

**FIRCREST CITY COUNCIL
REGULAR MEETING
AGENDA**

**TUESDAY, OCTOBER 25, 2022
7:00 P.M.**

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

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. PRESIDING OFFICER'S REPORT**
 - A. [Proclamation: Arbor Day](#)
- 5. CITY MANAGER COMMENTS**
- 6. DEPARTMENT HEAD COMMENTS**
- 7. COUNCILMEMBER COMMENTS**
- 8. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA** (If you would like to make a public comment, you may speak at the appropriate time using the raise your hand feature or by pressing *9 on your phone.)
- 9. COMMITTEE, COMMISSION & LIAISON REPORTS**
 - A. Parks & Recreation
 - B. Pierce County Regional Council
 - C. Public Safety, Courts
 - D. Street, Water, Sewer, and Storm Drain
 - E. Other Liaison Reports
- 10. CONSENT CALENDAR**
 - A. Approval of [vouchers/payroll checks](#)
 - B. Approval of Minutes: [September 27, 2022, Regular Meeting](#)
[October 03, 2022, Special Meeting](#)
[October 10, 2022, Special Meeting](#)
[October 17, 2022, Study Session Meeting](#)
 - C. Setting a Public Hearing on November 22, 2022, at 7:15 pm or thereafter to receive comments on potential water rate increases.
 - D. Setting a Public Hearing on November 22, 2022, at 7:15 pm or thereafter to receive comments on potential sewer rate increases.
 - E. Setting a Public Hearing on November 22, 2022, at 7:15 pm or thereafter to receive comments on potential stormwater rate increases.
 - F. Registering no objections: [Nari Sushi & Steak Liquor License Issuance](#)
[Pint Defiance Liquor License Application](#)
- 11. PUBLIC HEARING 7:15 P.M. OR SOON THEREAFTER**
 - A. [To receive comments on the proposed development regulation text amendments relating to the Mildred Property Development Project](#)
 - B. [To receive comments on the 2023 preliminary budget revenue sources](#)
 - C. [To receive comments on the 2023 preliminary budget](#)
- 12. UNFINISHED BUSINESS**
- 13. NEW BUSINESS**
 - A. [Ordinance: Amending Sewer Connection Schedule of Fees](#)
 - B. [Ordinance: Amending Water Connection Schedule of Fees](#)

Zoom Info: Dial-in Information: 1-253-215-8782 Webinar ID: 873 9102 3810 Password: 312044

C. [Resolution: Bid Award Stormwater Pretreatment Project for Emerson & Estate Place](#)

D. [Resolution: Washington State Department of Ecology Grant Agreement Funding](#)

14. CALL FOR FINAL COMMENTS

15. EXECUTIVE SESSION

A. Executive Session per RCW 42.30.140 (4)(b) To Discuss Labor Negotiations

16. ADJOURNMENT



Office of the Mayor
PROCLAMATION

WHEREAS, in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

WHEREAS, Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS, although Arbor Day is traditional celebrated in the Spring; research has shown that trees planted in the Pacific Northwest have a better opportunity for optimum growth when planted in the fall, and

WHEREAS, the City of Fircrest Parks and Recreation Department has partnered with the Tacoma Tree Foundation, Pierce County Parks, and the Pierce Conservation District for the second annual FirFest event, and

WHEREAS, FirFest is a tree giveaway event and ceremonial tree planting that will take place on November 5th 2022, and

WHEREAS, trees — wherever they are planted — are a source of joy and spiritual renewal.



NOW, THEREFORE, WE, MAYOR AND COUNCILMEMBERS, of the City of Fircrest, do hereby proclaim the second Wednesday of April as **Arbor Day** in the City of Fircrest and urge all citizens to celebrate Arbor Day at FirFest on November 5th 2022 to support efforts to protect our trees and woodlands; and

FURTHER, we urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Passed this 25th day of October 2022

