



**CITY OF FIRCREST  
PLANNING COMMISSION  
A G E N D A**

October 1, 2019  
6:00 p.m.

City Hall  
115 Ramsdell Street

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- 1) Roll Call**
- 2) Approval of the July 30, 2019 Minutes**
- 3) Citizen Comments (For Items Not on the Agenda)**
- 4) Public Hearing**
  - a) Case No. 19-05 2019 Comprehensive Plan Amendments
    - Staff Report
    - Public Comments
    - Close Public Hearing
    - Commission Discussion
    - Action
- 5) Unfinished Business**
  - a) None
- 6) New Business**
  - a) None
- 7) Adjournment**

**CITY OF FIRCREST PLANNING COMMISSION  
REGULAR MEETING MINUTES**

July 30, 2019  
6:00 PM

Fircrest City Hall  
115 Ramsdell Street

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**CALL TO ORDER**

Planning & Building Administrator Angelie Stahlnecker called the regular meeting of the Fircrest Planning Commission to order at 6:00 p.m.

**ROLL CALL**

Commissioners Kathy L. McVay, Sarah Hamel, and Shirley Schultz were present. Excused: Cameron McGinnis. Absent: Karissa Friend. Staff present: Planning and Building Administrator Angelie Stahlnecker and Permit Technician Jayne Westman.

**ELECTION OF CHAIR & VICE-CHAIR**

**Moved by McVay and seconded by Schultz that Sarah Hamel act as chair for 2019. Upon vote, motion carried unanimously.**

**Moved by Hamel and seconded by Schultz that Kathy McVay continue as Vice-Chair for 2019. Upon vote, motion carried unanimously.**

**APPROVAL OF MINUTES**

The minutes for the meeting of May 22, 2019 were presented for approval. A grammatical correction was found and would be corrected.

**Moved by McVay and seconded by Schultz to approve the minutes as amended. Upon vote, motion carried unanimously.**

**CITIZEN COMMENTS**

None.

**PUBLIC HEARING**

Case No. 19-04 – Susoeff CUP for Detached Accessory Dwelling Unit

Hamel opened the public hearing for Case No. 19-04 at 6:05 p.m.

Planning & Building Administrator Angelie Stahlnecker presented the staff report detailing the conditional use permit for the detached accessory dwelling unit.

Hamel invited public comments.

Jaime Hayward-Susoeff – 325 Berkeley Avenue, addressed the Commission and expressed her hope that she be approved to convert her garage into an accessory dwelling unit. She briefly explained the intended use of the unit.

Fredrick Smith – 321 Berkeley Ave, addressed the Commission and expressed his concern with the code compliance of the renovation currently underway on the main house. He also expressed the concern of the impact on the surrounding properties by adding an additional dwelling unit and maintaining the family-type nature of the neighborhood.

Jaime Hayward-Susoeff – 325 Berkeley Ave, readdressed the commission and explained that there will only be two units and they will be family occupied. Ms. Hayward-Susoeff also confirmed that she did experience some initial difficulties in the renovation of the main house. She expressed that the house will be brought to current code.

Hamel closed the public hearing at 6:25 p.m.

Commission Discussion included:

McVay expressed she would like staff to continue to monitor contractor compliance as well as business license compliance.

Commissioner Hamel wanted clarification as to why the existing garage was in the setback.

Commissioner Schultz wanted clarification on what the concomitant agreement entails.

**Moved by McVay and seconded by Schultz to approve the conditional use permit to convert an existing garage into a detached accessory dwelling unit at 325 Berkeley Ave. Upon vote, motion carried unanimously.**

## **UNFINISHED BUSINESS**

None.

## **NEW BUSINESS**

### Comprehensive Plan Introduction

Planning & Building Administrator Stahlnecker presented an update on anticipated changes to the Comprehensive Plan. Stahlnecker also gave an overview of Regional Centers.

## **MISCELLANEOUS:**

The August 20, 2019 meeting was cancelled. The next meeting will be September 3, 2019.

## **ADJOURNMENT**

**Moved by Schultz and seconded by Hamel to adjourn the meeting at 6:42 p.m. Upon vote, motion carried unanimously.**

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Sarah Hamel, Planning Commission Chair

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Angelie Stahlnecker, Planning/Building



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## **FIRCREST PLANNING/BUILDING DEPARTMENT STAFF REPORT**

### ***CASE NUMBER 19-05 2019 Comprehensive Plan Amendments***

**October 1, 2019 Planning Commission Meeting**

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#### **PROPOSAL:**

The City of Fircrest proposes to amend the City's Comprehensive Plan to identify the 19th and Mildred Countywide Center and updating the 6-year Capital Facilities Improvements Plan.

#### **AMENDMENT PROCESS:**

The Planning Commission's action on a comprehensive plan amendment takes the form of a recommendation to the City Council, which makes the final decision. Upon completion of a public hearing on this matter, the Commission should forward its recommendations to Council, which will conduct its own public hearing before making a final decision.

On March 27, 2019, the City of Fircrest advertised for amendment requests as required by FMC Chapter 23.06 and RCW 36.70A.130. No private applications were received.

#### **ENVIRONMENTAL DETERMINATION:**

The City prepared an Environmental Checklist and issued a *Determination of Nonsignificance/Adoption of Existing Environmental Documents for the 2019 Amendments* to the Fircrest Comprehensive Plan on September 16, 2019. The environmental determination was issued with a 14-day comment/appeal period ending on September 30, 2019. As of the date this report was issued, the City had not received any comment or notice of appeal.

