

CITY OF FIRCREST PLANNING COMMISSION
Notice of Decision / Resolution No. 19-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FIRCREST, WASHINGTON, APPROVING A PRELIMINARY SITE PLAN FOR THE CONSTRUCTION OF A NEW COMMUNITY CENTER, OUTDOOR POOLS, AND BATHHOUSE TO REPLACE EXISTING RECREATION FACILITIES AT FIRCREST PARK.

WHEREAS, an application was made by City of Fircrest Parks and Recreation Department on February 13, 2019 for Preliminary Site Plan Review approval for a new community center, outdoor swimming pools, and bathhouse to replace existing recreation facilities at the southwest corner of Fircrest Park, near the intersection of Contra Costa Avenue and Electron Way; and

WHEREAS, the application was assigned Case Number 19-02 and deemed complete on February 26, 2019; and

WHEREAS, a Notice of Application was issued on February 27, 2019 with a comment period of at least 14 days ending March 13, 2019; and

WHEREAS, a SEPA Determination of Nonsignificance was issued on March 13, 2018 with a 14-day comment period ending March 27, 2019, and comments were received from the Department of Ecology; and

WHEREAS, on April 19, 2019, a Notice of Public Hearing for the permit application was published in the Tacoma Daily Index and mailed to owners of property located within 500 feet of the property boundaries, and the subject property was posted April 19, 2019; and

WHEREAS, the subject property is designated *Parks, Recreation and Open Space (PROS)* in the City's Comprehensive Plan; and

WHEREAS, the subject property is zoned *Park, Recreation and Open Space (PROS)*, which permits community centers, swimming pools, bathhouses and associated off-street parking, subject to site plan approval in accordance with FMC 22.72 and administrative design review approval per FMC 22.66; and

WHEREAS, the Commission has held a public hearing on this application on May 7, 2019, 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 project consists of replacing existing public recreational facilities (a community center that includes outdoor pools and bathhouse) with comparable facilities of a similar scale and in the same general location. The applicant's public outreach process conducted during 2018-2019 was designed and executed to ensure that community input, especially from residents in the surrounding neighborhood, was considered when developing the project design. As conditioned, 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.*
2. *At a conceptual level, the proposed use and site design meets or exceeds all applicable development, design and performance standards and guidelines required for the specific use, location, or zoning classification, including PROS District bulk regulations, parking and circulation standards, landscaping regulations, and building and site design guidelines.*
3. *The proposed use and site design are largely consistent and compatible with Park, Recreation and Open Space Goals P1 and P2, Community Character Goals CC1 and CC4, Land Use Goals LU2 and LU10, and associated policies, listed below:*

GOAL P1 Enhance a high quality, diversified system of parks, recreation facilities, and open spaces that are attractive, safe, functional, affordable and accessible to all segments of the population.

Policy P1.1 Provide parks with activities for all age groups and abilities.

Policy P1.2 Develop athletic facilities that meet the highest quality competitive playing standards and requirements for all age groups, skill levels, and recreational interests.

Policy P1.3 Develop new or improve existing multi-use facilities to increase flexibility of use for new activities, or other new trends, as there is a demonstrated need in the community.

Policy P1.4 Redevelop indoor community spaces that provide arts and crafts, music, video, classroom instruction, meeting facilities and other spaces for all age groups on a year-

Policy P1.5 Provide a blend of passive and active parks and open spaces that fulfil the recreational needs of the City's residents.

Policy P1.6 Design and manage park and recreational trails and facilities offering universal accessibility of residents of all physical capabilities, skill levels, ages, income, and activity interests.

Policy P1.7 Plan for the future so adequate open space, historical elements, recreation facilities and programs are provided for future generations.

GOAL P2 Provide adequate recreational opportunities to meet the leisure needs for all age and interest groups that engage a broad cross-section of the community.

Policy P2.3

Provide programs, special events and facilities that promote a sense of community and stimulate socialization for the individuals and family.

Policy P2.5

Support the development of athletic facilities that meet quality playing standards and requirements for all age groups and recreational interests, concentrating on field and court activities that provide for the largest number of participants.

GOAL CC1

Facilitate the success of public places that foster community cohesiveness by ensuring well-designed spaces that support activity and community interaction.

Policy CC1.1

Continue to provide community gathering places in recreation facilities and park sites throughout the city and encourage development of new community gathering places, especially in underserved areas of the community.

Policy CC1.4

Design and build Fircrest's public buildings and indoor/outdoor facilities to enhance their function as community gathering places.

Policy CC4.3

Design and build Fircrest's civic buildings in a superior way and with high-quality materials to serve as innovative and sustainable models to the community.

GOAL CC4

Adopt and implement design standards and guidelines that will achieve design excellence, desired urban form, and community character goals consistent with citizens' preferred design parameters.

Policy CC4.5

Foster the natural environment and maintain and enhance the green character of the city, while integrating healthy built environments through techniques such as:

- Encouraging design that minimizes impact on natural systems;
- Using innovations in public projects that improve natural systems;
- Preserving key areas of open space; and
- Requiring the preservation, maintenance and installation of new street trees and other vegetation in accordance with the City's design standards and guidelines, and landscaping requirements.

