

**FIRCREST CITY COUNCIL  
STUDY SESSION AGENDA**

**MONDAY, NOVEMBER 16, 2020  
6:00 P.M.**

**COUNCIL CHAMBERS  
FIRCREST CITY HALL, 115 RAMSDELL STREET**

---

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Agenda Modifications
5. [Comprehensive Plan and Title 22 Land Development Amendments Discussion](#)
6. [Readerboard Discussion](#)
7. [Westside Disposal Contract Discussion](#)

To comply with the Governor's orders, our City Council meetings will be physically closed to the public. Below is the call-in information for the public to listen via Zoom. If you would like to make a public comment, you may speak at the appropriate time or e-mail the City Clerk your comment before 5 pm and it will be read into the record.

**Zoom Meeting Details:**

*Dial-in Information: 1-253-215-8782 Webinar ID: 857 7769 7009 Password: 312044*

## FIRCREST CITY COUNCIL

### STUDY SESSION AGENDA

MONDAY, NOVEMBER 16, 2020

**AGENDA ITEM:** Comprehensive Plan and Title 22 Land Development Amendments

**FROM:** Angelie Stahlnecker, Planning & Building Administrator

---

**BACKGROUND:** The City annually reviews and updates its Comprehensive Plan. This year the Comprehensive Plan amendments include updates to the 6-year Capital Improvement Plan, incorporates the proposed form-based code (FBC), and some staff introduced revisions.

In addition, the Planning Commission has recommended amendments to Title 22 Land Development. The amendments included text changes related to the proposed form-based code, updates required due to changes in state or federal law, and other staff recommended changes.

The intent of this study session is to cover those more significant items not related to the adoption of the form-based code. General information updates (i.e. more detail about ST3 in the public transportation section) and/or copyediting have not been included. In addition, the study session will also cover proposed amendments related to administering the form-based code which has not been covered in previous study sessions.

A summary of the study session items is listed below. The full draft proposals as recommended by the Planning Commission are available at this [link \(www.cityoffircrest.net/applications\)](http://www.cityoffircrest.net/applications). Please let staff know if there are any other amendments you'd like staff to address.

### COMPREHENSIVE PLAN

#### Community Character Element

- *Goal CC4 Building and Site Design:* incorporates FBC; language to consider expansion into neighborhood commercial and multi-family zones along Regents Blvd. (pg. CC-9)
- *Goal CC8 Residential Character:* incorporates FBC; language to consider expansion into neighborhood commercial and multi-family zones (pg. CC-15)

#### Land Use Element

- *Policy LU6.6 Commercial Land Use:* prohibiting future drive-throughs (pgs. LU14)
- *Low-Density Residential:* adds language to allowed uses: "two-family dwelling units when allowed within a zoning district." This is a placeholder for our upcoming discussion of two-unit dwellings on corner lots which were part of our Department of Commerce grant. Due to the fact that the Comprehensive Plan can only be amended once a year, and we historically update in the Fall, this gives us the option to adopt development code changes, if desired, within the grant timeline. It does not commit the City to those changes. Additional information is planned to be provided at the February joint meeting. (LU-31)

## Capital Facilities

- 6-year Capital Improvement Plan updates (pgs. CF28-31)

## DEVELOPMENT CODE

- 22.24 *Personal Wireless*: updates related to Federal law changes (pgs. 3-7)
- 22.57 *Form-Based Standards*: adds new chapter adopting FBC by reference; note “minor departure” subsection (pgs. 22-23)
- 22.58.008 *Performance Standards*: amends to refuse collection containers (pg. 24)
- 22.58.018 *Outdoor lighting*: adds hearing examiner (pg. 28)
- 22.60 *Parking and Circulation*: consolidates some parking categories, increases parking space sizes, amends ADA parking signs to comply with Federal guidelines (pgs. 43-52)
- 22.60.015 *Parking reductions for temporary outdoor sales events*: amends to administrative use process for outdoor sales for commercial sites (pg. 52)
- 22.60.016 *Micromobility*: adds section (pg. 53)
- 22.64.020 *Display windows*: Replace with Shopfront Design Guidelines (pgs 60-62)
- 22.64.022 *Infill development patterns*: amends to apply to traditional shopfront neighborhoods like the lower business district (pgs. 62-64)
- 22.66 *Administrative Design Review*: expands review approval; adds spatial site plan elements section (specifically reviewed by City Attorney to allow some flexibility with FBC regulating plan) (pgs. 66-67)
- *Zoning Map*: incorporates FBC regulating map; designates Emerson Courtyard as MUN
- Sections repealed due to redundancy or conflict:
  - 22.58.016 *Pedestrian Plazas*: covered by 22.64.031 (pg. 27)
  - 22.64.005 *Street layouts*: conflicts with 22.65 design standards and guidelines for streetscape elements (pgs. 54-55)
  - 22.64.008 *Building height*: covered in FBC (pg. 56)
  - 22.64.021 *Site Planning*: covered in FBC (pg. 62)

## ***BUILDINGS AND SITE DESIGN***

There is a high expectation for quality design in Fircrest, and form-based codes and design standards and guidelines provide local guidance. Commercial, multifamily, mixed-use, civic, and traditional residential design projects receive a higher level of scrutiny than detached single-family homes. Generally, these projects are reviewed at an administrative level using the City's adopted design standards and guidelines, which may apply to specific locations or to types of uses.

### **GOAL CC4**

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

#### **Policy CC4.1**

Effectively implement form-based codes and design standards and guidelines to guide development within the 19<sup>th</sup> and Mildred area. Consider adopting additional form-based codes that would apply to ~~Adopt new design standards and guidelines that will guide new development and redevelopment within~~ Neighborhood Commercial areas on Regents Boulevard, ~~Commercial Mixed Use areas within the Mildred and 19<sup>th</sup> Street corridors,~~ and the City's medium to high density multifamily areas in order to achieve unique, high quality built environments in each area. ~~Consider the introduction of additional form-based zoning within the Neighborhood Commercial and Commercial Mixed Use areas.~~

**Discussion:** ~~In 2000, the City has previously adopted generalized design standards and guidelines that apply to commercial and other types of development. These were supplemented by detailed design standards and guidelines for multifamily development in 2015. In 2020, the City adopted a form-based code that applies to mixed-use zones located within the 19<sup>th</sup> and Mildred area. The City may consider expanding the scope of this code to apply to an expanded geographic area including nearby multifamily areas and portions of Regents Boulevard. These design standards and guidelines are not fully consistent with the community's community character goals nor will they achieve design excellence or the preferred urban form. The City anticipates modifying these provisions to achieve planning and design goals and objectives for future neighborhood commercial, commercial mixed-use, and multifamily development.~~

#### **Policy CC4.2**

Apply form-based codes and design standards and guidelines through an administrative ~~design~~ review process to help achieve or accomplish the following:

- ☐ Development that exhibits the highest standards of urban design, architecture, and landscaping at the scale of the neighborhood, block, lot, and building.
- An increased focus on the design of the public realm – the public space defined by the exterior of buildings and the surrounding streets and open space.



## GOAL CC8

**Support residential infill development and redevelopment that responds to local preference and demand for innovative, high-quality housing, that is sensitive to surrounding residential areas, and that supports community character goals and objectives.**

### Policy CC8.1

Periodically review and update form-based codes, design standards, and guidelines and other zoning provisions that apply to ~~commercial-residential~~ mixed-use development, multifamily redevelopment, and single-family infill housing to assess their effectiveness in accomplishing design objectives and community character goals, and to assess the extent to which they successfully respond to neighborhood compatibility issues and concerns.

**Discussion:** In response to changing needs and preferences for housing in the community and the likely increase in the type and number of housing units being constructed within existing neighborhoods, the City should consider expanding the applicability of its form-based codes to medium- and high-density multifamily zones to better ensure a high quality public realm, design excellence and neighborhood compatibility. ~~adopt design standards and guidelines that apply to new cottage housing, small lot and multi-family development to better ensure design excellence and neighborhood compatibility. In addition, the City should refine existing design standards and guidelines to provide more beneficial and effective design direction for commercial mixed use development that may be constructed along the Mildred Street and 19<sup>th</sup> Street corridors.~~

**Policy LU6.6**

Existing Automobile-oriented businesses such as restaurants with drive-up windows may continue to operate or be modified in ~~be permitted in commercial~~ mixed-use areas subject to compliance with design standards and guidelines ~~screening and other site development standards~~ intended to minimize impacts on neighboring properties. Site design for such businesses should ensure safe and convenient pedestrian access separate from drive-up access and that does not require the pedestrian to cross drive-up facilities to reach the pedestrian entry. Site design shall consider the safety of motorists, bicyclists, and pedestrians on the streets, shoulders, and sidewalks adjacent to the business driveways. Additional drive-through facilities should be prohibited in mixed-use areas.

## ***LOW DENSITY RESIDENTIAL***

### **Allowable Uses**

The Low Density Residential designation generally applies to areas of the community that were platted and developed for single-family dwellings prior to 2000. These areas may include the following housing types:

- ☐ Single-family dwelling units
- ☐ Attached and detached accessory dwelling units
- ☐ Group family homes, including adult family homes
- ☐ Assisted living facilities, congregate care facilities, convalescent homes, hospice care centers, residential care facilities and residential treatment facilities in accord with the applicable goals and policies of this Comprehensive Plan
- ☐ Duplex dwelling units when allowed within a zoning district
- ☐ *Existing* duplex or multifamily dwelling units, which may be renovated or redeveloped as duplex or multifamily dwelling units in accord with the applicable goals and policies of this Comprehensive Plan

Additional uses in Low Density Residential areas include public facilities that support residential neighborhoods. For example, streets, sidewalks and other pedestrian facilities, bike paths and associated facilities, transit facilities including stops, shelters and benches, neighborhood parks, and utilities will be allowed. Infrastructure for utilities may include, but is not limited to, storm drainage, power, water, sewer, natural gas, and telecommunications facilities. In addition, other small public facilities compatible with the surrounding neighborhood will be allowed. Home occupations that are compatible with the surrounding neighborhood will be allowed.

## SIX-YEAR CAPITAL IMPROVEMENT PROGRAM

This section of the Capital Facilities Element determines whether sufficient revenue will be available under the current budgeting assumptions to fund needed capital improvements. It provides an analysis of revenue sources available for capital improvements and balances these revenues against anticipated expenditures for capital improvements. Using this process, the City can estimate annual revenue surpluses and shortfalls. Proposed funding sources for currently unfunded capital projects have also been provided.

The improvements schedules provided in the following pages set forth each capital project that the City intends to construct over the next six years and presents estimates of the resources needed to finance the projects. The schedules will reflect the goals and policies of the Capital Facilities Element and the other elements of the Comprehensive Plan. The first year of the schedules will be included within the annual capital budget, while the remaining five-year programs will provide long-term planning. The Six-Year Capital Improvement Program is a rolling plan that will be revised and extended annually to reflect changing needs and aspirations of the community, revenue projections, implementation of utility, transportation, and park, recreation and open space plans, and changing circumstances. Improvement schedules are included for the following facilities:

- ☐ Transportation
- ☐ Sanitary sewer
- ☐ Stormwater management
- ☐ Water
- ☐ Parks, recreation, and open space

The Transportation schedule extends through ~~2035~~2036, Fircrest's 20-year planning horizon, to provide additional information required under RCW 36.70A.070(6) for the City's multi-year transportation financing plan.

**Transportation Facility Improvements**

Revenues	2020	2021	2022	2023	2024	2025	2026	TOTAL	2026-2036	20 Year Total
<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								0	0	0
Property Tax								0		0
Real Estate Excise Tax- To be used as deemed necessary by the City Council to fund improvements		60,000	60,000	60,000	60,000	60,000	60,000	360,000	700,000	1,060,000
State/Federal Grant			450,000	376,200	1,003,400		761,200	2,590,800	1,760,000	4,350,800
Local Match Funds for Grants – From REET or Rate Revenue			50,000	58,800	156,600		118,800	384,200	440,000	824,200
Utility Funds for grind and overlay with utility work			150,000			150,000		300,000	500,000	800,000
Developer Contributions								0	1,000,000	1,000,000
<b>Total Revenues</b>	<b>0</b>	<b>60,000</b>	<b>710,000</b>	<b>495,000</b>	<b>1,220,000</b>	<b>210,000</b>	<b>940,000</b>	<b>3,635,000</b>	<b>4,400,000</b>	<b>8,035,000</b>

Capital Appropriations	2020	2021	2022	2023	2024	2025	2026	TOTAL	2024-2036	20 Year Total
Major Pavement Patching: Citywide		60,000	60,000	60,000	60,000	60,000	60,000	360,000	700,000	1,060,000
Berkeley Ave. : 1100-1200 block grind and overlay			150,000					150,000		150,000
1/2 street Orchard BLVD/Regents Blvd to end of Right-of-way grind and overlay							250,000	250,000		250,000
1/2 Street Orchard Blvd/Standford St. to Regents Blvd grind and overlay							180,000	180,000		180,000
Alameda Avenue: Emerson to Rosewood Ln ( <i>curb, gutter, sidewalk on east side, bike lane designation</i> )			500,000					500,000		500,000
Alameda Avenue: 44th to Emerson ( <i>curb, gutter, and sidewalk on both side, and bike lane designation</i> )				300,000				300,000		300,000
44th Street: 67th Ave to 62nd Ave ( <i>curb gutter and sidewalk on north side</i> )							450,000	450,000		450,000
Regents: Alameda Ave to 67 <sup>th</sup> Ave ( <i>grind and overlay</i> )				82,000	760,000			842,000		842,000
Emerson – Woodside to 67 <sup>th</sup> ( <i>Retaining walls and entry islands</i> )				53,000	400,000			453,000		453,000
Berkeley Ave: 1300 Block ( <i>curb/gutter and overlay</i> )						75,000		75,000		75,000
Buena Vista Ave. 1300 block ( <i>curb/gutter and overlay</i> )						75,000		75,000		75,000
Grind and Overlay: Various City Streets								0	1,500,000	1,500,000
Sidewalk Gap Completion and Replacement								0	950,000	950,000
Regents Blvd. and Alameda Avenue ( <i>channelization and restriping for bike lanes shared facilities</i> )								0	250,000	250,000
New development roadway improvements								0	1,000,000	1,000,000
<b>Total Capital Appropriations</b>	<b>0</b>	<b>60,000</b>	<b>710,000</b>	<b>495,000</b>	<b>1,220,000</b>	<b>210,000</b>	<b>940,000</b>	<b>3,635,000</b>	<b>4,400,000</b>	<b>8,035,000</b>

**Sewer Facility Improvements**

<b>Revenues</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</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		295,000	195,000	235,000	245,000	170,000	155,000	1,295,000
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		5,000	5,000	5,000	5,000	5,000	5,000	30,000
Bond Issue								0
<b>Total Revenues</b>	<b>0</b>	<b>300,000</b>	<b>200,000</b>	<b>240,000</b>	<b>250,000</b>	<b>175,000</b>	<b>160,000</b>	<b>1,325,000</b>

<b>Capital Appropriations</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>TOTAL</b>
44 <sup>th</sup> (Fordham) lift station upgrades			200000					200,000
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>300,000</b>	<b>200,000</b>	<b>240,000</b>	<b>250,000</b>	<b>175,000</b>	<b>160,000</b>	<b>1,325,000</b>



**Stormwater Management Facility Improvements**

<b>Revenues</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</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>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>TOTAL</b>
Estatel place storm pond modification		80,000						80,000
Outfall water quality improvements Source 10 and 11		285,000						285,000
Storm line improvements			30,000	30,000	30,000	30,000	30,000	150,000
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>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>

**Water Facility Improvements**

<b>Revenues</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</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		220,600	370,600	215,600	65,600	65,600	65,600	1,003,600
Real Estate Excise Tax - To be used as deemed necessary by the City Council to fund improvements								0
Capital Contributions - Tap Fees		4,400	4,400	4,400	4,400	4,400	4,400	26,400
Bond Issue								0
Local Match Funds for Grants – From REET or Rate Revenue								
<b>Total Revenues</b>	<b>0</b>	<b>225,000</b>	<b>375,000</b>	<b>220,000</b>	<b>70,000</b>	<b>70,000</b>	<b>70,000</b>	<b>1,030,000</b>
<b>Capital Appropriations</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>TOTAL</b>
Recoat exterior of the "Golf Course Tank"			150,000					150,000
Upgrade water meters and software for meter readying changes		150,000	150,000	150,000				450,000
8" Water Main on Farallone from Columbia St. to Princeton St.			75,000					75,000
8" Water Main on Eldorado Avenue from Princeton St to Columbia St		75,000						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>225,000</b>	<b>375,000</b>	<b>220,000</b>	<b>70,000</b>	<b>70,000</b>	<b>70,000</b>	<b>1,030,000</b>

**Parks and Recreation Improvements**

<b>Revenues</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</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>								
State/Federal Grants		\$75,000			\$15,000	\$30,000	\$25,000	\$145,000
General Fund								\$0
General Obligation Bonds		\$5,600,000	\$100,000	\$330,000				\$6,030,000
Donations		\$5,000,000						\$5,000,000
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)		\$136,000	\$40,000		\$15,000	\$30,000	\$30,000	\$251,000
<b>Total Revenues</b>	<b>\$0</b>	<b>\$10,811,000</b>	<b>\$140,000</b>	<b>\$330,000</b>	<b>\$30,000</b>	<b>\$60,000</b>	<b>\$55,000</b>	<b>\$11,426,000</b>

<b>Capital Appropriations</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>TOTAL</b>
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 & Tot Lot Entrance Relocation			100,000					\$100,000
Fircrest Park Storage Garage			40,000					\$40,000
Resurface Fircrest Park tennis courts		\$31,000						\$31,000
Fircrest Park Sports Field 1 Improvements				30,000				\$30,000
Fircrest Park Sports Field 2 & 3						60,000		\$60,000
Fircrest Park Lighting Upgrade				300,000				\$300,000
Fircrest Park Paved Paths							55,000	\$55,000
<b>Total Capital Appropriations</b>	<b>\$0</b>	<b>\$10,811,000</b>	<b>\$140,000</b>	<b>\$330,000</b>	<b>\$30,000</b>	<b>\$60,000</b>	<b>\$55,000</b>	<b>\$11,426,000</b>



## Chapter 22.24

### PERSONAL WIRELESS TELECOMMUNICATIONS FACILITIES

#### Sections:

22.24.1	Purpose.
22.24.2	Exemptions.
22.24.3	Policy statement.
22.24.4	Recognition of industry site selection criteria.
22.24.5	Site selection criteria.
22.24.6	Facility preference.
22.24.7	Priority of locations.
22.24.8	Siting priority on public property.
22.24.9	Required submittals.
22.24.10	Co-location.
22.24.11	Design criteria.
22.24.12	Permits required.
22.24.13	Variances.
22.24.14	Inspection requirements.
22.24.15	Non-use/abandonment.
22.24.16	Third party review.

#### **22.24.11 Design criteria.**

(a) As provided in FMC 22.24.010, new facilities shall be designed to accommodate co-location, unless the applicant demonstrates why such design is not feasible for economic, technical, or physical reasons.

(b) Facilities shall be architecturally compatible with the surrounding buildings and land uses and screened or otherwise integrated, through location and design, to blend in with the existing characteristics of the site.

(1) Setback. Antennas and associated support structures shall comply with the minimum setback requirements specified in the underlying zone district and shall not be located within the area between the front setback line and the front of the main building(s) on a lot; provided, however, that the city may reduce such requirements if:

(A) There are unusual geographical limitations which preclude the placement of the facilities in full compliance with the specified setback requirement;

(B) The placement of the facilities within the required setback will allow for more effective screening and camouflaging of the facilities; and

(C) There will be no significant adverse impact on adjoining properties resulting from the reduced setback.

The city may, on a case-by-case basis, increase the required setbacks for antennas and associated support facilities, if necessary, to ensure that potential impacts on adjoining properties are effectively mitigated.

(2) Right-of-Way Setback Exception. The setback requirement may be waived if the antenna and antenna support structure are located in the city right-of-way.

(3) View Corridors. Due consideration shall be given so that placement of towers, antennas, and personal wireless service facilities does not obstruct or significantly diminish views of Mt. Rainier or the Olympic Mountains.

(4) Color. Towers shall have a color generally matching the surroundings or background that minimizes their visibility, unless a different color is required by the FCC or FAA.

(5) Lights, Signals and Signs. No signals, lights, or signs shall be permitted on towers unless required by the FCC or FAA. Should lighting be required, in cases where there are residents located within a distance which is 300 percent of the height of the tower, then dual mode lighting shall be requested from the FAA.