#### **DEPARTMENT OF COMMERCE NOTIFICATION:**

The City submitted a 60-day *Notice of Intent to Adopt a Plan Amendment* to the Washington State Department of Commerce on September 13, 2019. The state agency comment period will end on November 12, 2019 prior to the City Council's projected adoption date of December 10, 2019. As of the date this report was issued, the City had not received any comment. If comments are received prior to the hearing or comment deadline, they will be provided to the Commission, or Council, for consideration.

#### **CONCLUSIONS:**

##### **Fircrest Municipal Code**

The proposal consists of comprehensive plan text and map amendments, which are Type V application proposals. The review and approval criteria are provided below:

##### *FMC 23.06.070 Review and approval criteria.*

The City Council may adopt any comprehensive plan amendment if it (1) is in the public interest and complies with the Growth Management Act, and (2) is in the public interest and not contrary to the public health, safety and welfare. In making this determination, the Council shall weigh the

following factors:

- Consistency with the adopted Fircrest comprehensive plan;
- Consistency with pertinent plans for adjacent jurisdictions and countywide planning policies;
- Eliminates conflicts with existing elements or policies;
- Establishes a logical, compatible extension of existing land use designations;
- Clarifies or amplifies existing policy or accommodates new policy directives of the city council;
- A change of conditions has occurred within the neighborhood or community since adoption of the comprehensive plan, this title, and amendments thereto, to warrant a determination that the proposed amendment is in the public interest.

### **Review of Criteria for Comprehensive Plan Amendments**

In order for the Planning Commission to recommend approval of a comprehensive plan amendment to the City Council, the criteria under FMC 23.06.070 must be met. Staff believes that the proposal meets the criteria as follows:

- 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 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. In addition, the 19<sup>th</sup> and Mildred Countywide Center has been recommended for approval by the Pierce County Regional Council as part of the Countywide Planning Policies.
- c) The proposed text amendments do not conflict with existing elements or policies.
- d) The proposed amendments support a continuation of existing policies and provides consistency with other planning documents.
- e) The proposed amendments address future projections, are consist with Fircrest citizens' vision for the future, and will be in the public interest.

### **RECOMMENDATION:**

Staff recommends the Planning Commission consider public comment at the October 1, 2019 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. 19-04, a resolution of the Planning Commission of the City of Fircrest, Washington recommending adoption of amendments to Fircrest Comprehensive Plan as identified in Exhibit "A."*

Angelie Stahlnecker

Planning and Building Administrator

September 13, 2019

Date

### **Exhibits:**

1. Preliminary Resolution No. 19-04
2. Exhibit A - Draft Comprehensive Plan Amendments
3. SEPA DNS and Environmental Checklist

1 CITY OF FIRCREST PLANNING COMMISSION

2 RESOLUTION NO. 19-04

3 Case No. 19-05

4 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
5 FIRCREST, WASHINGTON, RECOMMENDING ADOPTION OF  
6 AMENDMENTS TO THE CITY OF FIRCREST COMPREHENSIVE PLAN

7 **WHEREAS**, the Fircrest Planning Commission is authorized, under Section 23.08.110  
8 FMC, to study, promulgate, develop and update coordinated plans, including a  
9 Comprehensive Plan, for the physical development of the city as deemed necessary in  
10 the interest of the public health, safety, morals and the general welfare of the  
11 community; and to such end it may make recommendations to the City Council  
12 regarding the regulations of and restrictions on the use of land, the location,  
13 construction and use of buildings, and other related matters which are or might  
14 properly be incorporated into city ordinances dealing with zoning, building, plats and  
15 subdivisions, parks and annexation; and

16 **WHEREAS**, the City is required to periodically review and update its Comprehensive Plan,  
17 as needed, to ensure consistency with the Growth Management Act, Puget Sound  
18 Regional Council VISION 2040 Growth Strategy, and the Pierce County Countywide  
19 Planning Policies; and

20 **WHEREAS**, the City submitted a *Notice of Intent to Adopt* to the Washington State  
21 Department of Commerce September 13, 2019, which was issued to state agencies for  
22 a 60-day comment period as required pursuant to RCW 36A.70 RCW; and

23 **WHEREAS**, the City issued a *Determination of Nonsignificance/Incorporation by*  
24 *Reference of Environmental Documents, Adoption of Existing Environmental*  
25 *Documents* for the 2019 Amendments to the Fircrest Comprehensive Plan on  
26 September 16, 2019 with a 14-day comment period ending September 30, 2019, and  
27 no adverse comments were received prior to the Planning Commission's review of this  
28 matter; and

29 **WHEREAS**, the Pierce County Regional Council, at their July 18, 2019 meeting, has  
30 recommended for approval the designation of the 19<sup>th</sup> and Mildred Countywide Center  
31 as part of the Countywide Planning Policies and as the Countywide Planning Policies  
require a center to be identified in a city's comprehensive plan; and

**WHEREAS**, the Planning Commission conducted a public hearing on October 1, 2019  
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:

- 1 a) The proposed capital facilities amendments are consistent with Capital Facilities  
2 Goal CF1, to provide and maintain adequate public facilities to meet the needs of  
3 existing and new development, and Goal CF4, to provide needed public facilities  
4 within the City's ability to fund or within the City's authority to require others to  
5 provide.
- 6 b) The proposed capital facility amendments address capital improvements that are  
7 fully contained within Fircrest jurisdiction and are not inconsistent with plans for  
8 adjacent jurisdictions or countywide planning policies. In addition, the 19th and  
9 Mildred Countywide Center has been recommended for approval by the Pierce  
10 County Regional Council as part of the Countywide Planning Policies.
- 11 c) The proposed text amendments do not conflict with existing elements or policies.
- 12 d) The proposed amendments support a continuation of existing policies and  
13 provides consistency with other planning documents.
- 14 e) The proposed amendments address future projections, are consist with Fircrest  
15 citizens' vision for the future, and will be in the public interest.

