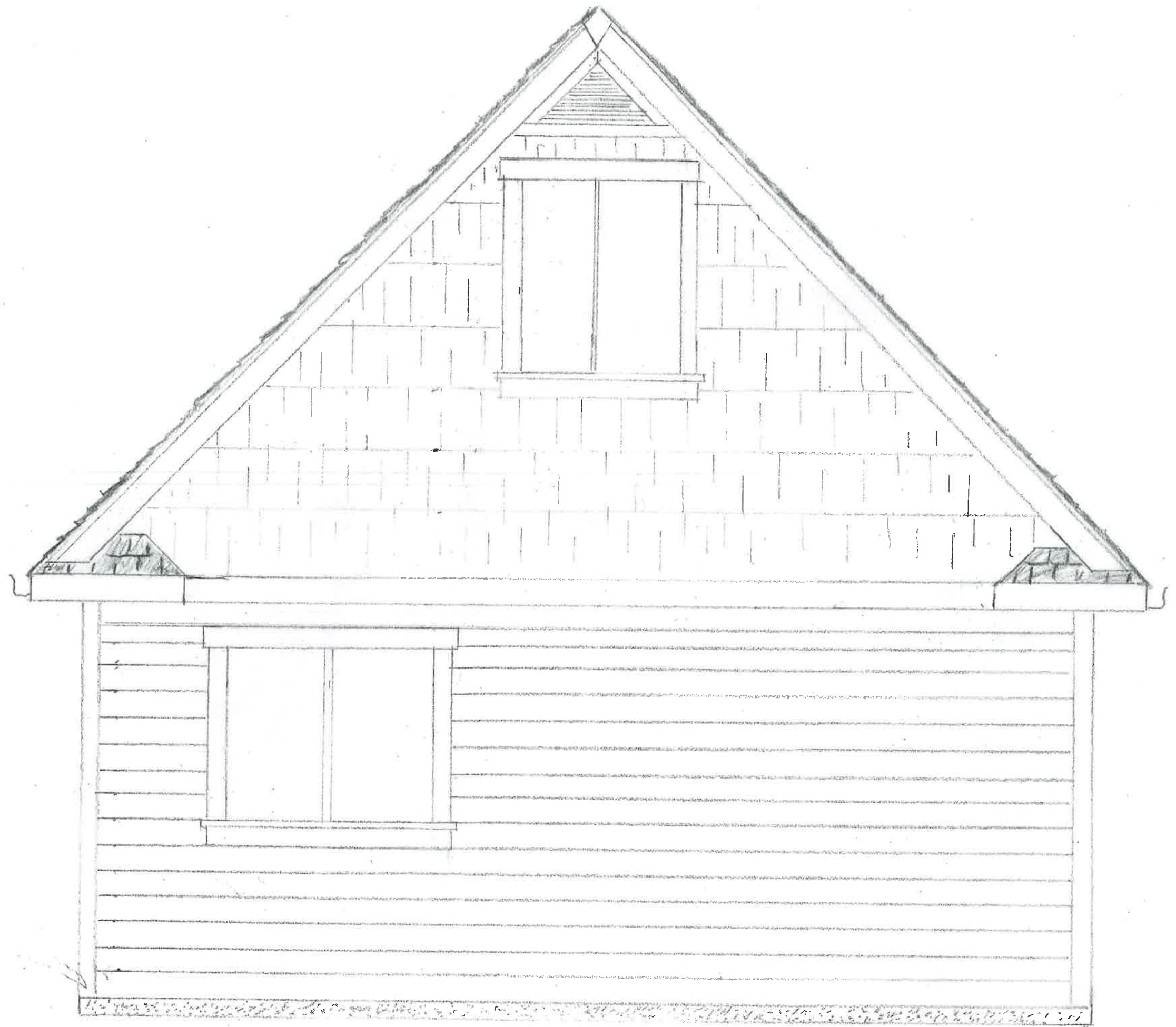
*The project is only a upgrade to the existing structure, repairing the exterior and adding utilities and finishes to the interior.*