(6) Equipment Structures. Ground level equipment, buildings, and the tower base shall be screened from public view. The standards for the equipment buildings are as follows:

(A) The maximum floor area is 300 square feet and the maximum height is 12 feet. Except in unusual circumstances or for other public policy considerations the equipment building may be located no more than 250 feet from the tower or antenna. Depending upon the aesthetics and other issues, the city, in its sole discretion, may approve multiple equipment structures or one or more larger structures.

(B) Ground-level buildings shall be screened from view by landscape plantings, fencing, or other appropriate means, as specified herein or in the city's design guidelines or other applicable standards, unless it can be demonstrated that such screening will create a greater negative visual impact than an unscreened building.

(C) Equipment buildings mounted on a roof shall have a finish similar to the exterior building walls. Equipment for roof-mounted antenna may also be located within the building on which the antenna is mounted.

(D) Equipment buildings shall comply with setback requirements specified in the underlying zone district and shall be designed so as to conform in appearance with nearby residential structures if located within a residential land use designation area.

(E) Equipment buildings, antennas, and related equipment shall occupy no more than 25 percent of the total roof area of the building the facility is mounted on, which may vary in the city's sole discretion if co-location and an adequate screening structure are used.

(7) Federal Requirements. All towers must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the federal government with the authority to regulate towers and antennas. If those standards and regulations are changed, then personal wireless service providers governed by this chapter shall bring their towers and antennas into compliance with the revised standards and regulations within three months of their effective date or the timelines provided by the revised standards and regulations, whichever time period is longer. The revised standards and regulations are not retroactively applicable to existing providers, unless otherwise provided or permitted by federal law. Failure to bring towers and antennas into compliance with the revised standards and regulations shall constitute grounds for the city to remove a provider's facilities at the provider's expense.

(8) Building Codes, Safety Standards. To ensure the structural integrity of towers, the provider/owner of a tower shall ensure that it is maintained in compliance with standards contained in applicable city building codes and the applicable standards for towers that are published by the EIA, as amended from time to time. If, upon inspection, the city concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the provider/owner of the tower, the owner shall have 30 days to bring the tower into compliance with such standards. If the provider/owner fails to bring its tower into compliance within 30 days, the city may remove the tower at the provider's/owner's expense.

(9) Structural Design. Towers shall be constructed to the EIA standards, which may be amended from time to time, and to all applicable construction/building codes. Further, any improvements or additions to existing towers shall require submission of plans stamped by a licensed structural engineer which demonstrate compliance with the EIA standards and all other good industry practices. The plans shall be submitted and reviewed at the time building permits are requested.

(10) Fencing. A well-constructed wall or wooden fence not less than six feet in height from the finished grade shall be provided around each personal wireless service facility. Access to the tower shall be through a locked gate. The use of chain link, plastic, vinyl, or wire fencing is prohibited unless it is fully screened from public

view by a minimum eight-foot-wide landscaping strip. All landscaping shall comply with the city's design guidelines and other applicable standards.

(11) Landscaping/Screening.

(A) Landscaping, as described herein, shall be required to screen personal wireless service facilities, as much as possible, to soften the appearance of the cell site. The city may permit any combination of existing vegetation, topography, walls, decorative fences, or other features instead of landscaping, if they achieve the same degree of screening as the required landscaping. If the antenna is mounted flush on an existing building, and other equipment is housed inside an existing structure, landscaping shall not be required.

(B) The visual impacts of a personal wireless service facility shall be mitigated through landscaping or other screening materials at the base of the tower and ancillary structures. The following landscaping and buffering shall be required around the perimeter of the tower and accessory structures, except that the city may waive the standards for those sides of the facility that are not in public view. Landscaping and any irrigation deemed necessary by the city shall be installed on the outside of fences. Further, existing vegetation shall be preserved to the maximum extent practicable and may be used as a substitute for, or as a supplement to, landscaping requirements.

(i) A row of evergreen trees a minimum of six feet tall at planting and a maximum of six feet apart shall be planted around the perimeter of the fence;

(ii) A continuous hedge at least 36 inches high at planting capable of growing to at least 48 inches in height within 18 months shall be planted in front of the tree line referenced above;

(iii) In the event that landscaping is not maintained at the required level, the city after giving 30 days' advance written notice may maintain or establish the landscaping and bill both the owner and lessee for such costs until such costs are paid in full.

(12) Tower and Antenna Height.

(A) The applicant shall demonstrate that the tower and antenna are the minimum height required to function satisfactorily. No tower or antenna that is taller than this minimum height shall be approved. No tower or mount shall exceed 60 feet in low density residential, medium density residential, high density residential and neighborhood commercial land use designation areas or 110 feet in the ~~mixed-use community commercial or industrial~~ land use designation areas. Towers or mounts shall not exceed 60 feet in areas designated parks, recreation, and open space, and public and quasi-public facilities, if located within 250 feet of a land use designation area with a 60-foot height limit. Otherwise, towers or mounts located in these two land use designation areas shall not exceed 110 feet.

(B) A variance from the height limit may be granted if the applicant can show by clear and convincing evidence that the additional height is necessary to provide adequate service to the residents of the city and no other alternative is available. When granting a variance, the hearing examiner shall require that a significant portion of the tower and related facilities be screened by existing trees or existing structures. Generally, this means that all but the top 15 feet of the tower and related facilities shall be screened by existing trees or existing structures. Variance criteria are listed in FMC 22.24.013.

(13) Antenna Support Structure Safety. The applicant shall demonstrate that the proposed antenna and support structure are safe, and the surrounding areas will not be negatively affected by support structure failure, falling ice, or other debris or interference. All support structures shall be fitted with anti-climbing devices, as approved by the manufacturers.

(14) Required Parking. If the cell site is fully automated, adequate parking shall be required for maintenance workers. If the site is not automated, arrangements for adequate off-street parking shall be made and documentation thereof provided to the city, unless it can be demonstrated that the use of on-street parking spaces will create less impact on the immediate neighborhood. Security fencing should be colored or of a

design which blends into the character of the existing environment consistent with the provisions listed in subsection (b)(10) of this section.

(15) Antenna Criteria. Antenna on or above a structure shall be subject to the following:

(A) The antenna shall be architecturally compatible with the building and wall on which it is mounted and shall be designed and located so as to minimize any adverse aesthetic impact.

(B) The antenna shall be mounted on a wall of an existing building in a configuration as flush to the wall as technically possible and shall not project above the wall on which it is mounted unless it must for technical reasons. In no event shall an antenna project more than 16 feet above the roof line including parapets. An antenna may project into a required building setback a distance not to exceed that allowed for architectural projections in the underlying zoning district; provided, that such encroachment is required for technical reasons.

(C) The antenna shall be constructed, painted, or fully screened to match as closely as possible the color and texture of the building and wall on which it is mounted.

(D) The antenna may be attached to an existing conforming mechanical equipment enclosure which projects above the roof of the building but may not project more than 16 feet above the roofline of the building including parapets but excluding the enclosure.

(E) If an accessory equipment shelter is present, it must blend with the surrounding buildings in architectural character and color.

(F) The structure must be architecturally and visually (color, size, bulk) compatible with surrounding existing buildings, structures, vegetation, and uses. Such facilities will be considered architecturally and visually compatible if they are camouflaged to disguise the facility.

(G) Site location and development shall preserve the preexisting character of the site as much as possible. Existing vegetation should be preserved or improved, and disturbance of the existing topography of the site should be minimized, unless such disturbance would result in less visual impact of the site on the surrounding area. The effectiveness of visual mitigation techniques must be evaluated in advance by the city relative to its design guidelines and other applicable standards.

(H) For installations on buildings 30 feet or less in height, the antenna may be mounted on the roof if the following additional criteria are satisfied:

(i) The city finds that it is not technically possible or aesthetically desirable to mount the antenna on a wall.

(ii) No portion of the antenna or base station causes the height of the building to exceed the limitations set forth herein.

(iii) The antenna or antennas and related base stations cover no more than an aggregate total of 25 percent of the roof area of a building, which may vary in the city's sole discretion, if co-locating and an adequate screening structure are used.

(iv) Roof-mounted antenna and related base stations are centrally located on the roof and completely screened from view by materials that are consistent and compatible with the design, color, and materials of the building.

(v) No portion of the antenna exceeds 16 feet above the roofline of the existing building including parapets but excluding mechanical equipment enclosures and other projecting features.

(I) Antennas attached to the roof or sides of a building at least 30 feet in height, an existing tower, a water tank, or a similar structure must be centrally located when placed on a building roof and in all locations either:

- (i) An omnidirectional or whip antenna no more than seven inches in diameter and extending no more than 16 feet above the structure to which it is attached; or
  - (ii) A panel antenna no more than two feet wide and six feet long, extending above the structure to which it is attached by no more than 10 feet.
- (J) Except as set forth herein, no signs, banners or similar devices or materials may be attached to the tower, antenna support structures or antennas.
- (K) Antennas, antenna arrays, and support structures not on publicly owned property shall not extend more than 16 feet above the highest point of the structure on which they are mounted. The antenna, antenna array, and their support structure shall be mounted so as to blend with the structure to which the antenna is attached. The antenna and its support structure shall be designed to withstand a wind force of 100 miles per hour without the use of supporting guy wires. The antenna, antenna array, and their support structure shall be a color that blends with the structure on which they are mounted.
- (L) Guy Wires Restricted. No guy or other support wires shall be used in connection with such antenna, antenna array, or its support structure except when used to anchor the antenna, antenna array, or support structure to an existing building to which such antenna, antenna array, or support structure is attached.
- (M) To the extent that antennas are attached to electric, phone or light poles and such antennas are no more than two feet in height, administrative use and building permit review will be required, but such antennas shall not be subject to setback and screening requirements.
- (N) If a proposed antenna is located on a building or a lot subject to a site review, approval is required prior to the issuance of a building permit.
- (O) No antenna shall be permitted on property designated as an individual landmark or as a part of a historic district; unless such antenna is camouflaged in accordance with applicable design guidelines.
- (P) All personal wireless service providers or lessees or agents thereof shall cooperate in good faith to accommodate co-location with competitors. If a dispute arises about the feasibility of co-locating, the planning/building director may require a third-party technical study, at the expense of either or both parties, to resolve the dispute.
- (Q) All personal wireless service providers or lessees shall assure that their antenna complies at all times with the current applicable FCC standards. After installation, but prior to putting the antenna in service, each provider shall submit a certification by an independent professional radio frequency (RF) engineer to that effect. In the event that an antenna is co-located with another antenna, the certification must provide assurances that FCC-approved levels of electromagnetic radiation will not be exceeded by the co-location.
- (R) No antenna shall cause localized interference with the reception of any other communications signals including, but not limited to, public safety, television, and radio broadcast signals.
- (S) No person shall locate an antenna or tower for wireless communications services upon any lot or parcel except as provided in this chapter.
- (16) Noise. No equipment shall be operated so as to produce noise in violation of the maximum noise levels set forth in Chapter 173-60 WAC.

#### **22.24.12 Permits required.**

~~(a) Where a tower or antenna support structure will be 110 feet or less in height and located within an industrial, community commercial, park, recreation and open space, or public and quasi-public facilities land use designation area, in addition to the other provisions of this chapter, an applicant will be required to obtain a Type II administrative use permit. In the event that a proposed tower or antenna support structure will be located in a neighborhood commercial, high density residential, medium density residential, or low density residential land use designation area, in addition to the other provisions of this chapter, an applicant will be required to obtain a Type III~~

~~conditional use permit. For all towers or structure-mounted or building-mounted wireless facilities which will require a variance, an applicant will be required to obtain a Type III conditional use permit.~~

(ba) Project permit review procedures are specified in this title. The following table specifies the permits required for the various types of personal wireless service facilities that meet the standards of this chapter.

**Type of Permit**

<b>Type of Facility</b>	<b>Conditional Use</b>	<b>Administrative Use</b>	<b><u>Building Permit</u></b>
Towers ≤ 110 feet and structure-mounted or building-mounted wireless facilities in: <del>industrial; community-commercial-mixed-use</del> ; parks, recreation and open space; and public and quasi-public facilities land use designation areas	X (only if variance required)	X_ (if no variance is required)	
Towers ≤ 60 feet and structure-mounted or building-mounted wireless facilities in: neighborhood commercial; high density residential; medium density residential; and low density residential land use designation areas	X		
<u>Antenna mounted on building</u>			<u>X</u>
Modification of existing facilities to accommodate co-location. <u>including “eligible facilities request” pursuant to federal law</u>	<del>X</del> (only if variance required)	<del>X</del>	<u>X</u>
All other towers and structure-mounted or building-mounted wireless facilities which require a variance	X		

## Chapter 22.57

### FORM-BASED STANDARDS

#### Sections:

- 22.57.1 Purpose.
- 22.57.2 Authority.
- 22.57.3 Applicability.
- 22.57.4 Review process.
- 22.57.005 Form-based code adopted.
- 22.57.6 Amendment of form-based code.
- 22.57.7 Minor departure from form-based code regulating plan.

#### **22.57.1 Purpose.**

The purpose of this chapter is to establish form-based standards that will implement goals, policies, and objectives set forth in the Fircrest Comprehensive Plan relating to preservation of community character and community vitality, appropriate urban form, and design principles emphasizing pedestrian orientation, integration of land uses, treatment of streetscapes as community living space, and environmentally sensitive building design and operation.

#### **22.57.2 Authority.**

The provisions of this chapter shall augment and/or supersede existing regulations in this title. When provisions included in these form-based standards conflict with other requirements of this title, these standards shall apply unless otherwise provided.

#### **22.57.3 Applicability.**

(a) The form-based standards adopted pursuant to this chapter shall apply to development proposed to be constructed or carried out in any areas subject to the provisions of this chapter. These include the neighborhoods, corridors, or districts identified in the comprehensive plan and reiterated below:

- (1) Mixed-Use Urban (MUU) District
- (2) Mixed-Use Neighborhood (MUN) District

(b) The form-based standards shall utilize regulating plans and other mechanisms prescribing appropriate land uses, and project and site design principles relating to appropriate building types, housing mix, integration of land uses, and appropriate form for the pedestrian orientation, streetscape, and public realm in the subject area.

#### **22.57.4 Review process.**

Administrative design review is required for development subject to compliance with the form-based standards adopted pursuant to this chapter. The city shall review applications in accordance with Chapter 22.66 FMC. In addition, for certain uses specified in a zoning district, administrative use permit approval may be required in accordance with Chapter 22.68 FMC, conditional use permit approval may be required in accordance with Chapter 22.68 FMC, or site plan approval may be required in accordance with Chapter 22.72 FMC.

#### **22.57.5 Form-based code adopted.**

The “Fircrest Form-Based Code” is adopted by reference and contained in a separate manual.

#### **22.57.6 Amendment of form-based code.**

(a) An amendment to the “Fircrest Form-Based Code” shall be processed in accordance with the procedures set forth in Chapter 22.78 FMC.

(b) An amendment to the text, tables, or graphics contained within the “Fircrest Form-Based Code” shall be processed as a development regulation amendment.

(c) An amendment to a regulating plan contained within the “Fircrest Form-Based Code” that requires a change to the boundaries of an underlying zoning district shall be processed as a zoning map amendment.

**22.57.7 Minor departure from form-based code regulating plan.**

(a) Minor departure from the streets and open space areas configurations shown on the regulating plan established in Figure x.x.x of the “Fircrest Form-Based Code” may be approved by the review authority in accordance with FMC 22.66.006(b) and (c), and as follows.

(1) Where a planned street is shown on the regulating plan, the center line may be moved up to 50 feet in either direction if:

(A) The street will be entirely contained within one development project.

(B) The change will not result in less connectivity of the network of blocks and streets, and no new dead-end streets or off-set connections will be created.

(C) No street intersection will occur within 100 feet of another street intersection or planned street intersection.

(D) The block configurations will meet the standards defined in Section x.x.x of the form-based code.

(E) The new alignment will not shift a zoning district boundary in accordance with FMC 20.30.004(a)(1).

(2) An alley may be reoriented to run north-south instead of east west, or vice versa.

(3) Additional streets may be added to the regulating plan during review process to create a smaller block pattern; however, no streets may be deleted without being replaced.

(4) The boundaries of open space areas shown on the regulating plan may be reconfigured to reflect new or modified street rights-of-way and block configurations, if the size, location and configuration of the open space will serve the same purpose and function as originally intended by the regulating plan.

(b) Any amendment or change to the regulating plan, beyond those specified above, shall be processed in accordance with the procedures set forth in Chapter 22.78 FMC.

.



## Chapter 22.58

### SPECIFIC USE AND STRUCTURE REGULATIONS

#### 22.58.008 Performance standards.

In addition to the specific requirements within the applicable zoning district chapter, the following performance standards shall apply:

(a) Objectionable Elements. No land or building shall be used or occupied in any manner ~~so as~~ to create any dangerous, injurious, noxious, or otherwise objectionable element. An objectionable element may include, but is not limited to: excessive noise, vibration, glare, smoke, dust, or odor.

(b) Enclosure of Activities. Unless authorized by the applicable zoning district, all home occupation, commercial and industrial activities shall be conducted within an enclosed structure, except for customary accessory appurtenances, such as refuse collection containers screened from public view, parking and loading areas.

(c) Outside Storage. Unless authorized by the applicable zoning district, outside storage of material for commercial and industrial uses is prohibited. An outside storage area shall not exceed 20 percent of lot area and shall be screened from view from any property line. Outside storage shall be restricted to the area at the rear of a principal building. The outside storage area shall be enclosed by a fence greater than or equal to eight feet in height. Outside storage exceeding a height of eight feet shall be set back from the property line a distance of at least twice the height of material being stored. The height of outside storage shall not exceed twice the height of the fence in this subsection. Outside storage of junk or wrecked vehicles is prohibited. Outside storage of inoperable vehicles may be permitted in residential districts subject to compliance with FMC 22.58.024.

(d) Refuse Collection Containers. For multifamily, mixed-use, or nonresidential structures and uses, all outdoor refuse collection containers (including recycling containers) shall be completely screened from public or private streets and from adjacent property by an opaque screen. Masonry block wall, decorative metal, or other high-quality durable materials shall be used for the screen. Chain link with slats shall not be used. Where space allows, evergreen shrubs and other landscaping shall be installed to soften the visual impact of the screening enclosure. Refuse storage areas that are visible from the upper stories of adjacent structures shall have an opaque or semi-opaque horizontal cover or screen to mitigate unsightly views. The covering structure shall be compatible with the site's architecture. If required by the sanitary sewer service provider, the trash enclosure floor shall be designed to slope to an interior trapped area floor drain and connected to a grease interceptor before plumbing to the sanitary sewer system. The floor shall be designed to contain all interior run off and not allow outside storm rain or run off from entering the trash enclosure. The storage of animal or vegetable waste that may attract insects or rodents or otherwise create a potential health hazard is prohibited. Properties undergoing substantial improvement as defined in FMC 22.98.697, a change in building code classification, or a change in use shall install new screening or upgrade any existing collection container facilities that do not meet the standards of this section to ensure code consistency upon completion of the redevelopment. A change from one tenant to another that neither triggers a change in building code classification nor represents a change in use will not require new screening or an upgrade to an existing enclosure. For multi-tenant structures, the city's determination as to whether improvement to an individual tenant space is considered to be a substantial improvement will be based on the value of the improvements relative to the assessed valuation of the tenant space, or a comparable judgment if an individual tenant space assessment is unavailable.

(e) Maintenance of Yards and Open Space. All required structures, yards, parking areas and other open areas on site shall be maintained in a neat and orderly manner at all times appropriate for the zoning district. Yards and open areas shall be maintained, as the responsibility of the property owner, free of any hazards to health or safety. Except for permitted earth-disturbing activity, all ground areas shall be maintained in a manner ensuring that the natural or landscaped vegetation or permitted impervious surfaces provide a durable and dust-free covering at all times. Dumping or storage of junk or debris, including junk vehicles or wrecked vehicles, is prohibited.

(f) Utilities. For new development, or existing development which is being expanded by greater than or equal to 50 percent of its existing gross floor area, all utilities shall be located underground; provided, that electrical lines of

## **22.58.018 Outdoor lighting.**

(a) Approval Required. The installation or replacement of outdoor lighting fixtures shall require approval of the ~~hearing examiner~~~~planning commission~~ or director, as appropriate. Approval shall not be granted unless the proposed installation is found by the ~~hearing examiner~~~~planning commission~~ or director to conform to all applicable provisions of this section. Properties developed with single-family or duplex dwellings are exempt from this section, provided they are not located within a planned development approved subsequent to the effective date of the ordinance codified in this section.

