

CALL TO ORDER, PLEDGE OF ALLEGIANCE AND ROLL CALL

City Clerk Nappi called the Fircrest City Council and Planning Commission joint meeting to order at 6:00 P.M. and led the pledge of allegiance. Councilmembers David M. Viafore, Brett Wittner, Blake Surina, and Jamie Nixon were present. Mayor Hunter T. George, Mayor Pro Tempore Denny Waltier, and Councilmember Shannon Reynolds were absent and excused. Commissioners Karen Patjens, Kathy L. McVay, Kenneth Halgren, and Cameron McGinnis. Commissioner Arne Michaelsen was absent and excused.

Nappi requested a motion to appoint a Mayor Pro Tempore for the meeting due to the absence of the George and Waltier. **Surina MOVED to appoint Councilmember Viafore as Mayor Pro Tempore for tonight's meeting only; seconded by Wittner. The Motion Carried Unanimously.**

Reynolds arrived at 6:05 P.M.

LEGISLATIVE VERSUS QUASI-JUDICIAL

Building and Planning Administrator Stahlnecker briefed the City Council and Planning Commission on the goals of the meeting, which included providing the two bodies an opportunity to discuss items of common interest and review community visioning as it related to the Commercial Mixed Use (CMU) and Neighborhood Commercial zones. Stahlnecker provided an overview of the difference between legislative and quasi-judicial decisions as well as the roles and responsibilities of staff, Planning Commission, and City Council.

COMMERCIAL MIXED USE

Stahlnecker provided an overview of the CMU zone area, which included a map showing the designated CMU areas, zoning and design guidelines – noting this district provides for a broad mix of uses that provide services for residents and the surrounding community and that the maximum height is 44 feet; 55 feet with underground parking. Principal Planner Boers provided an update on the 2017 University Place Subarea Plan in terms of long range planning and the bordering commercial areas impacting the City of Fircrest. Boers provided a briefing on the background, the University Place Regional Growth Center (RGC) vision statement, and the three districts within the RGC. Boers focused on the Northeast Mixed Use District (adjacent to the Fircrest-University Place cityline) and provided a background on the district's existing conditions, assets and opportunities, and proposed zoning focused on creating new employment opportunities. Boers stated that this district includes two zones: Mixed Use Residential and Employment Mixed Use – both of which have maximum 75 foot height limits. Stahlnecker initiated a discussion on the Fircrest Commercial Mixed Use areas and solicited councilmember and commissioner input on the future of the area, ways to maximize economic value of uses, height limit increases for multi-use buildings, changes to permitted uses, and design standards considerations. The discussion included coordinating with adjacent localities for planning, maintaining the essence of "Fircrest" in future design standards, housing and economic development opportunities, increasing the height restrictions, mitigating traffic forecasts, partnering with property owners and business owners with properties prime for redevelopment, and educating Fircrest citizens about University Place long range plans and its impact to Fircrest.

NEIGHBORHOOD COMMERCIAL

Stahlnecker provided a briefing on Neighborhood Commercial zone area, which included a map showing the designated CMU areas, zoning and design guidelines – noting this district provides for small-scale retail convenience goods and personal services primarily for the daily needs of nearby neighborhoods and is more pedestrian oriented. Stahlnecker initiated a discussion on the Fircrest Neighborhood Commercial areas and solicited councilmember and commissioner input on the future of the area, increasing the height limit, expanding liquor to allow lounges and brew pubs, expanding the area from the north side of Regents Boulevard across from the lower business district, expanding business times, and design standard considerations. The discussion included the traffic enforcement and street calming techniques, and the pros and cons of a brew pub and expanding business times in the morning, angled parking on Bowes Drive, and opportunities for redevelopment in the Lower Business District.

HEARING EXAMINER

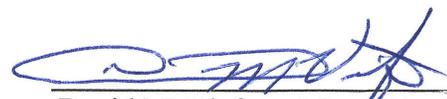
Stahlnecker provided a briefing on possibly establishing a hearing examiner system, inquiring if there was interest among the City Council and Planning Commission in using a hearing examiner for quasi-judicial applications in place of the planning commission. Stahlnecker indicated hearing examiners are typically a hired land use attorney, reduce liability, and that costs should be weighed against the costs of land use appeals and damage claims. Stahlnecker stated that a hearing examiner would not take away the City Council's say in local decision making, and that it was a recommendation made by the City's environmental legal counsel.

Reynolds departed at 7:31 P.M.

The discussion included further investigating the pros and cons of such a system, staff providing educational and training opportunities to the Commissioners including bringing the City's environmental legal counsel regularly, informing Fircrest residents, Planning Commission, and City Council about roles and responsibilities, and staff providing data showing how many localities by population utilize a hearing examiner.

ADJOURNMENT

Wittner MOVED to adjourn the meeting at 7:58 P.M., seconded by Nixon. The Motion Carried Unanimously.



David M. Viafore, Mayor Pro Tempore



Jessica Nappi, City Clerk