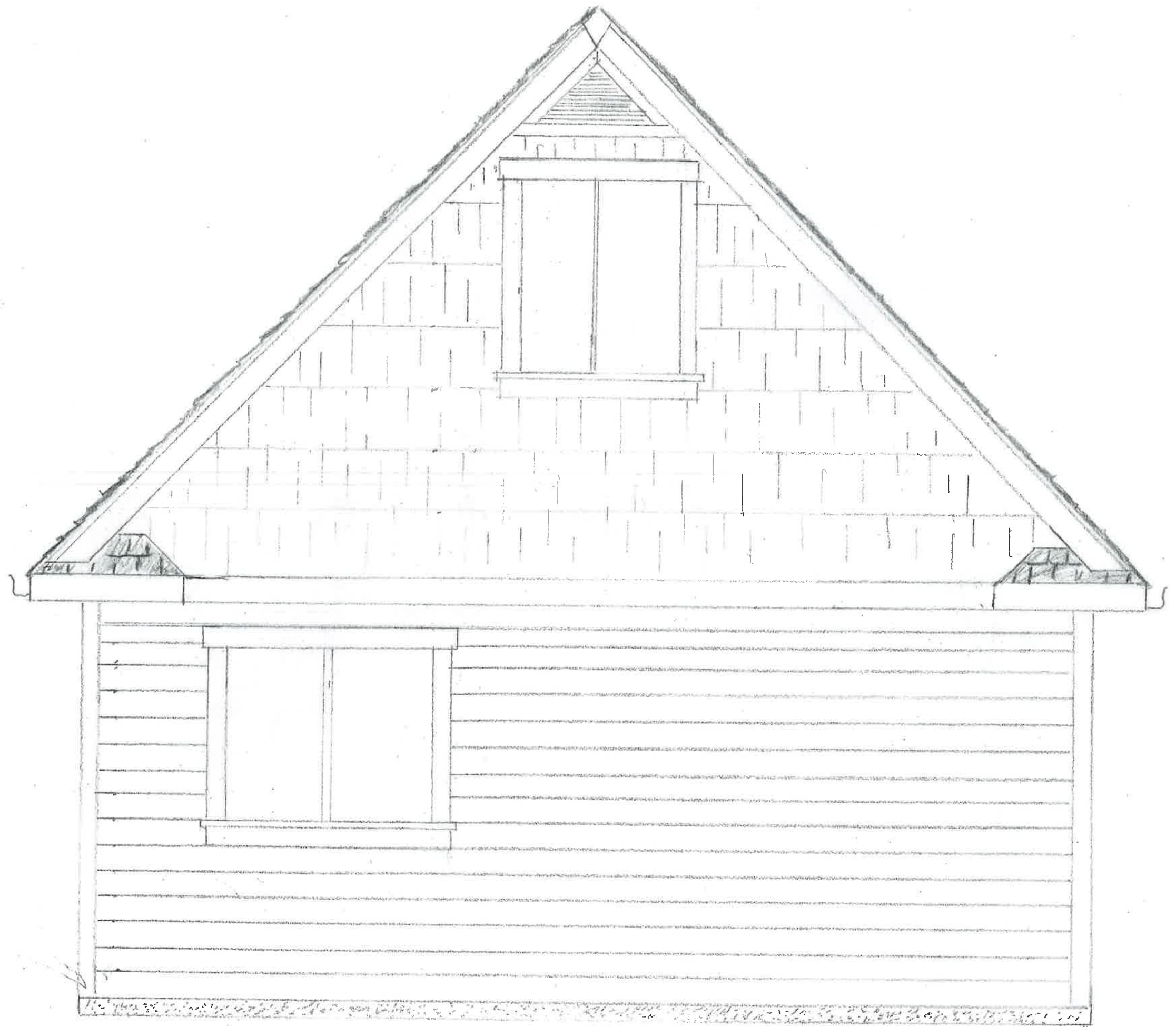
Planning and Building  
115 Ramsdell St Fircrest WA 98466  
253-564-8901  
[www.cityoffircrest.net](http://www.cityoffircrest.net)