### **(b) General Requirements.**

(1) When the outdoor lighting installation or replacement is part of a development proposal for which ~~hearing examiner~~~~planning commission~~ review is required, the ~~hearing examiner~~~~planning commission~~ shall evaluate the proposed lighting installation as part of its discretionary review. The ~~hearing examiner~~~~planning commission~~ may grant approval of the installation, or it may approve the installation on a conceptual level and delegate to the director the responsibility to ensure that the final lighting installation design complies with this section.

(2) When the outdoor lighting installation is not part of a development proposal for which ~~hearing examiner~~~~planning commission~~ review is required, the director shall evaluate and approve the proposed lighting installation design if it complies with this section.

(3) The applicant shall submit to the department sufficient information, in the form of an overall exterior lighting plan, to enable the ~~hearing examiner~~~~planning commission~~ or director to determine that the applicable provisions will be satisfied. The lighting plan shall include at least the following:

(A) A site plan, drawn to a scale of one inch equaling no more than 20 feet, showing buildings, landscaping, parking areas, and all proposed exterior lighting fixtures.

(B) Specifications for all proposed lighting fixtures including photometric data, designation as IESNA "cut-off" fixtures, Color Rendering Index (CRI) of all lamps (bulbs), and other descriptive information on the fixtures.

(C) Proposed mounting height of all exterior lighting fixtures.

(D) Analyses and illuminance level diagrams showing that the proposed installation conforms to the lighting level standards in this section.

(E) Drawings of all relevant building elevations showing the fixtures, the portions of the walls to be illuminated, the illuminance levels of the walls, and the aiming points for any remote light fixtures.

(4) Wherever practicable, lighting installations shall include timers, dimmers, and/or sensors to reduce overall energy consumption and eliminate unneeded lighting.

(5) When an outdoor lighting installation is being modified, extended, expanded, or added to, the entire outdoor lighting installation shall be subject to the requirements of this section.

(6) Expansions, additions, or replacements to outdoor lighting installations shall be designed to avoid harsh contrasts in color and/or lighting levels.

(7) Electrical service to outdoor lighting fixtures shall be underground unless the fixtures are mounted directly on utility poles.

(8) Proposed lighting installations that are not covered by the special provisions in this section may be approved only if the ~~hearing examiner~~~~planning commission~~ or director finds that they are designed to minimize glare, do not direct light beyond the boundaries of the area being illuminated or onto adjacent properties or streets, and do not result in excessive lighting levels.

containing a two-/three-unit home may not be subdivided in a manner that results in the dwelling units being located on separate lots.

## Chapter 22.60

### PARKING AND CIRCULATION

#### 22.60.001 Purpose and Intent.

(a) Purpose. The purpose of this chapter is to provide for adequate, convenient and safe off-street parking, loading and circulation areas for the permitted land uses described in this title; to protect neighborhoods from the effects of vehicular noise, traffic, and light and glare associated with parking and loading facilities; to reduce the amount of impervious surfaces associated with parking facilities; to reduce demand for parking by encouraging alternative means of transportation including public transit, rideshare and bicycles; and to increase pedestrian mobility within the community.

(b) Intent. The demand for parking responds to changing market forces, technology, and societal preferences. Minimum parking standards have resulted in development patterns dominated by expanses of parking perceived as visual blight, damaging to the environment, and low value in terms of tax base. The amount of parking provided on a site frequently exceeds parking demand – at considerable cost to property and business owners – and the community. In response, municipalities have adopted parking standards that restrict the amount of off-street parking provided for certain uses or locations. These constraints, however, may limit the viability of retail and other uses in some markets. Other municipalities have eliminated minimum parking space requirements and relied on the market to provide an appropriate number.

This chapter supports a transition toward relying on the market to determine parking supply but also reflects community concern that neighborhoods may be impacted by individual market-based decisions that collectively result in an undersupply of off-street parking. The intent of this chapter, therefore, is to balance market considerations with minimum and maximum numerical standards to ensure a sufficient, but not excessive, supply of parking – and authorize the city to approve an increase, or decrease, in the amount of parking being provided relative to a specified standard when a proposal can meet criteria.

#### 22.60.3 Parking space requirements per activity.

The following tables identify the minimum number of parking spaces required to be provided for each activity unless a reduction is authorized in accordance with this chapter. The director or hearing examiner, as specified in this chapter, shall determine the actual required spaces for a proposed activity based on the tables below, the requirements of this chapter and on actual field experience.

If the formula for determining the number of off-street parking spaces results in a fraction, the number of spaces shall be rounded to the nearest whole number with fractions greater than or equal to one-half rounding up and fractions less than one-half rounding down. In the following tables, “sf” means square feet of gross floor area, and “du” means dwelling unit, unless otherwise noted.

##### (a) Residential and Lodging Activities.

Use	Required Spaces
Single-family <u>(detached)</u>	2 per du.
Duplex <u>and townhouse</u>	1.5 per du.

Use	Required Spaces
Cottage housing	1 per du ≤ 800 sf; 1.5 per du > 800 sf. Shared guest parking not to exceed .5 per du.
<u>Single-family (detached) in Small Lot Development</u>	<u>2 per du + 1 guest stall</u>
<u>Single-family (attached) in Small Lot Development</u>	<u>1.5 per du + 1 guest stall</u>
Multifamily	<u>1.00</u> <del>1.25</del> per du.
Multifamily – <u>Efficiency units (250-450 sf in size), student housing, and Affordable senior housing*</u>	.6 per du.
Congregate care facility	.5 per du.
Group residences, including hospice care center, residential care facility, and residential treatment facility	.5 per bedroom.
Accessory dwelling unit (ADU)	None, <del>unless additional spaces are determined to be necessary.</del>
<u>Home occupation – Type II</u>	<del>To be determined during processing of CUP application.</del>
<u>Bed and breakfast establishment</u> <u>Short-term rentals</u>	<u>.5</u> <del>1</del> per guest room, + 1 per facility, unless a lower number is determined to be adequate during processing of CUP application. <del>See FMC 22.58.011.</del>
Hotel/motel	1 per guest room + <u>2</u> <del>per 3</del> employees.

\* ~~“~~“Affordable” means dwelling units priced, rented, or leased only to those households earning 80 percent or less of the median household income for Pierce County, Washington. “Senior” means dwelling units specifically designed for and occupied by elderly persons under a federal, state or local government program or occupied solely by persons who are 62 or older or houses at least one person who is 55 or older in at least 80 percent of the occupied units, and adheres to a policy that demonstrates intent to house persons who are 55 or older.

(b) Commercial Activities.

Use	Required Spaces
<u>Commercial use, including retail, service, office, and financial institution.</u>	<u>1 per 400 sf.</u>
<u>Financial institution, including bank, savings and loan, and credit union</u>	<u>1 per 400 sf.</u>
<u>Administrative or professional office</u>	<u>1 per 400 sf.</u>
<u>Medical or dental office</u>	<u>1 per 350 sf.</u>
<del>Commercial mixed use</del> <u>Mixed-use</u> , including a combination of retail, office, service, recreational and/or residential uses	See subsection (j) of this section, Joint Use.
Laboratory, including medical, dental, and optical	1 per <u>500</u> <del>400</del> sf.
Food-serving establishment	1 per <u>200 sf</u> <del>150 sf of dining/lounge area.</del>
<del>High intensity retail or service shop. See subsection (h) of this section for examples.</del>	<del>Minimum 1 per 400 sf. Maximum 1 per 300 sf.</del>
<del>Low intensity retail or service shop. See subsection (h) of this section for examples.</del>	<del>Minimum 1 per 600 sf. Maximum 1 per 400 sf.</del>
<del>Shopping center which includes a mix of high and low intensity retail or service shops</del>	<del>Minimum 1 per 500 sf. Maximum 1 per 350 sf.</del>
<u>Bulk retail sales/wholesale sales</u>	<u>1 per 350 sf.</u>
Uncovered commercial area, including vehicle lots and plant nursery	1 per 5,000 sf of retail sales + any parking requirements for buildings.

Use	Required Spaces
Motor vehicle repair and services	1 per 400 sf (indoor maintenance bays shall not be considered parking spaces).
Child day-care	2 per facility + 1 per 20 children.
Veterinary clinic	1 per 400 sf.
Mortuary or funeral home	1 per 100 sf of floor area used for services.

(c) Educational Activities.

Use	Required Spaces
Elementary, intermediate, middle, or junior high school	1 per classroom + 1 per 50 students.
High school	1 per classroom + 1 per 10 students.
Vocational school	1 per classroom + 1 per 5 students.
Preschool	1 per 6 children.

(d) Industrial Activities.

Use	Required Spaces
Manufacturing	1 per 1,000 sf (less office and display space) + 1 per 400 sf of office space + 1 per 500 sf of display space.
Technological or biotechnological laboratory or testing facility	1 per 1,000 sf (less office space) + 1 per 400 sf of office space.
Speculative light industrial building with multiple use or tenant potential	1 per 1,500 sf for initial 100,000 sf + 1 per 2,000 sf for remainder of building (less office space). 1 per 400 sf of office space.
NOTE: For each new use or tenant the property owner shall submit a scaled parking plan indicating the assigned parking for the applicable building.	NOTE: This is a minimum requirement valid for construction purposes only. Parking requirements shall be based upon actual occupancy.
Outdoor storage area	1 per 5,000 sf of storage area.

(e) Recreational, Amusement and Assembly Activities.

Use	Required Spaces
Auditorium, theater, place of public assembly, stadium, or outdoor sports arena	1 per 4 fixed seats or 1 per 175 sf of main auditorium or of principal place of assembly not containing fixed seats + 1 per 300 sf of office.
Bowling alley	3 per lane.
Skating rink	1 per 200 sf.
Golf course	4 per hole, plus as required for associated uses including clubhouse, pro shop, and maintenance facility.
Golf driving range	1 per driving station.
Miniature golf course	1 per hole.
Health club, dance studio	1 per 300 sf.

(f) Public, Institutional, Medical and Religious Activities.

Use	Required Spaces
Government facility	1 per 300 sf of office space; 1 per 1,000 sf of indoor storage or repair area associated with public agency yard. Other use areas shall be calculated based on the above requirements and, if applicable, the shared parking facilities provisions in FMC 22.60.005.
Library, museum, or gallery	1 per 500 sf.
Civic, labor, social or fraternal organization	1 per 300 sf.
Convalescent, nursing, or rest home	1 per 3 beds + .5 per employee.
Religious institution	1 per 8 seats in the main sanctuary including balconies and choir lofts. Other use areas shall be calculated based on the above requirements and, if applicable, the shared parking facilities provisions in FMC 22.60.005.

(g) Other Uses. For uses not specifically identified in this chapter, the amount of parking required shall be based on the requirements for similar uses as determined by the director or hearing examiner, as appropriate.

~~(h) Retail Sales and Service Uses. For the purpose of determining the parking requirements for retail sales and service uses, the following distinctions are made:~~

- ~~(1) High intensity retail sales and service uses include, but are not limited to: barber/beauty shop, laundromat, mini-mart, drugstore, service (fuel) station with retail sales, and supermarket.~~
- ~~(2) Low intensity retail sales and service uses include, but are not limited to: antique store, appliance sales, auto sales (building only), equipment repair shop, furniture store, hardware store, photography sales and shoe repair.~~

~~(h)~~ (i) Speculative Use. When the city has received an application for a site plan approval or other permits for a building shell without tenant uses being specified, off-street parking requirements shall be based on the possible tenant improvements or uses authorized by the zone designation and compatible with the limitations of the site plan or other permit. When the range of possible uses results in different parking requirements, the director or hearing examiner, as appropriate, will establish the amount of parking based on a likely range of uses.

~~(i)~~ (j) Joint Use. In the case of two or more uses in the same building or on the same lot, for example within a ~~commercial~~ mixed-use development that includes retail, residential and other uses, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use. However, an applicant may request a parking demand reduction credit per FMC 22.60.004 and/or a shared parking facilities credit per FMC 22.60.005 to reduce the overall parking requirement. The director or hearing examiner, as appropriate, shall be responsible for determining the various uses within a building or on a lot and the resulting parking requirements for each use.

#### **22.60.4 Parking demand reduction credit.**

A property owner may request a reduction from the minimum required off-street parking by substantiating that parking demand will be reduced for the life of the project. This request shall be reviewed in conjunction with a site plan, conditional use permit, or preliminary development plan application. In such cases, the hearing examiner may approve a reduction of up to 50 percent of the minimum required number of spaces if a parking demand study prepared by a professional traffic engineer ([see Urban Land Institute - Shared Parking: Second Edition for a recommended parking demand analysis methodology](#)) substantiates that:

(a) Because of the unique nature of the use, the characteristics of the site and surrounding neighborhood, the availability of alternative means of transportation, [proximity to regional transit facilities, the provision of car share, rideshare or micromobility facilities](#), or other relevant local factors, parking demand can be met with a reduced number of spaces; or

(b) A shared parking facility designed in accordance with FMC 22.60.005 will effectively reduce parking demand to a level below the minimum required parking; or

(c) A combined parking facility for two or more complementary uses which have similar hours of operation will reduce parking demand to a level below the minimum required parking. The hearing examiner may authorize a five percent reduction for two complementary uses, a 10 percent reduction for three uses, and a 15 percent reduction for four or more uses; or

(d) An employee-sponsored commute trip reduction program designed in accordance with state law will effectively reduce parking demand below the minimum required parking; or

(e) Additional public on-street parking will be provided as part of the project.

**22.60.006 Maximum parking space provisions.**

For multifamily residential, commercial, and industrial uses, the number of off-street parking spaces provided shall not exceed 120 percent of the minimum required number of spaces specified in FMC 22.60.003. A property owner may submit a request as part of a site plan, conditional use permit, or preliminary development plan application to provide parking spaces in excess of the maximum allowable number. The hearing examiner may approve an increase of up to 50 percent of the minimum required number of spaces if:

(a) A parking demand study prepared by a professional traffic engineer (see Urban Land Institute - Shared Parking: Second Edition for a recommended parking demand analysis methodology) supports the need for increased parking and demonstrates that:

(1) Shared and combined parking opportunities in FMC 22.60.005 have been fully explored and will be utilized to the extent practicable;

(2) On-site park and ride facilities have been fully explored and will be provided to the extent practicable;

(3) Commute trip reduction measures will be implemented, if required by state law, to the extent practicable.

(b) The project has been designed to include the following design elements, facilities, and programs to the satisfaction of the hearing examiner. In those instances where site constraints impede compliance with the design requirements, written findings of fact shall be made identifying site and project constraints and included in the final notice of decision. In its findings, the hearing examiner shall determine if a good faith effort has been made in building and site design ~~in order~~ to accommodate the following design elements, facilities, and programs:

(1) The excess parking spaces shall be located within an enclosed parking structure or constructed of enhanced paving materials such as permeable interlocking pavers, pervious concrete, or porous asphalt a permeable surface such as interlocking paving blocks (cement or plastic) or other porous that support stormwater infiltration and/or achieve a superior appearance. pavement which minimizes impervious surface and achieves a superior appearance when compared with a large expanse of asphalt or concrete paving.

(2) Alternative parking lot designs shall be utilized ~~in order~~ to reduce impervious surface, e.g., one-way instead of two-way access aisles.

(3) The amount of required landscaping within the area of additional parking shall be doubled. This additional landscape area may be dispersed throughout the parking lot.

(4) A minimum of 75 percent of the parking spaces shall be located behind the building, and the remainder shall not be located within the minimum and maximum yard setback areas adjoining a street. Parking lots located along flanking streets shall have added landscape and a superior design to strengthen pedestrian qualities, e.g., low walls, street furniture, seating areas, public art, etc.

(5) Preferential parking shall be located near primary building entrances for employees who rideshare and for high occupancy vehicles, if applicable.

(6) The developer shall create a transit/rideshare information center and place it in a conspicuous location on the premises.



(7) For sites located adjacent to or within 600 feet of a Pierce Transit bus or van route, the developer shall fund the purchase and installation of a transit shelter package, including seating, trash receptacle and related facilities for each side of the street which has a transit route, consistent with Pierce Transit operational needs in accordance with FMC 22.60.014.

#### 22.60.8 Parking and driveway design standards.

(a) Parking Space and Driveway/Aisle Dimensions. The ~~minimum~~ parking space and aisle dimensions for the most common parking angles are shown in the accompanying table. For parking angles other than those shown on the table, the ~~minimum~~ parking space and aisle dimensions shall be determined by the director or hearing examiner, as appropriate. Regardless of the parking angle, one-way aisles shall be at least 12 feet wide, and two-way aisles shall be at least 19 feet wide.

#### ~~Minimum~~ Space and Driveway/Aisle Dimensions

	Space Angle (degrees)				
	0° (parallel)	30°	45°	60°	90°
<i>Space Width (ft)</i>					
Regular space	8.5-9	8.5-9	8.5-9	8.5-9	8.5-9
Compact space	8-8.5	8-8.5	8-8.5	8-8.5	8-8.5
<i>Space Depth (ft)</i>					
Regular space	22	18	18	18	18
Compact space	19	<del>15</del> 16	<del>15</del> 16	<del>15</del> 16	<del>15</del> 16
<i>Driveway/ Aisle (ft)</i>					
One-way	12	13	13	17	<del>22</del> 24
Two-way	19	20	20	20	<del>22</del> 24
* See FMC 22.60.009 for information on the accessible parking space dimensions.					

(b) Compact Car Space Requirements. The installation of compact spaces is required so that impervious surface coverage associated with parking facilities is minimized and the appearance of sites is enhanced by increasing the proportion of landscaping relative to pavement. No less than 40 percent and no more than 50 percent of the total number of spaces provided for a multifamily residential, mixed-use, or nonresidential development shall be sized to accommodate compact cars. Each space shall be clearly identified as a compact car space by painting the word "COMPACT" in capital letters, a minimum of eight inches high, on the pavement at the base of the parking space and centered between the striping. Aisle widths shall conform to the standards set for standard size cars.

(c) Extra Width Adjoining Landscaped Areas. Parking spaces abutting a landscaped area or raised walkway on the drive or passenger side of the vehicle shall provide an additional 18 inches above the minimum space width requirement. This additional space will provide a place to step other than in the landscaped area or allow for easier ingress and egress next to a vehicle. The additional width shall be separated from the adjacent landscaped area by a parking space division stripe.

(d) Parking Space Depth Reduction.

(1) Where parking spaces abut a walkway, parking space depth may be reduced by up to 18 inches and a portion of the walkway utilized for vehicle overhang; provided, that wheelstops or curbs are installed and the remaining walkway provides a minimum of five feet of unimpeded passageway for pedestrians.



(2) To minimize impervious surface and enhance landscaping, parking space pavement depth may be reduced by up to 18 inches when the pavement at the front end of a space is replaced by a landscaped area containing groundcovers which do not exceed a maximum height of six inches above parking space grade. Wheel stops or curbs shall be installed to protect this area from vehicular damage.

(e) Driveway Widths and Locations. Driveways for single-family detached dwellings shall not exceed 20 feet in width unless the director approves an alternative design that uses enhanced paving materials such as permeable interlocking pavers, pervious concrete, or porous asphalt that support stormwater infiltration and/or achieve a superior appearance, which uses a permeable surface such as interlocking paving blocks or other porous pavement which minimizes impervious surface. In no case shall the driveway exceed 20 feet within the public right-of-way or exceed the minimum width necessary to provide reasonable access to the dwelling. No more than one driveway is permitted to provide access to a single-family detached dwelling. Driveways for all other developments may cross required setbacks or landscaped areas ~~in order~~ to provide access between the off-street parking areas and the street; provided, that driveway width does not exceed the minimum necessary to provide safe vehicular and pedestrian circulation. Driveways oriented parallel to a street shall not be located within the minimum and maximum yard setback areas adjoining the street, unless there is no other practicable alternative to provide access to the interior of a site.

(f) Lighting. Lighting shall be provided in accordance with FMC 22.58.018.

(g) Tandem Parking. Tandem or end-to-end parking is allowed in single-family detached residential developments. Duplex and multifamily developments may have tandem parking areas for each dwelling unit but shall not combine parking for separate dwelling units in tandem parking areas.

(h) Parking Surface. All required vehicle parking and storage must be in a garage, carport or on an approved, dust-free, all-weather surface. Use of enhanced paving materials such as permeable interlocking pavers, pervious concrete, or porous asphalt that support stormwater infiltration and/or achieve a superior appearance are a permeable surface such as interlocking paving blocks or other porous pavement that minimizes impervious surface is encouraged for spaces which are used infrequently. Any surface used for vehicle parking or storage must have direct and unobstructed driveway access.

