



PLANNING COMMISSION STAFF REPORT

July 1, 2020

TO: Lawson Bronson, Federal Way Planning Commission Chair

FROM: Brian Davis, Community Development Director
Robert "Doc" Hansen, Planning Manager

SUBJECT: **Comprehensive Plan Amendment, Eliminate the 376th Street/19th Avenue Connection "Minor Collector" Classification in Chapter 3, Map 3 of the Comprehensive Plan**

I. INTRODUCTION

Pursuant to RCW 36.70A(2)(a), the City of Federal Way may update its comprehensive plan annually. Per *Federal Way Revised Code* (FWRC) 19.80.050, the city has elected to review citizen-initiated requests on an annual basis. As part of the annual review, the city may also make changes to chapters and maps of the comprehensive plan. The governing body shall consider all proposals concurrently so that the cumulative effect of the various proposals can be ascertained.

This proposal was initiated by the City Council to have the Planning Commission review and make a recommendation to amend the Comprehensive Plan, Chapter 3, Map III-3 to remove the designation of "Minor Collector" of 376th Street adjacent to Milton and through the Redondo Subdivision on 19th Avenue. The comprehensive plan amendment will not affect the land use in the particular area.

II. REASON FOR PLANNING COMMISSION ACTION

FWRC Chapter 19.80, "Council Rezones," establishes a process and criteria for comprehensive plan amendments. Consistent with Process VI review, the role of the Planning Commission is as follows:

1. To review and evaluate the requests for comprehensive plan amendments;
2. To determine whether the proposed comprehensive plan amendments meet the criteria provided by FWRC.80.140, 19.80.150, and 19.75.130(3); and
3. To forward a recommendation to the City Council regarding adoption of the proposed comprehensive plan amendments.

III. PROCEDURAL SUMMARY

Steps	Date
Issuance of Determination of Nonsignificance (DNS) pursuant to the State Environmental Policy Act (SEPA) (<i>Exhibit A</i>)	February 28, 2020
End of SEPA Comment Period	March 13, 2020
End of SEPA Appeal Period	April 3, 2020
Public Hearing before the Planning Commission	July 15, 2020
LUTC Meeting	August 3, 2020
City Council 1st Reading	September 1, 2020
City Council 2nd Reading	September 15 2020

IV. BACKGROUND

A comprehensive plan amendment and rezone for 26 parcels (56.06 acres) in the Milton Road area east of I-5 (*Exhibit A*) from Single Family Medium Density Residential RS 35.0 (one unit per 35,000 square feet) to Single Family High Density Residential RS 7.2 (one unit per 7,200 square feet), was approved on April 2, 2019. Along with the approval of the plan amendment and rezone, the City Council requested the staff to evaluate and provide a draft proposal to remove the “Minor Collector” classification of the 376th Street/19th Avenue connection between I-5 and Enchanted Parkway.

Potential Traffic Impacts

This is a non-project action associated with amending a street classification recognized in the comprehensive plan as a “Minor Collector.” This non-project action by itself does not affect traffic.

Any proposals that may result from the rezone action by the Council in 2019 will be subject to future review for compliance with all codes. Specifically, any future development, regardless of zoning or the road classification within the comprehensive plan, would be required to construct street improvements consistent with city roadway standards.

New streets or street connections are required to be constructed if the adjacent property develops.

V. COMPLIANCE WITH FWRC 19.80.140 AND 19.80.150

1. *FWRC 19.80.140, Factors to be Considered in a Comprehensive Plan Amendment* – The city may consider, but is not limited to, the following factors when considering a proposed amendment to the comprehensive plan.

- (1) The effect upon the physical environment.

There should be no adverse impact on the physical environment related to this action. While any development proposed upon the land to the north of 376th may have environmental impact, such impacts will have to be evaluated at time of a specific

development proposal. Any development would be required to meet road standards that exist at time of development. The suggested road re-classification would make the road lower in priority of any road improvements proposed by the City of Federal Way.

- (2) The effect on open space, streams, and lakes.

Please refer to the responses under Section V.1 (1) above.

- (3) The compatibility with and impact on adjacent land uses and surrounding neighborhoods.

There will be no impact to surrounding land uses with the proposed road reclassification. Road improvements required by development activity will have to be met before any development occurs regardless of its classification within the comprehensive plan or the Capital Facilities Plan.

- (4) The adequacy of and impact on community facilities including utilities, roads, public transportation, parks, recreation, and schools.

There will be no impact to capital facilities with the proposed road reclassification. Road improvements required by development activity will have to be met before any development occurs regardless of its classification within the comprehensive plan or the Capital Facilities Plan.

- (5) The benefit to the neighborhood, city, and region.