Brett L. Wittner, Mayor

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Accts Pay #	Received	Date Due	Vendor	Amount	Memo
28010	10/12/2022	10/25/2022	4298 AWC Employee Benefit Trust	742.50	11/2022 Retired Medical
	521 22 20 01		LEOFF I Medical Premiums 001 000 521 General Fund	742.50	11/2022 Retired Medical
28070	10/14/2022	10/25/2022	8796 Bennett, Elaine	67.00	Library Reimbursement - 1 Year
	572 21 49 00		Library Services 001 000 572 General Fund	67.00	Library Reimbursement - 1 Year
28023	10/12/2022	10/25/2022	3113 Berg, Teresa	67.00	Library Reimbursement - 1 Year
	572 21 49 00		Library Services 001 000 572 General Fund	67.00	Library Reimbursement - 1 Year
28008	10/12/2022	10/25/2022	4278 Budget Batteries Inc	148.86	#55697D - Ford 150 Battery
	548 65 48 06		O & M - Facilities 501 000 548 Equipment Rent	119.09	#55697D - 2014 Ford 150 Battery
	548 65 48 11		O & M - Parks/Rec 501 000 548 Equipment Rent	29.77	#55697D - 2014 Ford 150 Battery
28022	10/12/2022	10/25/2022	4293 CDW Government Inc	148.69	Office 365 License - Sierra Lee
	518 81 49 01		Software Licenses 001 000 518 General Fund	148.69	Office 365 License - Sierra Lee
28089	10/19/2022	10/25/2022	5551 Campeau, Debra	317.89	07-00119.2 - 1529 COTTONWOOD AVE
	343 10 00 00		Storm Drain Fees & Charges 415 000 340 Storm Drain	-92.87	
	343 40 00 00		Sale Of Water 425 000 340 Water Fund (de	-75.11	
	343 50 00 00		Sewer Revenues 430 000 340 Sewer Fund (de	-149.91	
28081	10/14/2022	10/25/2022	5805 CenturyLink (Lumen LD)	13.28	Long Distance Access & Usage 10/2022
	518 10 42 00		Communication - Non Dept 001 000 518 General Fund	13.28	Long Distance Access & Usage 10/2022
28084	10/17/2022	10/25/2022	3994 CenturyLink	1,269.77	Telecommunications - October 2022
	518 10 42 00		Communication - Non Dept 001 000 518 General Fund	76.23	City Hall Prim 911 - 10/2022
	518 10 42 00		Communication - Non Dept 001 000 518 General Fund	76.23	City Hall Message Line - 10/2022
	518 10 42 00		Communication - Non Dept 001 000 518 General Fund	76.23	City Hall Alarm - 10/2022
	518 10 42 00		Communication - Non Dept 001 000 518 General Fund	449.18	Circuit Line/PRI - 10/2022
	518 10 42 00		Communication - Non Dept 001 000 518 General Fund	137.38	DID - 10/2022
	521 22 42 00		Communication - Police 001 000 521 General Fund	160.82	Police BA/Modem - 10/2022
	531 50 42 00		Communication - Storm 415 000 531 Storm Drain	38.12	PW Alarm/Prim 911 - 10/2022
	531 50 42 00		Communication - Storm 415 000 531 Storm Drain	19.06	PW Fax - 10/2022
	534 10 42 00		Communication - Water 425 000 534 Water Fund (de	38.12	PW Alarm/Prim 911 - 10/2022
	534 10 42 00		Communication - Water 425 000 534 Water Fund (de	32.50	PW DSL/Telemetry - 10/2022
	534 10 42 00		Communication - Water 425 000 534 Water Fund (de	19.06	PW Fax - 10/2022
	535 10 42 01		Communication - Sewer 430 000 535 Sewer Fund (de	38.11	PW Alarm/Prim 911 - 10/2022
	535 10 42 01		Communication - Sewer 430 000 535 Sewer Fund (de	32.50	PW DSL/Telemetry - 10/2022
	535 10 42 01		Communication - Sewer 430 000 535 Sewer Fund (de	19.06	PW Fax - 10/2022

