

DETERMINATION OF NON-SIGNIFICANCE

Description of proposal: Proposed amendments to FMC 22.58.003, Accessory Buildings Setback Exceptions.

Proponent: City of Fircrest

Location of proposal, including street address, if any: City of Fircrest, Citywide.

Lead agency: City of Fircrest

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

There is no comment period required for this DNS.

This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for at least 15 days from the date of issuance, below. Written comments on the DNS must be submitted by 5:00 p.m. April 29, 2021.

Responsible Official: Angelie Stahlnecker

Position/Title: Planning and Building Administrator

Phone: (253) 564-8902

E-Mail: planning@cityoffircrest.net

Address: 115 Ramsdell Street, Fircrest, WA 98466

Signature: 

Date of Issuance: April 15, 2021

Pursuant to RCW 43.21C.075 and City of Fircrest environmental regulations, decisions of the Responsible Official may be appealed. Appeals are filed with appropriate fees at the City of Fircrest City Hall, located at 115 Ramsdell Street. Appeals must be filed within 14 days of the April 15, 2021 issuance date (5:00 p.m. April 29, 2021).

CITY OF FIRCREST, WA

Environmental Checklist

Purpose of Checklist:

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

Instructions for Applicants:

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

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

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

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

Use of checklist for nonproject proposals:

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

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

A. BACKGROUND

1. Name of proposed project, if applicable:

Amendments to FMC 22.58.003, Accessory Buildings Setback Exceptions.

2. Name of applicant/proponent:

City of Fircrest

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

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

4. Date checklist prepared:

April 12, 2021

5. Agency requesting checklist:

City of Fircrest

6. Proposed timing or schedule (including phasing, if applicable):

Planning Commission Review: May 4, 2021

City Council Public Hearing: June 2021

City Council Action: June 2021

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None noted.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

NA

10. List any government approvals or permits that will be needed for your proposal, if known.

No additional governmental approvals are required; notice will be provided to local and state agencies as provided by law prior to and after adoption of the amendments

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

The City of Fircrest proposes to amend FMC 22.58.003, Accessory Buildings Setback Exceptions. This would allow staff to consider a setback reduction for accessory buildings located in the rear yard of a through-lot through the administrative use permit process.

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

The amendments will apply citywide.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other:

The city has mixed topography from 0% up to 30% slopes.

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

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

Predominantly Alderwood gravelly sandy loam.

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

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

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

None proposed under this non-project proposal.

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

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

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

Not applicable under this non-project proposal.

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

Not applicable under this non-project proposal.

2. Air

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

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

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

Not applicable under this non-project proposal.

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

Not applicable under this non-project proposal.

3. Water

a. Surface:

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

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

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

Not applicable under this non-project proposal.

3) Estimate the amount of fill and dredge material that would be placed in or removed

from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable under this non-project proposal.

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

Not applicable under this non-project proposal.

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

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

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

Not applicable under this non-project proposal.

b. Ground:

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

Not applicable under this non-project proposal.

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

Not applicable under this non-project proposal.

c. Water Runoff (including storm water):

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

Not applicable under this non-project proposal.

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

Not applicable under this non-project proposal.

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

None proposed.

4. Plants

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

- X deciduous tree: alder, maple, aspen, other
- X evergreen tree: fir, cedar, pine, other
- X shrubs
- X grass
- _____ pasture
- _____ crop or grain

- X wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
_____ water plants: water lily, eelgrass, milfoil, other
X other types of vegetation

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

Not applicable under this non-project proposal.

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

None known.

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

Not applicable under this non-project proposal.

5. Animals

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

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

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

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

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

None known.

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

The area is within the Pacific Flyway.

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

None proposed under this non-project proposal.

6. Energy and Natural Resources

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

Not applicable under this non-project proposal.

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

Not applicable under this non-project proposal.

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

Not applicable under this non-project proposal.

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

Not applicable under this non-project proposal.

7. Environmental Health

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

If so, describe.

Not applicable under this non-project proposal.

1) Describe special emergency services that might be required.

Not applicable under this non-project proposal.

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

Not applicable under this non-project proposal.

b. Noise

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

Not applicable under this non-project proposal.

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

Not applicable under this non-project proposal.

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

Not applicable under this non-project proposal.

8. Land and Shoreline Use

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

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

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

No

c. Describe any structures on the site.

Numerous structures associated with residential, commercial, recreation, and public/quasi-public uses are located throughout the city.

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

Not applicable.

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

A mix of residential, commercial mixed use, park, and golf course zoning is applied to lands within the city's corporate boundary.

