

CALL TO ORDER, PLEDGE OF ALLEGIANCE AND ROLL CALL

Mayor Hunter T. George called the special meeting to order at 6:02 P.M. and led the pledge of allegiance. Councilmembers David M. Viafore, Shannon Reynolds, Brett Wittner, Joe Barrentine, Denny Waltier, and Jaime Nixon were present. Planning Commissioners Kathy L. McVay, Andrew Imholt, Sarah Hamel, Ben Ferguson, and Shirley Schultz were present.

FORM-BASED CODE PRESENTATION AND DISCUSSION

Planning & Building Administrator Stahlnecker briefed the Council and Planning Commission on the Form-Based Code history and introduced Kaizer Rangwala. Mr. Rangwala presented the current conditions and proposed changes. Highlights of the presentation included clarifying that a developer can alter the plan if the proposal is comparable or better and presented the illustrative code sections. Principal Planner Boers provided an overview of the street types in the proposal. Discussions included adjusting the Fircrest Municipal Code to allow/ disallow certain uses and adjusting Title 22 to mesh with form-based code and finding the balance of affordable housing requirements. A brief discussion was held on the advantages/disadvantages of height minimum requirements and the functionality of design standards that may attract or deter developers.

George invited public comments; The following individuals provided comments:

- Laura Fox, Kidder Mathews, commented that allowing flexibility will attract developers and is concerned with the market conditions not demanding to return on investment.
- Rick Little, 154 Harvard Street, commented that he would like to see the proposed code extend down to Alameda Ave, he encourages height minimums and underground parking, and lastly, likes the idea of a Senior Living Facility in Fircrest.
- Amy Pow, Tacoma-Pierce County Health Department, commented that she loves Form-Based Code and would like to see us connect the dots with surrounding jurisdictions.

Final Council discussions included continuing Form-based as a Phase II that would potentially extend to Regents Blvd. and Alameda Ave and the importance of affordable housing. Developers could be incentivized by allowing reduced parking or increased heights and densities for those who provide affordable housing options. The drawbacks to affordable housing requirements could make it too expensive to justify developing in Fircrest and the possibility of delaying requirements once substantial developments are complete.

ADJOURNMENT

Viafore MOVED to adjourn the meeting at 7:44 P.M., seconded by Wittner. The Motion Carried (5-0).



Hunter T. George, Mayor



Jayne Westman, City Clerk