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

18 **Section 1.** Amend the Fircrest Comprehensive Plan by incorporating the revisions as  
19 identified in Exhibit "A".

20 **MOVED AND ADOPTED** by the Planning Commission of the City of Fircrest on the 1st day  
21 of October 2019 by the following vote:

22 YES: (0)

23 NOES: (0)

24 APPROVED:

25 \_\_\_\_\_  
26 Sarah Hamel  
27 Chair, Fircrest Planning Commission

28 ATTEST:

29 \_\_\_\_\_  
30 Angelie Stahlnecker  
31 Planning/Building Administrator

\_\_\_\_\_  
Date

**Policy LU8.3**

The city should separate manufacturing uses that create impacts from incompatible uses through techniques, such as creation of buffers or zoning that enables transitions from more intensive to less intensive uses. Take into account during site plan review potential adverse impacts on nearby uses due to manufacturing operations.

**CENTERS OF LOCAL IMPORTANCE (CoLI)**

~~The northwest corner of Fircrest contains the community's most intensively developed concentration of land uses, including commercial retail, office, service and restaurant uses, multifamily neighborhoods, and a public intermediate school. The city's largest undeveloped tract of land planned and zoned for commercial Mixed Use development is located within this center, as is the Fircrest Golf Club. The Northwest Fircrest CoLI is bordered by three arterial streets — 19<sup>th</sup> Street West, Mildred Street West, and Alameda Avenue. The center is bisected by Regents Boulevard, Fircrest's historic arterial, which provides access to the city's neighborhood business districts. The center is immediately south of Tacoma Community College, east of the Narrows Plaza, which is part of University Place's Regional Growth Center, and southeast of James Center, a Tacoma Mixed-Use center. The Northwest Fircrest CoLI will complement these neighboring activity centers and accommodate much of the community's planned commercial and residential growth over the next 20 years.~~

**COUNTYWIDE CENTER**

The northwest corner of Fircrest contains the community's most intensively developed concentration of land uses, including commercial retail, office, service and restaurant uses, and multifamily neighborhoods. The city's largest undeveloped tract of land, planned and zoned for commercial mixed use development, is located within this center. This area was approved as a Center of Local Importance (CoLI) by the Pierce County Regional Council (PCRC) in 2015.

In 2019, the City of Fircrest applied to the PCRC to have a portion of the Northwest Fircrest CoLI re-designated as part of the 19<sup>th</sup> and Mildred Countywide Center with the City of University Place and the City of Tacoma. This Countywide Center is bisected by Mildred Street West, which runs north-south and South 19<sup>th</sup> Street, which runs east-west. The joint center includes Tacoma Community College, the Narrows Plaza, which is part of University Place, and James Center, a Tacoma mixed use center. In addition, the Tacoma Community College Transit Center is centrally located, serving Pierce Transit, Sound Transit and is the future terminus for the Link Rail Extension.

The 19th and Mildred Countywide Center will allow complementary planning as it accommodates much of the community's planned commercial and residential growth over the next 20 years.

**GOAL LU9**

**Designate Northwest Fircrest as a Center of Local Importance Ensure that the 19<sup>th</sup> and Mildred Countywide Center be the priority for**

**accommodating growth as laid out under VISION 2040 and the Pierce County Countywide Planning Policies. The Countywide Center shall include a high density mix of business, residential, cultural and recreational uses during both the day and night that provide a sense of place and community.**

**Policy LU9.1**

Ensure that development standards, design guidelines, level of service standards, public facility plans and funding strategies support focused development within the 19th and Mildred Countywide Center Northwest Fircrest CoLI.

**Policy LU9.2**

Recognize the 19th and Mildred Countywide Center Northwest Fircrest CoLI in all relevant local, regional policy, planning and programming forums.

**Policy LU9.3**

Leverage local, regional, state and federal agency funding for needed public facilities and services within the 19th and Mildred Countywide Center Northwest Fircrest CoLI. Give priority to this center for multimodal transportation projects that will increase mobility to, from and within this center.

***ENVIRONMENTAL QUALITY***

Sensitive management of land uses and development and redevelopment projects is essential for preserving and improving the natural, as well as built, environment.

