

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

March 29, 2016  
6:00 PM

Fircrest City Hall  
115 Ramsdell Street

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**CALL TO ORDER**

Chair Karen Patjens called the regular meeting of the Fircrest Planning Commission to order at 6:00 p.m.

**ROLL CALL**

Commissioners Kathy L. McVay, Karen Patjens, Kenneth Halgren, and Arne Michaelsen were present. Absent: None. Excused: Jerry Foss. Staff present: Principal Planner Jeff Boers and Planning and Building Administrator Angelie Stahlnecker.

**APPROVAL OF MINUTES**

The minutes for the meeting of March 1, 2016 were presented for approval.

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

**CONTINUING BUSINESS**

None.

**NEW BUSINESS**

**Public Hearing – Case 16-02**

Karen Patjens opened the public hearing for Case 16-02, Housekeeping amendments to FMC Title 22 Land Development at 6:02 p.m.

Principal Planner Jeff Boers presented the staff report for the proposal, including the following:

- The addition of new streetscape design standards and guidelines that would apply to new streets and substantially improved streets and pedestrian facilities in order to ensure greater consistency between Comprehensive Plan goals/policies and the regulations intended to achieve them.
- Amendment to the Neighborhood Commercial District to allow delivery service when a neighborhood commercial center abuts a street classified as a principal arterial or minor arterial, provided delivery vehicles uses the arterial and not local streets.

- Amendment to the Golf Course District to eliminate the requirement for a master plan except for large scale development.
- Clarification of when the streetscape design standards and guidelines apply.

Patjens invited questions and public comments.

Discussion included the following:

- The change to the delivery service in Neighborhood Commercial would not impact the current restrictions on delivery trucks.

Patjens closed the public hearing at 6:13 p.m.

**Moved by McVay and seconded by Halgren to adopt Resolution No. 16-02, a resolution of the Planning Commission of the City of Fircrest, Washington recommending adoption of amendments to the Land Development code contained in Title 22 of the Fircrest Municipal Code. Ayes: Kathy L. McVay, Karen Patjens, Kenneth Halgren and Arne Michaelsen. Noes: None. Absent: None. Excused: Jerry Foss. Motion carried.**

#### Public Hearing - Case 16-03

Karen Patjens opened the public hearing for Case 16-03, Critical Areas Ordinance to FMC Title 22 Land Development at 6:14 p.m.

Principal Planner Jeff Boers presented the staff report for the proposal, including the following:

- The proposed critical areas amendments are intended to ensure that all wetland provisions and general critical area regulations will be consistent with current state laws.
- The City's critical areas regulations were last updated in 2005 when amended state law began to require them to be based on the "Best Available Science", or BAS.
- Additional amendments are based on recommendations provided in the Ecology's *Wetland and CAO Updates: Guidance for Small Cities – Western Washington Version*.
- All of the underlined information in the Critical Area Amendments Hearing draft came as a recommendation from Department of Ecology.
- The main changes have to do with minimizing the impacts to wetlands and providing a wider range for buffer requirement.
- The remaining wetland fragments in Fircrest are on the lower end of the spectrum because they are small, disconnected, and damaged.

Patjens closed the public hearing at 6:29.

**Moved by McVay and seconded by Michaelsen to adopt Resolution No. 16-03, resolution of the Planning Commission of the City of Fircrest, Washington recommending adoption of amendments to the City's critical areas regulations contained in Chapters 22.92 and 22.93 of the Fircrest Municipal Code, consistent with Growth Management Act Periodic Update**

requirements. Ayes: Kathy L. McVay, Karen Patjens, Kenneth Halgren and Arne Michaelson. Noes: None. Absent: None. Excused: Jerry Foss. Motion carried.

Moved by McVay and seconded by Halgren to adjourn the meeting at 6:30p.m. Ayes: Kathy L. McVay, Karen Patjens, Kenneth Halgren, and Arne Michaelson. Noes: None. Absent: None. Excused: Jerry Foss. Motion carried.

  
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Karen Patjens, Planning Commission Chair

  
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Jeff Boers, Principal Planner