Road improvements required by development activity would have to be met before any development occurs regardless of its classification within the comprehensive plan or the Capital Facilities Plan. The road re-classification will make the street a lower priority of any street improvements proposed by the City of Federal Way. Without development, traffic to adjacent neighborhoods will not increase.

- (6) The quantity and location of land planned for the proposed land use type and density and the demand for such land.

This proposed amendment would have no impact upon land use demand type. It is estimated that approximately 140 single-family housing units could be developed north of 372nd, now classified as a minor collector. Road improvements required by development activity will have to be met before any development occurs regardless of its classification within the comprehensive plan or the Capital Facilities Plan.

- (7) The current and projected population density in the area.

This proposed amendment will have no impact upon any population increases or housing density. Regardless of its classification within the comprehensive plan or the Capital Facilities Plan, any development activity will have to meet all road building standards at the time of development.

- (8) The effect upon other aspects of the comprehensive plan.

Approval of this proposed road re-classification will not affect other aspects of the comprehensive plan. Regardless of its classification within the comprehensive plan or the Capital Facilities Plan, all other policies and regulations for development will have to be met before any development occurs.

2. *FWRC 19.80.150, Criteria for Amending the Comprehensive Plan* – The city may amend the comprehensive plan only if it finds that:

(1) The proposed amendment bears a substantial relationship to public health, safety, or welfare;

Road re-classification will have no substantial impact upon public health, safety or welfare.

(2) The proposed amendment is in the best interest of the residents of the city.

Please see the responses under Sections V (1)(5) and V (2)(1).

(3) The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the city’s adopted plan not affected by the amendments.

The road re-classification is not consistent with some of the policies listed in Chapter 3 of the *2015 Federal Way Comprehensive Plan*. Specifically, the following policies may not be met with the reclassification.

TP4.2 Enhance traffic circulation and access with closer spacing of through streets, where feasible, and limiting the area to be served by a single access point commensurate with planned density.

Elimination of the connection between Enchanted Parkway and the I-5 crossing would discontinue potential circulation of a proper traffic grid system in one portion of the south side in Federal Way.

TP4.3 Determine street classifications by balancing travel needs with changing right-of-way uses and neighborhood character.

The proposed reclassification is based upon a request of a community rather than the “needs” that may arise as a result of continually changing conditions.

TP4.8 Monitor growth in population and employment in relation to the land use and growth assumptions of the Transportation Element. Reassess the Land Use and Transportation Elements as needed to ensure that planned improvements will address the potential impacts of growth.

Again, the proposal has no relationship to land use and transportation growth assumptions made in the current comprehensive plan, or upon need to address the potential impacts of growth. It is requested as a result of current residents’ desires.

VI. COMPLIANCE WITH FWRC 19.75.130(3)

Site-specific requests are also required to be evaluated for compliance with this section.

1) The city may approve the application only if it finds that:

a. The proposed request is in the best interests of the residents of the city.

There is not any demonstrated indication that this will or will not be in the best interests of the residents. The identified road not being a “minor collector” will place it as a road in a lower priority for improvement, which could be of benefit to the adjacent Redondo community.

b. The proposed request is appropriate because either:

(i) Conditions in the immediate vicinity of the subject property have so significantly changed since the property was given its present zoning that, under those changed conditions, a change in designation is within the public interest; or

Conditions have changed to the extent that expected growth both around the road in question and expected development activity east and west of the road will necessitate the need for connection between Milton Road and Enchanted Parkway. The proposed amendment eliminates a potential link indicated in the comprehensive plan and may violate existing planning policy adopted in 2015 (T2: indicated in Section V. 2(3) above).

(ii) The rezone will correct a zone classification or zone boundary that was inappropriate when established.

Item (ii) is not applicable since the proposal is not a rezone.

c. It is consistent with the comprehensive plan.

See V.2(3) above.

d. It is consistent with all applicable provisions of the title, including those adopted by reference from the comprehensive plan.

If this request is granted, any future development will be required to comply with all city regulations, including those adopted by reference from the comprehensive plan.

e. It is consistent with the public health, safety, and welfare.

The proposed amendment bears no substantial relationship to public health, safety, or welfare.

VII. PUBLIC COMMENTS RECEIVED

Citizens in Opposition or Asking Questions

Thirty-seven written comments to the proposed comprehensive plan amendment and rezone approved by the City Council in 2019 were received; comments favoring and most not favoring the comprehensive plan land use reclassification. Most of the comments and questions received were received from those residing on the property proposed for rezone, or on property subdivided and developed to the east of the rezoned land.

No comments have been received to this point on the declassification of the road.

IX. MAYOR'S RECOMMENDATION

The Mayor finds that the proposal would not meet policies of the comprehensive plan to provide adequate connection between other "collector" city road and recommends that the 376th Street/ 19th Avenue link between Milton Road and Enchanted Parkway (SR 161) remain classified as a "minor collector."