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542 30 42 00	Communication - Street		101 000 542 City Street Fund	38.11	PW Alarm/Prim 911 - 10/2022
542 30 42 00	Communication - Street		101 000 542 City Street Fund	19.06	PW Fax - 10/2022
28069	10/14/2022	10/25/2022	4324 City Treasurer-Tacoma	60,493.80	Fire/EMS November 2022
522 20 40 00	Tacoma Contract - Fire		001 000 522 General Fund	14,268.80	Fire - 11/2022
522 20 41 00	Tacoma Contract - EMS		001 000 522 General Fund	46,225.00	EMS - 11/2022
28054	10/13/2022	10/25/2022	6203 Code Mechanical Inc	1,649.67	Repair on Air Handler - City Hall
518 30 48 02	Rep & Maint - City Hall		001 000 518 General Fund	1,649.67	Repair On Air Handler - City Hall
28007	10/12/2022	10/25/2022	3565 Comfort Davies & Smith	18.00	Legal Services Ruston - September 2022
515 41 41 03	City Prosecutor		001 000 515 General Fund	18.00	Legal Services Ruston - September 2022
28013	10/12/2022	10/25/2022	8542 Consolidated Supply Co.	75.72	Parts for Water Line Repair at Pool
576 20 31 03	Oper Supplies - Pool		001 000 576 General Fund	75.72	Parts for Water Line Repair at Pool
28026	10/12/2022	10/25/2022	7918 Contreras, Alejandra	150.00	Spanish Interpreting (2 hrs), 2A0585439
512 50 41 03	Prof Srvs - Interpreter		001 000 512 General Fund	150.00	Spanish Interpreting (2 hrs), 2A0585439
28046	10/13/2022	10/25/2022	7802 Core & Main LP	8,269.17	P#72 Contra Costa Water Main Parts
594 34 63 01	Other Improvements Water		426 000 594 Water Improven	8,269.17	P#72 Contra Costa Water Main Parts
28028	10/12/2022	10/25/2022	4858 Ewing Irrigation Products Inc	31.10	Irrigation Repair Parts - PSB
518 30 31 02	Oper Sup/PSB Bldg		001 000 518 General Fund	31.10	Irrigation Repair Parts - PSB
28029	10/12/2022	10/25/2022	4858 Ewing Irrigation Products Inc	31.10	Irrigation Repair Parts - PSB
518 30 31 02	Oper Sup/PSB Bldg		001 000 518 General Fund	31.10	Irrigation Repair Parts - PSB
			Total Ewing Irrigation Products Inc	62.20	
28056	10/14/2022	10/25/2022	3635 Fence Specialists Inc	10,312.50	P#65 Fence Installation at Estate Place L/S
594 35 63 01	Other Improvements Sewer		432 000 594 Sewer Improven	10,312.50	P#65 Fence Installation at Estate Place L/S
28078	10/14/2022	10/25/2022	3636 Ferguson Waterworks, #3011	87.80	Parts For Pool Water Line Repair
576 20 31 03	Oper Supplies - Pool		001 000 576 General Fund	87.80	Parts For Pool Water Line Repair
28071	10/14/2022	10/25/2022	4318 Fircrest City of - Interfund (Treasur)	12,258.16	October 2022 Interfund
518 30 47 00	Public Utility Services - City		001 000 518 General Fund	818.34	October 2022 Interfund

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531 50 47 02	Public Utility Services/Bldg -		415 000 531 Storm Drain	97.94	October 2022 Interfund
531 50 47 02	Public Utility Services/Bldg -		415 000 531 Storm Drain	9.34	October 2022 Interfund
534 10 47 00	Utility Services/Building - W.		425 000 534 Water Fund (de	522.23	October 2022 Interfund
534 80 47 01	Utility Services/Pumping		425 000 534 Water Fund (de	481.76	October 2022 Interfund
534 80 47 03	Public Utility Services/Meter		425 000 534 Water Fund (de	21.80	October 2022 Interfund
535 10 47 00	Utility Services/Building - Se		430 000 535 Sewer Fund (de	232.13	October 2022 Interfund
535 80 47 04	Public Utility Services/Meter		430 000 535 Sewer Fund (de	21.80	October 2022 Interfund
542 30 47 02	Electricity & Gas/Bldg - Stre		101 000 542 City Street Fund	97.94	October 2022 Interfund
542 30 47 02	Electricity & Gas/Bldg - Stre		101 000 542 City Street Fund	9.33	October 2022 Interfund
542 80 47 00	Public Utility Services-St Bea		101 000 542 City Street Fund	472.55	October 2022 Interfund
548 65 47 00	Utilities ShopGarage		501 000 548 Equipment Rent	34.50	October 2022 Interfund
571 10 47 00	Public Utility Services-Rec		001 000 571 General Fund	308.56	October 2022 Interfund
576 20 47 00	Public Utility Services - Pool		001 000 576 General Fund	509.02	October 2022 Interfund
576 80 47 00	Public Utility Services - Park:		001 000 576 General Fund	8,620.92	October 2022 Interfund
28053	10/13/2022	10/25/2022	9868 Fircrest Towing	198.00	Tow 2017 Ford Escape #62853D - Gas Tank Drilled
	548 65 48 05	O & M - Non-Dept.	501 000 548 Equipment Rent	198.00	Tow 2017 Ford Escape #62853D - Gas Tank Drilled
28042	10/13/2022	10/25/2022	1590 Fuchs, Peggy	67.00	Library Reimbursement - 1 Year
	572 21 49 00	Library Services	001 000 572 General Fund	67.00	Library Reimbursement - 1 Year
28063	10/14/2022	10/25/2022	3666 Grainger Inc, Dept 826129041	37.77	Air Filters - PW
	518 30 31 03	Oper Sup/PWF	001 000 518 General Fund	37.77	Air Filters - PW
28065	10/14/2022	10/25/2022	3666 Grainger Inc, Dept 826129041	785.46	Air Filters - Rec, PW, CH, PSB
	518 30 31 01	Oper Sup/Rec Bldg	001 000 518 General Fund	339.98	Air Filters - Rec
	518 30 31 02	Oper Sup/PSB Bldg	001 000 518 General Fund	84.44	Air Filters - PSB
	518 30 31 03	Oper Sup/PWF	001 000 518 General Fund	165.24	Air Filters - PW
	518 30 31 04	Oper Sup/CH	001 000 518 General Fund	195.80	Air Filters - CH
			Total Grainger Inc, Dept 826129041	823.23	
28074	10/14/2022	10/25/2022	6774 Greenleaf Landscaping 1 Inc	550.00	Irrigation Repair to Flower Beds & Island by Pool
	576 80 48 00	Rep & Maint - Parks	001 000 576 General Fund	550.00	Irrigation Repair to Flower Beds & Island by Pool
28059	10/14/2022	10/25/2022	9273 Hanberg, Sean	67.00	Library Reimbursement - 1 Year
	572 21 49 00	Library Services	001 000 572 General Fund	67.00	Library Reimbursement - 1 Year
28058	10/14/2022	10/25/2022	6167 Hazel, David Kanani	67.00	Library Reimbursement - 1 Year

