

CITY OF FIRCREST PLANNING COMMISSION  
RESOLUTION NO. 20-02  
Case No. LU20-08

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**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FIRCREST, WASHINGTON, RECOMMENDING ADOPTION OF AMENDMENTS TO THE FIRCREST MUNICIPAL CODE, TITLE 22 LAND DEVELOPMENT, INCLUDING ADOPTION OF A FORM-BASED CODE**

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

**WHEREAS**, Land Use Goal 12 of the Fircrest Comprehensive Plan and its related policies state the City should continue to refine its permit process and periodically review and revise its development regulations to ensure consistency with the Comprehensive Plan and other stated and federal mandates; and

**WHEREAS**, the City also desires to provide a broad mix of commercial, cultural, and residential opportunities in the commercial mixed-use area along 19<sup>th</sup> and Mildred which is designated a Countywide Center and is intended to be a focal point for mixed urban growth; and

**WHEREAS**, the Planning Commission is recommending amendments to the Land Use Element and the Commercial Mixed-Use land use designation of the Comprehensive Plan, which require amendments to the Land Development Code for consistency; and

**WHEREAS**, the City submitted a *Notice of Intent to Adopt* to the Washington State Department of Commerce July 16, 2020, which was issued to state agencies for a 60-day comment period as required pursuant to RCW 36A.70 RCW; and

**WHEREAS**, the City issued a *Determination of Nonsignificance/Incorporation by Reference of Environmental Documents, Adoption of Existing Environmental Documents* for the 2020 Amendments on September 11, 2020 with a 14-day comment period ending September 28, 2020, and no adverse comments were received; and

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**WHEREAS**, the City held public outreach workshops related to increased development intensity and adoption of a form-based code for the Commercial Mixed-Use designation on January 21, 22, and 23, 2020; and

**WHEREAS**, the Planning Commission held a study session on the proposed amendments on June 2, 2020; and

**WHEREAS**, the City Council and Planning Commission held a joint public meeting to consider a virtual presentation and public input related to increased development intensity and adoption of a form-based code for the Commercial Mixed-Use designation on September 1, 2020; and

**WHEREAS**, the Planning Commission conducted a public hearing on October 6, 2020 to accept public testimony and comment; and

**WHEREAS**, the Planning Commission has considered the criteria listed in Section 22.78.004 FMC:

- a. The proposed amendments are consistent with the goals, objectives and policies of the comprehensive plan, including the following goals and policies:
  - Goal LU4 Ensure that decisions on land use designations and zoning are consistent with the City’s vision, goals, objectives and policies as articulated in the Comprehensive Plan and take into account GMA goals regarding urban growth, sprawl, property rights, permits, economic development, and open space and recreation.
  - Goal LU9 Ensure that the 19<sup>th</sup> and Mildred Countywide Center be Fircrest’s 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 day and night that provide a sense of place and community.
  - Policy LU12.1 Development regulations shall be periodically reviewed and revised to ensure that they are consistent with and relate directly to implementation of the Comprehensive Plan and other state and federal mandates. Duplicate and unnecessary regulations should be eliminated.
- b. The proposed amendments will promote, rather than detract from, the public health, safety, morals and general welfare.
- c. The proposed zoning is compatible with the uses and zoning of surrounding property.
  - The Mixed-Use Urban (MUU) zoning classification will complement development regulations by the adjoining cities of University Place

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and Tacoma and the goals and objectives of the joint Countywide Center.

- The Mixed-Use Neighborhood (MUN) zoning classification will serve as a transition between the more intense MUU zone and the less intense Residential-30 and Residential-8 zones.

d. No significant changes are being proposed to the uses allowed in the properties proposed to be rezoned from CMU to either MUU or MUN.

e. A change of conditions has occurred within the 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, including:

- Continued population growth in the County and Region;
- Designation of the City of Fircrest as a high capacity transit community by the Pierce County Regional Council; and
- Designation of the 19<sup>th</sup> and Mildred area as a Countywide Center.

**THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Fircrest hereby adopts all of the “whereas” section of this resolution as findings and recommends to the City Council the following:

**Section 1.** Adoption of the proposed amendments to the Fircrest Municipal Code, Title 22 Land Development, as identified in Exhibit 4 and 5.

**MOVED AND ADOPTED** by the Planning Commission of the City of Fircrest on the 6<sup>th</sup> day of October 2020 by the following vote:

YES: (-)

NOES: (-)

APPROVED:

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Sarah Hamel  
Chair, Fircrest Planning Commission

ATTEST:

\_\_\_\_\_  
Angelie Stahlnecker  
Planning/Building Administrator

\_\_\_\_\_  
Date