

**CITY OF FIRCREST
SPECIAL CITY COUNCIL MEETING MINUTES**

**TUESDAY, MAY 18, 2015
6:00 P.M.**

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

CALL TO ORDER, PLEDGE OF ALLEGIANCE AND ROLL CALL

Mayor David M. Viafore called the special meeting to order at 6:00 P.M. and led the pledge of allegiance. Councilmembers Matthew Jolibois, Hunter T. George, Denny Waltier and Jason Medley were present. Councilmember Shannon Reynolds was excused. Councilmember David R. Goodsell was absent. Goodsell arrived at 6:05 P.M.

MILDRED STREET PROJECT UPDATE

University Place (UP) City Engineer Jack Eklund gave an overview and update of the Mildred Street project and noted that although he didn't have updated plans to hand out tonight he would provide those to Public Works Director as soon as possible. Eklund noted they are continuing to review and finalize the configuration and indicated a request had been received from both the Wendy's and Dairy Queen property owners to extend the lane in front of their businesses further south. Eklund reported that UP had acquired all of the necessary right of way, and if the lane is to be extended further south to accommodate both Wendy's and the Dairy Queen, those properties would need to donate the necessary property. Eklund reported that the drop lane in front of Columbia Bank would be eliminated and a transit-only queuing lane would be added at the intersection of 19th Street to allow the buses to jump ahead of the general travel to continue to the Tacoma side at the Transit Center. Eklund stated a stoplight at 22nd would not be part of the project but would be installed whenever there is a large enough project to have traffic that would merit one. Eklund alluded that future plans do not include a roundabout. He provided information about another project that UP is working on from Mildred to Bridgeport. Eklund concluded by stating that the completion date for the Mildred project from 19th to Regents would probably be March 2016.

Discussion continued as follows:

- Access points at the Eaton property have not changed from the 2012 configuration
- The three-lane option more closely mirrors the current plan
- A three-lane configuration agreed to by both the Fircrest and UP Councils allows for slower speeds, wider planting areas, and savings to the project that could be used for an asphalt overlay
- The grant application is based on the four-lane scenario, but direction after both the UP and Fircrest Councils met was for a three-lane configuration to match up with what Tacoma did from 19th Street to 12th Street
- Property owners along Mildred will be alerted and invited to attend an open house approximately one month prior to going out to advertise the project, and once a contractor is in place, property owners along Mildred will be notified of the proposed start date of the project as well as UP contact information
- There are ongoing communications and negotiations with Tacoma Public Utilities in an effort to replace the power to underground from aerial
- The project was started many years ago and should begin

COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS UPDATE

Principal Planner Boers provided an overview of the proposed Comprehensive Plan (Plan) and Code Updates and outlined the seven components of the Plan remaining to be addressed. Boers noted there was interest from the Planning Commission to convert the Mildred Street area Community Commercial designation to a Commercial Mixed Use (CMU) designation to allow for more intensive mixed use development outlined the plan to increase the density in the multi-family area in the northwest corner from 20 units to the acre to 30 units to the acre. Boers highlighted the proposed CMU zone minimum retail use components, setbacks and modifications to exterior façade requirements, highlighting that for a lot or a group of lots having a gross lot area greater than 0.5 acres, at least 75% of ground floor building area within 250 feet of the Mildred Street West Right of Way on such lots shall be designed and used for retail use. Boers also outlined proposed language Boers reported on the following strategies to increase housing capacity, noting that the Fircrest 2030 housing need/target is 544 units and the current capacity is 254 units – 290 units less than needed:

- Establish new R-30 zone and apply to existing multi-family neighborhoods in NW corner of Fircrest
- Allow higher density in CMU Zone (35 du/acre)
- Allow cottage housing as higher density option in R-4-C zone
- Maintain current density in R4 and R6 single-family zones

Boers concluded by stating the Planning Commission was tentatively planning on conducting a public hearing on July 7th and the target date for Council’s public hearing is August.

Boers outlined amendments to the Development Regulations, noting that there are proposed amendments to the Home Occupation and Parking standards, and requirements for garbage and recycling bin enclosures as substantial redevelopment occurs. Boers noted that the code defines substantial redevelopment as “any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either: before the improvement or repair is started; or if the structure has been damaged and is being restored, before the damage occurred.”

Discussion continued as follows:

- Design standards could include definitive architectural styles
- Consider lowering the threshold in order to require improvements but at the same time continue to be business friendly and encourage redevelopment
- Lowering the threshold could create unintended consequences, such as triggering substantial parking lot and landscaping improvements that could exceed the original project costs
- The code could be amended to include penalties for violating the placement or removal of toters
- Amending the code and including penalties for placement and removal of toters would apply to both businesses and residents
- Toters that are left on the street or blocking the sidewalk should be regulated and enforced
- Code language should be reviewed that would require centralized garbage for multi-tenant commercial businesses
- Consider adding language in the code that would require all multi-tenant commercial properties to have centralized garbage by a certain date

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- Require conditions such as centralized garbage or garbage toter approved locations prior to issuance of an occupancy permit or business license
- Council should tread carefully when considering a City-wide change to the garbage regulations

ADJOURNMENT

Moved by Viafore, seconded by Waltier, to adjourn the meeting at 7:49 P.M. Ayes: Jolibois, Goodsell, Viafore, George, Waltier and Medley. Noes: None. Excused: Reynolds. Motion Carried.



David M. Viafore, Mayor



Lisa Keely, City Clerk