

**CITY OF FIRCREST**  
**REGULAR CITY COUNCIL MEETING MINUTES**

**TUESDAY, SEPTEMBER 22, 2015** **COUNCIL CHAMBERS**  
**7:00 P.M.** **FIRCREST CITY HALL, 115 RAMSDELL STREET**

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**CALL TO ORDER, PLEDGE OF ALLEGIANCE AND ROLL CALL**

Mayor David M. Viafore called the regular meeting to order at 7:00 P.M. and led the Pledge of Allegiance. Councilmembers Matthew Jolibois, Shannon Reynolds, David R. Goodsell, Hunter T. George and Jason Medley were present. Councilmember Denny Waltier was excused.

**CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA**

Bonnie Blair, 521 Monterey Lane, provided comment on a letter she received regarding coliform being detected in the water system.

Public Works Director Wakefield provided an overview of the protocols and guidelines that are to be followed by the Washington State Department of Health whenever a test comes back positive for coliform. Wakefield stated they are attributing the problem to new construction on the water main system these last couple of months.

**COMMITTEE, COMMISSION & LIAISON REPORTS**

**Public Safety, Court**

Reynolds stated that police statistics were covered at last night's Study session. She reported that she went on two separate police ride-alongs and had an opportunity to hear firsthand of any police officer needs. Reynolds stated she heard from the officers that they have everything they need to do their jobs, it is a busy time, and they are doing well responding to everything.

**Investment Committee**

Viafore stated a General Fund Cumulative Reserve \$1 million bond was called last week and reported that the City received \$21,087 more compared to what would have been received if the money had been invested in the State Local Investment Pool (LGIP). Viafore reported the Investment Committee met the morning of September 21<sup>st</sup> and authorized the purchase of a bond but following that meeting, information was received that the bond was sold. Viafore reported that another meeting was scheduled for the afternoon of September 21<sup>st</sup> and the Investment Committee, after reviewing available bonds, authorized the purchase of a \$2.5 million bond (\$2,225,000 from General Fund Cumulative Reserves and \$225,000 from ERR). He noted the bond matures on September 25, 2019, yields 1.380% at maturity, and pays semi-annual interest at a rate of 1.44%. Viafore reported the amount of interest paid over the 48 months would net approximately \$126,000 more than what would be earned if the money was invested in the LGIP. Viafore concluded by noting the investments are returning positive amounts and stated the Investment Committee was anticipating one more meeting to discuss additional investments prior to the end of the year and after adoption of the 2016 budget.

**CONSENT CALENDAR**

Viafore requested the City Clerk read the consent calendar as follows: approval of Voucher No. 206444 through Voucher No. 206521 in the amount of \$174,195.22; approval of Payroll Check No. 11937 through Payroll Check No. 11954 in the amount of \$97,635.77; and approval of the September 8, 2015 Regular meeting minutes.

**MOTION**

**Moved by George, seconded by Medley, to approve the consent calendar as read. Ayes: Jolibois, Reynolds, Goodsell, Viafore, George and Medley. Noes: None. Excused: Waltier. Motion carried.**

**PUBLIC HEARING**

**Proposed Amendments to FMC Title 22, Land Development**

At 7:15 P.M. Viafore opened the public hearing and outlined the format.

Principal Planner Boers gave an overview and noted that the City of Fircrest is required to review and update its comprehensive plan and development regulations to satisfy GMA periodic update requirements. He noted that the City is using a phased approach to complete this and reported the current phase is focused on updating the development regulations, primarily the zoning regulations. Boers stated that the final phase would update remaining Comprehensive Plan elements and critical area regulations during the fall of 2015. Boers stated the complete set of zoning text and map amendments was provided as attachments to the agenda summary. Boers reported that the Planning Commission was recommending approval and provided a list of key amendments included in the proposal:

- Amend R-4 zone by adding Floor Area Ratio (FAR) and articulation standards
- Amend R-4-C zone by adding cottage housing and small lot development as permitted uses
- Amend R-4-C zone by increasing density for cottage housing, revising density bonus and other bulk regulations, and adding articulation standards
- Amend R-6 zone by adding FAR and articulation standards
- Amend R-8 zone by adding articulation standards
- Amend R-20 zone by revising height, lot coverage and impervious surface coverage standards, and by adding articulation standards
- Establish and apply new R-30 zone that is based on R-20 zone to existing multifamily neighborhoods in Mildred-19<sup>th</sup> area
- Amend the Neighborhood Office (NO) zone by revising various development standards
- Amend Neighborhood Commercial (NC) zone by revising various development standards
- Amend 22.30 Zoning Districts, Maps and Boundaries by repealing the Community Office (CO) zone (22.48) and rezoning these CO properties to a new Commercial Mixed Use (CMU) zone (formerly CC zone)
- Rename Community Commercial (CC) zone to Commercial Mixed Use (CMU) and revise provisions to accommodate more intensive development in former CO and CC zoned areas located along Mildred and 19th Streets to be zoned CMU

- Amend Chapter 22.58 Specific Use and Structure Regulations by revising performance standards for refuse collection containers and stormwater
- Amend Chapter 22.58 by adding a new FAR section
- Amend Chapter 22.58 by adding a new cottage housing section
- Amend Chapter 22.60 off street parking requirements by reducing the number of stalls required for various residential uses and commercial activities
- Amend Chapter 22.62 landscaping provisions by revising tree retention and replacement requirements
- Establish a new Chapter 22.63 adopting design standards and guidelines for small lot development
- Amend Chapter 22.64 Design Guidelines by amending display windows guidelines
- Amend 22.30 Zoning Districts, Maps and Boundaries by rezoning the property located at the southwest corner of Emerson and Orchard from NC to CMU

Responding to George's inquiry about the effect of the changes to the property at the southwest corner of Emerson and Orchard, Boers stated the types of retail uses would be similar but there would be the addition of more residential in the mix that would provide for greater density and the height limit would be increased by one story. Responding to Viafore's inquiry about compliance with the pre-annexation agreement, Boers noted that light industrial uses are allowed in the proposed CMU zone. Boers explained the intent of the proposed amendments for window dressing for new construction and concluded by responding to Goodsell that the Planning Commission was not proposing to change the FAR standards that had been previously considered.