#### **22.60.9 Barrier-free parking requirements.**

Off-street parking for physically handicapped persons shall be provided in accordance with Section 7503 of the regulations adopted pursuant to Chapter 19.27 RCW, State Building Code, and Chapter 70.92 RCW, Public Buildings – Provisions for Aged and Handicapped. Any change in the state's handicapped parking requirements shall preempt the affected requirements of this section.

(a) Accessible Parking Required. Accessible parking spaces shall be provided per the following table:

**Number of Accessible Parking Spaces**

Total Parking Spaces in Lot or Garage	Minimum Required Number of Accessible Spaces
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7

**Number of Accessible Parking Spaces**

Total Parking Spaces in Lot or Garage	Minimum Required Number of Accessible Spaces
301-400	8
401-500	9
501-1,000	2% of total spaces
Over 1,000	20 spaces plus 1 space every 100 spaces, or fraction thereof, over 1,000

One of every eight accessible spaces or fraction thereof shall be designed to be accessible to wheelchair side loading vans.

Exceptions:

- (1) Inpatient Medical Facilities. Twenty percent of parking spaces provided shall be accessible.
- (2) Outpatient Medical Care Facilities. Ten percent of parking spaces provided shall be accessible.
- (3) Multifamily Buildings. One accessible parking space for each fully accessible unit shall be provided. When total parking provided on-site exceeds one parking space per unit, two percent of the additional parking shall be accessible.

(b) Design and Construction.

(1) Location. Accessible parking spaces shall be located on the shortest possible accessible route of travel to an accessible building entry. In facilities with multiple accessible building entries with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances. Wherever practical, the accessible route of travel shall not cross lanes of vehicular traffic. Where crossing traffic lanes is necessary, the route of travel shall be designated and marked as a crosswalk.

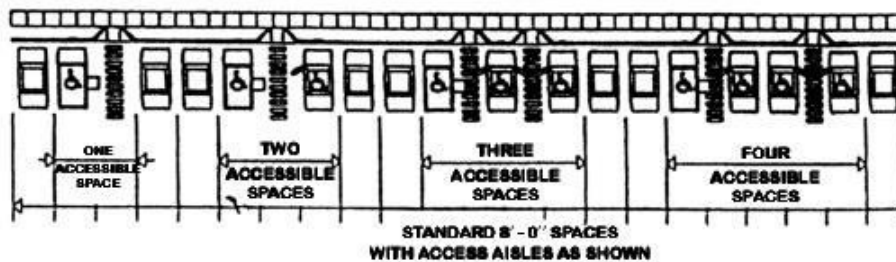
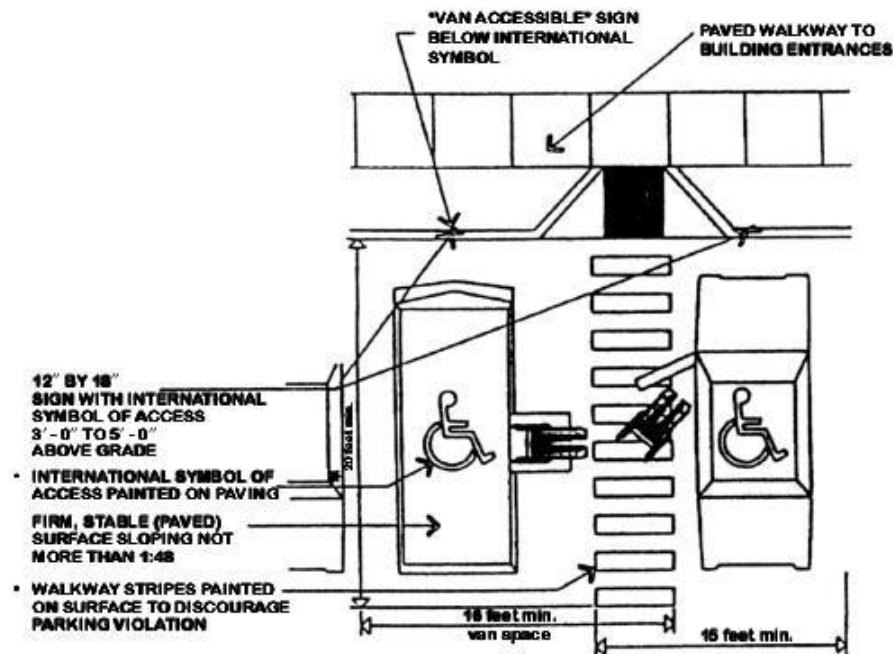
(2) Size. Accessible parking spaces shall be no less than eight feet wide and shall have an adjacent access aisle no less than five feet wide. Where two adjacent accessible spaces are provided, the access aisle may be shared between the two spaces. Access aisles shall be marked so that the aisles will not be used as parking space. Van accessible spaces shall have an adjacent access aisle no less than eight feet wide or a total width of 16 feet including the parking space. See Figure 1.

(3) Vertical Clearance. Where accessible parking spaces are required for vans, the vertical clearance shall be no less than nine and one-half feet.

(4) Slope. Accessible parking spaces and access aisles shall be located on a surface with a slope not to exceed one vertical in 48 horizontal.

(5) Surface. Parking spaces and access aisles shall be firm, stable, smooth and slip resistant.

(6) Signs. Accessible spaces must be identified by signs with the International Symbol of Accessibility (ISA). Signs identifying van spaces must include the term "van accessible." Signs must be at least 60" high measured to the bottom edge so that they are visible while vehicles are parked in a space. Every parking space required by this section shall be identified by a sign, centered between three and five feet above the parking surface, at the head of the parking space. The sign shall include the International Symbol of Access and the phrase "State-Disabled Parking Permit Required."



#### 22.60.015 Parking reductions for temporary outdoor sales events.

(a) A property owner or business owner may submit a request for a temporary reduction in the number of off-street parking spaces provided on a commercial site when a proposed outdoor sales event will be located within the off-street parking facility associated with the business and the number of parking spaces will be reduced below the minimum required in FMC 22.60.003.

(b) The request shall be processed in accordance with the conditional administrative use permit procedures in Chapter 22.7068-FMC, or the major site plan review procedures in Chapter 22.72 FMC, consistent with the applicable processing requirements for the principal use on the site. The director/hearing examiner shall consider the potential impacts of the sales event on adjoining uses and may limit the number of sales events or their duration, or impose other restrictions, in order to mitigate these impacts.

(c) The director/hearing examiner may authorize a parking reduction for one or more temporary sales events if the following standards are met:

- (1) At least 50 percent of the off-street parking spaces required in FMC 22.60.003 for the commercial use is maintained during the sales event.

(2) If less than 50 percent of the off-street parking spaces required in FMC 22.60.003 for the commercial use will remain available for customer or employee use during the sales event, the number of spaces needed to meet the 50 percent threshold will be provided at a nearby off-site parking facility. In such case, the applicant shall provide a written statement from the owner/operator of the off-site parking facility agreeing to make available the necessary number of spaces to the operator of the sales event for the duration of the event.

(3) If off-site parking is required in subsection (c)(2) of this section, directional signs will be installed by the applicant, to the satisfaction of the city, to inform the public of the availability of the off-site parking facility.

~~\_(d) If a property owner or business owner intends to conduct a series of outdoor sales events, the hearing examiner may authorize the director to approve individual sales events once the initial proposal has been approved by the hearing examiner.~~

~~(de)~~ Temporary outdoor sales events authorized prior to the effective date of this section shall comply with the 50 percent parking threshold and directional signage requirement to the extent possible.

#### **22.16.016 Micromobility Vehicles and Facilities.**

~~(a) Micromobility refers to small, manually or electrically powered, vehicles used to travel short distances. Also known as little vehicles, micromobility examples include electric pedal assisted (pedelec) bicycles, scooters, velomobiles, motorized skateboards, and other small, human- or battery-powered low-speed alternatives to the automobile.~~

~~(b) Battery-powered electric motors make micromobility a viable mode of transportation for more people, whether this is for fun or utility. These vehicles may be used for the “first mile” and “last mile” of longer trips that include transit, for example, the connection between a person’s home or place of employment and a transit facility.~~

~~(c) The provision of micromobility facilities can support increased usage of smaller vehicles that require less space for parking and storage compared to larger motor vehicles. The provision of little vehicle parking and storage corrals and dedicated travel lanes within new development can be used to reduce automobile parking demand, if residents, employees, or visitors to an area are successfully encouraged to rely less on private auto ownership and use.~~

~~(d) New development within higher density and intensity neighborhoods, especially within the city’s mixed-use districts, is encouraged to provide facilities that support micromobility. Their provision may justify a reduction in the amount of off-street parking provided for autos and other motor vehicles.~~

**Chapter 22.64  
DESIGN GUIDELINES**

Sections:

- 22.64.1 Purpose.
- 22.64.2 Natural features.
- 22.64.3 Grading and storm drainage.
- 22.64.4 Landforms and viewsapes.
- ~~22.64.005 Street layouts.~~
- 22.64.6 Parking lots and areas.
- 22.64.7 Parkways, gateways, bikeways, and trails.
- 22.64.8 Building heights.
- 22.64.9 Modulation and articulation – Walls and roofs. (see proposed amendments)
- 22.64.10 Building scale.
- 22.64.11 Building entries.
- 22.64.12 Building materials.
- 22.64.13 Accessory buildings.
- 22.64.14 Service equipment and activities.
- 22.64.15 Solar orientations.
- 22.64.16 Ground floor activities.
- 22.64.17 Building frontages.
- 22.64.18 Upper floor balconies, alcoves, and decks.
- 22.64.19 Awnings and canopies.
- 22.64.20 Display windows.
- ~~22.64.021 Site planning.~~
- 22.64.22 Infill development patterns for traditional shopfront areas. (see proposed amendments)
- 22.64.23 Garage entries and driveways.
- 22.64.24 Garage doors.
- 22.64.25 Street access.
- 22.64.26 Blank building and retaining walls.
- 22.64.27 Usable open spaces.
- 22.64.28 Private spaces.
- 22.64.29 Commercial walkways.
- 22.64.30 Commercial walkway corridors.
- 22.64.31 Outdoor activity spaces.
- 22.64.32 Streetscape furnishings.
- 22.64.33 Public artworks.
- 22.64.34 Lighting.
- 22.64.35 Roadway corridors and street frontages.
- 22.64.36 Urban buffers.
- 22.64.37 Sidewalks and walkways.
- 22.64.38 Buildings and yards.
- 22.64.39 Screening.
- 22.64.40 Landscape materials.
- 22.64.41 *Repealed.*
- 22.64.42 Large retail establishments.
- 22.64.43 Drive-through facilities.

**REPEAL SECTION as it conflicts with proposed form-based code standards and the City's design standards and guidelines for streetscape elements, adopted per FMC 22.65**

~~**22.64.005 Street layouts.**~~

~~**Intent** Create an efficient, expandable, safe, and predictable system of minor and major streets.~~

~~(a) The street within and adjacent to a site plan or subdivision shall be designed to comply with the street and sidewalk standards in Chapter 22.22 FMC according to the roadway system functional classification in the~~

~~comprehensive plan. Major streets shall refer to designated arterial and collector streets and minor streets shall refer to local streets and cul-de-sacs.~~

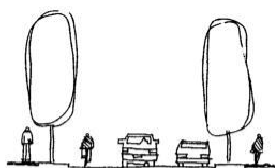
~~(b) Proposed streets and sidewalks should extend to the boundary lines of the proposed site plan or subdivision in order to provide for the future development of adjacent tracts unless prevented by natural or manmade conditions or unless such extension is determined to be unnecessary or undesirable by the hearing examiner.~~

~~(c) The street pattern for commercial and industrial site plans and subdivisions should be designed to expedite traffic movement, reduce conflicts between various types of land uses and pedestrians, and coordinate the location of proposed buildings with vehicular loading and parking facilities. Commercial and industrial site plans shall provide integral access through or between the property and adjacent properties and surrounding residential neighborhoods.~~

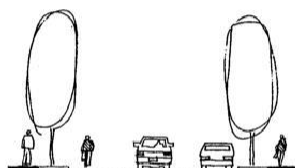
~~(d) Generally, street patterns should be based on a grid or interconnected network of streets rather than long irregular loops with dead ends and cul-de-sacs. Grid street networks should provide regular and frequent intersections—typically at 400-foot intervals. Grid layouts may be distorted to account for existing topography, natural features, landscape, and building improvements—and for visual interest.~~

~~(e) Within residential neighborhoods, street improvements should be designed to minimize the amount of land and paving necessary while maintaining safe and efficient vehicular and pedestrian circulation. Roadway improvements should provide bicycle routes, landscaped edges, and walkways appropriate to the amount of traffic and parking to be provided within each residential neighborhood.~~

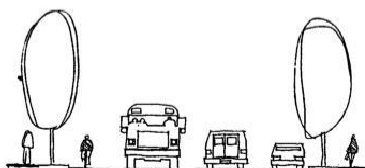
### Street layouts



Access street – 44-foot row



Sub-collector street – 50-foot row



Collector street – 60-foot row  
Typical dimensions – vary

Within residential neighborhoods, street improvements should be designed to minimize the amount of land and paving necessary while maintaining safe and efficient vehicular and pedestrian circulation. Roadway improvements should provide bicycle routes, landscaped edges, and walkways appropriate to the amount of traffic and parking to be provided within each residential neighborhood.

**Note:** Staff recommends the following guideline be deleted as it contradicts some proposed form-based code standards. An upper floor set back or step back from the ground floor frontage may not be warranted or desirable in locations where the city is encouraging redevelopment that is somewhat more intensive and urban in design.

#### **~~22.64.8 Building heights.~~**

~~Intent— Create building heights that reflect pedestrian scale and provide visual interest.~~

~~(a) Building facades should not exceed more than two stories from the grade of a commercial street or public pedestrian walkway or trail corridor in order to maintain an appropriate building and pedestrian street scale in neighborhood commercial districts. Where building heights or topography create heights greater than two stories, the upper floors should be set back from the ground floor frontage to retain a building mass appropriate to a pedestrian scale.~~

~~(b) Due to a site's change in grade, buildings may achieve three stories or more in the middle sections of a property or structure. However, the building's bulk should transition over the property or structure so that the fronting elevation is no more than two story at the building facing onto commercial streets and the public walkway or trail in order to maintain a compatible/transitional scale. Where building heights or topography create heights greater than two stories, the upper floors should be set back from the ground floor frontage to retain a building mass appropriate to a pedestrian scale. (Ord. 1272 § 8, 2001).~~

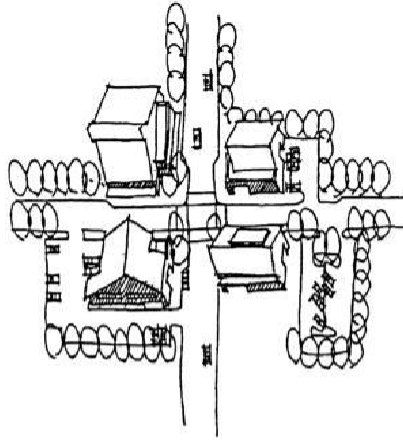
#### **22.64.9 Modulation and articulation – Walls and roofs.**

Intent – Reduce building mass to human scale and increase visual detail and interest.

(a) Building elevations shall be vertically and horizontally modulated to create architectural relief and interest where required by code. For single-family and duplex residential buildings, modulation is encouraged, but not required, for interior side and rear elevations. Specific requirements are listed in the development standards tables for certain zoning districts summarized below.

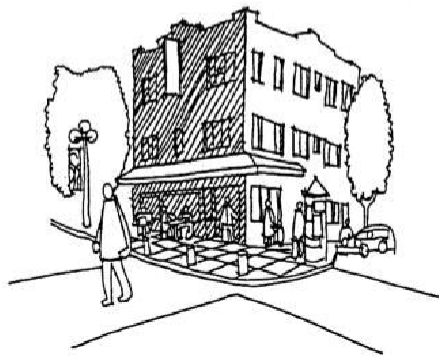
<b>Zoning District</b>	<b>Maximum Length of Facade Without Modulation</b>	<b>Minimum Depth of Projection or Recess</b>
R-4	40	4 feet for SFD (front and side street side yards only) 6 feet for other buildings
R-4-C	40	4 feet for SFD and duplex (front and side street side yards only) 6 feet for other buildings
R-6	40	4 feet for SFD (front and side street side yards only) 6 feet for other buildings
R-8	40	4 feet for duplex (front and side street side yards only) 6 feet for other buildings
R-10-TCD	40	4 feet for SFD and duplex (front and side street side yards only) 6 feet other buildings
R-20	40	4 feet for duplex (front and side street side yards only) 6 feet for other buildings
NO	60	6 feet
NC	60	6 feet
CO	60	4% of facade length but no less than 6 feet
CC	80	4% of facade length but no less than 6 feet, with substitution by landscaping emphasis and/or building exterior texture variation allowed.
Projections/recesses shall comprise at least 20% of facade length.		





Create window displays in ground floor retail areas that attract shoppers and provide visual interest to passersby.

The corners of buildings that are located at the intersections on commercial streets and principal public walkways or trail corridors should provide some form of visual interest such as window displays, artwork or signage.



- ~~(a) Ground floor retail and commercial spaces along a sidewalk, walkway or trail corridor should provide extensive amounts of display window space (at least 70 percent of the wall area up to nine feet above finished grade) to showcase commercial, retail or other public uses and wares in a storefront style typical of main street or marketplace architecture. Window glazing should be transparent to provide pedestrians views into ground floor spaces and activities. No more than 10 percent of this glass area should be covered with signage, artwork or other materials that obscure interior space. Storefront windows should be placed above a masonry, tile, wood or other durable material base that extends at least 24 inches above the adjacent sidewalk or exterior finished grade. The bottom of windows should be no more than four feet above the adjacent sidewalk or exterior finished grade.~~
- ~~(b) The corners of buildings that are located at the intersections on commercial streets and principal public walkway or trail corridors should provide some form of visual interest such as window displays, artwork or signage.~~

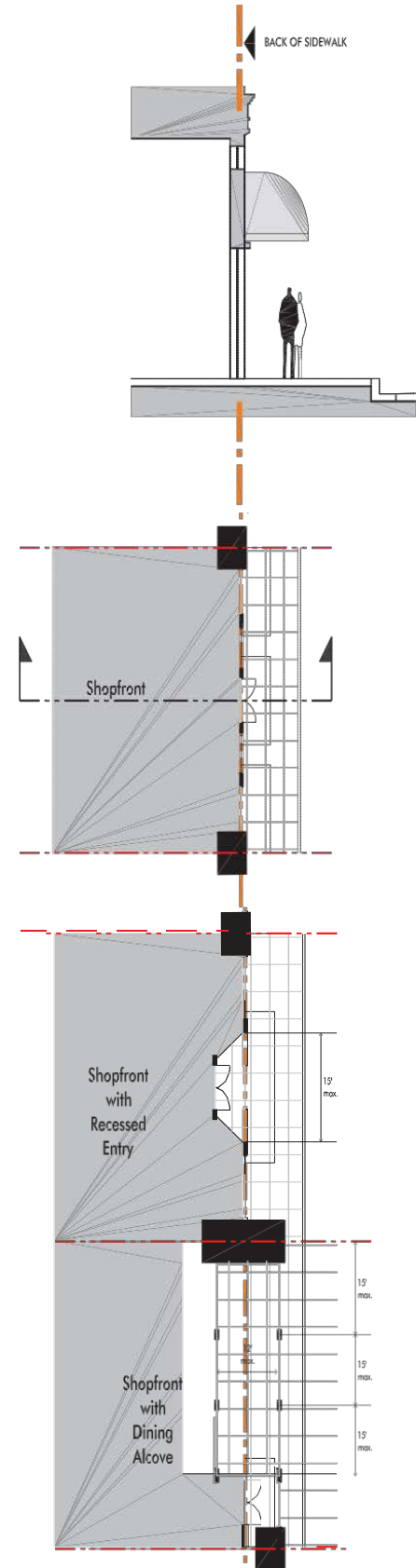
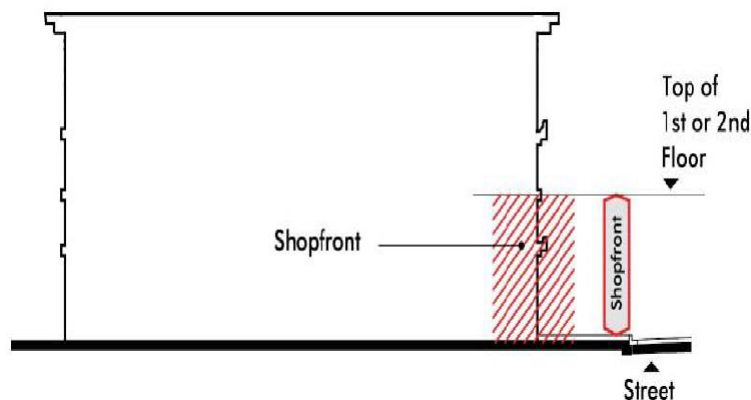




## **22.64.20 Shopfronts.**

Intent - Shopfronts are like small buildings with their own base, “roofline”, and pattern of window and door openings. Shopfronts are facades placed at or close to the right-of way line, with the entrance at sidewalk grade. They are conventional for retail frontage and are commonly equipped with cantilevered shed roof(s) or awning(s). Recessed shopfronts are also acceptable. The absence of a raised ground floor precludes residential use on the ground floor facing the street. Residential use would be appropriate above the ground floor and behind another use that fronts the street. It has substantial glazing on the sidewalk level and defines the primary treatment for ground-level commercial uses oriented to display and access directly from public sidewalks or other walkways.

