



**CITY OF FIRCREST
PLANNING COMMISSION
MEETING AGENDA**

**TUESDAY, MARCH 5, 2024
6:00 P.M.**

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

Pg. #

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

A. Motion to Excuse Absent Councilmembers/Planning Commissioners

4. APPROVE OF THE AGENDA

5. APPROVAL OF THE MINUTES

A. [January 2, 2024 Regular Meeting](#)

[2](#)

(Prepared by Kristin Singh)

6. CITIZEN COMMENTS (FOR ITEMS NOT ON THE AGENDA)

(Please state your name and address for the record and refer to the Rules and Decorum laminated sheet at the dais and table.)

7. PUBLIC HEARING

A. None

8. UNFINISHED BUSINESS

A. [Nomination of Chair and Vice Chair, pursuant to FMC 23.08.070.](#)

[6](#)

9. COMMISSIONER COMMENTS/ROUNDTABLE UPDATES/STAFF UPDATES

10. NEW BUSINESS

A. **2024 Comprehensive Plan**

1. [Comprehensive Plan – Commissioner Review and Comments](#)

[8](#)

2. [Puget Sound Regional Council Consistency Tool](#)

[9](#)

11. FUTURE BUSINESS

April 2024 – Comprehensive Plan Public Engagement Survey Results

April 2024 – Grant Updates

12. ADJOURNMENT



CITY OF FIRCREST PLANNING COMMISSION REGULAR MINUTES

January 2nd, 2024
6:00 PM

Fircrest City Hall
115 Ramsdell Street

1. CALL TO ORDER

Chair Shultz called the Fircrest Planning Commission meeting to order at 6:02 pm.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Planning Commissioners Present: Chair Shirley Schultz, Commissioner Sarah Hamel, Commissioner Kathy McVay. Planning Commissioner Ben Ferguson was absent. Commissioner Eric Lane was an excused absence.

City Staff Present: Community Development Director Mark Newman, Permit Coordinator Kristin Rosario.

4. NOMINATION OF CHAIR AND VICE-CHAIR, ACCORDING TO FMC 23.08.070.

Commissioner McVay moved to table the nomination of chair and vice chair until all Commissioners were in attendance.

Motion to table nominations until the March 5th Regular Planning Commission meeting.

Motion: Commissioner Mcvay Vote: Unanimous

Second: Commissioner Hamel Abstaining: None

5. APPROVAL OF MINUTES

Motion to approve the minutes from December 5th, 2023, Regular Planning Commission Meeting.

Motion: Commissioner McVay Vote: Unanimous

Second: Commissioner Hamel Abstaining: None

6. CITIZENS COMMENTS

None.

7. PUBLIC HEARING

None.

8. UNFINISHED BUSINESS

None.

9. COMMISSIONER COMMENTS/ROUNDTABLE UPDATES

A. Community Development Directors Year in Review

Community Development Director Newman covered the year in review numbers for the Planning and Building Department.

- i) Planning & Building (P&B) and Public Works (PW) processed a total of 227 permits which equals \$121,312.88 in revenue.
- ii) P&B processed 214 of those permits, bringing in a total of \$94, 321.85 in revenue.
- b) Code Enforcement finished the year with 31 cases of compliance concerns reported. Cases resolved are 31, with 1 open that came in on 12/31/23.
- c) The Application Process was streamlined due to some improvements made in P&B. The City met with Code Pro to improve communication and deadlines.
- d) Continued to streamline processes. Including compliance.
- e) Created case numbering system, templates for sign code violations and junk vehicles, and provided code interpretation of temporary signs located along property frontage.

PLANNING DIVISION

- f) Laura Thompson and Kristin Rosario processed 2,307 passport appointments this year.
- g) Managed Comprehensive Plan Periodic Update.
- h) Continued to work with Developers for the Mildred site.
- i) Developed an ADU addressing policy.
- j) Pre-Application meeting form created.

10. NEW BUSINESS

A. February 6th, 2024, Joint City Council/Planning Commission Meeting Topics.

Director Newman opened discussion for possible topics that the Planning Commission would like to cover at the joint meeting with the City Council next month. The main topic that was brought up was improving communication between the City Council and the Planning Commission.

Staff Recommendation: Staff to start sending weekly updates to the Planning Commission regarding Planning and Building items. In addition to updates after City Council Meetings.

Commission Recommendation: Chair Schultz suggested focusing on Missing Middle Housing and the 2025 Comprehensive Plan Update and a high-level overview of the Customer Service Feedback Survey and Grant Updates.

B. Missing Middle Housing Follow-up.

- a) The deadline for jurisdictions to enter comments on the draft MMH Model Ordinance was December 6th, 2023. Director Newman entered a few questions in for clarification.
 - (i) Clarification on the 35 ft building height rule.
 - (ii) How to plan for utilities and infrastructure when lots can be subdivided and then further divided.
 - (iii) Minimum lot recommendations for size and unit lot subdivision.
 - (iv) The number of units allowed to be built on a lot if it is allowed to be subdivided. Do 2 units per lot mean 6 total once subdivided?
 - (v) What are the differentials in sizes of the DADU or are they allowed to be as big as

the primary structure?

Information will be included in the study packet that Director Newman is preparing for the joint meeting for the following topics

- b) MMH Model Ordinance
- c) South Sound Housing Affordability Partnerships and
- d) Department of Commerce Middle Housing Poster
- e) Proposed FMC Changes. Director Newman prepared examples of Code changes he suggests that will support the new ordinances laid out by Legislation for the Missing Middle Housing Bill, which also supports the design and ideals of Fircrest current code.

Commissions Recommendations: To provide a high-level overview of the information for the study session, and to look at old Planning Commission meeting packets to find the meeting that had a few examples of Middle Housing that already exist in Fircrest.

C. Comprehensive Plan Stakeholder Updates.

Information was provided to Commissioners in the Agenda Packet but was not discussed during the meeting.

