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**CITY OF FIRCREST PLANNING COMMISSION
RESOLUTION NO. 22-01
Case No. LU22-03**

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF FIRCREST, WASHINGTON,
RECOMMENDING THE ADOPTION OF AMENDMENTS,
WITH THE REQUIRED STAFF REVISIONS, TO THE TEXT,
TABLES, AND GRAPHICS CONTAINED IN THE FORM-
BASED CODE (FBC), ADOPTED BY REFERENCE IN
CHAPTER 22.57 FMC**

WHEREAS, Community Character Goal 1 of the Fircrest Comprehensive Plan and its related policies state the City should continue to preserve, develop, and enhance informal community gathering places, such as plazas, mixed-use centers that include local cafes and coffee shops with comfortable outdoor seating, and spaces within parks; and

WHEREAS, Community Character Goal 4 and 5 of the Fircrest Comprehensive Plan and its related policies state the redevelopment should achieve 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.
- Unique crosswalk treatments and frequent crosswalks that support a mix of commercial, residential, and other uses and activities such as outdoor café service
- Elements of design, proportion, rhythm, and massing that are desirable and appropriate for proposed structures and the site.
- Street designs result in active urban streets, accessible public spaces, and safe and convenient linkages for all users
- Building scale and orientation that are appropriate to the site; and

WHEREAS, the City reviewed the proposed code amendment at the request of the applicant; and

WHEREAS, there is an emphasis to provide a park-centric design that doubles the required Open Space requirement for parcels over 4 acres; and

WHEREAS, the amendment would provide design certainty and flexibility for future redevelopment; and

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WHEREAS, the Planning Commission conducted a public hearing on September 20, 2022, to accept public testimony and comment; and

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

- a. The proposed amendments are consistent with the goals, objectives, and policies of the comprehensive plan.
- b. The proposed amendments will promote, rather than detract from, the public health, safety, morals, and general welfare.

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

- **Section 1.** Amend the text, tables, and graphics contained in the Form Based Code (FBC), adopted by reference in Chapter 22.57 FMC as outlined in Exhibit No. 3

MOVED AND ADOPTED by the Planning Commission of the City of Fircrest on the 20th day of September, 2022 by the following vote:

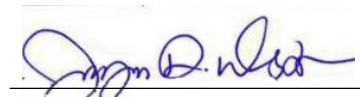
YES: (Schultz, Hamel, McVay, Ferguson, Imholt)

ABSENT: (none)

APPROVED:

_____/S/_____
Shirley Schultz
Chair, Fircrest Planning Commission

ATTEST:



Jayne Westman
Administrative Services Director

_____/9/20/22_____
Date