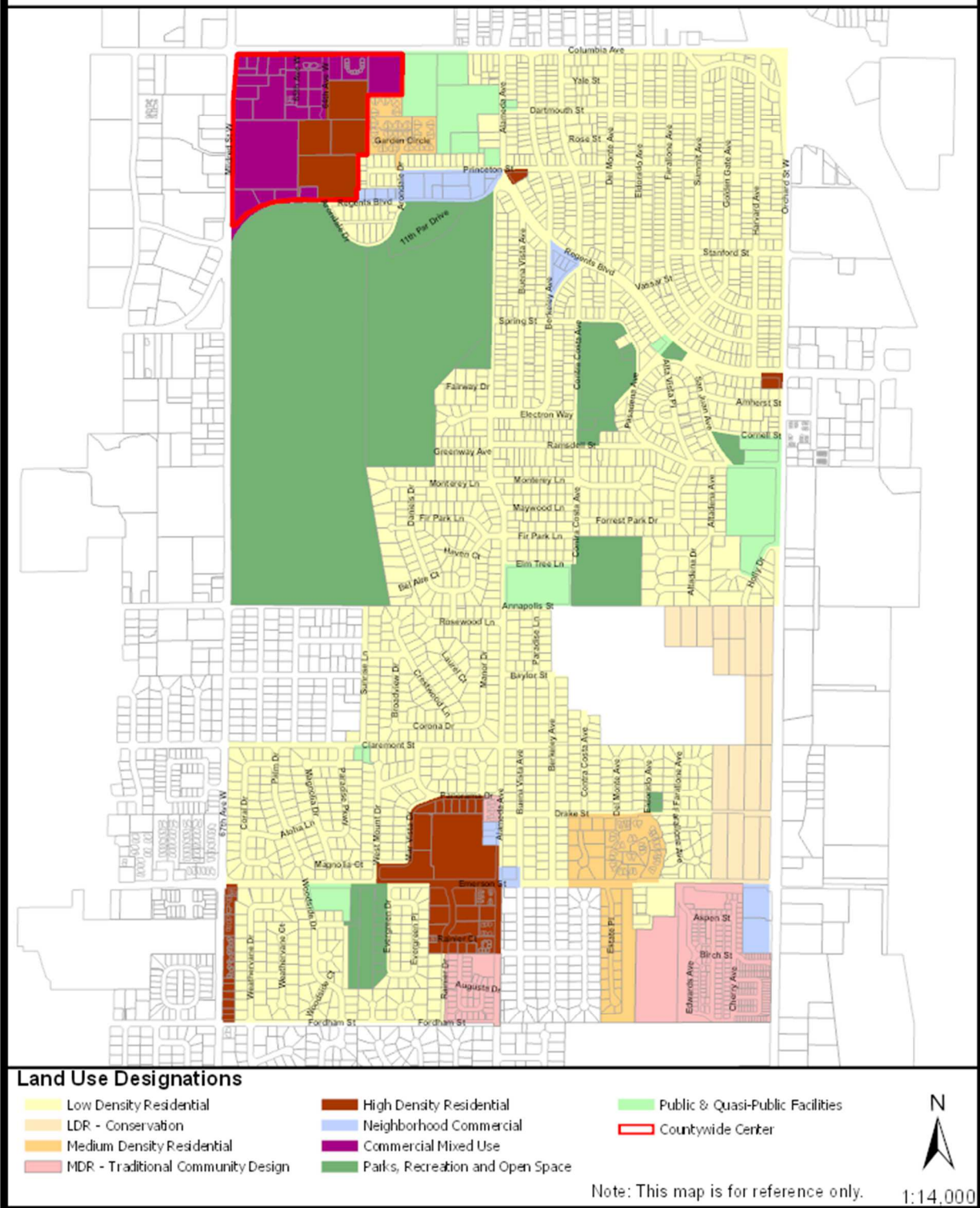
**GOAL LU10**

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

**Policy LU10.1**

- The city should support development of green infrastructure in order to improve the capacity of, and complement the services provided by, the city's natural systems as future land use becomes more intense to accommodate growth. Recognize green infrastructure as a capital/public asset. Support efforts to preserve, enhance and expand the community's inventory of green infrastructure, including but not limited to:
  - Natural areas, such as critical areas and portions of public lands that are monitored and maintained by citizen stewards;
  - Community gardens;
  - Rain gardens and other natural stormwater management facilities; and
  - Native habitat areas.

