

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

September 5, 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, Cameron McGinnis, Karen Patjens, Kenneth Halgren and Arne Michaelsen were present. Absent: None. Excused: None. Staff present: Planning and Building Administrator Angelie Stahlnecker and Administrative Assistant Abbie Maenhout.

APPROVAL OF MINUTES

The minutes for the meeting of August 15, 2017 were presented for approval.

Moved by McVay and seconded by Michaelsen to approve the minutes. Upon vote, motion carried unanimously.

PUBLIC HEARING

Case No. 17-08 – Recommendation to Annex Potential Annexation Area

Karen Patjens opened the public hearing for Case 17-08 at 6:01 p.m.

Planning and Building Administrator Angelie Stahlnecker presented the staff report for the proposal to annex the potential annexation area through interlocal agreement with Pierce County, designating the area Low Density Residential, zoning the area Residential-4 zoning, and establishing the street names and addresses.

Patjens invited public comments.

Yolanda Brooks, 6448 19th St. W, stated she used to live in the area and questioned reason for the annexation as people in the area were previously opposed.

Dan Moffett, 4422 72nd Avenue Court West, stated he owned two of the properties in the potential annexation area and supported the annexation for sewer access, improved emergency services, less confusion by being in a designated boundary and belief that the overall cost difference would be a wash.

Patjens closed the public hearing at 6:15 p.m.

Discussion included:

Moved by McVay and seconded by Michaelsen to adopt Resolution No. 17-07, a resolution of the Planning Commission of the City of Fircrest, Washington recommending annexation of the potential annexation area through interlocal agreement with Pierce County, designating the area Low Density Residential, zoning the area Residential-4 zoning, and changing the street names and addresses. Upon vote, motion carried unanimously.

Case No. 17-09 – 2017 Comprehensive plan Amendments and Pre-Annexation Land Use Designation and Zoning Classifications

Karen Patjens opened the public hearing for Case 17-09 at 6:20 p.m.

Planning and Building Administrator Angelie Stahlnecker presented the staff report for the proposed amendments.

Patjens invited public comments.

No comments were received.

Patjens closed the public hearing at 6:26 p.m.

Moved by McVay and seconded by Halgren to adopt Resolution No. 17-08, a resolution of the Planning Commission of the City of Fircrest, Washington recommending adoption of amendments to the Capital Facilities and Land Use Elements of the City of Fircrest Comprehensive Plan and establishment of a pre-annexation land use designation and zoning classification for the potential annexation area. Upon vote, motion carried unanimously.

UNFINISHED BUSINESS

Case 17-07 Proposed amendments to FMC Sections 22.58.011, Short-term rental establishments, FMC 22.58.013 Home Occupations, FMC 22.58.024 Outdoor Parking or Storage of Vehicles and FMC Chapter 22.98 Definitions.

Planning and Building Administrator Angelie Stahlnecker presented topics referred to staff from the August 15, 2017 public hearing. Recommended amendments to draft proposal included:

- Replacing the administrative use process by establishing a short-term rental permit process
- Amending the home occupation language by adding “or commercial vehicles in excess of 10,000 gross vehicle weight (GVW)” to vehicles prohibited unless fully enclosed.

- Amending the outdoor parking of recreational vehicles to allow one vehicle to be parked in the front yard
- Amend allowed parking surfaces to include existing impermeable pads

No Discussion

Moved by McVay and seconded by Michaelsen to adopt Resolution No. 17-06, a resolution of the Planning Commission of the City of Fircrest, Washington recommending adoption of amendments to chapter FMC 22.58 specific use and structure regulations, including short-term rental establishments, home occupations, outdoor storage of vehicles, and FMC 22.98 definitions. Upon vote, motion carried unanimously.

NEW BUSINESS

Case No. 17-10 – Zoning Code Amendments

Planning and Building Administrator Angelie Stahlnecker introduced draft development regulation for FMC Title 22 intended to clarify code administration, fine tune regulations, and respond to input and direction received since the most recent rounds of amendments in 2015-2016.

Discussion included:

- Amendments to the articulation language
- Amendments to the R-4C zone
- Reference the Multi-family design standards and guidelines in zones that allow multi-family
- Uses allowed in the CMU, including mini-storage and assisted living facilities
- Revising “vacated” properties to “abandoned” properties based on case law
- Adding language for binding site plans
- Amendments to drive-through facilities regulations
- Adding an “administrative interpretations” section based on legal counsel advise

ADJOURNMENT

Moved by McVay and seconded by McGinnis to adjourn the meeting at 7:00 p.m. Upon vote, motion carried unanimously.


Kathy McVay, Planning Commission Vice Chair


Angelie Stahlnecker, Planning/Building Administrator