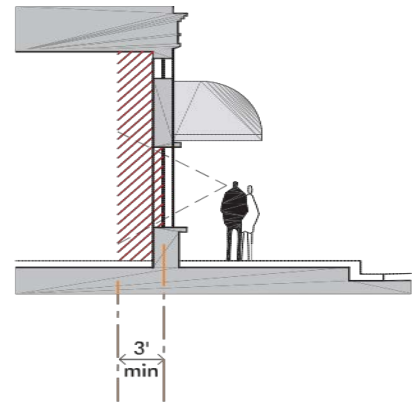
- (a) Shopfronts shall be between 10’ and 16’ tall, as measured from the adjacent walk.
- (b) Shopfront width shall be a minimum of 10’ and generally not exceed 50’. Larger retail space may be enabled by being set behind a row of smaller shopfront spaces. This technique is often referred to as “liner retail.”
- (c) Restaurant shopfronts may set back a portion of the shopfront façade to create a colonnaded outdoor dining alcove that is a maximum of 12 feet deep provided that:
  - (1) The portion of the façade that is set back and oriented towards the street shall have display windows.
  - (2) The alcove must also have columns along the sidewalk at a maximum spacing of 15 feet on center.
  - (3) The alcove may not rely on adjacent buildings for enclosure.



**Section Diagram**

(d) Each shopfront shall contain:

- (1) At least one welcoming building entrance at sidewalk grade. Recessed entrances are permitted with a maximum width of 15 feet.
- (2) Clear-glass display windows framed within storefront pilasters and a base made of masonry, tile, wood, or other durable material that extends at least 24 inches above the adjacent sidewalk. The bottom of windows should be no more than four feet above the sidewalk. Display windows and other glazing should comprise at least 75 percent of the ground floor façade.
- (3) A minimum 3-foot zone behind the window glazing that provides an unobstructed view of the establishment's goods and services.



Unobstructed View Required

e) Shopfront composition should include projecting signs, as well as window signs and awning signs. Awnings, signs, and related fixtures shall be located 8 feet minimum above the adjacent sidewalk. Awnings shall only cover storefronts and openings to avoid covering the entire façade.

(f) Shopfront and awning design should vary from shopfront to shopfront.

(g) Sideyard setbacks and space between buildings may be utilized as extensions of shopfront activities including for location of outdoor displays of goods and for outdoor dining.

**REPEAL SECTION; replaced by form-based code standards**

**22.64.21 Site planning.**

~~Intent—Create functional, efficient, attractive higher density urban housing developments that complement surrounding lower density neighborhoods.~~

- ~~(a) New higher density housing developments should group attached single family buildings in courtyard and cluster developments—or neo-traditional neighborhood block patterns to maintain buffer areas and control visual impact and scale.~~
- ~~(b) High density housing developments should be grouped to create town, manor or coach house visual appearances that are in scale with surrounding single family housing patterns.~~
- ~~(c) Housing units may be located adjacent to parking courtyards to reduce overall roadway requirements and create compact development forms. (Ord. 1272 § 8, 2001).~~

**22.64.22 Infill development patterns for traditional shopfront neighborhoods.**

Intent – Develop vacant lots with buildings that match the scale, character, and architectural definition of adjacent buildings and uses.

- (a) The building proportions (modulation and articulation) created by older lots and buildings should be retained by new infill constructions.

(b) New buildings should be set back from the street frontage in lines that will ~~be consistent with match or complement~~ existing structures along the street.

(c) The existing pattern and proportion of windows, doors, and other vertical elements should be ~~emulated~~ ~~complemented~~ by new infill building designs.

(d) New buildings should be defined by vertical and horizontal variations, architectural styles, and exterior finish materials that reflect the form, pattern, and visual interest of existing structures within the neighborhood and along the street.

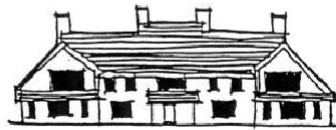
(e) New buildings should ~~match or~~ complement the prevailing heights of existing structures within the neighborhood and along the street.

(f) The size and proportion of a new building's mass and contributing elements including roofs, porches, and ~~balconies~~ ~~garages~~ should reflect those of neighboring structures.

#### ~~Residential Site Planning—Manor Houses~~



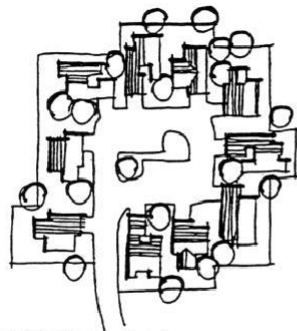
Example elevation as townhouses



Example elevation as coach houses

High density housing developments should be grouped to create town, manor or coach house visual appearances that are in scale with surrounding single-family housing patterns.

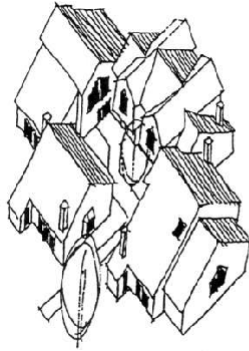
#### ~~Residential Site Planning—Courtyard Parking~~



Typical parking court layout

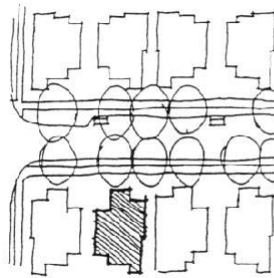
Housing units may be located adjacent to parking courtyards to reduce overall roadway requirements and create compact development forms.

#### ~~Residential Site Planning—Clustering~~



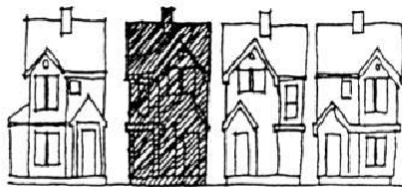
New higher density housing developments should group attached single-family buildings in courtyard and cluster developments – or neo-traditional block patterns to maintain buffer areas and control visual impact and scale.

### Infill Development Patterns—Street Frontage



New buildings should be set back from the street frontage in lines that will match or complement existing structures along the street.

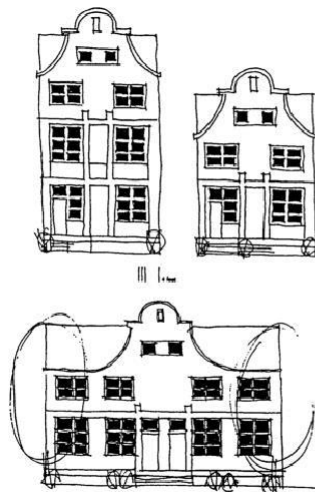
### Infill Development Patterns—Height and Mass



New buildings should match or complement the prevailing heights of existing structures within the neighborhood and along the street.

The size and proportion of a new building's mass and contributing elements including roofs, porches, and garages should reflect those of neighboring structures.

### Infill Development Patterns—Proportions



Develop vacant lots with buildings that match the scale, character, and architectural definition of adjacent buildings and uses.

The building proportions (modulation and articulation) created by older lots and buildings should be retained by new infill constructions.

The existing pattern and proportion of windows, doors, and other vertical elements should be complemented by new infill building designs.

### Infill Development Patterns—Materials

ADMINISTRATIVE DESIGN REVIEW

22.66.006 Criteria for administrative design review approval.

(a) The director shall approve an administrative design review application when all applicable criteria listed below are met by a proposal:

(1) The proposal meets or exceeds all applicable design guidelines in Chapter 22.64 FMC.

(2) The proposal meets or exceeds all applicable provisions in the “Design Standards and Guidelines for Small Lot and Multifamily Development” adopted by reference in Chapter 22.63 FMC.

(3) The proposal meets or exceeds all applicable provisions in the “City of Fircrest Design Standards and Guidelines for Streetscape Elements” adopted by reference in Chapter 22.64 FMC.

(4) The proposal meets or exceeds all applicable form-based standards adopted by reference in Chapter 22.57 FMC.

(5) The proposal meets or exceeds all applicable development regulations contained in FMC Title 22.

(b) The director may approve an administrative design review application when a proposal does not meet one or more applicable design standard or guideline when the director determines:

(1) The departure from the design standard(s) or guideline(s) is consistent with both the comprehensive plan and the intent statement(s) of the design standard(s) or guideline(s).

(2) The departure from the strict application of the design standard(s) or guideline(s) will not have a significant negative impact on the public, surrounding properties, or character of the zone or neighborhood.

(3) The proposal creates an equal or better environment, results in an equal or better use of land, and achieves an equal or better design than could be produced through the strict application of the design standard(s) or guideline(s).

(4) The departure from the design standard(s) or guideline(s) is compensated by the provision of additional design features and amenities in the development plan than would normally be required. The additional design features and amenities are of equal or greater design benefit and function.

(c) The director may approve all or part of an applicant’s request for a departure from the strict application of the design standard(s) or guideline(s), approve with additional requirements above those specified in this code, or require modification of the proposal to comply with specified requirements or local conditions.

(d) The director shall deny a request for a departure from the design standard(s) or guideline(s) if the proposal does not meet or cannot be conditioned to meet the required findings in this section.

~~Before any administrative design review approval may be granted, the director shall determine that the following criteria are met by a proposal:~~

~~(a) The general design considerations, including the character, scale, quality of design and quality of materials, are consistent with the purpose of this chapter and adopted design guidelines.~~

~~(b) The proposal complies with all applicable development standards.~~

~~(c) The proposal is consistent with the goals, policies and objectives of the comprehensive plan.~~

**22.66.009 Submittal requirements.**

Application for administrative design review shall be submitted on forms provided by the department. A minimum of two sets of the following plans and other information shall be submitted with the application in clear and intelligible form when determined by the director to be applicable and necessary to complete the design review:

(a) Elevation Plans. Elevation plans shall be provided for each building or structure elevation that is subject to design review. Additions and alterations to existing structures shall be clearly identified on the plans. Design details

such as exterior finish materials and textures, lighting and other fixtures, and design elements such as beltcourses, brackets, chimneys, cornices, roof overhangs, window trim, sills, and sashes, shall be identified.

(b) Spatial Site Plan Elements. The following shall be provided:

(1) A massing model showing proposed building in its context (a simple sketchup model may suffice).

(2) A figure-ground drawing showing: the relationship between public and private realm; how the solid components of buildings relate to the open spaces contained by the built form; and how a proposed building or space might interact with the existing fabric of the neighborhood, particularly in terms of the mass, proportions and edge conditions.

(3) Existing and proposed street sections.

(4) Descriptions, conceptual plans and/or illustrations of public and private open spaces.

(5) Drawings that establish existing context by identifying neighboring building types, frontage types, and building heights.

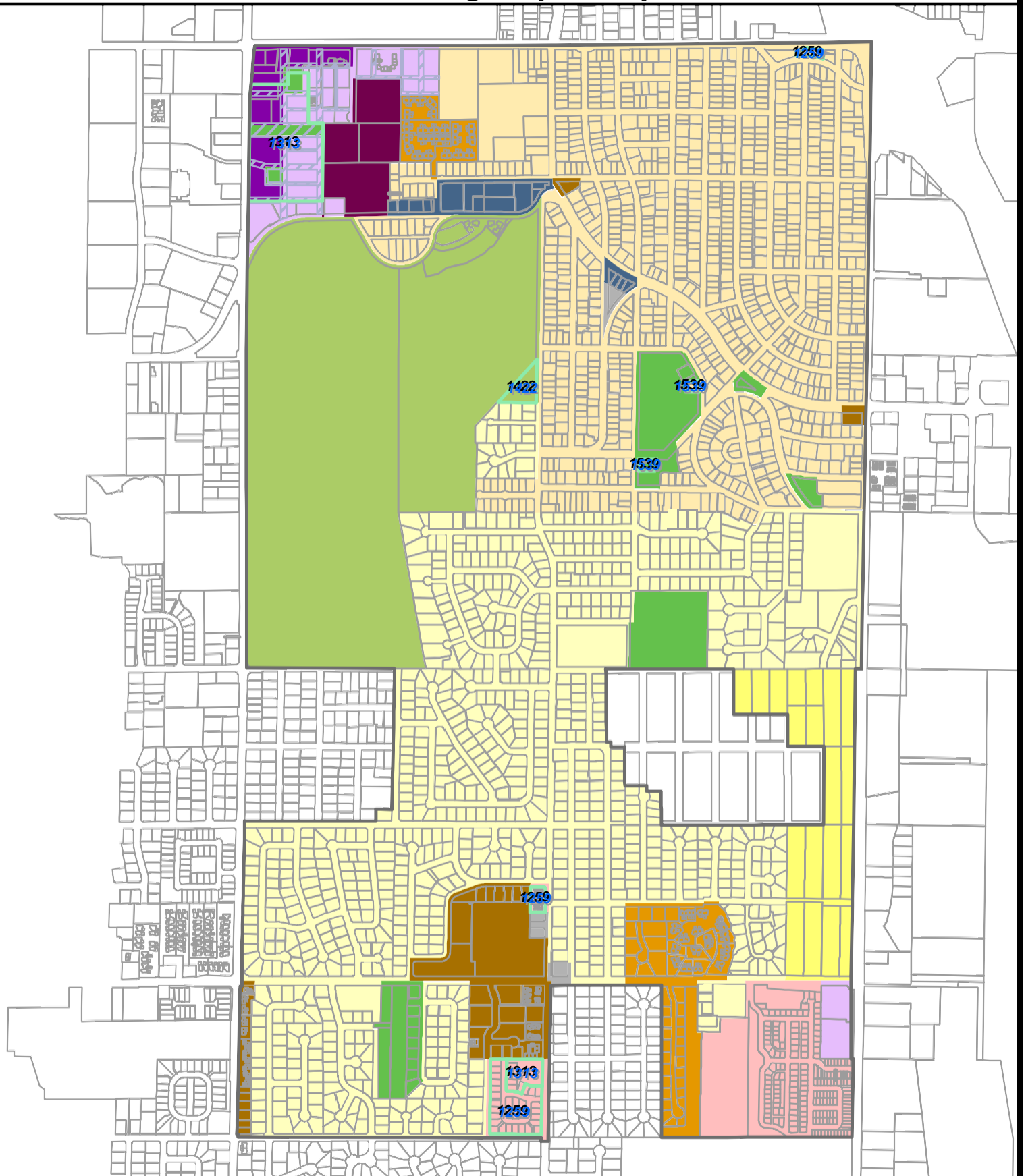
(~~bc~~) Exterior Mechanical Device Screening Plans. All proposed exterior mechanical devices, including roof-mounted equipment and proposed screening, shall be identified on the architectural and mechanical plans. In addition, plans of any proposed screening design shall be submitted. When mechanical plans are submitted without a corresponding building permit application, the location of all exterior and roof-mounted mechanical devices shall be shown on a building elevation plan.

(~~ed~~) Coordinated Site Design Plan. A site plan shall identify the proposed locations of parking, pedestrian and vehicular circulation areas, trash enclosure areas, mechanical and utility facility areas, building footprints, landscaping, and significant trees to remain and be removed.

To ensure effective implementation of comprehensive plan policies and objectives and development regulations relating to design, applications for administrative design review and other discretionary land use permits for the same proposal shall be submitted concurrently for review. (Ord. 1246 § 19, 2000).



# 2020 Zoning Map - Proposal



- |                         |                |                        |
|-------------------------|----------------|------------------------|
| 1259 - November 1, 2000 | Proposed ROW   | Residential-10         |
| 1313 - July 17, 2002    | Residential-4  | Residential-20         |
| 1422 - March 27, 2007   | Residential-4C | Residential-30         |
| 1539 - October 2, 2013  | Residential-6  | Mixed-Use Urban        |
| 1562 - October 13, 2015 | Residential-8  | Mixed-Use Neighborhood |

- |                         |
|-------------------------|
| Golf Course             |
| PROS                    |
| Neighborhood Office     |
| Neighborhood Commercial |



1:13,200

Note: This map is for reference only.



## **FIRCREST CITY COUNCIL**

### **STUDY SESSION AGENDA**

**MONDAY, NOVEMBER 16, 2020**

#### **AGENDA ITEM: Readerboard Sign Code Amendment**

**FROM: Angelie Stahlnecker, Planning & Building Administrator**

---

**BACKGROUND:** The City Council directed staff to review the sign code, specifically as it applies to replacing the readerboard sign at Alice Peers Park. The current sign code does not specifically address signs located in the right-of-way and would require the replacement to meet the same standards as commercial monument signs, which may not meet the needs of the City.

Councilmember Viafore requested a review of the study done in 2000 or 2001 as part of a sign code revision. While I have not been able to locate that study, the code adopted in 2003 did exempt “city entrance signs, street banners, decorations, time/temperature signs, and/or similar items located in the City street right-of-way.” I would have interpreted that to have included the readerboard sign. Additionally, the sign allowances table permitted readerboard signs for the PROS zone and schools, churches, parks, and municipal buildings in any zone. No restrictions were listed.

In 2017, the sign code received a substantial review and was updated. Included in these amendments were the requirement to replace pole signs with monument signs as ownerships changed. In addition, the maximum height limit was reduced from 10 feet to a sliding scale of 4 feet to 8 feet, based on street frontage. I recall that the City Council at the time did not exempt the readerboard and time/temperature signs due to feeling the City should follow the same rules as businesses, especially as it applies to the removal of pole signs and the height reduction.

That being said, of the cities I researched, all have some sort of exemption for community-oriented government-owned signs. Since community-oriented signs serve the City as a whole, provide valuable public information, and would be approved at some level by the City Council in a public setting, it may make sense to exempt them from the sign code requirements.

If Council concurs, staff will introduce it to the planning commission in December with the intent of holding a public hearing in January. It would then come back to the City Council for a public hearing and adoption.

#### **PROPOSAL:**

FMC 22.26.025 Exemptions.

The following are exempt from the permit requirements of this chapter:

(c) Governmental Signs. Signs installed by the city, county, or a federal or state governmental agency for the protection of the public health, safety, and general welfare, including, but not limited to, the following:

- (1) Emergency and warning signs necessary for public safety or civil defense;
- (2) Traffic and/or wayfinding signs erected and maintained by an authorized public agency;
- (3) Signs required to be displayed by law;
- (4) Signs showing the location of public facilities; ~~and~~
- (5) Entrance signs, readerboard signs, or other community-oriented signs installed and maintained by the city; and
- (5) Any sign, posting, notice, or similar sign placed by or required by a governmental agency in carrying out its responsibility to protect the public health, safety, and general welfare;

**AGENDA ITEM:   Readerboard Discussion**

**FROM:               Scott Pingel, City Manager**

---

**BACKGROUND:** Included with this agenda summary are several design concepts for an electronic readerboard along with a draft rendering for a new Fircrest electronic readerboard. We have been working with stewartsigns.com because they have a really good online presence, they have been the most responsive to us, and they seem to be very competitively priced. They have signs in the area although they are not headquartered locally. While we wanted to provide this information to the Council to aid in our discussion, this does not mean, however, that we have to go with stewartsigns.com. Working with them, so far, has been the easiest way to get good information for our discussion, and the staff wants to be clear about where we have received much of our information to this point.