**Figure LU-1  
Land Use Designations**



<b>Transportation Facility Improvements</b>										
<b>Revenues</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>TOTAL</b>	<b>2026-2036</b>	<b>20 Year Total</b>
<i>The following revenue sources may be available to the City to be used for part or all of the Capital Appropriations identified</i>										
Light Funds from the sale of the Light Utility		30,000	30,000	0	0			60,000	0	60,000
Property Tax								0		0
Real Estate Excise Tax- To be used as deemed necessary by the City Council to fund improvements		50,000	50,000	50,000	50,000	50,000	50,000	300,000	700,000	1,000,000
State/Federal Grant			1,305,674	1,719,522	270,000	972,000	43,000	4,310,196	1,760,000	6,070,196
Local Match Funds for Grants – From REET or Rate Revenue		225,000	203,800	268,400	30,000	243,000	387,000	1,357,200	440,000	1,797,200
Utility Funds for grind and overlay with utility work					150,000			150,000	500,000	650,000
Developer Contributions								0	1,000,000	1,000,000
<b>Total Revenues</b>	<b>0</b>	<b>305,000</b>	<b>1,589,474</b>	<b>2,037,922</b>	<b>500,000</b>	<b>1,265,000</b>	<b>480,000</b>	<b>6,177,396</b>	<b>4,400,000</b>	<b>10,577,396</b>
<b>Capital Appropriations</b>										
<b>Capital Appropriations</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>TOTAL</b>	<b>2024-2036</b>	<b>20 Year Total</b>
1. Major Pavement Patching: Citywide		50,000	50,000	50,000	50,000	50,000	50,000	300,000	700,000	1,000,000
2. Berkeley Ave. : 1100-1200 block grind and overlay		150,000						150,000		150,000
3. Farallone Ave: 1200 block grind and overlay		75,000						75,000		75,000
4. 1/2 street Orchard BLVD/Regents Blvd to end of Right-of-way grind and overlay							250,000	250,000		250,000
5. 1/2 Street Orchard Blvd/Standford St. to Regents Blvd grind and overlay							180,000	180,000		180,000
3. Alameda Avenue: Regents Blvd to Spring Street (sidewalks on one side and reconstruction roadway)			1,009,474					1,009,474		1,009,474
4. Alameda Avenue: Spring Street to Greenway (sidewalks on one side and reconstruction of roadway)				1,157,922				1,157,922		1,157,922
5. Alameda Avenue: Emerson to Rosewood Ln (curb, gutter, sidewalk on east side, bike lane designation)			500,000					500,000		500,000
6. Alameda Avenue: 44th to Emerson (curb, gutter, and sidewalk on both side, and bike lane designation)					300,000			300,000		300,000
7. 44th Street: 67th Ave to 62nd Ave (curb gutter and sidewalk on north side)				450,000				450,000		450,000
8. Regents: Alameda Ave to 67 <sup>th</sup> Ave (grind and overlay)						750,000		750,000		750,000
9. Emerson Street: Alameda Avenue to Woodside Drive (planter strip and sidewalk on south side)				380,000				380,000		380,000
10. Emerson – Woodside to 67 <sup>th</sup> (Retaining walls and entry islands)						465,000		465,000		465,000
11. Berkeley Ave: 1300 Block (curb/gutter and overlay)					75,000			75,000		75,000
11. Buena Vista Ave. 1300 block (curb/gutter and overlay)					75,000			75,000		75,000
11. LED Street Light Replacement		30,000	30,000					60,000		60,000
12. Grind and Overlay: Various City Streets								0	1,500,000	1,500,000
13. Sidewalk Gap Completion and Replacement								0	950,000	950,000
14. Regents Blvd. and Alameda Avenue (channelization and restriping for bike lanes shared facilities)								0	250,000	250,000
15. New development roadway improvements								0	1,000,000	1,000,000
<b>Total Capital Appropriations</b>	<b>0</b>	<b>305,000</b>	<b>1,589,474</b>	<b>2,037,922</b>	<b>500,000</b>	<b>1,265,000</b>	<b>480,000</b>	<b>6,177,396</b>	<b>4,400,000</b>	<b>10,577,396</b>

<b>Sewer Facility Improvements</b>								
<b>Revenues</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>TOTAL</b>
<i>The following revenue sources may be available to the City to be used for part or all of the Capital Appropriations identified.</i>								
Sewer Rate Revenue		435,000	295,000	235,000	195,000	420,000	155,000	1,735,000
Real Estate Excise Tax - To be used as deemed necessary by the City Council to fund improvements								0
Public Works Trust Fund Loan								0
Washington State Department of Ecology Loan								0
Capital Contributions - Tap Fees		15,000	5,000	5,000	5,000	5,000	5,000	40,000
Bond Issue								0
<b>Total Revenues</b>	<b>0</b>	<b>450,000</b>	<b>300,000</b>	<b>240,000</b>	<b>200,000</b>	<b>425,000</b>	<b>160,000</b>	<b>1,775,000</b>
<b>Capital Appropriations</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>TOTAL</b>
44 <sup>th</sup> (Fordham) lift station upgrades					200000			200,000
Estate Place Lift station roadway/generator/control panel		450,000						450,000
Pipe burst sewer replacement between Cornell and Amherst.			150000					150,000
Pipe burst sewer main between Amherst and Regents			150000					150,000
Pipe burst sewer 100-200 block of Farallone and Eldorado				180000				180,000
Pipe burst sewer main on 100 block Alameda between Alameda and Berkeley				60000				60,000
Pipe burst sewer main between sunrise/Broadview						250000		250,000
Pipe Burst sewer between Alta Vista/Ramsdell/Electron							100000	100,000
Pipe burst sewer between Alameda/Paradis Ln						175,000	60,000	235,000
<b>Total Capital Appropriations</b>	<b>0</b>	<b>450,000</b>	<b>300,000</b>	<b>240,000</b>	<b>200,000</b>	<b>425,000</b>	<b>160,000</b>	<b>1,775,000</b>

