

**CITY OF FIRCREST PLANNING COMMISSION
RESCHEDULED REGULAR MEETING MINUTES**

August 18, 2015
6:00 PM

Fircrest City Hall
115 Ramsdell Street

CALL TO ORDER

Chair Karen Patjens called the rescheduled regular meeting of the Fircrest Planning Commission to order at 6:01 p.m.

ROLL CALL

Commissioners Kathy L. McVay, Jerry Foss, Karen Patjens, and Kenneth Halgren were present. Absent: None. Excused: Arne Michaelsen. Staff present: Principal Planner Jeff Boers and Permit Coordinator/Code Compliance Officer Angelie Stahlnecker.

APPROVAL OF MINUTES

The minutes of the regular meeting of June 16, 2015 were presented for approval.

Moved by Foss and seconded McVay by to approve the minutes as amended. Ayes: Kathy L. McVay, Jerry Foss, Karen Patjens, and Kenneth Halgren. Noes: None. Absent: None. Excused: Arne Michaelsen. Motion carried.

NEW BUSINESS

Public Hearing - Case 15-06

Karen Patjens introduced Case 15-06, an update of Title 22, Land Development at 6:03 p.m.

Principal Planner Jeff Boers presented the staff report for the proposal. Most of the changes are related to the Comprehensive Plan updates which the Planning Commission has been working on. Input from The Department of Commerce, the Tacoma-Pierce County Health Department and the City Council have been incorporated.

Discussion included the following:

- The addition of small lot development to the R-4C which includes small lot development standards
- The R4-C planned development process would be replaced by a two-step process. The subdivision would go through the plat process with a hearing and approval by the Planning Commission and then design review would go through staff.
- Change the maximum height standard for the R-6 zone from a 30 feet maximum height to 27 feet maximum height for 6/12 pitch roof, otherwise 18 feet.
- Balancing neighborhood desires with development desire with standards

- Removal of On-site child day-care facility for use solely by residents of a multifamily development from the R-20 and R-30 zone as it would be difficult to enforce and a child day-care center is allowed as a conditional use in both zones.
- Change the maximum height if structured parking is provided from 35 feet to 40 feet which would allow for an additional floor.
- Proposal to create a minimum floor to ceiling height of 15 feet for ground floors of retail buildings and a minimum window coverage of 70% of store fronts for retail buildings.
- Concern of meeting energy code requirements with ceiling heights and minimum glazing requirements.
- Requirements could be applied to store fronts versus facades.
- Proposal could be addressed as a standard which is mandatory or guideline which allows flexibility.
- The addition of small lot development and cottage housing as permitted uses in the golf course zone.
- A change in the way lot widths are determined.
- Revisions to the tree retention and replacement requirements, including increased retention of trees on steep slopes.
- Significant trees currently only determined by tree size.
- Small lot design guidelines would be adopted by reference.
- Small lot design guidelines would only apply to the R4-C and golf course zones.
- The desire to add multi-family design standards to the small lot design guidelines.

Patjens opened the public hearing for public comments at 7:07pm.

No comments were made.

Patjens continued the public hearing to the September 1, 2015 meeting.

OTHER

- The mayor sent a thank you to Jim Otness for his fourteen years of service.
- The City Council has requested Planning Commission draft proposed liquor regulations in September. This is in anticipation of the November election.

Moved by Foss and seconded by McVay to adjourn the meeting at 7:10 p.m. Ayes: Kathy L. McVay, Jerry Foss, Karen Patjens, and Kenneth Halgren. Noes: None. Absent: None. Excused: Arne Michaelsen. Motion carried.



Karen Patjens, Planning Commission Chair



Jeff Boers, Principal Planner