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	572 21 49 00	Library Services	001 000 572 General Fund	67.00	Library Reimbursement - 1 Year
28009	10/12/2022	10/25/2022 3692	Home Depot Credit Services	28.59	Touch Up Paint for Shop
	518 30 31 00	Oper Sup/Facilities	001 000 518 General Fund	28.59	Touch Up Paint for Shop
28037	10/13/2022	10/25/2022 3692	Home Depot Credit Services	61.70	Moss Killer for Rooftop
	518 30 31 02	Oper Sup/PSB Bldg	001 000 518 General Fund	61.70	Moss Killer for Rooftop
			Total Home Depot Credit Services	90.29	
28011	10/12/2022	10/25/2022 5428	Jeff Boers	1,181.25	Land Use Consulting (11.25 Hrs) - September 2022
	558 60 41 00	Prof Svcs - Planning	001 000 558 General Fund	1,181.25	Land Use Consulting (11.25 Hrs) - September 2022
28087	10/18/2022	10/25/2022 3751	KPG, PS	615.00	Patty Field - BLA Review
	558 60 41 00	Prof Svcs - Planning	001 000 558 General Fund	615.00	Patty Field - BLA Review
28075	10/14/2022	10/25/2022 9817	Kenyon Disend	1,621.50	Attorney Services - September 2022 - Land Use
	515 41 41 02	Special Legal Counsel	001 000 515 General Fund	1,621.50	Attorney Services - September 2022 - Land Use
28076	10/14/2022	10/25/2022 9817	Kenyon Disend	4,656.07	Attorney Services - September 2022
	515 41 41 01	City Attorney	001 000 515 General Fund	4,656.07	Attorney Services - September 2022
			Total Kenyon Disend	6,277.57	
28060	10/14/2022	10/25/2022 7337	Larsen, Roman A	67.00	Library Reimbursement - 1 Year
	572 21 49 00	Library Services	001 000 572 General Fund	67.00	Library Reimbursement - 1 Year
28012	10/12/2022	10/25/2022 3791	Lowe's Company-#338954	59.72	Light for PSB Building
	518 30 31 02	Oper Sup/PSB Bldg	001 000 518 General Fund	59.72	Light for PSB Building
28006	10/11/2022	10/25/2022 8801	Mendoza, Jose	35.29	02-02230.7 - 727 DARTMOUTH ST
	343 10 00 00	Storm Drain Fees & Charges	415 000 340 Storm Drain	-7.82	
	343 40 00 00	Sale Of Water	425 000 340 Water Fund (dep	-8.56	
	343 50 00 00	Sewer Revenues	430 000 340 Sewer Fund (dep	-18.91	
28088	10/18/2022	10/25/2022 2845	Moline, Margaret	67.00	Library Reimbursement - 1 Year
	572 21 49 00	Library Services	001 000 572 General Fund	67.00	Library Reimbursement - 1 Year