<b>Stormwater Management Facility Improvements</b>								
<b>Revenues</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>TOTAL</b>
<i>The following revenue sources may be available to the City to be used for part or all of the Capital Appropriations identified.</i>								
Rate Revenues		80,000	30,000	30,000	30,000	30,000	30,000	230,000
Real Estate Excise Tax - To be used as deemed necessary by the City Council to fund improvements								0
WSDOE grants monies		213,750	150,000	150,000	150,000	375,000	262,500	1,301,250
Local Match Funds for Grants – From REET or Rate Revenue		71,250	50,000	50,000	50,000	125,000	87,500	433,750
<b>Total Revenues</b>	<b>0</b>	<b>365,000</b>	<b>230,000</b>	<b>230,000</b>	<b>230,000</b>	<b>530,000</b>	<b>380,000</b>	<b>1,965,000</b>
<b>Capital Appropriations</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>TOTAL</b>
Estatel place storm pond modification		80,000						80,000
Outfall water quaility improvements Source 10 and 11		285,000						
Storm line improvemnts			30,000	30,000	30,000	30,000	30,000	
Storm Water Quality outfall projects, SQ1 to SQ09 (2 per yr.)			200,000	200,000	200,000	500,000	350,000	1,450,000
<b>Total Capital Appropriations</b>	<b>0</b>	<b>365,000</b>	<b>230,000</b>	<b>230,000</b>	<b>230,000</b>	<b>530,000</b>	<b>380,000</b>	<b>1,530,000</b>
<b>Water Facility Improvements</b>								
<b>Revenues</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>TOTAL</b>
<i>The following revenue sources may be available to the City to be used for part or all of the Capital Appropriations identified.</i>								
Rate Revenues		136,800	295,600	365,600	215,600	215,600	215,600	1,444,800
Real Estate Excise Tax - To be used as deemed necessary by the City Council to fund improvements								0
Capital Contributions - Tap Fees		13,200	4,400	4,400	4,400	4,400	4,400	35,200
Bond Issue								0
Local Match Funds for Grants – From REET or Rate Revenue								
<b>Total Revenues</b>	<b>0</b>	<b>150,000</b>	<b>300,000</b>	<b>370,000</b>	<b>220,000</b>	<b>220,000</b>	<b>220,000</b>	<b>1,480,000</b>
<b>Capital Appropriations</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>TOTAL</b>
Recoat exterior of the "Golf Course Tank"				150000				150,000
Upgrade water meters and software for meter readying changes		150000	150000	150000	150000	150000	150000	900,000
8" Water Main on Farallone from Stanford Street to Golden Gate Avenue			75000					75,000
8" Water Main on Eldorado Avenue from Princeton St to Columbia St			75000					75,000
8" Water Main Replacement of Old & Undersized Mains				70,000	70,000	70,000	70,000	280,000
<b>Total Capital Appropriations</b>	<b>0</b>	<b>150,000</b>	<b>300,000</b>	<b>370,000</b>	<b>220,000</b>	<b>220,000</b>	<b>220,000</b>	<b>1,480,000</b>

Parks and Recreation Improvements								
Revenues	2019	2020	2021	2022	2023	2024	2025	TOTAL
The following revenue sources may be available to the City to be used for part or all of the Capital Appropriations identified.								
State/Federal Grants								\$0
General Fund								\$0
General Obligation Bonds	\$3,000,000	\$7,000,000	\$3,500,000					\$13,500,000
Donations	\$1,750,000	\$2,000,000	\$1,250,000	\$1,250,000				\$6,250,000
Real Estate Excise Tax - To be used as deemed necessary by the City Council to fund improvements								\$0
Local Match Funds for Grants (44 <sup>th</sup> & Alameda fund)	\$500,000			\$80,000				\$580,000
Total Revenues	\$5,250,000	\$9,000,000	\$4,750,000	\$1,330,000	\$0	\$0	\$0	\$20,330,000
Capital Appropriations	2019	2020	2021	2022	2023	2024	2025	TOTAL
Fircrest Park Pool Replacement	\$7,300,000							\$7,300,000
Recreation Center Replacement			10,600,000					\$10,600,000
Fircrest Park Sports Fields Improvements					120,000			\$120,000
Whittier Park Master Plan						30,000		\$30,000
Alice Peers Park Reader Board			60,000					\$60,000
Fox Property Development				100,000				\$100,000
Fircrest Park Storage Garage	\$35,000							\$35,000
Resurface Fircrest Park tennis courts			\$15,000					\$15,000
Total Capital Appropriations	\$7,335,000	\$0	\$10,675,000	\$100,000	\$120,000	\$30,000	\$0	\$18,260,000

**DETERMINATION OF NONSIGNIFICANCE  
AND ADOPTION OF EXISTING  
ENVIRONMENTAL DOCUMENT**

**Description of current proposal:** The City of Fircrest proposes to amend the Comprehensive Plan by identifying a the 19<sup>th</sup> and Mildred Countywide Center and updating the 6-year Capital Facilities Improvements Plan.

**Proponent:** City of Fircrest

**Location of current proposal:** City of Fircrest (City-wide)

**Date adopted document was prepared:** September 12, 2019

**Description of document (or portion) being adopted:** *Final Environmental Impact Statement* prepared in conjunction with the adoption of the City's Comprehensive Plan to comply with the State Growth Management Act RCW 36.70A (1996). Also proposed for adoption is an *Addendum* to the above FEIS.

**If the document being adopted has been challenged (WAC 197-11-630), please describe:**

Not Applicable

**The document is available to be read at (place/time):** City of Fircrest, Planning and Building Department, 115 Ramsdell Street, Fircrest WA 98466, during normal business hours and on the City's website: [www.cityoffircrest.net](http://www.cityoffircrest.net)

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

☐ There is no comment period for this DNS.

☒ **This DNS is issued under WAC 197-11-340(2); the lead agency will not act on the proposal for 14 days from the date below. Comments must be submitted by September 30, 2019.**

We have identified and adopted this document as being appropriate for this proposal after independent review. The document meets our environmental review needs for the current proposal and will accompany the proposal to the decision maker.