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

A mix of residential, commercial mixed use, park, and public/quasi-public land use designations is applied to lands within the city's corporate boundary.

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

Not applicable.

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

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

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

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

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

None.

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

None proposed under this non-project.

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

None proposed under this non-project.

9. Housing

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

None.

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

None.

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

None proposed under this non-project proposal.

10. Aesthetics

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

Not applicable under this non-project proposal.

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

Not applicable under this non-project proposal.

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

Not applicable under this non-project proposal.

11. Light and Glare

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

Not applicable under this non-project proposal.

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

Not applicable under this non-project proposal.

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

Not applicable under this non-project proposal.

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

Not applicable under this non-project proposal.

12. Recreation

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

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

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

No.

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

Not applicable under this non-project proposal.

13. Historic and Cultural Preservation

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

Not applicable under this non-project proposal.

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

Not applicable under this non-project proposal.

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

Not applicable under this non-project proposal.

14. Transportation

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

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

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

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

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

Not applicable under this non-project proposal.

d. Will the proposal require any new roads or streets, or improvement to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Not applicable under this non-project proposal.

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

Not applicable under this non-project proposal.

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

Not applicable under this non-project proposal.

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

Not applicable under this non-project proposal.

15. Public Services

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

No. Not applicable under this non-project proposal.

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

None. Not applicable under this non-project proposal.

16. Utilities

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

Not applicable under this non-project proposal.

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

Not applicable under this non-project proposal.

C. SIGNATURE

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

Signature: 

Angelie Stahlnecker
SEPA Responsible Official

Date Submitted: April 15, 2021

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

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

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

No specific measures are proposed at this time.

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

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

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

None proposed for this non-project proposal.

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

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

PROPOSED AMENDMENT:

22.58.003 Accessory buildings.

(a) One or more detached accessory buildings, including, but not limited to, garages, carports, garden sheds, greenhouses and other similar structures, may be constructed on a parcel containing a principal residential structure, subject to the following standards:

Maximum building footprint area	600 sf.
Maximum lot coverage	10% of the lot area or 1,000 sf, whichever is less, for all accessory buildings combined on a single lot.
Maximum building height	18 feet at top of ridge and 10 feet at top of wall.
Minimum front yard setback	Same as specified for principal residential structure.
Minimum interior side yard setback	5 feet.
Minimum side street side yard setback on a corner lot	Same as specified for principal residential structure if building permit required, otherwise 5 feet.
Minimum rear yard setback	5 feet.
Minimum setback from "rear" lot line of a "through lot"	Same as specified for required front yard for principal residential structure if building permit required, otherwise 5 feet.
Minimum setback from alley	5 feet. Vehicle access points from garages, carports or fenced parking areas shall be set back from the alley property line to provide a straight-line separation of at least 22 feet from the access point to the opposite property line of the alley. No portion of the garage or the door in motion may cross the property line abutting the alley.
Minimum separation from principal residential structure	5 feet. Note: the building code may require additional separation based on construction design.
<i>Calculations resulting in a fraction shall be rounded to the nearest whole number with .50 being rounded up.</i>	

(b) Exceptions to Building Footprint Area, Height and Lot Coverage Limits. The director may grant an administrative use permit for a building that exceeds the building footprint, height, or lot coverage standards, or reduces the rear setback of a through lot listed in subsection (a) of this section if it finds that:

- (1) The building and its use will not significantly impact adjoining properties;
- (2) The architecture will incorporate exterior finish materials and design elements consistent with, or superior to, that of the principal residential structure on the property;

- (3) The building will fit the character of the neighborhood;
- (4) The architecture complies with the city's design guidelines;
- (5) The building footprint will not exceed 800 square feet, and the building height will not exceed 21 feet at the top of ridge or 12 feet at the top of wall; and
- (6) The combined building footprints of existing and proposed accessory buildings on the same lot will not exceed 1,000 square feet.

(7) The building will maintain a minimum setback of 5 feet and not encroach into a clear vision triangle. If the building is in a rear yard of a through lot that is adjacent to a front yard, it shall maintain a minimum of a 15-foot setback.

(c) Determination of Attached Versus Detached Status for Garages. A garage that is connected to a principal residential structure by an architecturally integrated, covered breezeway is classified as an attached garage if the separation between the parallel walls of the garage and principal structure does not exceed eight feet. For purposes of determining allowable setbacks, height and lot coverage, an attached garage is treated as if it were part of the principal structure. If the separation between the parallel walls of a garage and principal structure exceeds eight feet, the garage is classified as a detached building subject to the accessory building standards listed in this section.