Staff Recommendations: For Commissioners to review the information and present any questions or discussion topics via email, to be discussed at future meetings.

D. Comprehensive Plan Element Discussions.

Due to the holidays and short time, Commissioners were not ready to review the assigned elements, except for Commissioner McVay with the Vision Statement. Commissioner McVay suggested that the word “place” be replaced with the word “community” since it embodies the community Fircrest has built. It was also suggested to replace the words “more affordable housing” with “Housing choices” or something like that. Further discussion on the word “affordable” housing suggested that “affordability” is not something the City can control and should be removed. After discussion, the verbiage that embodied what the vision statement was trying to convey is “and embraces a variety of housing for all”.

An additional item discussed was Commissioner Hamel's appointment ending and having her stay on for less than another 6-year term. The reason for this would be that we have a few major projects in the planning department for the city happening this year, and she is invested, and knowledgeable about the topics, and would be beneficial to have her stay.

Staff Recommendations: Discuss with the Council if they can shorten the length of the Planning Commission terms or see what the options are to keep her on for the duration of the Planning Portion of the major Projects.

ADJOURNMENT

Motion to Adjourn the January 5th, 2024, Regular Planning Commission meeting at 7:25 PM.

Motion: Commissioner McVay
Second: Commissioner Hamel

Vote: Unanimous
Abstaining: None

Shirley Shultz
Chair, Fircrest Planning Commission

Mark Newman
Community Development Director



TO: Chair Schultz, and Fircrest Planning Commission
FROM: Mark Newman, Community Development Director
DATE: 3/5/2024
SUBJECT: Nomination of Chair and Vice Chair, pursuant to FMC 23.08.070.

During the January 2, 2024 Planning Commission regular meeting, a motion to table the nomination of Chair and Vice Chair until the March 5, 2024 regular meeting passed unanimously by a vote of 4-0. The rationale behind the motion was that all Commissioners should be present for the nomination and vote. As there will be excused absences during the March 5, 2024 Planning Commission meeting, staff recommends proceeding with a vote in March to not further delay the important selection of a Chair and Vice Chair so that meetings can occur without the need of a Chair Pro Tempore.

Attached: FMC 23.08.070

members appointed at this date, one shall serve until June 15, 1981, one until June 15, 1982, one until June 15, 1983, one until June 15, 1984, and one until June 15, 1985. Vacancies occurring otherwise than through the expiration of terms shall be filled for the unexpired term. (Ord. 742 § 2, 1980; Ord. 622 § 3, 1970).

23.08.040 Terms – Beginning – Termination.

All appointments to the planning commission shall be made and acted upon at the first regular council meeting in June of each year, and all terms of office shall begin on June 16th of the year of appointment and terminate on June 15th of the last year of the term. (Ord. 622 § 4, 1970).

23.08.050 Removal from office.

Members of the planning commission may be removed from their membership by the appointing official with the approval of the council, for inefficiency, neglect of duty or malfeasance in office. Prior to any such action being taken, written notice shall be sent to the member involved at least 10 days in advance of the hearing date, advising him that his removal from membership is contemplated, setting forth the grounds on which such action is based, and advising him that he may demand a public hearing before the council. No member shall be removed until after such a hearing has either been held or waived by the member, either expressly or through his failure to demand such hearing. (Ord. 622 § 5, 1970).

23.08.060 Members – Requirements.

All members of the planning commission shall serve without compensation, and shall be selected without regard to age, sex, race or political affiliation. All members shall be required to take an oath of office. (Ord. 622 § 6, 1970).

23.08.070 Officers.

The planning commission shall each year elect its own chairman or presiding officer to hold such position for a term of one year, and may, in addition, create and fill such other offices, for such terms as it may determine. (Ord. 622 § 7, 1970).

23.08.080 Rules of business.

The planning commission may adopt rules for the transaction of its business which are consistent with the provisions of this chapter or the laws of the state of Washington relating to planning commissions. (Ord. 622 § 8, 1970).

23.08.090 Meetings.

The planning commission shall hold at least one regular meeting in each month, and may hold additional meetings as it may determine. It shall keep regular minutes and records of its proceedings. A regular meeting may be cancelled by the chair, or in the chair's absence the vice-chair, if there are no business items scheduled or if there is a lack of a quorum. Notice of cancellation shall be provided to commission members, any applicant who has an item pending at the meeting and any parties of record. Additional notice shall be posted on the bulletin board at City Hall. Notice shall be provided at least 72 hours prior to the scheduled meeting date. (Ord.

COMPREHENSIVE PLAN ELEMENT ASSIGNMENTS/PREFERENCES FOR REVIEW

Element	Ben Ferguson	Sarah Hamel, P.E.	Eric Lane	Kathy McVay	Shirley Schultz, Chair
I. INTRODUCTION/VISION STATEMENT				X	
II. COMMUNITY DEVELOPMENT	X				
III. LAND USE					X
IV. HOUSING	X		X		
V. TRANSPORTATION		X (Completed 2/6/24)			
VI. PARKS, RECREATION, AND OPEN SPACE					X
VII. CAPITAL FACILITIES			X		
VIII. UTILITIES		X (Completed 2/6/24)			
IX. CLIMATE RESILIENCE	X				

VISION Consistency Tool for Local Comprehensive Plans

Note: The tool shown here is for illustrative purposes. To fill out the tool, visit www.psrc.org/our-work/plan-review.

This tool is intended to help cities and counties integrate VISION 2050 into their local comprehensive plans. VISION 2050's multicounty planning policies serve as the adopted regional guidelines and principles required in state law to guide both regional and local planning. The tool also identifies transportation planning requirements of the Growth Management Act (GMA). The tool may be used at various times in the local planning process:

Plan Update Scoping: Use checklist items as guidance for scoping the extent of plan element updates. New or expanded issue areas in VISION 2050 are identified to support this process.

Draft Plan Review: Submit draft plans to PSRC prior to Planning Commission and Council review. Completing and submitting this tool and providing early drafts to PSRC help identify potential consistency issues early in the process.