**Name of agency adopting document:** City of Fircrest

**Contact person, if other than responsible official:** NA      **Phone:** NA

**Responsible official:** Angelie Stahlnecker

**Position/title:** Planning and Building Administrator      **Phone:** 253-564-8902

**Address:** 115 Ramsdell Street, Fircrest WA 98466

**Date:** September 16, 2019

**Signature:** *Angelie Stahlnecker*

# **CITY OF FIRCREST, WA**

## **Environmental Checklist**

### *Purpose of Checklist:*

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

### *Instructions for Applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### *Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT Actions (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

## **A. BACKGROUND**

1. Name of proposed project, if applicable:

*19-05 - 2019 Comprehensive Plan Amendments*

2. Name of applicant/proponent:

*City of Fircrest*

3. Address and phone number of applicant and contact person:

*Angelie Stahlnecker  
115 Ramsdell Street  
Fircrest, WA 98466  
253-564-8902*

4. Date checklist prepared:  
*September 12, 2019*

5. Agency requesting checklist:  
*City of Fircrest*

6. Proposed timing or schedule (including phasing, if applicable):  
*Planning Commission Review: October 1, 2019*  
*City Council Review: November 2019*  
*City Council Action: December 2019*

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
*No.*

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
*None noted.*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.  
*None are known.*

10. List any government approvals or permits that will be needed for your proposal, if known.  
*None. Notice will be provided to local and state agencies as provided by law prior to and after adoption of the amendments*

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)  
*The proposal is a non-project action that applies citywide.*

12. Location of proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.  
*Comprehensive Plan amendments will apply Citywide.*

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other:  
*The city has mixed topography from 0% up to 30% slopes.*

b. What is the steepest slope on the site (approximate percent slope)? *30%*

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

*Predominantly Alderwood gravelly sandy loam.*

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

*At a generalized level, the City's Comprehensive Plan identifies geologically hazardous areas based on 2-foot contour intervals, LIDAR and USDA soil information. These areas may have unstable soils depending on a variety of factors.*

e. Describe the purpose, type, and approximate quantities of any filling or grading proposal. Indicate source of fill.

*None proposed under this non-project proposal.*

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

*Erosion would not occur as a result of this non-project proposal.*

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

*Not applicable under this non-project proposal.*

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

*Not applicable under this non-project proposal.*

## **2. Air**

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

*Emissions would not occur directly as a result of this non-project proposal.*

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

*Not applicable under this non-project proposal.*

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

*Not applicable under this non-project proposal.*

## **3. Water**

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

*Leach Creek and associated wetlands are located in southeastern Fircrest. Emerson Pond and associated wetlands are located in south-central Fircrest.*

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

*Not applicable under this non-project proposal.*

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

*Not applicable under this non-project proposal.*

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

*Not applicable under this non-project proposal.*

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

*Leach Creek, Emerson Pond, and other isolated features fall within 100-year floodplains.*

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

*Not applicable under this non-project proposal.*

**b. Ground:**

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

*Not applicable under this non-project proposal.*

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals . . .; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable) or the number of animals or humans the system(s) are expected to serve.

*Not applicable under this non-project proposal.*

**c. Water Runoff (including storm water):**

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

*Not applicable under this non-project proposal.*

2) Could waste materials enter ground or surface waters? If so, generally describe.

*Not applicable under this non-project proposal.*

**d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:**

*None proposed.*

**4. Plants**

a. Check or circle types of vegetation found on the site:

X deciduous tree: alder, maple, aspen, other

X evergreen tree: fir, cedar, pine, other

X shrubs

X grass

- \_\_\_\_\_ pasture
- \_\_\_\_\_ crop or grain
- X wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- \_\_\_\_\_ water plants: water lily, eelgrass, milfoil, other
- X other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

*Not applicable under this non-project proposal.*

c. List threatened or endangered species known to be on or near the site.

*None known.*

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

*Not applicable under this non-project proposal.*

## 5. Animals

a. Underline any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other (list):

mammals: deer, bear, elk, beaver, other (list):

fish: bass, salmon, trout, herring, shellfish, other (list):

b. List any threatened or endangered species known to be on or near the site.

*None known.*

c. Is the site part of a migration route? If so, explain.

*The area is within the Pacific Flyway.*

d. Proposed measures to preserve or enhance wildlife, if any:

*None proposed under this non-project proposal.*

## 6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

*Not applicable under this non-project proposal.*

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

*Not applicable under this non-project proposal.*

c. What kinds of energy conservation features are included in the plans of this proposal?

*Not applicable under this non-project proposal.*

List other proposed measures to reduce or control energy impacts, if any:

*Not applicable under this non-project proposal.*

## 7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

*Not applicable under this non-project proposal.*

1) Describe special emergency services that might be required.

*Not applicable under this non-project proposal.*

2) Proposed measures to reduce or control environmental health hazards, if any:

*Not applicable under this non-project proposal.*

### b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

*Not applicable under this non-project proposal.*

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

*Not applicable under this non-project proposal.*

3) Proposed measures to reduce or control noise impacts, if any:

*Not applicable under this non-project proposal.*

## 8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

*Fircrest is developed with a mix of residential, commercial, recreation, and public/quasi-public uses.*

b. Has the site been used for agriculture? If so, describe.

*No*

c. Describe any structures on the site.

*Numerous structures associated with residential uses are located throughout the city.*

d. Will any structures be demolished? If so, what?

