

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

March 7, 2017
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 were present. Absent: None. Excused: None. Staff present: Planning and Building Administrator Angelie Stahlnecker and Principal Planner Jeff Boers.

APPROVAL OF MINUTES

The minutes for the meeting of February 7, 2017 were presented for approval.

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

CITIZEN COMMENTS

None.

PUBLIC HEARING

Case 16-14 – AustinCina Architects, P.S. Preliminary Site Plan Review

Karen Patjens opened the public hearing for Case 16-14, preliminary site plan for condominium development at 6:02 p.m.

Principal Planner Jeff Boers presented the staff report for the preliminary site plan for a condominium development on Fircrest Golf Club property consisting of 30 attached and 4 detached single-family units and recommended approval based on findings and conditions in the revised draft resolution.

Mike Cina, AustinCina Architects, P.S., stated the development will be targeted towards those downsizing or preferring less maintenance and will incorporate low impact development features. Cina presented an amendment to the language of condition #14.

Patjens invited public comments.

Dave Brown, 1109 Arondale Drive, stated his concerns over potential traffic impact.

John McDivitt, 245 Regents Boulevard, stated his concerns over condos being constructed along Regents Blvd. and potential traffic impacts.

Paul Andres, 1210 Regents Boulevard, asked if guest parking would be provided.

Lynn Morasch, 710 Spring Street, asked if sidewalk improvements were planned for Regents Boulevard and hoped the development would encourage new business at the Town Center.

Arne Handeland, 1117 Garden Circle, stated his belief that condominium associations cannot restrict a property from being rented.

Phillip Carmichael, 1224 Fairway Drive, stated 75 Club members had submitted a petition to the Golf Club Board of Directors for reconsideration of the project.

Jeff Hilen, General Manager of Fircrest Golf Club, 4501 -- 74th Ave Ct NW, Gig Harbor, stated the Board has been given the authority to make the decision to sell the property.

Responding to questions, the applicant stated:

- The condominiums proposed will resemble a standard subdivision with the main difference being common ownership of exteriors, streets and landscaping for maintenance purposes.
- Other condominium developments exist in Fircrest.
- The traffic impact analysis prepared by Heath & Associates demonstrated no significant impact on local traffic.
- The Covenants, Conditions, and Restrictions (CC&Rs) were prepared by an experienced attorney and are designed to protect the golf course, residents and surrounding areas.
- The golf club is considering construction of separate golf cart storage.
- Nine parking spaces are provided on site for visitors.
- Sidewalk improvements along Regents Boulevard are a proposed condition of approval.

Patjens closed the public hearing at 6:44 p.m.

Moved by McVay and seconded by Foss to adopt Resolution No. 17-03, a resolution of the Planning Commission of the City of Fircrest, Washington approving a preliminary site plan for the construction of a condominium development consisting of 30 attached and 4 detached single-family units, with an amendment requested by the applicant. Ayes: Kathy L. McVay, Jerry Foss, Karen Patjens, Kenneth Halgren, and Arne Michaelsen. Noes: None. Absent: None. Excused: None. Motion carried.

OLD BUSINESS

Case 16-11 – Amendments to FMC 22.26, FMC 22.98, and FMC 22.64, relating to sign code regulations areas.

Principal Planner Jeff Boers presented the staff report for the draft amendments to the sign code, which addressed four items identified during the public hearing at the previous meeting for further discussion and direction.

Patjens invited public comments.

David Viafore (Viafore's Deli), 1120 Paradise Parkway, objected to requiring replacement of nonconforming signs within a specific time limit. He supported an alternative approach that would require nonconforming signs to be replaced when a business ownership changed.

Rick Rosenblatt (Fircrest City Manager), 115 Ramsdell St., stated his preference for not requiring existing businesses to replace nonconforming signs by a specific date.

John Quarles (Quality Discount Supplies), 1211 Regents Boulevard, stated his support for "grandfathering" existing signs.

There was Commission consensus to revise the draft amendments by:

- Removing the provision that requires compliance within seven years for nonconforming signs established prior to 2003;
- Adding a provision that requires compliance for nonconforming signs when a business changes ownership;
- Removing the limit of four square feet or ten percent area for window signs; and
- Modifying the provisions for portable signs for visually obscured businesses to also apply to the NC zone and to remove the limit of three signs.

Moved by Foss and seconded by McVay to adopt Resolution No. 17-04, a resolution of the Planning Commission of the City of Fircrest, Washington recommending approval of proposed amendments to FMC 22.26 Regulations and FMC 22.98 Definitions and repeal of FMC 22.64.041 Signage, as amended. Ayes: Kathy L. McVay, Jerry Foss, Karen Patjens, Kenneth Halgren, and Arne Michaelsen. Noes: None. Absent: None. Excused: None. Motion carried.

NEW BUSINESS

None.

ADJOURNMENT

Moved by Michaelsen and seconded by McVay to adjourn the meeting at 7:55 p.m. Ayes: Kathy L. McVay, Jerry Foss, Karen Patjens, Kenneth Halgren, and Arne Michaelsen. Noes: None. Absent: None. Excused: None. Motion carried.



Angelie Stahlnecker, Planning/Building



Karen Patjens, Planning Commission Chair