Certification Review: Along with the adopted plan, the tool will assist in PSRC's review of the plan. Demonstrating inclusion of the necessary information in the checklist helps facilitate certification. *Note: The PSRC Executive Board is the final decision-making body for plan certification.*

Regional Collaboration: The tool provides cities and counties an opportunity to highlight innovative policies and programs. This supports sharing of best practices across the region and benefits jurisdictions as they apply for planning grants and awards.

Updates made in September 2022 integrate the GMA requirements of HB 1220 and countywide housing needs into PSRC's plan review process, including housing for all income levels and addressing racially disparate impacts.

Resources

- Regional Plans: [VISION 2050](#), [Regional Transportation Plan](#), and [Regional Economic Strategy](#)
- [VISION 2040 to VISION 2050](#) – summary of what changed in VISION 2050
- [VISION 2050 Policy Matrix](#) – a comparison of multicounty planning policies and actions from VISION 2040 to VISION 2050
- [Plan Review webpage](#) – access more information about the review and certification process and find [PSRC guidance](#) and other resources by policy area. See previous [certification reports](#) for areas for future work.



Discussion Questions | Innovation, Engagement, and Racial Equity

Questions provide an opportunity to highlight the most noteworthy aspects of the plan and the planning process. Responses help tell PSRC boards how the plan is working to implement VISION 2050 and how the plan meets certification requirements.

- What aspects of the updated plan would you like to highlight? What was especially innovative, challenging, or noteworthy?
- What innovative public engagement strategies were used in the update process? Did you use strategies to reach communities that have not typically been engaged in planning? How were other agencies and governments, such as tribes, ports, and special purpose districts, engaged through this process? (MPP-RC-1, DP-8)
- Racial equity and access to opportunity have been elevated as critical regional issues in VISION 2050. How has your community addressed racial equity in the comprehensive plan update? Do you have lessons learned from your experience about how to advance racial equity? (MPP-RC-3)

Checklist at a Glance

Support regional collaboration	Page/Policy Reference
<ul style="list-style-type: none"> ✓ Include a statement that the plan is consistent with regional policies, VISION 2050, and planning goals. Indicates new or expanded emphasis in VISION 2050 	
<ul style="list-style-type: none"> ⊗ Coordinate with other jurisdictions, agencies, tribes, ports, military installations, special purpose districts, and adjacent regions (RCW 36.70A.070(6)(a)(v), MPP-RC-1, RC-4-5) 	Indicate where to find the best or most complete example. It is not necessary to list all relevant policies.
<ul style="list-style-type: none"> ⊗ Prioritize services and access to opportunity for people of color, people with low incomes, and historically underserved communities so that all people can attain the resources and opportunities to improve quality of life and address past inequities (MPP-RC-2) Provides relevant VISION 2050 policies or actions 	

Regional Collaboration



The plan supports **collaboration for a healthy environment, thriving communities, and opportunities for all**, including coordination with other jurisdictions and agencies, tribes, ports, military installations, and adjacent regions.

Policies and programs should:

Support regional collaboration	Page/Policy Reference
✓ Include a statement about how the plan relates to countywide planning policies, VISION 2050, and planning requirements of the Growth Management Act	Policy LU-10.15 Page 61/257
NEW Coordinate with other jurisdictions, agencies, tribes, ports, military installations, special purpose districts, and adjacent regions (RCW 36.70A.070(6)(a)(v), MPP-RC-1, RC-4-5)	Policy LU-10.15 Page 61/257
NEW Prioritize services and access to opportunity for people of color, people with low incomes, and historically underserved communities to ensure all people can attain the resources and opportunities to improve quality of life and address past inequities (MPP-RC-2)	Policy LU-1.6 Page 48/247 Policy LU-7.3 Page 56/257 Policy H-3.1 Page 84/257 Goal P-2 Page 115/257 New Policy CF-6.6 Page 133/257
NEW Address land use, transportation, and housing opportunities and challenges related to military installations, when applicable (MPP-RC-6)	We do not have any military installations in our City, but we did reach out to the City of Lakewood's JBLM/SSMCP planners as part of the SEPA DNS and



	Draft Public Comment Period.
✓ Prioritize investments in centers, including regional centers, countywide centers, high-capacity transit areas with a station area plan, and other local centers (MPP-RC-8-9)	Revised Policy T-5.3 Page 97/257 Appendix D-Transportation Page 191/257 Countywide Center Page 58/257
✓ Explore funding sources, changes to regulatory, pricing, taxing, and expenditure practices, and other fiscal tools to meet infrastructure and other needs (MPP-RC-10-11, RC-Action-7, RC-Action-9)	Transportation Revenue and Funding Pages 99 and 100/257

Additional comments on Regional Collaboration or additional documents to share [optional]: _____

Regional Growth Strategy

The plan **focuses growth in designated centers and near transit stations** to create healthy, equitable, vibrant communities well-served by infrastructure and services. The plan **supports rural and resource lands** as vital parts of the region that retain important cultural, economic, environmental, and rural lifestyle opportunities over the long term.

The plan should:

Implement the Regional Growth Strategy	Page/Policy Reference
✓ Incorporate housing and employment targets (MPP-RGS-1-2)	Table 1 Housing Need Allocations by Income Bracket Page 160/257



	<p>Appendix B: Housing Page 160/257</p> <p>Land Capacity Analysis (+113 jobs) Page 154/257</p>
<p>✓ Use land use assumptions substantially consistent with countywide growth targets (RCW 36.70A.070, WAC 365-196-430, VISION 2050 Regional Growth Strategy)</p>	<p>Table 1 Land Use Assumptions Pages 181 and 182/257.</p> <p>Appendix D: Transportation Pages 181 and 182/257.</p>
<p>✓ Demonstrate sufficient zoned development capacity to accommodate targets (RCW 36.70A.115)</p>	<p>Housing Inventory and Capacity Appendix B: Housing Pages 159 to 172/257</p>
<p>✓ Use consistent land use assumptions throughout plan (RCW 36.70A.070, WAC 365-196-430)¹</p>	<p>Land Use Assumptions Appendix D: Transportation Page 181/257</p> <p>Table 1 Land Use Assumptions Page 181/257</p>

Note: see [Growth Target Guidance](#) for additional information.