Viafore invited public comment. None was provided.

At 7:33 P.M. Viafore closed the public hearing.

### **Presentation of the 2016 Preliminary Budget**

City Manager Rosenbladt distributed the 2016 Preliminary Budget, noting that it is balanced. Rosenbladt highlighted the following key changes from 2015:

- Includes a 1.1% Cost of Living Adjustment (COLA)
- A 5% medical premium increase
- The addition of 63% full time equivalent Planning/Building Administrative Assistant
- The reclassification of the Permit Coordinator/Code Enforcement Officer to a Planning/Building Administrator
- A seven year life span for the police cars instead of ten
- The addition of a line for legal Conflict Counsel
- The addition of a line for Reimbursable Police Overtime
- An increase to the Police Retirement Rate

Rosenbladt concluded by outlining the schedule to review the budget starting on Monday, September 28<sup>th</sup>.

Finance Director Corcoran called attention to the presentation schedules that had been provided at the front of the budget book.

**Agreement with Heath and Associates, Inc., for Traffic Engineering Services**

Permit Coordinator Stahlnecker stated the proposal is to approve a contract with Heath and Associates to provide Level of Service and Traffic Analysis information that is necessary for completion of the Transportation Element of the Comprehensive Plan Update. Stahlnecker stated the original plan was to utilize the services of the on-call engineer, but since that didn't work out, she received assistance from Public Works Director Wakefield to utilize the Small Works Roster. Stahlnecker concluded by recommending the single most qualified firm, Greg Heath and Associates, Inc., to perform the necessary services.

**RESOLUTION NO. 1389**

**Moved by George, seconded by Goodsell, to adopt proposed Resolution No. 1389, a resolution authorizing the City Manager to execute an agreement with Heath and Associates, Inc., for traffic engineering services related to the Transportation Element of the Comprehensive Plan.**

Discussion continued on the necessity for the Comprehensive Plan to be adopted by the end of the year, the Level of Service information that will be gathered on the three intersections, and the process and guidelines from MRSC when utilizing the small works roster. In response to George's inquiry about a budget adjustment, Stahlnecker stated this is an unforeseen need and was not budgeted. Corcoran, responding to Viafore, stated when the budget adjustment is brought forward that both revenues and expenditures received to date will be shown. Viafore reported on propaganda circulating in the community that the budget adopted by the current Council was deficit spending. He stated that anyone that reads the City's financial reports would see that revenues are coming in higher than anticipated and deficit spending isn't occurring. Responding to Jolibois, Stahlnecker affirmed that someone needed to be paid to do the study and Jolibois noted that unforeseen costs seem to be approaching \$20,000. Stahlnecker concluded by noting this is a required component of the Transportation Element.

**VOTE**

**Ayes: Jolibois, Reynolds, Goodsell, Viafore, George and Medley. Noes: None. Excused: Waltier. Motion carried.**

**CITY MANAGER COMMENTS**

Rosenblatt reported that make-your-own sandwiches will be provided for Monday's budget study session. Rosenblatt called attention to the recently published "*Images of America Fircrest*" and reported there are copies available at Espresso Yourself and Barnes and Noble.

**COUNCILMEMBER COMMENTS**

Jolibois read a letter into the record from Malcolm Shave who resides at 701 Pasadena expressing appreciation for the help and services he received from the Public Works crew.

Reynolds stated she received an email and thanks from Lauren Stiles, Esq., from Dysautonomia International, who asked that Council be made aware that throughout the month of October the Seattle Great Wheel is lighting up turquoise for Dysautonomia Awareness Month. Reynolds described additional Dysautonomia Awareness that is going on in the state of Washington and Canada.

Goodsell inquired about the timing to replace the plants and shrubs that didn't survive the summer heat. Wakefield provided an overview of the replacement schedule and reported that contact has been made with Mario's Landscaping. Goodsell further commented about overgrown blackberries at the northwest corner of the City and Viafore reported that the property belongs to the Washington State Department of Transportation (WSDOT). Wakefield noted he would look into making contact with WSDOT. Wakefield gave an additional update regarding planting the island on Regents Boulevard, across from Columbia Bank. Wakefield concluded by noting they were working on the schedule to replace the damaged arborvitae, and according to the City's specifications.

Wakefield gave an overview of Wainwright's stormwater collection system in response to Viafore's inquiry, noting that as part of their infiltration system, most of the water will go into the ground. Wakefield acknowledged that the street patching work on Princeton Street will be monitored by the City.

**ADJOURNMENT**

**Moved by Reynolds, seconded by George, to adjourn the meeting at 8:07 P.M. Ayes: Jolibois, Reynolds, Goodsell, Viafore, George and Medley. Noes: None. Excused: Waltier. Motion carried.**



David M. Viafore, Mayor



Lisa Keely, City Clerk