Policy CC4.6

Encourage design and installation of landscaping that:

- Creates character and a sense of place;
- Retains and enhances existing green character;
- Preserves and utilizes native trees and plants;
- Enhances water and air quality;
- Minimizes water consumption;
- Provides aesthetic value;
- Creates spaces for recreation;
- Unifies site design;
- Softens or disguises less aesthetically pleasing features of a site; and
- Provides buffers for transitions between uses or helps protect natural features.

GOAL LU2

Ensure that future growth and development protect and enhance the City's quality of life and character and are compatible with existing community fabric.

Policy LU2.3

The City should promote compatibility between land uses and minimize land use conflicts when there is potential for adverse impacts on lower-intensity or more sensitive uses by:

- Ensuring that uses or structures meet performance standards that limit adverse impacts, such as noise, vibration, smoke and fumes; and
- Creating an effective transition between land uses through building and site design, use of buffers and landscaping, or other techniques.

GOAL LU10

Land uses and development and redevelopment projects shall be managed to preserve and improve the natural environment as well as the built environment.

Policy LU10.7

To minimize maintenance costs, conserve water, and provide vegetation with the maximum usefulness as wildlife habitat, urban landscaping should emphasize the use of indigenous plants that are drought tolerant during the summer months. Landscaping may also include non-native plant species that are well adapted to growing and providing wildlife habitat with minimal human intervention in the local climate and soils.

4. *Conditions of approval will ensure that all potential impacts resulting from the project are mitigated to a satisfactory level in conformance with applicable code requirements. All proposed conditions can be monitored and enforced through the administrative design review, site development 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 preliminary site plan review for Case 19-02 with the following conditions:

1. The applicant shall obtain site development permit approval from the City of Fircrest prior to commencing work on site improvements and other new construction.
2. The applicant shall obtain administrative design review approval prior to issuance of building permits, installation of landscaping, and initiation of other site improvements.
3. Plans submitted for final design review shall be designed in substantial conformance with the preliminary site plan approved pursuant to Case 19-02.
4. The proposal shall comply with all development standards specified for the PROS District in accordance with FMC 22.54.007.
5. The proposal shall be designed and constructed in accordance with all applicable performance standards in FMC 22.58.008.
6. The proposal shall be designed and constructed in accordance with all applicable design standards and guidelines in FMC 22.64.
7. Outdoor lighting shall be designed in accordance with FMC 22.58.018. An outdoor lighting plan shall be submitted for, and receive, final design review approval prior to installation of outdoor lighting.
8. Landscaping shall be designed, installed and maintained in accordance with FMC 22.62 or as authorized through the administrative design review process. A final landscape plan shall be submitted for, and receive final design review approval prior to issuance of the final site plan.
9. Bike racks and/or lockers shall be provided near entrances to the community center and bathhouse in safe, visible areas that do not impede pedestrian or vehicle traffic flow, are well lighted for nighttime use, and located in covered areas or otherwise be protected from the elements where practicable.
10. Street trees shall be planted within the Electron Way and Contra Costa Avenue rights-of-way adjacent to substantially modified or improved segments of these streets, in accordance with FMC 22.62.006 and the City's Design Standards and Guidelines for Streetscape Elements.
11. All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from the Tacoma-Pierce County Health Department prior to filling. All removed debris resulting from this project must be disposed of at an approved site.

- 12. The project stormwater design shall comply with the 2012 Washington State Department of Ecology's Stormwater Management Manual for Western Washington. Consistent with NPDES Western Washington Phase II Municipal Stormwater Permit requirements, LID designs and LID BMPs are required in areas where soils and geology support it. Water quality treatment and/or flow control shall incorporate LID components to the extent practicable consistent with The Low Impact Development Technical Guidance Manual for Puget Sound.
- 13. Coverage under the National Pollution Discharge Elimination System (NPDES) and State Waste Discharge General Permit for Stormwater Discharges Associated with Construction Activities (SWDGPSDACA) is required for construction sites that disturb an area of one acre or more and have or will have a discharge of storm water to surface water or a storm sewer. Any required permits shall be obtained prior to the start of clearing, grading or construction on the site.
- 14. In addition to any required asbestos abatement procedures for the demolition of existing structures, the applicant shall ensure that any other potentially dangerous or hazardous materials present, such as PCB-containing lamp ballasts, fluorescent lamps, and wall thermostats containing mercury, are removed prior to demolition. Any PCBs found in caulking and paint shall be removed and appropriately managed prior to demolition.

PASSED AND ADOPTED by the Planning Commission of the City of Fircrest on the 7th day of May 2019 by the following vote:

AYES: ()
 NOES: ()
 ABSENT: ()

 Karen Patjens, Planning Commission Chair

ATTEST: _____
 Angelie Stahlnecker, Planning and Building 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.

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 May xx, 2019. Therefore, the appeal deadline for this decision is May xx, 2019 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.

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