¹ The Transportation Element must be based on the land use assumptions in the Comprehensive Plan - A problem sometimes encountered in the certification of transportation-related provisions in local comprehensive plans is the use of different planning assumptions in the transportation element from the land use element. Comprehensive plans are to be internally consistent, which means that the same land use assumptions must be used for planning for housing, transportation, and other provisions in the plan.



Population, Employment, and Housing Growth

(add information from local plan and insert/delete rows as needed, based on regional centers or county regional geographies)

	Adopted Growth Target*	Land Use Assumptions for Travel Demand Modeling (numbers/notes, as applicable)	Zoned Development Capacity (can be greater than target)	Page Reference
County or citywide**	Fircrest's targets are assigned by Pierce County Regional Council, as adopted in Ordinance No. 2023-22s .			
Population	9,066			Page 18/257
Employment	+113 new jobs			Page 154/257
Housing	+769 new units +47 shelter beds			Page 160/257
Centers (as applicable)				
Population				
Employment				
Housing				




*Include targets as applicable. Some counties adopt only housing and employment targets, and not population targets. If more explanation would be helpful, provide additional information about land use assumptions for modeling in space provided below.

**Counties: Attach additional tables or add rows to address multiple regional geographies.

Policies and programs should:

Maintain a stable urban growth area with densities and capacity that support the Regional Growth Strategy	Page/Policy Reference
✓ Encourage infill development and increased density in locations consistent with the Regional Growth Strategy (MPP-RGS-6)	Goal CC-8: Page 38/257 Policy LU-1.5 Page 47/257



	<p>Revised for CPP TR-12.1 Policy LU-5.8 Page 53/257</p> <p>Policy LU-6.14 Page 55/257</p> <p>Goal CR-10 Page 151/257</p>
<p> Avoid increasing development capacity inconsistent with the Regional Growth Strategy in regional geographies not served by high-capacity transit (MPP-RGS-12)</p>	<p>Policy CR-10.2 (Policy LU-1.5) Page 152/257</p>
<p> Metropolitan Cities: Provide additional housing capacity in response to rapid employment growth, particularly through increased zoning for middle density housing (MPP-RGS-7)</p>	N/A
<p>✓ Counties: Accommodate the region's growth first and foremost in the urban growth area (MPP-RGS-4)</p>	N/A
<p>✓ Counties: Ensure long-term stability and sustainability of the urban growth area (MPP-RGS-5)</p>	N/A
<p>Support growth in designated centers and near high-capacity transit</p>	Page/Policy Reference
<p> Where applicable, focus a significant share of growth in designated regional growth centers, high-capacity transit station areas, manufacturing/industrial centers, and countywide centers (MPP-RGS-8-11)²</p>	<p>Revised for CPP TR-12.1 Policy LU-5.8 Page 53/257</p>
<p>✓ Include growth targets for designated regional growth centers and manufacturing/industrial centers (MPP-RGS-2)</p>	<p>N/A</p> <p>Policy LU-14.7 Page 67/257</p>
<p>Manage and reduce rural growth and protect resource lands</p>	Page/Policy Reference
<p>✓ Counties: Identify steps to reduce rural growth over time to maintain rural landscapes and lifestyles and protect resource lands and the environment (MPP-DP-40-43)</p>	N/A

² The region has a goal to attract 65% of new residential growth and 75% of employment growth to regional growth centers and high-capacity transit station areas.



✓ Counties: Include a full range of strategies, including zoning and development standards, incentives, infrastructure investments, funding for conservation easements, housing tools, and economic development to reduce rural growth rates and protect natural resource lands over time (MPP-RGS-14-15, RGS-4, RGS-Action-7)	N/A
✓ Counties: Locate commercial, retail, and community services that serve rural residents in neighboring cities and existing activity areas (MPP-RGS-13, DP-37)	N/A
🌸 Counties: Avoid growth that cannot be sufficiently served by roads, utilities, and services at rural levels of service (MPP-DP-45)	N/A
✓ Counties: Address vested development that conflicts with regional and local growth management objectives (MPP-DP-36)	N/A

Additional comments on the Regional Growth Strategy or additional documents to share [optional]: _____





Environment

Local plans support the natural environment through policies on **protecting and restoring natural systems, conserving habitat, improving water quality, and reducing air pollutants**. The health of all residents and the economy is connected to the health of the environment. Planning at all levels should consider the impacts of land use, development, and transportation on the ecosystem and use the best environmental information available.

Policies and programs should:

Protect and restore the environment	Page/Policy Reference
✓ Protect critical areas, habitat, and water quality and coordinate planning with adjacent jurisdictions, tribes, countywide planning groups, and watershed groups (MPP-En-1, En-6, En-11-12, En-14, En-16, En-Action-3)	Goal P-5 Page 118/257