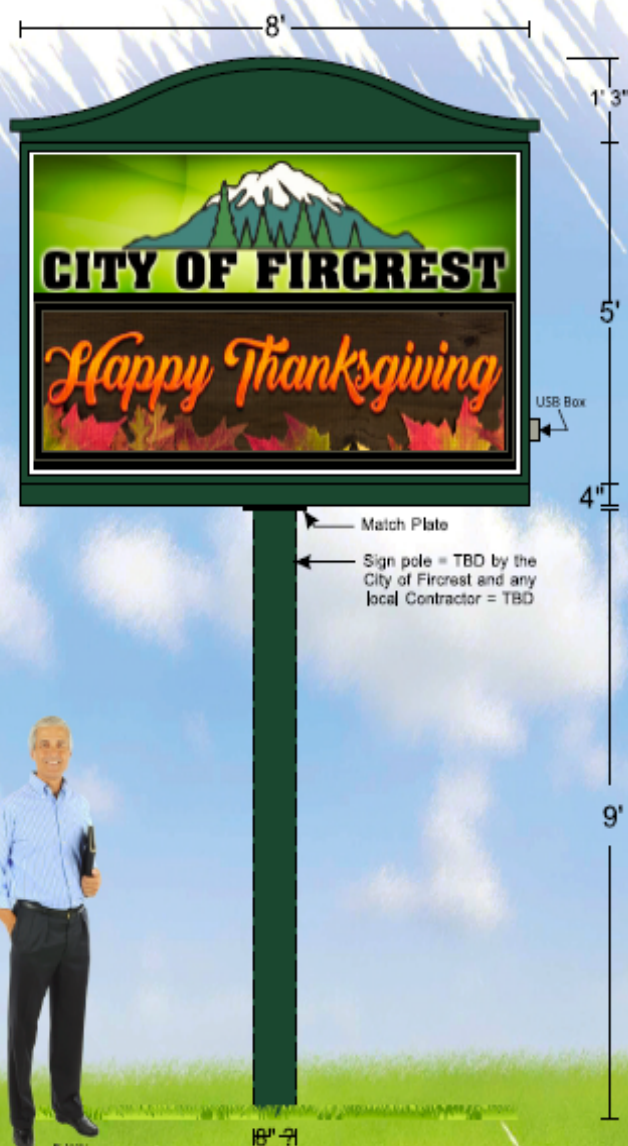
Questions/Information for Council deliberation include the following:

- It seems to staff that there is some desire on the Council to keep the older feel of our current readerboard, which is essentially a pole sign where the board completely hangs off the side of a light pole. Hanging the sign off the side of a light pole may be very difficult to achieve with an electronic readerboard because they are much heavier than the current sign. We can, however, do something with a skinnier pole similar to what we have now. The attached rendering shows this concept. How important is this design to Council? If we can achieve a similar retro look (color scheme, and permanent sign info and features) to the sign with a monument or standard sign, would the Council be in favor of such an electronic readerboard?
- How important is community feedback regarding the sign? This question informs both the length of the process as well as what our approach should be in seeking community feedback. As Ms. Stahlnecker explained in the agenda summary for the sign code change, we have pulled the file and information from the discussion about an electronic readerboard in the early 2000s, but the file does not contain much helpful information about the concerns from the community at that time. If the concerns were about the flashing and bright lights, staff do not believe the sign we are looking at would be of concern in those respects. While we are looking at an electronic readerboard with lighted information, there are options for dimming the sign after dark or at a certain hour. It will also not be flashing information. We control what messages are up and how often they switch (generally 6 to 8 seconds per message).
- Desirable features of the stewartsigns.com signs (and likely other sign companies we might use) include the following:
  - o Size and Type options
  - o They are programmable from a PC or even from a smartphone app

- 11 different fonts
- Various message colors and animation
- Dimmable
- “Vandal-proof” with shatterproof covers that are easily cleaned and paint resistant
- Lifetime warranty

Are there features that the Council is specifically interested in, or features that are concerning to the Council?

- For the 2020 budget, we budgeted \$25,000 for an electronic readerboard. In carrying those funds over to the 2021 budget, is that the budget, or is there leeway in order to get exactly what the Council wants? Based on the estimate included with this memo, we are confident we can get what we want for \$30,000 or less.
- Also attached to this memo is other basic information for the sign that [stewartsigns.com](http://stewartsigns.com) quoted to us that should aid our discussion.



# **TekStar Color 16mm 40x140**

## **CABINET SIZE: 5'x8'**

**StewartSigns**  
ONE SIGN. ONE COMPANY

**ORIGINAL DESIGN DO NOT DUPLICATE**

PH. 1-800-237-3928 FAX 1-800-485-4280

3/8"=1' Sk: 964537-1 Cust: 1317014  
11/13/2020 Ca/gWinch PROPOSAL

Colors: Digital Print  
Paint: Holly Green Draft: White

**GRAPHICS DISCLAIMER:** This custom artwork is not intended to provide an exact match for ink, vinyl, paint, or LED color. Brickwork and masonry are not included in the proposal. Cornerstone products are an exception. Measurements shown are approximations; final product dimensions may vary. LED images shown are simulated to replicate optimum viewing distance. Your sign was designed for an illuminated graphic. Sketches are based off of this premise. Non-illumination during daylight hours may result in graphics of varying appearance.

Approved as shown:

Sign \_\_\_\_\_  
Date \_\_\_\_\_

Approved with listed changes:


Sign \_\_\_\_\_  
Date \_\_\_\_\_

**LED CAPABILITIES:** 1 to 5 Rows, 4.4" to 25.2" character.  
This sign can display video clips, animations and static images, with access to an extensive graphics library.

Powered by  
**SignCommand**  
signcommand.com

**UL LISTED** **UL Energy Verified**

Attn: Jeff Grover  
 253-238-4160

DESCRIPTION	
5'x 8' Double Sided 16mm TekStar, 40x 140 Full Color LED Display with 12" Deep, Hinged Extruded Aluminum Cabinet and Thermoformed Makrolon SL Faces Decorated on Inside Surface with 3M Vinyl Graphics.	
Face / Cabinet Details	
Internal TekStar Cabinet with Complete LED Display Assembly, 16mm 40x140 Color	Face Removable via Right and Left Retainers
Electrical Information	
Horizontal LED Illumination Package for a 3' x 8' Cabinet On/Off Toggle Disconnect Switch	One 20 Amp Circuit, 120 Volts; Max Draw: 9.42 Amps LED Communication Method: Wireless Data Modem with no restrictions on distance.
Lifetime Wireless Data Plan Provided by StewartSigns By signing you, the customer, affirm and agree to the terms and conditions listed at <a href="https://www.signcommand.com/data-plan">https://www.signcommand.com/data-plan</a>	SignCommand.com Cloud-Based Software Included FREE for Lifetime of Product. Please visit <a href="http://www.signcommand.com">www.signcommand.com</a> for more information**. 
Structural Details	
Mount Style: MP1-Matchplate 1-Pole Overall Sign Height: 5 Ft 9 In Install Trim #7 Top For 8' Sign	Mount Size: Minimum Wind Load Rating: 120mph, Exposure B
Miscellaneous Items	
Worlds largest Manufacturer of non-profit Institution signs(	Lifetime Warranty (see reverse) w/ 5-year LED Parts Warranty
Vandal-resistant, Graffiti-resistant, w/ Protective covers	Freight \$ delivered to you is included. + Add your WA. Tax
*** Review Custom Artwork for Text, Graphic and Layout Details ***	
I.D. Cabinet: Holly Green Header Copy: White	Draft: White Mount: Holly Green
<b>Special Instructions:</b> We are looking forward to earning your sign business. <b>Please call me when you see this note; we should review this together.</b>  This Quote is the price for us to deliver your new sign to the Your City - in Zip Code 98466 = Tax Rate .099  Your appropriate Taxes will be added to your final Invoice. Options include: totally separate Sign Installer's bid for you.  Add the "Premier Warranty" to cover Warranty labor = +1,540  Notes: anything added to, or deleted from this Proposal will be affected by the Tax Rate of .099, Final = \$TBD  <b>To get this Special Price shown your Order with Stewart Signs must be 100% approved by you to move into Production by 11/24/2020.</b>  Thank you.	<b>Investment: \$22,163.00</b> <b>Special Price: \$18,514.00</b>  Unless otherwise noted in Special Instructions, these prices are valid for 30 days.  Freight, storage, other freight services and applicable sales tax will be added to your invoice.  Organizations exempt from sales tax must include exempt certificate with order.
	<b>Shipping Terms: F.O.B. Origin</b> <b>Payment Terms: 50% Down, Balance due 10 days after shipment</b>

Your Consultant: Greg Winch (800) 237-3928, x221	Customer ID: 1317014	Quote Number: 964537 / 1	Date Quoted: 11/13/2020
---	----------------------	--------------------------	-------------------------

\* Compliance: FCC Part 15 / UL Listed

\*\* By purchasing the SignCommand.com product, you are agreeing with the Website Terms of Use ( <https://www.signcommand.com/terms> ) and Software End User License Agreement ( <https://www.signcommand.com/eula> ).

---

Customer's Authorized Signature

11/13/2020

---

Print Name

Date

---

Greg Winch, Regional Sales Manager - Church  
Division  
(800) 237-3928, x221

Date



Your Consultant: Greg Winch (800) 237-3928, x221	Customer ID: 1317014	Quote Number: 964537 / 1	Date Quoted: 11/13/2020
---	----------------------	--------------------------	-------------------------

### SHIPPING INFORMATION

SIGN (via Common Carrier)	*** All applicable items will be sent to the CUSTOMER address *** *** unless noted otherwise below ***
City of Fircrest 115 RAMSDELL STREET FIRCREST, WA 98466-6912	
INVOICE (via USPS)	
City of Fircrest 115 RAMSDELL STREET FIRCREST, WA 98466-6912	

### ORDERING PROCEDURES

1. Check proposal for accuracy and, if approved, sign and date where indicated.
2. Approve design and colors on the custom artwork. Be sure to check spelling. If approved, sign and date the artwork.
3. Write deposit check according to terms listed on proposal form's header, made payable to Stewart Signs.
4. Return signed custom artwork, signed proposal form and deposit check to Stewart Signs.

*\* Unless indicated under special instructions, permits, footers, erection, electrical service, electrical hook-up and planters or other decorative masonry are the responsibilities of the buyer. Stewart Signs furnishes engineered footer drawings when applicable.*

*\* Any cancellation may be subject to cancellation, return, and/or restocking fees.*

*\* A late fee of 1.5% per month will be charged on any overdue balances.*

*\* In the event of a payment default, customer will be responsible for all of Stewart Signs' costs of collection, including but not limited to court costs, filing fees and attorney fees.*

**Stewart Signs**  
**America's Premier Sign Company**  
Limited Product Warranty ("Limited Warranty")

**Definition of Warranty Coverage:**

- 1) Stewart Signs (the "Company") expressly warrants to the original purchaser ("You" or "Buyer" or "Owner" or "Customer") that, for a period of five (5) years from the date of shipment (the "Warranty Period"), the electronic displays and the associated Company products (the "Product") will be reasonably free of material defects in materials and workmanship impacting Product fit, form and/or function. During the Warranty Period, the Company will, at its discretion, repair or replace any defective covered Product. The Owner will be responsible for removing and reinstalling any and all repaired or replacement parts. This Limited Warranty only applies to the Company's Product if installed, used, and maintained in the manner recommended by Company, and this Limited Warranty is conditioned upon compliance with all such instructions. Lifetime telephone support for the Product is provided, as needed.
- 2) In the event the Product is damaged during shipping, it is the responsibility of the Buyer to refuse delivery, causing the Product to be returned to the manufacturer for repair. Title to the Product passes to the Buyer upon the Company's delivery to the freight carrier. The Company assumes no liability for damage caused by careless handling or poor installation, except for work completed by employees of the Company. Loss or damage to the Product when in possession of the freight carrier is the responsibility of the Customer and is not covered by this Limited Warranty.
- 3) Any information or suggestion by the Company with respect to the Product concerning applications, specifications or compliance with zoning, codes and standards is provided solely for your convenience and without any representation as to accuracy or suitability. You must verify and test the suitability of any information with respect to the Product for your specific application.
- 4) Sign Structure and Sign Face: In the event the sign structure or identification/changeable copy portion of the sign malfunctions under normal use and service thereof DURING THE LIFE OF THE SIGN due to material defects in workmanship or materials, the Company will, at its option, repair or replace any defective materials.
- 5) Vandalism to Sign Faces: This Limited Warranty covers polycarbonate faces against breakage due to vandalism DURING THE LIFE OF THE SIGN. Warranty protection does not extend to these surfaces if damaged by gunshots, or when damaged coincident with damage to the sign cabinet in which the faces are installed.
- 6) Failed electronic parts or assemblies, with the exception of lamps, will be repaired or replaced, at the sole discretion of the Company. Owner bears the expense and responsibility of shipping Product to Company's Repair Center. Replacement or repaired parts are warranted to be free from material defects in material or workmanship for ninety (90) days, or for the remainder of the Warranty Period of the Product they are replacing or in which they are installed, whichever is longer.
- 7) The Company will repair failed LED pixels if greater than one half of one percent (0.5%) of the total number of pixels in the sign have failed in one (1) calendar year, provided the sign is installed with the recommended ventilation system for its location. The definition of pixel failure is when all LED's in the pixel will no longer emit light. Pixel repair is performed at the Company Repair Center. It is common knowledge within the sign industry that all LEDs degrade and produce less light as they age. Eventually the LEDs will require replacement even though the LEDs will still emit light. This Limited Warranty does not cover normal LED degradation.
- 8) Customer Obligations:  
Failure by the Customer to properly maintain the Product, including but not limited to filters and the ventilation/air conditioning systems, will void coverage for affected components. The Customer shall notify the Company immediately of equipment failure and allow the Company full and free access to the Product when required. Waiver of liability or other restriction shall not be imposed as a site access requirement. The Customer is responsible for all costs and management oversight associated with providing the Company access to the Product, providing the necessary machines, communication facilities and other equipment, inclusive of but not limited to lifting equipment. Should on-site repair be required, Customer is required to have a responsible individual on-site to provide access to the Product as well as sign off on a completed work order.
- 9) Exclusions and Restrictions:  
The Company reserves the right to restrict service, limit replacement parts or invalidate this Limited Warranty to Customers whose account balance is past due. This Limited Warranty specifically excludes any on-site labor required to service the covered Product including diagnosis, removal and installation of parts or products. Any on-site service required by the Customer of Company technicians or a local authorized service provider is billable to the Customer based on an agreed upon written quote.  
This Limited Warranty does not apply to software. Software is covered by a separate agreement, which appears in the Company's software license agreement.  
Ballasts are covered for a period of three (3) years.  
ID cabinet LED illumination and power supply are covered for a period of two (2) years, when purchased as a system.
- 10) This Limited Warranty specifically does not cover the following:
  - a) Third-party communication devices such as wireless devices and modems, which are covered by a separate electronic communication warranty.
  - b) Damage to Product that has been moved from its original installation location or is mounted in a mobile structure.
  - c) Cosmetic damage to the Product (including but not limited to scratches and dents that do not otherwise affect the fit, form or functionality of the Product or materially impair its use).
  - d) Temperature sensor results: temperature sensors will register variable results, given local environmental factors such as direct sunlight, distance from concrete or asphalt, etc.; results are not guaranteed or covered under this Limited Warranty.
  - e) Recovery or transfer of any data or software stored on the Product not originally installed on the Product by the Company.
  - f) Light bulbs or lamps.
- 11) This Limited Warranty specifically does not cover conditions, defects or damage caused by or resulting from the following:
  - a) Defects caused by unreasonable or unintended use of Product, improper or unauthorized handling, accident, omission, neglect, vandalism (unless otherwise noted in this Limited Warranty), misuse, physical abuse, installation, use and/or fabrication, and maintenance of the Product by any party other than the Company.
  - b) Damage not resulting from manufacturing defects that occurs while the Product is in the Owner's control and/or possession.

- c) Extreme physical or electrical stress or interference; environmental conditions beyond the Company's control, such as man-made or naturally occurring electrochemical oxidation or corrosion and/or metallic pollutants; normal wear and tear; inadequate, improper, or surges of electrical power; lightning, floods, fire, acts of God, war, terrorism, or other external causes, including Force Majeure.
  - d) Unauthorized modification including installation of third-party software on the Product.
  - e) Product modification or service by anyone other than: (a) the Company, (b) a Company-authorized service provider, or (c) Customer's own installation of Company approved parts with instruction from the Company. Service to a damaged or malfunctioning sign which has not been ordered or authorized by the Company's Customer Satisfaction Department is not covered under this Limited Warranty and will automatically invalidate this Limited Warranty.
  - f) Computer viruses, Trojan horses, worms, self-replicating code or like destructive code which was not included in the Product by the Company.
  - g) Products installed with known or visible manufacturing defects at the time of installation.
- 12) All items returned to the Company must have a Return Materials Authorization ("RMA") number, available by using the contact information below. Items received without an RMA number will not be processed and will be returned to the Customer at their expense. The Customer is responsible for sending any defective part to the Company, after which the Company will send a repaired or replacement part to the Customer.
- 13) The Company will provide and be responsible for the cost of shipping parts from the Company to the Customer, with the exception of sign faces replaced due to vandalism. Standard shipping via the United States Postal Service or other commercial parcel delivery company is the default method of delivery. Expedited delivery is available to the Customer at his or her expense. The Customer will provide and be responsible for the cost of shipping parts to the Company.
- 14) Warranty claims must be registered with the Company within thirty (30) days of damage or malfunction. To register a claim, the Customer must contact the Company at the location specified below and provide (a) his or her name and any other required contact information, (b) Product and purchase descriptions, and (c) the nature of the defect. The Company reserves the right (at its sole discretion) to require proof of original purchase (e.g. paid invoice, receipt) and to visit the site of the installation or to require documentation of the claim before assuming any responsibility under the provisions of this Limited Warranty.
- 15) THE LIMITED WARRANTIES SET FORTH HEREIN ARE THE ONLY WARRANTIES MADE BY THE COMPANY IN CONNECTION WITH THE PRODUCT. THE COMPANY CANNOT AND DOES NOT MAKE ANY IMPLIED OR EXPRESS WARRANTIES WITH RESPECT TO THE PRODUCT, AND DISCLAIMS ALL OTHER WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THE COMPANY'S SOLE OBLIGATION UNDER THIS LIMITED WARRANTY SHALL BE TO REPAIR OR REPLACE MALFUNCTIONING OR DEFECTIVE PARTS OF THE PRODUCT. BUYER ASSUMES ALL RISK WHATSOEVER AS TO THE RESULT OF THE USE OF THE PRODUCT PURCHASED, WHETHER USED SINGULARLY OR IN COMBINATION WITH ANY OTHER PRODUCTS OR SUBSTANCES.
- 16) NO CLAIM BY BUYER OF ANY KIND, INCLUDING CLAIMS FOR INDEMNIFICATION, SHALL BE GREATER IN AMOUNT THAN THE PURCHASE PRICE OF THE PRODUCT WITH RESPECT TO WHICH DAMAGES ARE CLAIMED. IN NO EVENT SHALL COMPANY BE LIABLE TO BUYER IN TORT, CONTRACT OR OTHERWISE, FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, RELIANCE, PUNITIVE OR EXEMPLARY DAMAGES, OR FOR LOSS OF PROFIT, REVENUE OR USE, IN CONNECTION WITH, ARISING OUT OF, OR AS A RESULT OF, THE SALE, DELIVERY, SERVICING, USE OR LOSS OF USE OF THE PRODUCT SOLD HEREUNDER, OR FOR ANY LIABILITY THAT BUYER HAS TO ANY THIRD PARTY WITH RESPECT THERETO.

Contact Information:

Stewart Signs Customer Satisfaction

2201 Cantu Court, Suite 215

Sarasota, FL 34232

Phone: 855-841-4624

Web: [www.stewartsigns.com/support/](http://www.stewartsigns.com/support/)

## Capabilities for a 16mm 40x140 Full Color LED Display

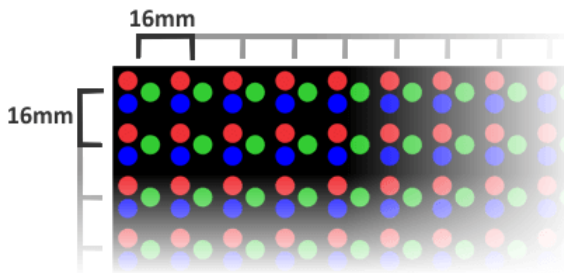
Your new LED sign will be capable of incredible things! From simple text to amazing animations, our signs allow your organization to **thrive through effective communication**. Learn more on our [LED Sign Education](#) page.