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28039	10/13/2022	10/25/2022	5766 Multicare Cntr of Occupational Medicine	119.00	DOT Exam 9/30/22 Marez
	531 50 20 00		Personnel Benefits - Storm 415 000 531 Storm Drain	29.75	DOT Exam 9/30/22 Marez
	534 10 20 00		Personnel Benefits - Wtr Adj 425 000 534 Water Fund (de	29.75	DOT Exam 9/30/22 Marez
	535 10 20 00		Personnel Benefits-Swr Adm 430 000 535 Sewer Fund (de	29.75	DOT Exam 9/30/22 Marez
	542 30 20 00		Personnel Benefits-Street Re 101 000 542 City Street Fund	29.75	DOT Exam 9/30/22 Marez
28093	10/19/2022	10/25/2022	2491 Neufeld, Brian	67.00	Library Reimbursement - 1 Year
	572 21 49 00		Library Services 001 000 572 General Fund	67.00	Library Reimbursement - 1 Year
28090	10/19/2022	10/25/2022	4353 Norquist, Kristy	75.34	05-01730.3 - 1003 LAUREL CT
	343 10 00 00		Storm Drain Fees & Charges 415 000 340 Storm Drain	-37.32	
	343 40 00 00		Sale Of Water 425 000 340 Water Fund (de	-18.98	
	343 50 00 00		Sewer Revenues 430 000 340 Sewer Fund (de	-19.04	
28048	10/13/2022	10/25/2022	3910 Office Depot	70.01	Finance Supplies
	514 23 31 00		Office & Oper Sup-Finance 001 000 514 General Fund	70.01	Supplies - L. Chambers for NWWLA Meetings
28067	10/14/2022	10/25/2022	9632 Ommen, Irine	130.00	Language Interpreting Services - 9/21/22 (2 Hrs)
	512 50 41 03		Prof Srvs - Interpreter 001 000 512 General Fund	130.00	Language Interpreting Services - 9/21/22 (2 Hrs)
28024	10/12/2022	10/25/2022	3923 Orca Pacific Inc	723.25	Chlorine For Wells 7&9 (150 Gal)
	534 80 31 03		Oper Supplies - Chlorine 425 000 534 Water Fund (de	723.25	Chlorine For Wells 7&9 (150 Gal)
28032	10/12/2022	10/25/2022	3923 Orca Pacific Inc	1,241.35	Chlorine for Pool (200 Gallons)
	576 20 31 01		Pool Supplies-Chemicals 001 000 576 General Fund	1,241.35	Chlorine for Pool (200 Gallons)
			Total Orca Pacific Inc	1,964.60	
28073	10/14/2022	10/25/2022	3929 Owen Equipment Company	220.35	#68057D Catch Basin Tube for Vactor
	548 65 48 12		O & M - Street 501 000 548 Equipment Rent	27.54	#68057D Catch Basin Tube for Vactor
	548 65 48 13		O & M - Storm 501 000 548 Equipment Rent	27.55	#68057D Catch Basin Tube for Vactor
	548 65 48 14		O & M - Wtr/Swr 501 000 548 Equipment Rent	165.26	#68057D Catch Basin Tube for Vactor
28080	10/14/2022	10/25/2022	3929 Owen Equipment Company	192.65	#68057D Debris Hose & Clamp for Vactor
	548 65 48 13		O & M - Storm 501 000 548 Equipment Rent	1,069.00	#68057D Debris Hose & Clamp for Vactor
	548 65 48 13		O & M - Storm 501 000 548 Equipment Rent	-876.35	#68057D Debris Hose for Vactor (Returned)