✓ Advance integrated and interdisciplinary approaches for environmental planning and assessments (MPP-En-2)	Policy LU-10.1 Page 59/257
✓ Promote innovative and environmentally sensitive development practices in siting, design, materials selection, construction, and maintenance (MPP-En-5)	Policy CR-2.2 (Policy LU-11.8) Page 147/157
 Support programs to ensure that all residents, regardless of race, social, or economic status, have clean air, clean water, and other elements of a healthy environment and prioritize the reduction of impacts to vulnerable populations that have been disproportionately affected (MPP-En-3-4, En-7-8, En-21)	GOALS AND POLICIES Climate Resilience Element Page 146/257
 Support and incentivize environmental stewardship on private and public lands (MPP-En-10)	Goal CD-9: Page 39/257
 Identify open space, trail, and park resources and needs, and develop programs for protecting and enhancing these areas (MPP-En-11-12, En-15, En-Action-4)	Proposed park, recreation, and open space facilities, including specific recommended improvements to existing facilities, are addressed in detail in the needs assessment provided in Chapter 4 of the PROS Plan (Separate from Comp Plan) Page 113/257
✓ Protect and restore native vegetation and tree canopy (MPP-En-9, En-13)	Policy CD-6.3 Page 37/257
 Protect and restore hydrological functions and water quality, including restoring shorelines and estuaries, removing fish-blocking culverts, reducing use of toxic products, and retrofitting basins to manage stormwater (MPP-En-16-20)	Policy LU-13.5 Page 66/257
✓ Ensure all federal and state air quality standards are met and reduce emissions of air toxics and greenhouse gases (WAC 173-420-080, MPP-En-22)	New Policy LU-16.1 Page 67/257



Additional comments on Environment or additional documents to share [optional]: We are working with the Department of Commerce to access HB1181 grant funding ahead of the 2029 adoption requirement in order to update our CAO in 2024/2025.

Climate Change

The plan supports substantially **reducing emissions of greenhouse gases** that contribute to climate change in accordance with the goals of the Puget Sound Clean Air Agency and **preparing for climate change impacts**.

Policies and programs should:

Reduce greenhouse gas emissions in support of state, regional, and local reduction goals	Page/Policy Reference
<p>Support achieving regional greenhouse gas emission reduction goals by:</p> <ul style="list-style-type: none"> Electrifying the transportation system, <ul style="list-style-type: none"> Reducing vehicle miles traveled through increasing alternatives to driving alone and using land use strategies that reduce trips and trip length, and Expanding the use of conservation, alternative energy sources, and energy management technology (MPP-CC-1, CC-3, CC-5, CC-11-12, CC-Action-3) 	<p>NEW Goal CR-7 Policy CR-7.5 (Policy T-12.1) Policy CR-7.3 (Goal T-2) Policy CR-7.6 (Goal LU-6.10) Page 150/257</p>
<p>✓ Reduce building energy use through green building and retrofit of existing buildings (MPP-CC-2, CC-Action-3, DP-46)</p>	<p>Policy LU-1.3 Page 47/257</p> <p>New Goal CR-9 Page 151/257</p>
<p>Protect and restore natural resources that sequester and store carbon (MPP-CC-4)</p>	<p>Policy LU-10.1 Page 59/257</p>
<p>Address impacts to vulnerable populations and areas that have been or will be disproportionately affected by climate change (MPP-CC-6, CC-8, CC-Action-3, CC-Action-4)</p>	<p>Figure 6 Environmental Effects and Hazards Page 257/257</p>



Identify and address the impacts of climate change and natural hazards on the region to increase resilience (MPP-CC-7-10, CC-Action-4)	Resilience Sub-Element Page 146/257
Address rising sea water by siting and planning for relocation of hazardous industries and essential public services away from the 500-year floodplain (MPP-CC-10)	NEW Policy LU-7.9 Page 57/257

Additional comments on Climate Change or additional documents to share [optional]: We applied for HB1181 funding early so that we can perform an urban tree canopy assessment, monitor tree canopy change year-over-year, and track improvements.









Land Use/Development Patterns

The plan supports the further development of **healthy, walkable, compact, and equitable transit-oriented communities** that maintain unique character and local culture. The plan supports **conserving rural areas and creating and preserving open space and natural areas**.

Policies and programs should:

Build thriving urban communities	Page/Policy Reference
Support inclusive community planning (MPP-DP-2, MPP-DP-8)	Local Planning Context Page 45/257
✓ Support the development of compact urban communities and central places with densities that support the Regional Growth Strategy, transit, and walking (MPP-RGS-6, DP-1, DP-3)	Housing Introduction Page 79/257
Reduce disparities in access to opportunity and expand employment opportunities to improve the region's shared economic future (MPP-DP-2, Ec-8, Ec-13)	NEW Policy CD-1.8 Page 29/257
✓ Coordinate with local, state, and federal agencies to identify underused lands such as surplus public lands or environmentally contaminated lands and: <ul style="list-style-type: none"> ✓ Promote infill or redevelopment in growth centers and existing neighborhoods in a manner that supports the Regional Growth Strategy (MPP-DP-4) ✓ Develop strategies for cleaning up brownfield and contaminated sites (DP-Action-7) 	Policy H-3.13 Page 86/257
Preserve historic, visual, and cultural resources and consider potential impacts to culturally significant sites and tribal treaty fishing, hunting, and gathering grounds (MPP-DP-5-7)	Policy CD-9.4 Page 40/257



 Support inclusive engagement to ensure land use decisions do not negatively impact historically marginalized communities (MPP-DP-8)	Policy LU-1.6 Page 48/257 NEW Policy CR-6.4 Page 149/257
 Support the design of transportation and infrastructure projects that achieve community development objectives and improve communities (MPP-DP-12-15, DP-17)	Goal T-10: Page 103/257
Promote healthy communities	Page/Policy Reference
 Reduce health disparities and improve health outcomes (MPP-RC-3, DP-18)	
Support centers as connections to opportunity	Page/Policy Reference
 Identify one or more central places as locations for more compact, mixed-use development (MPP-DP-22, DP-25)	Introduction Page 7/257
 Jurisdictions with or planning for high-capacity transit stations: Identify high-capacity station areas and plan for densities ³ that maximize benefits of transit investments (MPP-DP-22, DP-Action-8)	Countywide Center Page 58/257
 Jurisdictions with or planning for light rail stations: Support the adoption of subarea plans for light rail station areas (DP-Action-8)	Countywide Center Page 58/257
 Jurisdictions with regional centers: Support the update of regional center subarea plans to be consistent with the revised Center Plan Tools (DP-Action-8)	N/A
 Evaluate planning in areas for potential residential and commercial displacement and use a range of strategies to mitigate displacement impacts (MPP-DP-23, Ec-12)	NEW Policy CD-1.7 Page 29/257 NEW Policy H-3.8 Displacement Risk Appendix B: Housing

³ VISION 2050 calls for transit-oriented development near stations located in or near manufacturing/industrial centers to function differently with different uses than other centers to maintain a focus on protecting industrial zoning, jobs, and the region's overall economic vitality.