*Not applicable.*

e. What is the current zoning classification of the site?

*Not applicable.*

f. What is the current comprehensive plan designation of the site?

*Not applicable.*

g. If applicable, what is the current shoreline master program designation of the site?

*Not applicable.*

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

*No. However, various areas of the city are regulated as critical areas.*

i. Approximately how many people would reside or work in the completed project?

*The City's County-assigned 2030 population allocation is 6,950, which approximates build-out.*

j. Approximately how many people would the completed project displace?

*None.*

k. Proposed measures to avoid or reduce displacement impacts, if any:

*None proposed under this non-project.*

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

*None proposed under this non-project.*

## **9. Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

*None.*

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

*None.*

c. Proposed measures to reduce or control housing impacts, if any:

*None proposed under this non-project proposal.*

## **10. Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

*Not applicable under this non-project proposal.*

b. What views in the immediate vicinity would be altered or obstructed?

*Not applicable under this non-project proposal.*

c. Proposed measures to reduce or control aesthetic impacts, if any:

*Not applicable under this non-project proposal.*

## **11. Light and Glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

*Not applicable under this non-project proposal.*

b. Could light or glare from the finished project be a safety hazard or interfere with views?

*Not applicable under this non-project proposal.*

c. What existing off-site sources of light or glare may affect your proposal?

*Not applicable under this non-project proposal.*

d. Proposed measures to reduce or control light and glare impacts, if any:

*Not applicable under this non-project proposal.*

## **12. Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?

*Existing park, recreation and open space facilities (public and private) are summarized in the Comprehensive Plan's PROS Element. They range from homeowner association-maintained pocket parks to community-serving multi-purpose public parks to the private membership Fircrest Golf Club.*

b. Would the proposed project displace any existing recreational uses? If so, describe.

*No.*

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

*Not applicable under this non-project proposal.*

## **13. Historic and Cultural Preservation**

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

*Not applicable under this non-project proposal.*

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

*Not applicable under this non-project proposal.*

c. Proposed measures to reduce or control impacts, if any:

*Not applicable under this non-project proposal.*

## **14. Transportation**

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

*Existing and proposed streets and non-motorized facilities are summarized in the Comprehensive Plan's Transportation and Capital Facilities elements.*

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

*Not applicable under this non-project proposal. However, public transit is available on various arterial streets within and adjacent to Fircrest.*

c. How many parking spaces would the completed project have? How many would the project eliminate?

*Not applicable under this non-project proposal.*

d. Will the proposal require any new roads or streets, or improvement to existing roads or

streets, not including driveways? If so, generally describe (indicate whether public or private).

*Not applicable under this non-project proposal. However, the 6-year capital improvement program for transportation facilities identifies streets, sidewalks and other transportation facilities that would be improved during 2019-2024.*

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

*Not applicable under this non-project proposal.*

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

*Not applicable under this non-project proposal.*

g. Proposed measures to reduce or control transportation impacts, if any:

*Not applicable under this non-project proposal.*

## 15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

*No.*

b. Proposed measures to reduce or control direct impacts on public services, if any.

*None. Not applicable under this non-project proposal.*

## 16. Utilities

a. Circle the utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

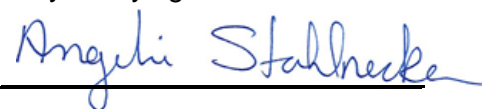
*Not applicable under this non-project proposal.*

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

*Not applicable under this non-project proposal.*

## C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Angelie Stahlnecker  
SEPA Responsible Official

Date Submitted: September 16, 2019

**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS** (do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

*The proposed amendments will not increase the City's development potential or capacity and therefore should not increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise.*

Proposed measures to avoid or reduce such increases are:

*Compliance with Ecology BMPs to control runoff and minimize impacts to receiving bodies of water for sign construction that disturbs the soil. Noise impacts would be temporary and are also regulated under the Fircrest Municipal Code for days and hours of construction or operation.*

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

*Site-specific project proponents are required to comply with adopted critical areas regulations to avoid impacts to sensitive habitats.*

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

*Appropriate mitigation will be applied as established in the city's critical areas regulations, if applicable.*

3. How would the proposal be likely to deplete energy or natural resources?

*The proposed amendments will have no effect on the depletion of energy or natural resources.*

Proposed measures to protect or conserve energy and natural resources are:

*Development proposals would be required to comply with the latest energy conservation requirements under the International Building Code, when applicable.*

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

*The proposed amendments will not increase the City's development potential or capacity and therefore should not have an increased effect on environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection.*

Proposed measures to protect such resources or to avoid or reduce impacts are:

*Impacts to environmentally sensitive areas are managed and mitigated through the implementation of the city's critical areas regulations and under the mitigation policies established in the city's environmental policy regulations.*

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

*The proposed amendments will not increase the City's development potential or capacity nor allow or encourage land that is incompatible with existing plans.*

Proposed measures to avoid or reduce shoreline and land use impacts are:

*No specific measures are proposed at this time.*

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

*The proposed amendments will not increase the City's development potential or capacity and therefore should not lead to increased demands on transportation or public services and utilities.*

Proposed measures to reduce or respond to such demand(s) are:

*None proposed for this non-project proposal.*

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

*The proposed amendments do not conflict with local, state or federal laws. They are consistent with GMA goals, VISION 2040, and the Pierce County Countywide Planning Policies.*