*Prepared for City of Fircrest*

### Understanding Your LED Display

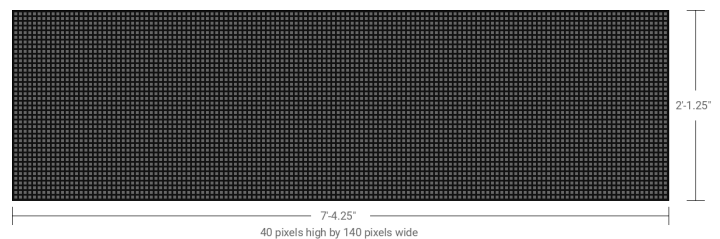
#### Pixel Pitch

16mm (0.63 in.) is the pixel pitch. This is the distance between the centers of individual pixels (points of light) in the LED display. The smaller the pitch, the more pixels can fit inside of the display.



#### Matrix Size

40x140 is the matrix size. This is the number of pixels high (40) and the number of pixels wide (140) of the display. That's **5,600 pixels per side!** The more pixels, the higher the clarity and amount of detail that can be shown.



[View larger image](#)

#### Display Colors

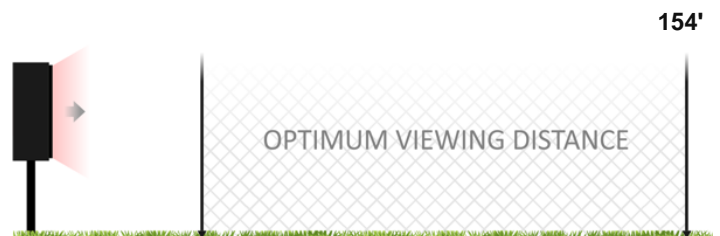
This full-color display is capable of showing **281 quintillion colors** by combining red, green and blue light in different amounts!



*Example of colors only. Amount of detail is dependent on matrix size.*

#### Optimum Viewing Distance

The optimum viewing distance for this display is between **52' and 154'**. Images and video clips at closer than 52' will be discernible, but will appear pixelated. Greater than 154' will decrease the display's readability. [Learn more.](#)



The display area is approximately 2'-1.25" high by 7'-4.25" wide, or 15.4 sq.ft. per side.

# Capabilities for a 16mm 40x140 Full Color LED Display

*Prepared for City of Fircrest*

## Text Capabilities

### Maximum Text

The maximum amount of text for your LED display is **5 rows of 4.4" text**. This size uses pixel text for optimum screen usage and clarity.



### Optimum Text

A message can also be created using **3 rows of 8.2" text**. This sized text is suitable for traffic speeds of **up to 56 mph**.



*Amount of detail is dependent on matrix size.*

### Fonts & Styles

In addition to pixel text, your message can be shown in **many fonts and styles**. Color and outline options are also available for full-color displays.



*Amount of detail is dependent on matrix size.*

### Full Text Capabilities

This display is capable of the following text sizes. Miles per hour are based on five seconds of readability at that constant speed.

- 5 rows of 4.4" text \* (Up to 30 mph.)
  - 4 rows of 5.7" text \* (Up to 39 mph.)
  - 3 rows of 6.3" text \* (Up to 43 mph.)
  - 3 rows of up to 8.2" text (Up to 56 mph.)
  - 2 rows of up to 12.4" text (Up to 70+ mph.)
  - 1 row of up to 25.2" text (Up to 70+ mph.)
- \* Using pixel text.

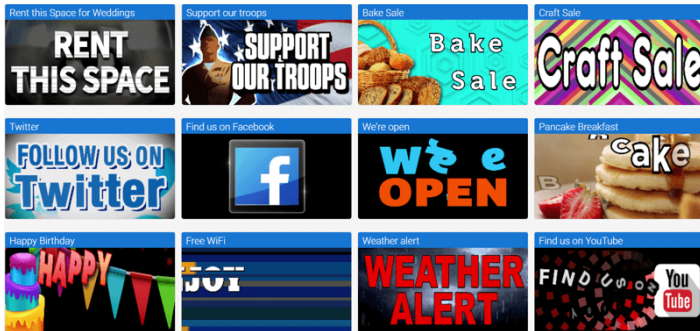
# Capabilities for a 16mm 40x140 Full Color LED Display

*Prepared for City of Fircrest*

## Media Capabilities

### Media Library

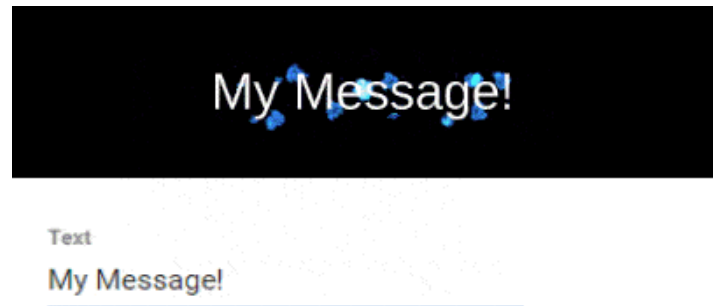
Our cloud-based software has **over 800 built-in video clips and images** for use on any sized display. Get the maximum impact from your sign immediately with our continually growing library!



[Learn more about our Media Library](#)

### Animation Templates

Make **compelling, eye-catching custom messages** for your sign!\* Your text will be brought to life with movement and visual interest. If you can type, you can build amazing sign messages!



[Learn more about our Animation Templates](#)

\*Check local ordinances regarding sign content.

Of course, you can upload and **use your own images and video clips** as well. We support AVI, BMP, GIF, JPG, MOV, MP4, MPG, PNG, TIF and WMV formats, with *unlimited* media file storage. Learn more about your new sign's capabilities with our cloud-based software [SignCommand.com](http://SignCommand.com)!



# Capabilities for a 16mm 40x140 Full Color LED Display

*Prepared for City of Fircrest*

## Want More?

We make LED displays to **fit every budget and need**.  
Upgrade to a higher resolution display for even more amazing clarity and increased capabilities!

### 20mm 32x112

Full Color  
7,168  
total pixels  
4 rows of text  
*36% decrease in resolution  
(4,032 less pixels)  
from 16mm 40x140*  
[View this sign](#)

### **This Display**

Full Color  
11,200  
total pixels  
5 rows of text

### 10mm 64x224

Full Color  
28,672  
total pixels  
8 rows of text  
*156% increase in resolution  
(17,472 more pixels)  
from 16mm 40x140*  
[View this sign](#)

### 8mm 80x280

Full Color  
44,800  
total pixels  
10 rows of text  
*300% increase in resolution  
(33,600 more pixels)  
from 16mm 40x140*  
[View this sign](#)



# TekStar SERIES

The Stewart TekStar is a single-cabinet LED sign for organizations wanting a dynamic presence at a great value. Displays come in both full color and monochrome. The seamless, single-piece face of virtually unbreakable Makrolon SL® covers both the sign graphics and the LED display.

With **SignCommand.com**, our true cloud-based sign software, our signs allow for maximum impact!

For all available matrix sizes visit: [www.stewartsigns.com/tekstar-led-signs/#sizes](http://www.stewartsigns.com/tekstar-led-signs/#sizes)



TekStar Models			
Physical Pitch:	10mm	16mm	20mm
Full Color LEDs per Pixel:	1R/ 1B/ 1G	1R/ 1B/ 1G	1R/ 1B/ 1G
Module Pixels (H) x (W):	32 x 32	20 x 20	16 x 16, 8x16
Monochrome LEDs per Pixel:	n/a	2	2
Module Pixels (H) x (W):	n/a	20 x 20	8x16
Minimum Character Height:	2.8''	4.4''	5.5''

Features	On-Board Controller
Full Color:	281 Quadrillion*
Monochrome:	6.5 Million Shades
Video Formats:	AVI, MOV, MP4, MPG, WMV
Still Image Formats:	JPG, BMP, PNG, TIF, GIF
Refresh Rate:	Up to 1,200 Hz
Frame Rate:	Up to 60 Frames per Second
Storage Capacity:	32 Gigabyte - Solid State
Communication Options:	Cell Connect, Direct Connect, Wireless, USB
Dimming:	100 Levels
Maximum NIT Rating	Up to 8,000 NITS
Air Circulation:	Continually Running fans
Cabinet Construction:	All Aluminum
Service Access:	Front Serviceable
Product Warranty:	5 Year Parts Warranty
Tech Support:	Unlimited from our in-house Stewart Technical Support Team
Graphics Capability:	Text, Animation, Images and Pre-recorded Video Clips
Voltage:	120VAC or 240VAC, Size Specific
Average LED Life:	100,000 Hours
Certification:	UL Listed #E50724
Viewing Angle:	140 ° Horizontal
Software:	<b>SignCommand.com</b> our proprietary cloud-based LED software



**Energy  
Verified**

\*A healthy human eye can interpret about 10 million colors.

*Did You Know?*

**Your sign can be accessed anywhere in the world that has internet access with any internet connected device. Windows or Mac, Android or iOS... cell phone, tablet or desktop... we support them all!**



**stewart signs**  
America's Premier Sign Company

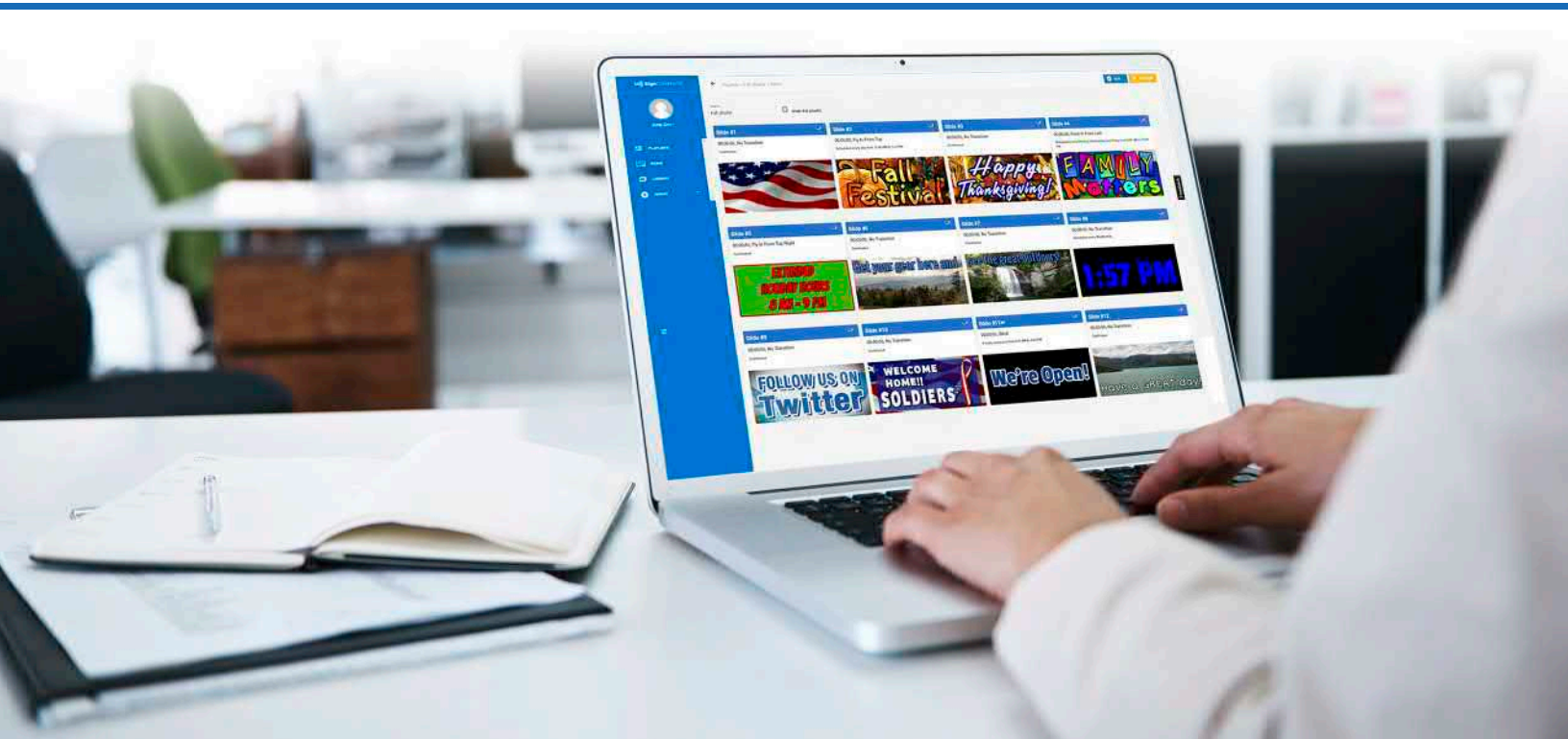
**stewartsigns.com**  
**1.800.237.3928**





Create and send amazing sign messages from anywhere  
with the easiest LED sign software in the Cloud

 **SignCommand®** by  **stewartsigns**



Learn more at [stewartsigns.com/software](http://stewartsigns.com/software)



#### **Access From Anywhere**

No software to install or update,  
and never lose your messages to  
computer crashes.



#### **Eye-Catching Special Effects**

Many built-in effects will increase  
interest and attention in your  
sign message.



#### **The Media You Need**

Search, preview and add from  
our expanding graphics library  
optimized for use on signs, right  
inside the application.



#### **Delivering Peace-of-Mind**

Offering features like two-factor  
authentication, it's built from  
the ground-up with a focus on  
the security of your sign and its  
message.



#### **Your Message, On Your Time**

Advanced scheduling options  
allow for highly customized  
messages based on date and time.

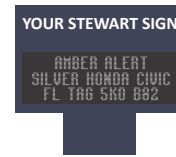


#### **A Network of Support**

Remote diagnostics &  
monitoring allow us to fix  
existing problems and prevent  
future ones.

# Why Choose **SignCommand**?

- We focus on what you care about most: getting a powerful message out to the world.
- Powerful in-browser editing options. Crop, size, and add text on top of images and video clips without the need for photo-editing software.
- With a wide variety of fonts, colors, styles and outline options, adding custom text is a breeze!



- Quick message feature available for when you're on the go.
- Powerful scheduling options: schedule custom messages down to the minute and years in advance.

You can run **SignCommand** from virtually any internet-connected device using any operating system.



## What sets us apart?



The sign **ONLY** talks with the **SignCommand®** servers, **making it virtually invisible to hackers**. 100% encrypted communication means that no one can eavesdrop on the conversation!



**Control multiple signs with ease!** Across the street or across the country, your signs can be any distance apart. And adding a new sign to your network is as easy as turning it on!



Windows or Mac, Android or iOS... **we support them all!**

READY TO LEARN MORE?

Visit [stewartsigns.com/software](http://stewartsigns.com/software) for more information

 **stewartsigns**  
America's Premier Sign Company  
**1.800.237.3928**

**AGENDA ITEM: Westside Disposal Contract Discussion**

**FROM: Scott Pingel, City Manager**

---

**BACKGROUND:** In 2018, the commodities market for recyclables flipped and recyclables are now costing waste management companies to deliver recyclables to recycling sites rather than recycling being a source of revenue. Westside Disposal, as a part of the annual rate adjustment in 2019, requested a surcharge on the annual rate adjustment in order to cover their 2018 costs for the recyclables. At that time, the City Council denied their request since it was not covered in the contract. The commodities issue continued throughout 2019 (and continues to the present), and Westside Disposal made the same surcharge request as a part of the 2020 annual rate adjustment. The City Council again denied the request. The City Council discussed this issue further at the February 2020 Study Session. The City Manager was directed to renegotiate the contract with Westside Disposal. In renegotiating, the Council provided direction to consider the previous commodities impact on Westside Disposal (a surcharge), and to figure out how to format the commodities issue so that it does not become an issue again in the future.

Finance Director, Colleen Corcoran, and I have worked with Westside Disposal Vice President, Neil Holden, over the last several months on amendments to the contract. The main issue comes down to the annual rate adjustment and how that is calculated along with the disposal fee and other applicable taxes. The way the annual rate adjustment is figured in the current contract is fairly complex and continues to take into account the disposal fee from 1998. We have worked towards a solution that helps cover Westside Disposal's commodities losses (a surcharge), deals with volatility in the commodities market, and simplifies how the annual rate adjustment is figured.

Attached are 3 spreadsheets. The first shows the initial adjustments to the rate and how it is calculated (to be effective March 1, 2021), the 2<sup>nd</sup> shows what the rate adjustment would then look like in 2022 and each year after that. The 3<sup>rd</sup> spreadsheet shows the annual rate adjustment for 2020, which illustrates the complexity of what we have been doing compared to how we are trying to simplify the annual rate adjustment.

We still need to put this approach into contract language to bring back to the Council for eventual approval, however, before taking that step, we want to ensure the Council is in favor of this approach.

City of Fircrest - Westside Disposal Contract

Proposed Rates effective 3-1-2021

Garbage, Recycling and Yard Waste Collection

Features:

- 1. 3% Base Rate increase. (one time only).
  - 2. Removal of dump fees for purpose of Annual Rate Adjustment, then, applying 100% of CPI to balance.
  - 4. Wa. State B&O Tax increased from 1.5% to 1.75% effective 4-1-2020.
  - 5. Recycling Commodity Adjustment - Separate from the rate, shown as line item on bill.
- Will float up and down with pricing. Based on Recycling Commodity Revenues divided by Customer Rate Revenues.

Disposal Fee 3/1/20	
Less LRI	
Tip Fee	
Component	
\$	167.38
B&O Tax 1.5%	
1.523%	\$ 2.55
Total	\$ 169.93
	per Ton
	3/1/2020

		Monthly Rates		Recycling Commodity Adjustment 2021			
		with dump fees effective 3/1/2021		Basis period: Nov 2018 - Oct 2019			
		Recycling Commodity Revenue		-\$47,766.74			
		B&O Tax 1.75%		1.750%		-\$835.92	
		Gross Recy Commodity Revenue		(\$48,602.66)			
		/ Rate Fee Revenue		\$ 1,220,015.41			
		Recy Comm Revenue as a % of Rate Fees		3.98%			
		Shown on statement as a line item					

1.5 yd.	Weekly	\$ 143.47	\$ (69.16)	\$ 74.31	\$ 2.23	\$ 76.54	\$ 0.69	\$ 77.23	814	\$ 69.78	\$ 147.01	\$ 3.08	\$ 150.09
2 yd.	Weekly	\$ 178.42	\$ (89.64)	\$ 88.78	\$ 2.66	\$ 91.45	\$ 0.82	\$ 92.27	1,055	\$ 90.44	\$ 182.71	\$ 3.68	\$ 186.39
3 yd.	Weekly	\$ 269.47	\$ (130.93)	\$ 138.54	\$ 4.16	\$ 142.70	\$ 1.28	\$ 143.98	1,541	\$ 132.11	\$ 276.09	\$ 5.74	\$ 281.83
4 yd.	Weekly	\$ 332.84	\$ (169.67)	\$ 163.17	\$ 4.89	\$ 168.06	\$ 1.51	\$ 169.57	1,997	\$ 171.20	\$ 340.78	\$ 6.76	\$ 347.53
6 yd.	Weekly	\$ 500.46	\$ (232.46)	\$ 268.00	\$ 8.04	\$ 276.04	\$ 2.48	\$ 278.52	2,736	\$ 234.56	\$ 513.08	\$ 11.10	\$ 524.17
Special, Occasional and Return trip Pickups, per pickup													
1 yd.		\$ 32.06	\$ (12.11)	\$ 19.95	\$ 0.60	\$ 20.55	\$ 0.18	\$ 20.74	143	\$ 12.22	\$ 32.95	\$ 0.83	\$ 33.78
1.5 yd.		\$ 41.13	\$ (17.29)	\$ 23.84	\$ 0.72	\$ 24.55	\$ 0.22	\$ 24.78	204	\$ 17.45	\$ 42.22	\$ 0.99	\$ 43.21
2 yd.		\$ 50.39	\$ (22.41)	\$ 27.98	\$ 0.84	\$ 28.82	\$ 0.26	\$ 29.08	264	\$ 22.61	\$ 51.69	\$ 1.16	\$ 52.85
3 yd.		\$ 69.18	\$ (32.73)	\$ 36.45	\$ 1.09	\$ 37.54	\$ 0.34	\$ 37.88	385	\$ 33.03	\$ 70.91	\$ 1.51	\$ 72.42
4 yd.		\$ 87.38	\$ (42.42)	\$ 44.96	\$ 1.35	\$ 46.31	\$ 0.42	\$ 46.73	499	\$ 42.80	\$ 89.53	\$ 1.86	\$ 91.39
6 yd.		\$ 122.91	\$ (58.12)	\$ 64.79	\$ 1.94	\$ 66.74	\$ 0.60	\$ 67.34	684	\$ 58.64	\$ 125.98	\$ 2.68	\$ 128.66
Multi-family recycling charge, per unit:													
		\$ 5.94	\$ -	\$ 5.94	\$ 0.18	\$ 6.12	\$ 0.06	\$ 6.17	\$ -	\$ -	\$ 6.17	\$ 0.25	\$ 6.42
Truck & driver - per hour													
		\$ 105.61	\$ -	\$ 105.61	\$ 3.17	\$ 108.78	\$ 0.98	\$ 109.76	\$ -	\$ -	\$ 109.76	\$ 4.37	\$ 114.13
Each additional man:													
		\$ 45.43	\$ -	\$ 45.43	\$ 1.36	\$ 46.79	\$ 0.42	\$ 47.21	\$ -	\$ -	\$ 47.21	\$ 1.88	\$ 49.09

**bs. Per Month** \* Fircrest Utility Taxes and Wa. St. Refuse Collection Tax are not included in rates shown, but shall be shown as line items on customer bills.



