

**CITY OF FIRCREST
SPECIAL CITY COUNCIL MEETING MINUTES**

**APRIL 17, 2017
6:00 P.M.**

**COUNCIL CHAMBERS
FIRCREST CITY HALL, 115 RAMSDALL STREET**

CALL TO ORDER, PLEDGE OF ALLEGIANCE AND ROLL CALL

Mayor Matthew Jolibois called the special meeting to order at 6:00 P.M. and led the pledge of allegiance. Councilmembers Shannon Reynolds, Brett Wittner, Hunter T. George, Denny Waltier and Jason Medley were present. Councilmember Blake Surina was absent. Surina arrived at 6:03 P.M.

Discussion and direction on Air Bed & Breakfasts, business licenses for those renting properties, inspections, residents' complaints, home occupations and parking of vehicles/boats and campers in front yards

Planning and Building Administrator Stahlnecker presented an overview regarding air bed and breakfasts. She discussed the definition of family, and enforcement issues and short-term rentals. Discussion followed on business licenses for rentals. Stahlnecker indicated there were at least 200 and possibly 300 rentals in Fircrest, not including apartments. She noted that nuisance complaints have been limited in Fircrest. Stahlnecker indicated there were some vacant houses existing in Fircrest. She reported that apartment complexes that apply for and get a state business license also get a Fircrest business license, but not all apartment complexes have a Fircrest business license. Stahlnecker discussed the difficulty in dealing with nuisances when there is no probable cause to allow Fircrest staff to enter a house.

Discussion continued as follows:

- Requiring people to get a rental license would be the easiest way to start dealing with homes with problems
- Requiring all people who rent to obtain a business license because of one problem house seems unfair
- If there's a problem with one particular house the City should deal with that problem and not require business licenses of all rentals.
- If 200 people are running businesses in Fircrest, they should pay for a license
- Businesses are not being tracked and apartments are not being required to get a license
- Consider a graduated tax based on the amount of rent received
- Allowing ten people to reside in a home, as is allowed by the International Building Code, could result in 10 cars parked on City streets

There was Council consensus to move forward with further review of licenses, reviewing the definition of family, possibly imposing limited fees on residential rentals, and reviewing parking issues.

City Attorney Smith stated one issue was whether Council wants to have a license or not. Another issue was whether Council wants to ban air bed and breakfasts. He stated that carving up the house into many bedrooms was a different issue.

Stahlnecker next reviewed home occupations, noting the start-up costs for licensing and permitting is \$184. She indicated that fees could be lowered to \$25.00 for all, or a tiered amount could be created, as some home occupations could have an impact on neighbors if there's more traffic and noise.

Discussion continued as follows:

- Does the City charge a business license for employee telecommuting: (No)
- Home occupation costs should be tiered and the costs are too high

Council requested information on how Fircrest fees compare with other cities and information on tiered business license fees.

Stahlnecker next reviewed parking of vehicles and boats in front yard setbacks, noting there is no prohibition to parking vehicles and boats on front lawns. She reviewed the City of University Place regulations.

There was consensus of Council to move forward with reviewing this matter further with limitations and restrictions on parking.

Council next discussed the possibility of regulating drones. City Attorney Smith discussed the difficulties with cities regulating drones as they are regulated by the FAA.

Year-end Financial Review

Council discussed insurance costs, contract maintenance costs, the decrease in telephone taxes, and Real Estate Excise Tax (REET 1) funds.

Discussion on feasibility of hiring an additional Police Officer

Discussion followed on the feasibility and costs of hiring an additional police officer. Finance Director Corcoran stated it would be in excess of \$100,000 for salaries, benefits and equipment. Discussion followed on the amount of property tax that would be received from the condominiums being built adjacent to the Fircrest Golf Club. Corcoran stated the property tax may not be received until 2019. There was continued discussion regarding the amount of utility tax that would be transferred to the General Fund. Discussion followed on the need for an additional police officer.

EXECUTIVE SESSION

At 7:36 P.M., Mayor Jolibois stated Council would take a five minute recess and convene into Executive Session, not to exceed the hour of 8:00 P.M., to discuss potential litigation. The City Attorney was invited to attend.

ADJOURNMENT

Moved by Reynolds, seconded by Wittner, to adjourn at 8:00 P.M. Upon vote, motion carried unanimously.



Matthew Jolibois, Mayor



Lisa Keely, City Clerk