

# 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
- ☐ Development Plan – Amendment\*
- ☐ Plat Subdivision – Preliminary \*
- ☐ Plat Subdivision – Final \*
- ☐ Plat – Alteration/Vacation \*
- ☐ Reasonable Use Exception
- ☒ SEPA Checklist
- ☐ 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: City of Fircrest	
Address: 555 Contra Costa Avenue Fircrest, WA	
Representative (if different): ARC Architects, Emily Wheeler	
Phone: 206-322-3322	Email: wheeler@arcarchitects.com
Property Owners (if different): City of Fircrest	
Phone: Jeff Grover: 253-238-4160	Email: jgrover@cityoffircrest.net

Project Address: 555 Contra Costa Avenue Fircrest, WA	
Brief Description of Project: New outdoor pool, bathhouse, & community center to be built in 2 phases. Project includes demolition of existing pool and community center and site construction of sidewalks and patios.	
Parcel Number(s): 7160201251	Site Area (square footage): 7.59 acres
Land Use Designation: Parks, Rec, & Open Space	Zoning Designation: Parks, Rec, & Open Space
Environmental sensitive areas on or within 150': Yes No <input checked="" type="checkbox"/>	
Physical Characteristics of Site: Existing park and community center with mostly flat grades, sloping up to the street at the north & east. Existing outdoor pool, playground, and park structure.	

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: E. J. Wheeler Date: 2/12/2019  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# Major Site Plan Review - Preliminary Submittal

## Submittal Items

*Please include the following:*

- ☒ Land Use Application
- ☒ All materials listed on reverse side
- ☐ Traffic Concurrency Certificate or Application
- ☐ Traffic Impact Analysis\*;
- ☒ Drainage Plan;
- ☐ Sensitive Area Affidavit;
- ☐ Sensitive Area Special Study\*
- ☐ Environmental Checklist\*;
- ☐ Certificates of Water/Sewer Availability \*\*;
- ☐ Small Project
  - o Intake fee: \$450
  - o Deposit: \$1,350
- ☐ Medium Project
  - o Intake fee: \$720
  - o Deposit: \$2,160
- ☐ Large Project
  - o Intake fee: \$1,080
  - o Deposit: \$3,240

*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.*

\* When applicable

\*\* As required by Public Works



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The major site plan review process is intended to enable the Planning Commission to evaluate development proposals with respect to architectural design, landscape design, urban form, pedestrian and vehicular circulation, utility design, and site characteristics. The process allows the Planning Commission to condition development proposals to ensure their compatibility with adjoining uses, compliance with development regulations, and consistency with comprehensive plan goals, objectives and policies. The process is intended to run concurrently with the administrative design review process to ensure that all critical design issues are addressed early in the site planning and review stages.

### Major Site Plan Review (please check):

- ☒ a) New commercial, industrial, residential, public and quasi-public buildings greater than 2,000 square feet of gross floor area; and
- ☐ b) Commercial, industrial, residential, public and quasi-public building additions which are greater than 2,000 square feet of gross floor area; and
- ☒ c) Parking lot improvements associated with development proposals listed in subsections (a) and (b) of this section.

### Project Size (please check):

- ☐ Small Project: less than 5 dwelling units or 10,000 square feet of commercial structure
- ☒ Medium Project: 5-20 dwelling units or 10,000 – 30,000 square feet of commercial structure
- ☐ Large Project: greater than 20 dwelling units or greater than 30,000 square feet of commercial structure

### Please include how the proposal is compliant with the following criteria:

- The proposed use and site design 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 proposed use and site design will meet or exceed all applicable development, design and performance standards and guidelines required for the specific use, location, or zoning classification.
- The proposed use and site design will be consistent and compatible with the goals, objectives and policies of the comprehensive plan.
- All conditions necessary to lessen any impacts of the proposed use are measurable and can be monitored and enforced.