	Page 171/257
Support annexation and incorporation	Page/Policy Reference
<ul style="list-style-type: none"> ✓ Work towards annexation and the orderly transition of unincorporated urban areas by: <ul style="list-style-type: none"> • Joint planning and urban development standards for urban unincorporated areas • Affiliating all unincorporated urban growth areas with adjacent cities ✿ Planning for phased growth of communities to be economically viable, supported by planned urban infrastructure, and served by public transit (MPP-RGS-16, DP-27-30) 	Fircrest is landlocked and unable to annex any future areas in unincorporated Pierce County.
Preserve rural areas and natural resource lands	Page/Policy Reference
<ul style="list-style-type: none"> ✓ Counties: Work to ensure that development in rural areas is rural in character (MPP-DP-32-35, DP-37-38) 	N/A
<ul style="list-style-type: none"> ✓ Counties: Work to ensure the sustainability of designated resource lands through programs that support economic vitality, encourage conservation, and avoid incompatible adjacent land uses (MPP-DP-39, DP-41-43) 	N/A
Conserve and enhance important uses	Page/Policy Reference
<ul style="list-style-type: none"> ✓ As applicable, limit incompatible uses adjacent to: <ul style="list-style-type: none"> • Military lands (MPP-DP-49) • Manufacturing/industrial centers (MICs) and industrial zoning (MPP-DP-50) ✿ Tribal reservation lands (MPP-DP-51) 	N/A

Additional comments on Land Use/Development Patterns or additional documents to share [optional]: _____

Housing

The plan guides the **preservation, improvement, and expansion of the housing stock** to provide a range of **affordable, accessible, healthy, and safe housing choices** to every resident. It continues to **promote fair and equal access to housing for all people**.




Policies and programs should:



Assess housing needs	Page/Policy Reference
<p>Address affordable housing needs by developing a housing needs assessment and evaluating the effectiveness of existing housing policies, and documenting strategies to achieve housing targets and affordability goals. This includes documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations (H-Action-4)</p>	<p>Inventory of Projected Housing Needs and Adequate Provisions Appendix B: Housing Page 159/257</p>
Increase housing supply and choices	Page/Policy Reference
<p>✓ Increase housing supply and densities to meet the region’s current and projected needs at all income levels consistent with the Regional Growth Strategy (MPP-H-1)</p>	<p>Goal H-2 Page 83/257</p>
<p>✓ Expand the diversity of housing types for all income levels and demographic groups, including low, very low, extremely low, and moderate-income households (MPP-H-2-6, H-9)</p>	<p>Goal H-3 Page 84/257</p>
<p>Expand housing capacity for moderate density housing, i.e., “missing middle” (MPP-H-9)</p>	<p>Policy H-2.2 Page 83/257</p>
<p>Promote jobs-housing balance by providing housing choices that are accessible and attainable to workers. Include jobs-housing balance in housing needs assessments to better support job centers with the needed housing supply (MPP-H-1, H-6, H-Action-4)</p>	<p>Principle 3: Housing choices available for all Page 9/257</p>
<p>✓ Expand housing choices in centers and near transit (MPP-H-7-8)</p>	<p>Countywide Center Goal LU-9 Page 58/257</p>
<p>✓ Promote flexible standards and innovative techniques to encourage housing productions that keeps pace with growth and need (MPP-H-10)</p>	<p>Policy CD-4.1 Page 32/257</p>
Support the development and preservation of affordable housing	Page/Policy Reference
<p>Use inclusionary and incentive zoning to provide more affordable housing when creating additional housing capacity (H-Action-5)</p>	<p>Policy H-3.10 Page 85/257</p>
<p>Jurisdictions planning for high-capacity transit stations: Create and preserve affordable housing near high-capacity transit⁴ (MPP-H-8, H-Action-1)</p>	<p>There is no affordable housing existing near the planned Light Rail Station</p>

⁴ Transit-oriented development near stations located in or near manufacturing/industrial centers need to function differently with different uses than other centers to maintain a focus on protecting industrial zoning, jobs, and the region’s overall economic vitality.



	at TCC. However, future mixed-used development will incentivize density bonuses for affordable housing, per our Form-Based Code.
Address inequities in access to housing	Page/Policy Reference
 Identify potential physical, economic, and cultural displacement of low-income households and marginalized populations and work with communities to develop anti-displacement strategies in when planning for growth (MPP-H-12, H-Action-6)	Figure 7 PSRC Displacement Risk Map for Fircrest Page 171/257 Policy H-2.3 Page 83/257
 Promote homeownership opportunities while recognizing historic inequities in access to homeownership opportunities for communities of color (MPP-H-5)	Policy H-1.4 Page 83/257
 Identify and begin to undo local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including zoning that may have a discriminatory effect and areas of disinvestment and infrastructure availability	Goal T-2 Page 94/257 Policy CR-7.3 (Goal T-2) Page 150/257

Additional comments on Housing or additional documents to share [optional]: The City is currently soliciting RFQ responses for a consultant to work on a Middle Housing Ordinance and Development Regulations. It received \$50,000 from the Department of Commerce grant for this work.

Economy


The plan includes an **economic development element (Ec-Action-5)** that promotes a **prospering and sustainable economy** by supporting **businesses and job creation and investing in all people**.



