

**CITY OF FIRCREST
ORDINANCE NO. 1733**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
FIRCREST, WASHINGTON, AMENDING ORDINANCE 1666,
SECTION 3 AND FIRCREST MUNICIPAL CODE 23.04.020 ADOPTING
THE 2024 COMPREHENSIVE PLAN UPDATE.**

WHEREAS, the Washington State Legislature enacted the Growth Management Act ([Chapter 36.70A RCW](#), hereafter “GMA”) because it found that "uncoordinated and unplanned growth, together with a lack of common goals expressing the public's interest in the conservation and the wise use of our lands, pose a threat to the environment, sustainable economic development, and the health, safety, and high quality of life enjoyed by residents of this state"; and

WHEREAS, the GMA requires that local governments meeting certain criteria, including the City of Fircrest, adopt Comprehensive Plans to guide development subject to state regulations, multi-county and countywide planning policies; and

WHEREAS, the Puget Sound Regional Council authored a regional planning document entitled VISION 2050, which contains a regional growth strategy and multi-county planning policies for the central Puget Sound area, including Pierce County; and

WHEREAS, the Pierce County Regional Council, which includes the City of Fircrest, has approved the Pierce County Countywide Planning Policies to further coordinate local planning; and

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

WHEREAS, the City is required to periodically review and update its Comprehensive Plan, as needed, to ensure consistency with the Growth Management Act, Puget Sound Regional Council VISION 2050 Growth Strategy, and the Pierce County Countywide Planning Policies; and

WHEREAS, on January 24, 2023, the City Council adopted [Resolution 1819](#) to hire a consultant to manage the Comprehensive Plan update in accordance with [RCW 36.70A.035](#) and [RCW 36.70A.140](#) that included public notification, Planning

Commission and City Council study sessions and public hearings, and other public outreach components; and

WHEREAS, the City submitted a *Notice of Intent to Adopt Plan Amendments* to the Washington State Department of Commerce on September 12, 2024, which was issued to state agencies for a 60-day comment period as required pursuant to [RCW 36A.70.106](#); and

WHEREAS, the City issued a *Determination of Nonsignificance* for the 2024 Fircrest Comprehensive Plan on February 26, 2024, with a 14-day comment period ending March 11, 2024, and no adverse comments were received; and

WHEREAS, after the City published a public hearing notice in the Tacoma Daily Index on September 12, 2024, the Planning Commission conducted a public hearing on October 1, 2024, to accept public testimony and comment on the 2024 Draft Comprehensive Plan Update; and

WHEREAS, after consideration of public testimony at this public hearing, the Planning Commission adopted Resolution No. 24-01 by 5-0, unanimously recommending approval of amendments to the Fircrest Comprehensive Plan; and

WHEREAS, the City Council of the City of Fircrest has reviewed and approves of the findings of Planning Commission Resolution No. 24-01, as follows:

(a) The proposed amendments will update key elements of the Comprehensive Plan to ensure consistency with the Growth Management Act as amended, the Puget Sound Regional Council VISION 2050 growth strategy, and the current Pierce County Countywide Planning Policies. The proposed amendments will be integrated with the remaining portions of the Plan in a manner that ensures internal consistency.

(b) The proposed amendments will address community character, land use and housing issues, transportation coordination, utility and capital facility plans and improvements, and parks, recreation, and open space planning issues in a manner that is compatible with, and not inconsistent with, plans for adjacent jurisdictions, including Tacoma, University Place, and Pierce County. The proposed amendments are clearly intended to ensure consistency with current countywide planning policies.

(c) The proposed amendments to the Plan elements and Introduction chapter will not conflict with the portions of the current Comprehensive Plan that will be retained. All graphics, plan designations, and text -- including goals, policies, discussions, vision statements, and background information, have been integrated to avoid internal conflicts or inconsistencies.

(d) The proposed amendments will adjust land use designations to reflect changes in the community since the Plan was adopted in 1996. These land use designation amendments will enable Fircrest to plan for and accommodate projected growth in population, housing, and employment consistent with Pierce County 2050 targets and

1 the VISION 2050 Growth Strategy. The proposed amendments are designed to manage
2 growth in a manner that is compatible with existing development patterns, desirable
neighborhood qualities, and existing land use designations.

3 (e) The proposed amendments support a continuation of existing policies and amplify
4 numerous goals and policies relating to community character, economic development,
5 housing choice, and other aspects of managing change and growth in a manner
consistent with the community's long-term vision.

6 (f) The City's first GMA-compliant Comprehensive Plan was adopted in 1996 and has
7 undergone minor revisions over the past 28 years. However, it has not been subject to
8 a comprehensive review and update of the magnitude now underway and required by
9 the GMA. There have been substantial changes in the community's built environment,
10 demographics, and economic circumstances. Generally, the proposed amendments
reflect and respond to changes that have occurred in Fircrest and the surrounding area
since 1996. The proposed amendments address future projections, are consistent with
Fircrest citizens' vision for the future, and will be in the public interest; and

11 **WHEREAS**, after the City published a public hearing notice in the Tacoma Daily Index
12 on September 12, 2024, the City Council held a public hearing on October 8, 2024, to
13 accept public testimony and comment on the proposed amendments; and

14 **WHEREAS**, the City Council considered proposed revisions to the Fircrest
15 Comprehensive Plan in response to comments received from Puget Sound Regional
Council.

16 **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF FIRCREST DO**
17 **ORDAIN AS FOLLOWS:**

18 **Section 1.** Ordinance 1666, §3, and [FMC 23.04.020](#) are hereby amended to read as
19 follows:

20 The 2024 amendments to the Fircrest Comprehensive Plan, as shown in Exhibit "A"
21 attached to Ordinance No. ____ and incorporated in this section by reference are hereby
22 adopted pursuant to the Growth Management Act, [Chapter 36.70A RCW](#), and codified
within this title.

23 **Section 2. Severability.** If any section, sentence, clause, or phrase of this title shall be
24 held to be invalid or unconstitutional by a court of competent jurisdiction, such
invalidity or unconstitutionality shall not affect the validity or constitutionality of any
25 other section, sentence, clause, or phrase of this title.

26 **Section 3. Publication and Effective Date.** A summary of this ordinance consisting
27 of its title shall be published in the official newspaper of the city. This ordinance shall
be effective five (5) days after such publication.

1 PASSED BY THE CITY COUNCIL OF THE CITY OF FIRCREST,
2 WASHINGTON, at a regular meeting thereof this 10th day of December 2024.

3 APPROVED:

4 S. Reynolds
5 Shannon Reynolds, Mayor

6 ATTEST:

7 Arlette Burkhardt
8 Arlette Burkhardt, City Clerk

9
10 APPROVED AS TO FORM:

11 James E. Eid
12 City Attorney

13
14 Publication Date:

15 Effective Date:
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30