City of Fircrest - Westside Disposal Contract

Proposed Rates effective 3-1-2022

Garbage, Recycling and Yard Waste Collection

Type of Service		Pickup Frequency	Monthly	Adjustment	Monthly	Disposal Fee 2022		Monthly Rates	Recycling Commodity Adjustment 2022	
			Base Rate Effective 3/1/2021	CPI-U Jun-Jun 0.90%	Base Rate Effective 3/1/2022	Add for LRI tip fee component \$ 168.51	with dump fees effective 3/1/2022	Basis period: Nov 2019 - Oct 2020 Recycling Commodity Revenue B&O Tax 1.75% 1.750% Gross Recy Commodity Revenue (\$48,602.66) / Rate Fee Revenue \$ 1,220,015.41 Recy Comm Revenue as a % of Rate Fees 3.98%		
Garbage toter rates below include up to: 3 Yard Waste and 1 Recycling toters.										
12 gal. Garbage Toter, curb	Weekly	\$ 13.96	\$ 0.13	\$ 14.08	52	\$ 4.46	\$ 18.54	\$ 0.56		
24 gal. Garbage Toter, curb	Every-other week	\$ 12.83	\$ 0.12	\$ 12.94	50	\$ 4.29	\$ 17.23	\$ 0.52		
24 gal. Garbage Toter, curb	Weekly	\$ 19.40	\$ 0.17	\$ 19.57	88	\$ 7.54	\$ 27.11	\$ 0.78		
48 gal. Garbage Toter, curb	Every-other week	\$ 16.75	\$ 0.15	\$ 16.90	94	\$ 8.06	\$ 24.96	\$ 0.67		
48 gal. Garbage Toter, curb	Weekly	\$ 25.40	\$ 0.23	\$ 25.63	140	\$ 12.00	\$ 37.64	\$ 1.02		
64 gal. Garbage Toter , curb	Every-other week	\$ 21.46	\$ 0.19	\$ 21.65	111	\$ 9.52	\$ 31.17	\$ 0.86		
64 gal. Garbage Toter,curb	Weekly	\$ 30.68	\$ 0.28	\$ 30.96	153	\$ 13.12	\$ 44.07	\$ 1.23		
96 gal. Garbage Toter,curb	Weekly	\$ 38.39	\$ 0.35	\$ 38.74	221	\$ 18.95	\$ 57.69	\$ 1.54		
Recycling Toter, per unit (does not apply to accounts charged for Multi-family Recycling)		\$ 15.00	\$ 0.14	\$ 15.14			\$ 15.14	\$ 0.60		
Off-curb Garbage Charge (add to toter rate above) per toter							\$ -			
Up to 50' off-curb		\$ 8.54	\$ 0.08	\$ 8.62	0	\$ -	\$ 8.62	\$ 0.34		
Up to 100' off-curb		\$ 12.17	\$ 0.11	\$ 12.28	0	\$ -	\$ 12.28	\$ 0.49		
Over 100' off-curb		\$ 17.04	\$ 0.15	\$ 17.20	0	\$ -	\$ 17.20	\$ 0.69		
32 gal.Occasional Extra Garbage Tags:		\$ 5.41	\$ 0.05	\$ 5.46	31	\$ 2.67	\$ 8.13	\$ 0.22		
Yard Waste Toter, 64 or 96 gal., per unit		\$ 4.61	\$ 0.04	\$ 4.66	0	\$ -	\$ 4.66	\$ 0.19		
Late Payment Fee Minimum		\$ 4.68	\$ 0.04	\$ 4.72	0	\$ -	\$ 4.72	\$ 0.19		
Customer stop and restart fee:		\$ 13.90	\$ 0.13	\$ 14.02	0	\$ -	\$ 14.02	\$ 0.56		
Toter redelivery fee		\$ 13.90	\$ 0.13	\$ 14.02	0	\$ -	\$ 14.02	\$ 0.56		
Return trip charge:		\$ 13.90	\$ 0.13	\$ 14.02	0	\$ -	\$ 14.02	\$ 0.56		
Special pickups (requiring a special trip), per pickup							\$ -			
12 gal. garbage toter		\$ 14.78	\$ 0.13	\$ 14.92	13	\$ 1.11	\$ 16.03	\$ 0.59		
24 gal. garbage toter		\$ 14.11	\$ 0.13	\$ 14.24	44	\$ 3.77	\$ 18.01	\$ 0.57		
48 gal. garbage toter		\$ 17.15	\$ 0.15	\$ 17.31	47	\$ 4.03	\$ 21.34	\$ 0.69		
64 gal. garbage toter		\$ 21.86	\$ 0.20	\$ 22.06	55.5	\$ 4.76	\$ 26.82	\$ 0.88		
96 gal. garbage toter		\$ 29.86	\$ 0.27	\$ 30.13	55.25	\$ 4.74	\$ 34.87	\$ 1.20		
64 & 96 gal. yard waste toter		\$ 16.66	\$ 0.15	\$ 16.81	0	\$ -	\$ 16.81	\$ 0.67		
Extra on-route, off-week pickups (not requiring a special trip), per pickup							\$ -			
- applies only to every-other week customers							\$ -			
24 gal.. garbage toter			\$ -	\$ -	25	\$ 2.14	\$ 2.14	\$ -		
48 gal.. garbage toter		\$ 5.69	\$ 0.05	\$ 5.74	47	\$ 4.03	\$ 9.77	\$ 0.23		
64 gal. garbage toter		\$ 8.12	\$ 0.07	\$ 8.19	55.5	\$ 4.76	\$ 12.95	\$ 0.33		
Commercial Containers (non-compacted)							\$ -			
Multiply rate X number of pickups per week							\$ -			
1 yd. Weekly		\$ 60.80	\$ 0.55	\$ 61.34	570	\$ 48.87	\$ 110.21	\$ 2.44		
1.5 yd. Weekly		\$ 77.23	\$ 0.70	\$ 77.92	814	\$ 69.78	\$ 147.71	\$ 3.10		
2 yd. Weekly		\$ 92.27	\$ 0.83	\$ 93.10	1,055	\$ 90.44	\$ 183.54	\$ 3.71		
3 yd. Weekly		\$ 143.98	\$ 1.30	\$ 145.28	1,541	\$ 132.11	\$ 277.39	\$ 5.79		
4 yd. Weekly		\$ 169.57	\$ 1.53	\$ 171.10	1,997	\$ 171.20	\$ 342.30	\$ 6.82		
6 yd. Weekly		\$ 278.52	\$ 2.51	\$ 281.03	2,736	\$ 234.56	\$ 515.58	\$ 11.20		
Special, Occasional and Return trip Pickups, per pickup							\$ -			
1 yd.		\$ 20.74	\$ 0.19	\$ 20.92	143	\$ 12.22	\$ 33.14	\$ 0.83		
1.5 yd.		\$ 24.78	\$ 0.22	\$ 25.00	204	\$ 17.45	\$ 42.44	\$ 1.00		
2 yd.		\$ 29.08	\$ 0.26	\$ 29.34	264	\$ 22.61	\$ 51.95	\$ 1.17		
3 yd.		\$ 37.88	\$ 0.34	\$ 38.22	385	\$ 33.03	\$ 71.25	\$ 1.52		
4 yd.		\$ 46.73	\$ 0.42	\$ 47.15	499	\$ 42.80	\$ 89.95	\$ 1.88		
6 yd.		\$ 67.34	\$ 0.61	\$ 67.95	684	\$ 58.64	\$ 126.58	\$ 2.71		
Multi-family recycling charge, per unit:		\$ 6.17	\$ 0.06	\$ 6.23	0	\$ -	\$ 6.23	\$ 0.25		
Truck & driver - per hour		\$ 109.76	\$ 0.99	\$ 110.75	0	\$ -	\$ 110.75	\$ 4.41		
Each additional man:		\$ 47.21	\$ 0.42	\$ 47.64	0	\$ -	\$ 47.64	\$ 1.90		

\* Fircrest Utility Taxes and Wa. St. Refuse Collection Tax are not included in rates shown, but shall be shown as line items on customer bills.



City of Fircrest - Westside Disposal Contract													
Urban Wage Earners and Clerical Worker's Consumer Price Index - West B/C Sep-Sep CPI-W =						2.1%							
<b>Schedule 2. - Annual Rate Adjustment and Dump Fee Increase Effective</b>						X 85% =	1.79%			12/30/2019			
<b>Garbage, Recycling and Yard Waste Collection</b>													
				Current	Basis Rates	Add for	Add for	<b>Monthly</b>	Less	Less	<b>Monthly</b>	Difference	Percent
			Initial	Rates-taxes for	Annual	dump fee	Taxes	Fircrest	State	without	From prior	Change	
			Service	Included	Rate	increase	Included	Utility	Refuse	taxes	included	Year	
			Date	Effective	Adjustment	Effective	effective	Tax	Coll. Tax	3/1/2020			
				3/1/2019		1.79%	3/1/2020	3/1/2020					
<b>Type of Service</b>													
	12 gal. Garbage Toter, curb	weekly	3/1/2007	\$ 19.60	\$ 17.60	\$ 0.31	\$ 0.09	\$ 20.01	\$ (1.52)	\$ (0.64)	\$ 17.85	\$ 0.40	2.0%
	24 gal. Garbage Toter, curb	every-other week	3/1/2007	\$ 18.23	\$ 16.30	\$ 0.29	\$ 0.09	\$ 18.60	\$ (1.41)	\$ (0.60)	\$ 16.59	\$ 0.37	2.0%
	24 gal. Garbage Toter, curb	weekly	3/1/2007	\$ 28.70	\$ 25.37	\$ 0.45	\$ 0.15	\$ 29.31	\$ (2.22)	\$ (0.94)	\$ 26.14	\$ 0.60	2.1%
	48 gal. Garbage Toter, curb	every-other week	3/1/2005	\$ 26.46	\$ 22.46	\$ 0.40	\$ 0.16	\$ 27.02	\$ (2.05)	\$ (0.87)	\$ 24.10	\$ 0.56	2.1%
	48 gal. Garbage Toter, curb	weekly	3/1/2007	\$ 39.87	\$ 34.50	\$ 0.62	\$ 0.24	\$ 40.74	\$ (3.09)	\$ (1.31)	\$ 36.34	\$ 0.87	2.2%
	64 gal. Garbage Toter , curb	every-other week	6/1/1998	\$ 33.05	\$ 27.02	\$ 0.48	\$ 0.19	\$ 33.72	\$ (2.56)	\$ (1.08)	\$ 30.08	\$ 0.67	2.0%
	64 gal. Garbage Toter,curb	weekly	8/1/2000	\$ 46.71	\$ 38.13	\$ 0.68	\$ 0.27	\$ 47.66	\$ (3.61)	\$ (1.53)	\$ 42.52	\$ 0.95	2.0%
	96 gal. Garbage Toter,curb	weekly	8/1/2000	\$ 61.21	\$ 48.60	\$ 0.87	\$ 0.38	\$ 62.47	\$ (4.74)	\$ (2.01)	\$ 55.72	\$ 1.25	2.0%
Off-curb Garbage Charge (add to toter rate above) per toter													
	Up to 50' off-curb		6/1/1998	\$ 9.05	\$ 9.05	\$ 0.16		\$ 9.21	\$ (0.70)	\$ (0.30)	\$ 8.22	\$ 0.16	1.8%
	Up to 100' off-curb		6/1/1998	\$ 12.90	\$ 12.90	\$ 0.23		\$ 13.13	\$ (1.00)	\$ (0.42)	\$ 11.71	\$ 0.23	1.8%
	Over 100' off-curb		6/1/1998	\$ 18.07	\$ 18.07	\$ 0.32		\$ 18.39	\$ (1.39)	\$ (0.59)	\$ 16.40	\$ 0.32	1.8%
Occasional Extra Garbage Tags:													
			6/1/1998	\$ 8.52	\$ 7.10	\$ 0.13	\$ 0.05	\$ 8.80	\$ (0.67)	\$ (0.28)	\$ 7.85	\$ 0.28	3.3%
Yard Waste Toter, 64 or 96 gal., per unit													
			3/1/2012	\$ 4.89	\$ 4.89	\$ 0.09		\$ 4.98	\$ (0.38)	\$ (0.16)	\$ 4.44	\$ 0.09	1.8%
Customer stop and restart fee:													
			6/1/1998	\$ 14.73	\$ 14.73	\$ 0.26		\$ 14.99	\$ (1.14)	\$ (0.48)	\$ 13.37	\$ 0.26	1.8%
Toter redelivery fee													
			3/1/2012	\$ 14.73	\$ 14.73	\$ 0.26		\$ 14.99	\$ (1.14)	\$ (0.48)	\$ 13.37	\$ 0.26	1.8%
Return trip charge:													
			6/1/1998	\$ 14.73	\$ 14.73	\$ 0.26		\$ 14.99	\$ (1.14)	\$ (0.48)	\$ 13.37	\$ 0.26	1.8%
Special pickups (requiring a special trip), per pickup													
	12 gal. garbage toter		3/1/2007	\$ 16.87	\$ 16.40	\$ 0.29	\$ 0.02	\$ 17.18	\$ (1.30)	\$ (0.55)	\$ 15.33	\$ 0.31	1.9%
	24 gal. garbage toter		3/1/2007	\$ 19.06	\$ 18.12	\$ 0.32	\$ 0.04	\$ 19.42	\$ (1.47)	\$ (0.62)	\$ 17.32	\$ 0.36	1.9%
	48 gal. garbage toter		3/1/2007	\$ 22.54	\$ 20.64	\$ 0.37	\$ 0.08	\$ 22.98	\$ (1.74)	\$ (0.74)	\$ 20.50	\$ 0.44	2.0%
	64 gal. garbage toter		6/1/1998	\$ 28.31	\$ 25.00	\$ 0.45	\$ 0.11	\$ 28.87	\$ (2.19)	\$ (0.93)	\$ 25.75	\$ 0.56	2.0%
	96 gal. garbage toter		8/1/2000	\$ 36.75	\$ 32.09	\$ 0.57	\$ 0.17	\$ 37.47	\$ (2.84)	\$ (1.20)	\$ 33.43	\$ 0.72	2.0%

City of Fircrest - Westside Disposal Contract						
Schedule 3. - Annual Rate Adjustment and Dump Fee Increase Effective 3-01-20						
						11/20/2019
Garbage, Recycling and Yard Waste Collection						
		Monthly	Less	Less	Monthly	
		Rates	8.50%	3.6% Wa.	Rates	
		effective	Fircrest	State	Effective	
		31/12/2020	Utility	Refuse	3/1/2020	
		Taxes	Tax	Coll. Tax	without	
		Included			taxes	
Type of Service						
	12 gal. Garbage Toter, curb	weekly	\$ 20.01	\$ (1.52)	\$ (0.64)	\$ 17.85
	24 gal. Garbage Toter, curb	every-other week	\$ 18.60	\$ (1.41)	\$ (0.60)	\$ 16.59
	24 gal. Garbage Toter, curb	weekly	\$ 29.31	\$ (2.22)	\$ (0.94)	\$ 26.14
	48 gal. Garbage Toter, curb	every-other week	\$ 27.02	\$ (2.05)	\$ (0.87)	\$ 24.10
	48 gal. Garbage Toter, curb	weekly	\$ 40.74	\$ (3.09)	\$ (1.31)	\$ 36.34
	64 gal. Garbage Toter, curb	every-other week	\$ 33.72	\$ (2.56)	\$ (1.08)	\$ 30.08
	64 gal. Garbage Toter, curb	weekly	\$ 47.66	\$ (3.61)	\$ (1.53)	\$ 42.52
	96 gal. Garbage Toter, curb	weekly	\$ 62.47	\$ (4.74)	\$ (2.01)	\$ 55.72
Off-curb Garbage Charge (add to toter rate above) per toter						
	Up to 50' off-curb		\$ 9.21	\$ (0.70)	\$ (0.30)	\$ 8.22
	Up to 100' off-curb		\$ 13.13	\$ (1.00)	\$ (0.42)	\$ 11.71
	Over 100' off-curb		\$ 18.39	\$ (1.39)	\$ (0.59)	\$ 16.40
Occasional Extra Garbage Tags:						
			\$ 8.80	\$ (0.67)	\$ (0.28)	\$ 7.85
Yard Waste Toter, 64 or 96 gal., per unit						
			\$ 4.98	\$ (0.38)	\$ (0.16)	\$ 4.44
Customer stop and restart fee:						
			\$ 14.99	\$ (1.14)	\$ (0.48)	\$ 13.37
Toter redelivery fee						
			\$ 14.99	\$ (1.14)	\$ (0.48)	\$ 13.37
Return trip charge:						
			\$ 14.99	\$ (1.14)	\$ (0.48)	\$ 13.37
Special pickups (requiring a special trip), per pickup						
	12 gal. garbage toter		\$ 17.18	\$ (1.30)	\$ (0.55)	\$ 15.33
	24 gal. garbage toter		\$ 19.42	\$ (1.47)	\$ (0.62)	\$ 17.32
	48 gal. garbage toter		\$ 22.98	\$ (1.74)	\$ (0.74)	\$ 20.50
	64 gal. garbage toter		\$ 28.87	\$ (2.19)	\$ (0.93)	\$ 25.75
	96 gal. garbage toter		\$ 37.47	\$ (2.84)	\$ (1.20)	\$ 33.43
	64 & 96 gal. yard waste toter		\$ 17.97	\$ (1.36)	\$ (0.58)	\$ 16.03
Extra on-route, off-week pickups (not requiring a special trip), per pickup						
	- applies only to every-other week customers					
	24 gal. garbage toter		\$ 5.64	\$ (0.43)	\$ (0.18)	\$ 5.03
	48 gal. garbage toter		\$ 10.62	\$ (0.80)	\$ (0.34)	\$ 9.47
	64 gal. garbage toter		\$ 14.05	\$ (1.07)	\$ (0.45)	\$ 12.53
Commercial Containers (non-compacted) - multiply rate times number of pickups per week						
	1 yd.		\$ 119.87	\$ (9.09)	\$ (3.85)	\$ 106.93
	1.5 yd.		\$ 160.83	\$ (12.19)	\$ (5.16)	\$ 143.47
	2 yd.		\$ 200.01	\$ (15.17)	\$ (6.42)	\$ 178.42
	3 yd.		\$ 302.07	\$ (22.90)	\$ (9.70)	\$ 269.47
	4 yd.		\$ 373.11	\$ (28.29)	\$ (11.98)	\$ 332.84
	6 yd.		\$ 561.01	\$ (42.54)	\$ (18.02)	\$ 500.46
Special, Occasional and Return trip Pickups, per pickup						
	1 yd.		\$ 35.94	\$ (2.73)	\$ (1.15)	\$ 32.06
	1.5 yd.		\$ 46.11	\$ (3.50)	\$ (1.48)	\$ 41.13
	2 yd.		\$ 56.48	\$ (4.28)	\$ (1.81)	\$ 50.39
	3 yd.		\$ 77.56	\$ (5.88)	\$ (2.49)	\$ 69.18
	4 yd.		\$ 97.95	\$ (7.43)	\$ (3.15)	\$ 87.38
	6 yd.		\$ 137.79	\$ (10.45)	\$ (4.42)	\$ 122.91
Multi-family recycling charge, per unit:						
			\$ 6.66	\$ (0.50)	\$ (0.21)	\$ 5.94
Rear load truck & driver						
			\$ 118.39	\$ (8.98)	\$ (3.80)	\$ 105.61
Each additional man:						
			\$ 50.93	\$ (3.86)	\$ (1.64)	\$ 45.43