

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

July 11, 2016
6:00 PM

Fircrest City Hall
115 Ramsdell Street

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, Jerry Foss, Karen Patjens, Kenneth Halgren, and Arne Michaelsen (arrived 6:12pm) were present. Absent: None. Excused: None. Staff present: Principal Planner Jeff Boers and Planning and Building Administrator Angelie Stahlnecker.

APPROVAL OF MINUTES

The minutes for the meeting of March 29, 2016 were presented for approval.

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

CITIZEN COMMENTS

Mark Slater, 3402 6th Ave, Tacoma, owner of parcel #4002190600, stated his concerns of his recent purchase of Tract "B" of The Commons and what he would be allowed to do with it. Planning Commission encouraged him to continue to work with staff.

OLD BUSINESS

None.

NEW BUSINESS

Sign Code

Principal Planner Jeff Boers stated that staff had initiated a review of FMC 22.26 Sign Code, in response to the U.S. Supreme Court decision in *Reed V Town of Gilbert* (2005) that ruled sign code regulations must be content neutral. Boers presented a brief overview of the sections and provisions being reviewed.

Discussion included:

- Reliance on categories, (i.e. real estate, commercial, political) are no longer allowed
- Reviewing model codes and examples provided by MRSC, AWC, and our attorney
- Overview of process which will require review of a draft proposal, public hearing and recommendation to the City Council
- Desire to also review illumination standards, non-conforming signs, sign variance approval codes, and sign types
- How roadside memorials are handled
- Regulations of governmental signs
- Difficulty of regulating signs without reading the content
- Standards must focus on size, location, structure type, materials, portability, etc.

2016 Comprehensive Plan Amendments

Planning and Building Administrator Angelie Stahlnecker presented a draft copy of the Capital Improvement Program, which is part of the Capital Facilities Element in the Comprehensive Plan. Stahlnecker inquired if the Planning Commission wished to propose any other amendments to the Comprehensive Plan prior to the proposal being presented for a public hearing.

No amendments were requested.

Minimum Frontage Requirements

Planning and Building Administrator Angelie Stahlnecker inquired if there was any interest by the Planning Commission to look at reviewing the City's minimum street frontage requirement in residential developments in order to allow "flag lots." In the last several months, staff has been approached with several potential developments that would require flag lots. Currently, such development could not occur without a variance.

Discussion included:

- Several examples of parcels that could be divided to allow infill if flag lots were allowed
- Historically, the intent was to keep the regular development pattern for the City
- The Growth Management Act encourages infill development and to find opportunities for development on more challenging pieces of property
- Two flag lot parcels on Alameda Avenue were approved through the variance process
- Variance process may allow Planning Commission to deal with unique character of each parcel

Karen Patjens invited public comment.

Shannon Reynolds, 1576 Woodside Court, asked about the process and if this had or could be discussed at the joint City Council-Planning Commission meeting.

No further action was requested.

Marijuana Regulations

Planning and Building Administrator Angelie Stahlnecker presented a slideshow related to Initiative 502 and how it relates to the City. The issue has been referred to the Planning Commission by the City Council to study and make recommendations.

Discussion included:

- History of I-502
- Local jurisdictions retain the right to ban or regulate
- Fircrest is part of 17 at-large licenses allocated to Pierce County
- The allocated licenses are currently assigned, but could opt to move or number could be increased
- 1000 foot buffers required by the LCB for sensitive sites
- State buffers currently cover much of the City
- Important to regulate in case buffers change
- LCB allows buffers to be reduced for all sensitive sites except elementary schools, secondary schools, and public playgrounds
- Interest by some Councilmembers to reduce buffers
- Adjacent jurisdictions' buffers affect most of the area along Mildred and 19th.
- Buffers are from parcel line to parcel line
- University Place is looking to review their current ban
- Need to address marijuana cooperatives which could be allowed in residential areas
- Proposed regulations would affect the sale, not the use of marijuana
- Excise tax portion paid to local jurisdictions
- More comfortable with it in the CMU zone versus NC
- Concern over impacts on adjacent neighborhoods and businesses

Karen Patjens invited public comment.

Corbin Edwards, 1576 Woodside Court, stated he would prefer it be banned, but also raised concern over odors suffered by adjacent businesses.

Karen Reynolds, 1576 Woodside Court, stated concern over impacts of retail marijuana and would like it prohibited.

Moved by McVay and seconded by Foss to adjourn the meeting at 7:47 p.m. Ayes: Kathy L. McVay, Jerry Foss, Karen Patjens, Kenneth Halgren, and Arne Michaelsen. Noes: None. Absent: None. Excused: None. Motion carried.



Karen Patjens, Planning Commission Chair



Angelie Stahlnecker, Planning/Building Administrator