Received  
NOV 23 2013  
Planning/Building



Received  
NOV 25 2013  
Planning/Building



**CITY OF FIRCREST PLANNING COMMISSION  
Notice of Decision / Resolution No. 18-10**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
FIRCREST, WASHINGTON, APPROVING A CONDITIONAL USE PERMIT  
TO CONVERT AN EXISTING GARAGE INTO A DETACHED ACCESSORY  
DWELLING UNIT AT 106 BERKELEY AVENUE**

**WHEREAS**, an application was made by Randy Parker on October 16, 2018 for a conditional use permit to convert an existing 400 square foot garage into a detached accessory dwelling unit; and

**WHEREAS**, the application was assigned Case Number 18-09 and deemed complete on October 26, 2018; and

**WHEREAS**, a Notice of Application/Notice of Public Hearing was issued on November 6, 2018 with a comment period of at least 14 days ending November 23, 2018 and mailed to owners of property located within 300 feet of the subject property; and

**WHEREAS**, a public hearing notice was published in the Tacoma Daily Index on November 6, 2018; and

**WHEREAS**, the subject property is designated *Low Density Residential* in the City's Comprehensive Plan; and

**WHEREAS**, the subject property is zoned *Residential-6*, which permits detached accessory dwelling units, subject to a conditional use permit; and

**WHEREAS**, the Commission has held a public hearing on this application on December 4, 2018, considered public comment, and has examined pertinent maps, drawings, and documents; and

**WHEREAS**, the Commission has made the following Findings of Fact and Conclusions of Law:

1. The proposed use is allowed in the zoning designation and, as such, will not be detrimental to the public health, safety and welfare nor be injurious towards the surrounding properties.
2. The proposed use meets or exceeds all applicable development, design and performance standards and guidelines required for the specific use, location, or zoning classification.
3. The proposed detached accessory dwelling unit will be consistent and compatible with the following Comprehensive Plan policies:

GOAL H1

Preserve and enhance existing residential neighborhoods.

Policy H1.1

Effectively implement zoning regulations, including design standards and guidelines, to help support the stability of established residential neighborhoods.

GOAL H2

Achieve a mix of housing types to meet the needs of diverse households at various income levels.

Policy H2.1

Support and encourage innovative and creative responses, through the use of appropriate incentives, to meet Fircrest's needs for housing affordability and diversity for a variety of household sizes, incomes, types and ages.

Policy H2.3

Permit accessory dwelling units in conjunction with single-family structures.

GOAL H4

Support opportunities for the provision of special needs housing, including group homes, assisted care facilities, nursing homes and other facilities.

Policy H4.7

Encourage and support accessible design and housing strategies that provide seniors the opportunity to remain in their own neighborhood as their housing needs change

4. All proposed conditions can be monitored and enforced through the conditional use permit and building permit approval processes and subsequent site inspection process.

**THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Fircrest hereby approves the conditional use permit for Case 18-09.

**PASSED AND ADOPTED** by the Planning Commission of the City of Fircrest on the 4<sup>th</sup> day of December, 2018 by the following vote:

AYES:

NAYS:

ABSENT:

\_\_\_\_\_  
Karen Patjens, Planning Commission Chair

ATTEST:\_\_\_\_\_  
Angelie Stahlnecker, Planning Administrator

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**Assessor's Notice per HB 2567:** Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.  
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### Information Regarding Appeals

Appeals of this decision shall be governed by the provisions contained within Fircrest Municipal Code Chapter 22.10. Only parties of record have standing to appeal the Planning Commission's decision. An appeal of this decision must be filed within fourteen (14) calendar days of the date of this Notice of Decision, which is July xx, 2018. Therefore, the appeal deadline for this decision is August xx, 2018 at 5:00 PM. Appeals shall be in writing, accompanied by an appeal fee, and containing the information requested in FMC 22.10.004(A)(4). For more information, contact Angelie Stahlnecker, 115 Ramsdell Street, Fircrest WA 98466, 253-238-4125 or [planning@cityoffircrest.net](mailto:planning@cityoffircrest.net).