Policies and programs should:

Promote a prosperous and sustainable economy for all people	Page/Policy Reference
✓ Identify and enhance industry clusters, including those recognized in the Regional Economic Strategy that provide goods and services for export (MPP-Ec-3, Ec-4)	Goal LU-14 Page 66/257
✓ Focus retention and recruitment efforts and activities to foster a positive business climate and diversify employment opportunities by specifically targeting: <ul style="list-style-type: none"> • Businesses that provide living wage jobs ✚ Locally, women-, and minority-owned small businesses and start-up companies ✚ Established and emerging industries, technologies, and services that promote environmental sustainability, especially those addressing climate change and resilience (MPP-Ec-1, Ec-3, Ec-4, Ec-7, Ec-9, Ec-16) 	Goal LU-14 Page 66/257
✚ Promote strategies and policies that expand access to opportunity and remove barriers for economically disconnected communities (MPP-Ec-13-14)	Policy LU-14.3 Page 66/257
✚ Address and prevent potential physical, economic, and cultural displacement of existing businesses that may result from redevelopment and market pressure (MPP-Ec-12)	Policy LU-14.7 Page 67/257 (Centralizing new commercial growth in the Mixed-Use zoning district reduces risk of displacement in the Regents Boulevard neighborhood commercial area).
✓ Develop a range of employment opportunities to create a closer balance between jobs and housing (MPP-Ec-18)	Policy CD-5.4 Page 35/257
✚ Promote environmental and socially responsible business practices, especially those addressing climate change, resilience, and improved health outcomes (MPP-Ec-8, Ec-16)	Policy LU-14.5 Page 66/257 NEW Policy LU-14.8




	Page 67/257
 Support, recognize, and empower the contributions of the region's culturally and ethnically diverse communities, institutions, and Native Tribes (MPP-Ec-15, Ec-17, Ec-20)	NEW Policy CD-1.8 Page 29/257

Additional comments on Economic Development or additional documents to share [optional]: _____




Transportation

The plan promotes a **sustainable, equitable, affordable, safe, and efficient multimodal transportation system**, with specific emphasis on an **integrated regional transit network that supports the Regional Growth Strategy** and promotes vitality of the economy, environment, and health.



Policies and programs should:

Implement the Regional Transportation Plan	Page/Policy Reference
✓ Promote the development of an efficient, multimodal transportation system that supports the Regional Growth Strategy in collaboration with other jurisdictions and agencies (MPP-T-7)	Revised for CPP TR-12.1 Policy LU-5.8 Page 53/257
✓ Work to develop and operate a safe and convenient system for all users and the movement of freight and goods (MPP-T-11)	Policy T-3.5 Page 95/257 Policy T-11.4 Page 104/257
✓ Reduce the need for new capital improvements through investments in operations, pricing programs, demand management strategies, and system management activities that improve the efficiency of the current system (RCW 36.70A.070(6)(a)(vi), MPP-T-3)	Demand Management Strategies Page 103/257
✓ Emphasize transportation investments that provide alternatives to single occupancy vehicle travel, increase travel options, especially to and within centers, and support compact, pedestrian- and transit-oriented densities and development (MPP-T-12-13, T-15)	Goal T-6: Page 98/257
 Increase the resilience of the transportation system and support security and emergency management (MPP-T-31)	Policy T-14.1 Page 107/257



 Prepare for changes in transportation technologies and mobility patterns (MPP-T-33-34)	Policy T-12.1 Page 104/257
Support the Regional Growth Strategy	Page/Policy Reference
✓ Focus system improvements to connect centers and support existing and planned development as allocated by the Regional Growth Strategy (MPP-RC-7-9, T-7-8, T-15)	Policy LU-14.7 Page 67/257
 Prioritize multimodal investments in centers and high-capacity station areas (MPP-RC-7-10, T-12-13, T-19)	Revised Policy T-5.3 Page 97/257
✓ Promote the design of transportation facilities that support local and regional growth centers and high-capacity transit station areas and fit the community in which they are located (MPP-T-19-21)	Revised Policy T-5.3 Page 97/257
✓ Support a safe and welcoming environment for walking and bicycling (MPP-DP-15): <ul style="list-style-type: none"> • Include a pedestrian and bicycle component and collaborative efforts to identify planned improvements for pedestrian and bicycle facilities and corridors (RCW 36.70A.070(6)(a)(vii)) • Improve local street patterns and design to promote walking and biking (MPP-T-16-17) 	Sidewalks and Bicycle Lanes Goal T-6: Page 98/257
✓ Support alternatives to driving alone, including walking, biking, and transit use, through design of local streets, land use development tools, and other practices (MPP-T-16-18)	Policy CD-5.1 Page 34/257
✓ Counties: Avoid construction of major roads or capacity expansion on existing facilities in rural and resource areas (MPP-T-22, DP-38)	N/A
Support people	Page/Policy Reference
 Identify racial and social equity as a core objective when planning and implementing transportation improvements, programs, and services (MPP-T-9)	Goal T-2 Page 94/257
✓ Ensure mobility choices for people with special needs (MPP-T-10)	Policy T-2.1 Page 94/257
Support the economy	Page/Policy Reference
✓ Recognize the critical role of safe, reliable, and efficient movement of people and goods (MPP-Ec-6, T-1, T-23)	Goal T-1: Page 93/257
✓ Identify and support key facilities and improvements that connect the region to major transportation hubs such as ports, airports, and designated freight routes (MPP-T-24-25)	Air, Water, and Rail Transportation Page 192/257
✓ Promote coordination with providers of major regional infrastructure, such as freight rail and commercial aviation (MPP-Ec-4-5, T-27-28)	Policy U-2.1 Page 139/257




Protect the environment	Page/Policy Reference
 Promote clean transportation programs and facilities, including actions to reduce air pollution and greenhouse gas emissions from transportation (MPP-CC-3, CC-12, T-29-30)	NEW, MPP-T-29, CPP TR-9, and MPP-T-30 Policy T-12.4 Page 105/257
 Reduce stormwater pollution from transportation facilities and improve fish passage (MPP-T-32)	Policy T-12.2 Page 105/257
✓ Incorporate environmental factors into transportation decision-making, including attention to human health and safety (MPP-DP-44, T-4-5, T-29-32)	Policy CF-1.7 Page 127/257

