

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

March 6, 2018
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, and Kenneth Halgren were present. Absent: None. Excused: Arne Michaelsen. Staff present: Planning and Building Administrator Angelie Stahlnecker and Administrative Assistant Abbie Maenhout.

APPROVAL OF MINUTES

The minutes for the meeting of January 2, 2018 were presented for approval.

Moved by McVay and seconded by McGinnis to approve the minutes. Upon vote, motion carried 4-0.

NEW BUSINESS

Case No. 18-01 – Approval of Extension – Condo Project Preliminary Site Plan Approval

Planning and Building Administrator Angelie Stahlnecker presented the staff report detailing the application to grant an extension of the major site plan amendment that was approved on March 8, 2017. FMC 22.72.014 permits the Planning Commission to grant a one-time extension of one year if the approval criteria has been met.

Moved by McVay and seconded by McGinnis to adopt Resolution No. 18-02, a resolution of the Planning Commission of the City of Fircrest, Washington granting an extension to a preliminary site plan for the golf course condo project. Ayes: Kathy L. McVay, Cameron McGinnis, Karen Patjens and Kenneth Halgren. Excused: Arne Michaelsen.

2018 Comprehensive Plan Schedule

Stahlnecker presented the 2018 Comprehensive Plan Update Schedule. The update is to incorporate the newly annexed area, state requirements, and updates to the Six-Year Capital Improve Program. A submission window from April 2 to June 1, 2018 for private applications is recommended.

Moved by McVay and seconded by McGinnis to approve the 2018 Comprehensive Plan update schedule. Ayes: Kathy L. McVay, Cameron McGinnis, Karen Patjens and Kenneth

Halgren. Excused: Arne Michaelsen.Proposed Amendments: FMC 22.07.004 and .005, Type II-B Public Notice

Stahlnecker presented an overview of proposed amendments to FMC 22.07.004 Notice of comment period and FMC 22.07.005 Notice of decision for Type II-B applications. Type II-B applications are reviewed and approved at the staff level and include administrative use permits, minor site plan reviews, minor variances, and administrative interpretations.

The City Council had directed staff to review the notice distance and comment period for Type II-B projects. Staff recommended maintaining the 100 feet notice area for residential projects, increasing the public notice to 300 feet for commercial projects and extending the comment period to 14 days.

There were no comments or objections to setting a public hearing on the proposal for April 3rd.

Proposed Amendments: FMC 22.58.003(a), Accessory Buildings

Stahlnecker presented a staff recommendation to amend FMC 22.58.003(a), as it relates to the rear setback of through-lots for accessory buildings. Through-lots face a street on the front and rear property lines. Currently, the minimum setback from both lot lines is the same as the zone's front yard setback standard. As this can create potential confusion and unintended compliance issues staff asked the planning commission to consider two possible amendments to the section:


Option 1: Exclude accessory structures that are exempt from a building permit from the increased setback

Option 2: Allow all accessory structures to use existing rear setback standards

The planning commission indicated a preference for option 1. There were no objections to setting a public hearing on the proposal for April 3rd.

ADJOURNMENT

Moved by McVay and seconded by McGinnis to adjourn the meeting at 6:24 p.m. Upon vote, motion carried unanimously.


Kathy McVay
Planning Commission Vice-Chair

Angelie Stahlnecker
Planning/Building Administrator