X. PLANNING COMMISSION ACTION

Consistent with the provisions of FWRC 19.80.240, the Planning Commission may take the following actions regarding each proposed comprehensive plan amendment and rezone request:

1. Recommend to City Council adoption of the proposed comprehensive plan amendment;
2. Recommend to City Council that the proposed comprehensive plan amendment not be adopted;
3. Forward the proposed comprehensive plan amendment to City Council without a recommendation; or
4. Modify the proposed comprehensive plan amendment and recommend to City Council adoption of the amendment as modified.

LIST OF EXHIBITS

- Exhibit A Area of Comprehensive Plan Amendment Approved on April 2, 2019
- Exhibit B Location of the Minor Collector Proposed for Removal of Classification

Exhibit A: Approved Rezone in 2019

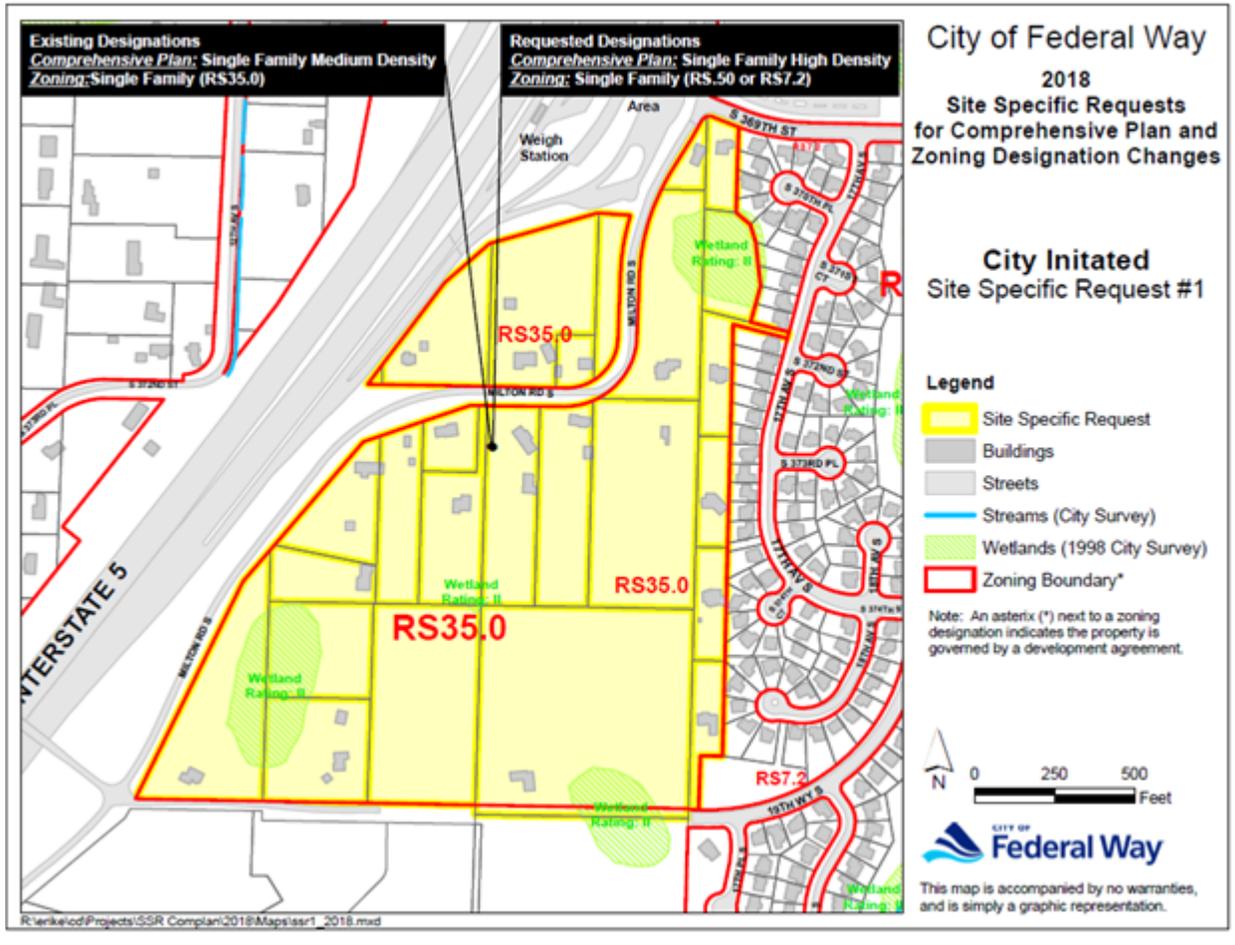


Exhibit B: Comprehensive Plan Street Classification