The plan should:

Provide facilities inventories and identify service needs	Page/Policy Reference
✓ Include mapped inventories for each element of the transportation system, including roadways, transit, cycling, walking, freight, airports, and ferries (RCW 36.70A.070, RCW 36.70A.108, MPP-T-7, T-15-17)	Existing Transportation System Inventory Page 182/257
✓ Include state facilities and reflect related (regional/state) level-of-service standards (RCW 36.70A.070, RCW 36.70A.108)	Figure 6 Existing (2023) PM Peak Hour Intersection Level of Service Appendix D: Transportation Page 195/257
✓ Develop a comprehensive concurrency program that addresses level-of-service standards for multimodal types of transportation and include implementation strategies (RCW 36.70A.070, RCW 36.70A.108, MPP-DP-52-54)	Policy T-7.3 Page 99/257
✓ Provide travel demand forecasts and identify state and local system projects, programs, and management necessary to meet current and future demands and to improve safety and human health (RCW 36.70A.070, MPP-T-4-5)	Figure 7 Forecast 2044 PM Peak Hour Intersection Level of Service Page 198/257



✓ Identify maintenance and system preservation projects and programs necessary to maintain the ability of the transportation system to provide safe, efficient, and reliable movement of people, goods, and services (RCW 36.70A.070, MPP-T-1-2, T-4)	2024-2029 Six-Year Comprehensive TIP Page 173/257
Finance transportation investments	Page/Policy Reference
✓ Identify stable and predictable funding sources for maintaining and preserving existing transportation facilities and services (MPP-RC-11-12, T-6)	Appendix C 2024-2029 Six-Year Comprehensive TIP (Funding Sources) Page 177/257
✓ Pursue alternative transportation financing methods, such as user fees, tolls, and other pricing mechanisms (MPP-T-6)	Demand Management Strategies Page 103/257
✓ Include a 20-year financing plan, as well as an analysis of funding capability for all transportation modes (RCW 36.70A.070(3), RCW 36.70A.070(6)(a)(iv), WAC 365-196-415, WAC 365-196-430, MPP-RC-11-12, T-6, T-15)	Table 1: 2024-2029 Transportation Facility Improvements Page 179/257
✓ Include a reassessment strategy to address the event of a funding shortfall (RCW 36.70A.070(3), RCW 36.70A.070(6)(a)(iv), WAC 365-196-415, WAC 365-196-430, MPP-RC-11-12, T-6)	Level of Service Standards Appendix E: Capital Facilities Page 215/257
Address land uses adjacent to airports	Page/Policy Reference
✓ Airport-adjacent communities: Identify and address any airports within or adjacent to the jurisdiction (RCW 36.70.547, 36.70A.070(6)(a)(iii)(A), MPP-DP-48)	N/A
✓ Airport-adjacent communities: Describe existing and planned uses near the airport, as well as policies and regulations that discourage incompatible uses (RCW 36.70.547, 36.70A.070(6)(a)(iii)(A), MPP-DP-48)	N/A
 Airport-adjacent communities: Promote coordinated planning and effective management to optimize the region's aviation system in a manner that minimizes health, air quality, and noise impacts to communities, including historically marginalized communities (MPP-T-28)	N/A




Additional comments on Transportation or additional documents to share [optional]: The next update of the Six-Year TIP will occur by June 2024 _____




Public Services

The plan supports development with adequate **public facilities and services in a timely, coordinated, efficient, and cost-effective manner** that **supports local and regional growth planning objectives**.

Policies and programs should:

Provide adequate public facilities and services to support growth	Page/Policy Reference
✓ Protect and enhance the environment and public health and safety when providing services and facilities (MPP-PS-1)	Policy CR-1.1 (Policy LU-15.1) Page 146/257 NEW Policy CF-2.4 Page 127/257
✓ Promote coordinated planning for services and facilities with counties, cities, tribes, and special purpose districts in a manner that supports the Regional Growth Strategy, including addressing long-term needs, supply, and the use of conservation and demand management (MPP-PS-3-4, PS-8-9, PS-13-14, PS-23-25)	Policy LU-11.7 Page 63/257 Policy LU-11.9 Page 64/257 NEW Policy CF-2.4 Page 127/254
✓ Protect water quality by replacing failing septic systems and serving new urban development with sanitary sewer systems (MPP-PS-10-12)	Policy LU-11.4 Page 63/257
 Consider the potential impacts of climate change on public facilities and support the necessary investments to move to low-carbon energy sources (MPP-PS-13-15, PS-20-21)	NEW Policy LU-7.9 Page 57/257



 Promote affordable and equitable access of public services, including drinking water and telecommunication infrastructure, to provide access to all communities, especially underserved communities (MPP-PS-2, PS-16, PS-22)	NEW Policy U-1.8 Page 139/257
✓ Encourage planning and coordination of emergency management and public safety programs (MPP-PS-17, T-31)	NEW Goal U-5: Page 142/257
 Locate community facilities and services, including civic places like parks, schools, and other public spaces, in centers and near transit, with consideration for climate change, economic, social and health impacts (MPP-PS-18, PS-20, PS-29, DP-11)	NEW Policy LU-7.9 Page 57/257
 Promote working with school districts on school siting and design to support safe, walkable access, including strategies to provide adequate urban capacity for new schools and to avoid serving urban students with schools in the rural area (MPP-PS-26-28)	Policy CD-3.2 Page 31/257 Safe Routes to School Appendix D: Transportation Page 207/257
✓ Counties: Avoid providing urban services and regional facilities in rural areas. Facilities and utilities in rural areas should be at a size and scale appropriate for rural locations. (MPP-PS-5-7, PS-30)	N/A

Additional comments on Public Services or additional documents to share [optional]: The City is working with Pierce County to update its Hazard Mitigation Plan 2015-2020 addition.

