

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

July 19, 2018
6:00 PM

Fircrest City Hall
115 Ramsdell Street

CALL TO ORDER

Chair 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, Sarah Hamel, and Karissa Carpenter were present. Absent: None. Excused: None. Staff present: Planning and Building Administrator Angelie Stahlnecker, Principal Planner Jeff Boers, Permit Technician Jayne Westman, and Public Works Director Jerry Wakefield.

APPROVAL OF MINUTES

The minutes for the meeting of April 03, 2018 were presented for approval.

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

PUBLIC HEARING

Case No. 18-05 - Proposed Chick-Fil-A Restaurant with Drive-Thru – Major Variance

Case No. 18-06 - Proposed Chick-Fil-A Restaurant with Drive-Thru – Administrative Use Permit

Case No. 18-07 – Proposed Chick-Fil-A Restaurant with Drive-Thru – Major Preliminary Site Plan

Patjens opened the public hearing for Case Nos. 18-05, 18-06, 18-07 at 6:02 p.m.

Planning and Building Principal Planner Jeff Boers presented the staff report for the proposed amendments. Staff recommended the approval of the major variance, preliminary major site plan, and the administrative use permit.

Chick-Fil-A Project Engineer Carlos Arias presented a PowerPoint presentation detailing the project scope and stated their justification for the major variance.

Patjens invited public comments.

David Nelson, 2010 65th Ave West, stated he is representing three owners and raised concerns about the median of 19th Street. He also inquired as to how Chick-Fil-A will tie into the Tacoma sewer system. He is concerned about the traffic impact that a large restaurant chain may bring to 19th Street.

Public Works Director Jerry Wakefield addressed Mr. Nelson's concerns as it pertains to the sewer connection.

Maria Koumantaros, 6402 19th St W, stated she works on 19th Street and is concerned about the traffic impact that Chick-Fil-A could bring to 19th Street. She is concerned about the people who illegally turn U-turns around existing barriers and is concerned that these maneuvers could increase with more traffic.

Chick-Fil-A's Traffic Engineer presented information related to their traffic impact and drive-thru stacking.

Patjens closed the public hearing at 6:43 p.m.

Discussion included:

- Drive-Thru stacking lanes capacity at peak hours
- Quantity of compact parking stalls
- Diameter of trees to be planted on-site

Moved by McVay and seconded by McGinnis to adopt Resolution No. 18-05, a resolution of the Planning Commission of the City of Fircrest, Washington granting a major variance to exceed the maximum off-street parking limit. Ayes: Kathy L. McVay, Cameron McGinnis, Karen Patjens, Sarah Hamel, and Karissa Carpenter.

Moved by McVay and seconded by McGinnis to adopt Resolution No. 18-06, a resolution of the Planning Commission of the City of Fircrest, Washington approving an administrative use permit for the construction of a drive-thru facility in conjunction with a Chick-Fil-A Restaurant. Ayes: Kathy L. McVay, Cameron McGinnis, Karen Patjens, Sarah Hamel, and Karissa Carpenter.

Moved by McVay and seconded by McGinnis to adopt Resolution No. 18-07, a resolution of the Planning Commission of the City of Fircrest, Washington approving a major preliminary site plan to demolish three existing buildings and construct a 4,706 square foot Chick-Fil-A Restaurant with drive-thru facility. Ayes: Kathy L. McVay, Cameron McGinnis, Karen Patjens, Sarah Hamel, and Karissa Carpenter.

ADJOURNMENT

Moved by McVay and seconded by McGinnis to adjourn the meeting at 7:23 p.m. Upon vote, motion carried unanimously.



Karen Patjens
Planning Commission Chair



Angie Stahlnecker
Planning/Building Administrator