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			Total Owen Equipment Company	413.00	
28044	10/13/2022	10/25/2022	3957 PC Budget & Finance	205.50	Hold Harmless ROW Encroachment Recording
	542 30 49 01	Miscellaneous - Street	101 000 542 City Street Fund	205.50	Hold Harmless ROW Encroachment Recording Fees
28055	10/14/2022	10/25/2022	3957 PC Budget & Finance	30.59	100 Sets of NCR Forms
	521 22 31 00	Office & Oper Sup - Police	001 000 521 General Fund	30.59	100 Sets of NCR Forms
			Total PC Budget & Finance	236.09	
28034	10/13/2022	10/25/2022	4680 Parametrix Engineering	4,037.50	P #64 Prof Services through 8/27/22
	594 76 62 03	Buildings & Structures	301 000 594 Park Bond Capit	4,037.50	P#64 Prof Services through 8/27/22
28035	10/13/2022	10/25/2022	2122 Parent, Christine	67.00	Library Reimbursement - 1 Year
	572 21 49 00	Library Services	001 000 572 General Fund	67.00	Library Reimbursement - 1 Year
28092	10/19/2022	10/25/2022	3955 Petrocard Systems Inc	244.77	Gas/Fuel 10/2022
	548 65 31 11	Parks/Rec Gas	501 000 548 Equipment Rent	208.06	Parks 10/2022
	548 65 31 12	Street Gas	501 000 548 Equipment Rent	36.71	Street 10/2022
28061	10/14/2022	10/25/2022	3986 Puget Sound Energy, BOT-01H	44.08	Natural Gas - PW - Sept 2022
	531 50 47 02	Public Utility Services/Bldg -	415 000 531 Storm Drain	11.02	Natural Gas - PW - Sept 2022
	534 10 47 00	Utility Services/Building - W.	425 000 534 Water Fund (de	11.02	Natural Gas - PW - Sept 2022
	535 10 47 00	Utility Services/Building - Se	430 000 535 Sewer Fund (de	11.02	Natural Gas - PW - Sept 2022
	542 30 47 02	Electricity & Gas/Bldg - Stre	101 000 542 City Street Fund	11.02	Natural Gas - PW - Sept 2022
28051	10/13/2022	10/25/2022	3990 Puget Sound Specialties Inc	1,648.90	20-0-5 Fertilizer (1 Ton)
	576 80 31 02	Oper Supplies - Parks	001 000 576 General Fund	1,648.90	20-0-5 Fertilizer (1 Ton)
28045	10/13/2022	10/25/2022	4004 Reserve Account	2,000.00	#15690704 Postage Meter Refill - October 2022
	518 10 42 01	Postage - Non-Dept	001 000 518 General Fund	2,000.00	#15690704 Postage Meter Refill - October 2022
28066	10/14/2022	10/25/2022	8893 Right Systems INC	3,685.00	IT Managed Services - October 2022
	518 81 41 01	Prof Svcs - I/S	001 000 518 General Fund	3,685.00	IT Managed Services - October 2022
28085	10/18/2022	10/25/2022	337 Roberts, Christopher	25.00	Gym Fees Reimbursement - August 2022
	521 22 20 00	Personnel Benefits - Police	001 000 521 General Fund	25.00	Gym Fees Reimbursement - August 2022

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28047	10/13/2022	10/25/2022	4026 S & B Inc	775.50	Engineering & Design Svcs. for Weathervane Booster VFD Replacement
	594 34 63 02	Project Engineering Water C	426 000 594 Water Improven	775.50	Engineering & Design Svcs. for Weathervane Booster VFD Replacement
28049	10/13/2022	10/25/2022	4026 S & B Inc	1,133.00	SCADA Computer Upgrade (partial bill)
	534 50 48 01	Rep & Maint - Water Maint	425 000 534 Water Fund (de	566.50	SCADA Computer Upgrade (partial bill)
	535 50 48 00	Rep & Maint - Sewer Maint	430 000 535 Sewer Fund (de	566.50	SCADA Computer Upgrade (partial bill)
28050	10/13/2022	10/25/2022	4026 S & B Inc	2,527.25	SCADA Computer Upgrade (partial bill)
	534 50 48 01	Rep & Maint - Water Maint	425 000 534 Water Fund (de	1,263.63	SCADA Computer Upgrade (partial bill)
	535 50 48 00	Rep & Maint - Sewer Maint	430 000 535 Sewer Fund (de	1,263.62	SCADA Computer Upgrade (partial bill)
Total S & B Inc				4,435.75	
28030	10/12/2022	10/25/2022	4035 Sarco Supply	138.49	Janitorial Supplies - Parks Structures
	576 80 31 01	Janitorial Supplies - Parks St	001 000 576 General Fund	138.49	Janitorial Supplies - Parks Structures
28031	10/12/2022	10/25/2022	4035 Sarco Supply	70.80	Janitorial Supplies - Rec Bldg
	571 10 31 04	Janitorial Supplies-Rec Bldg	001 000 571 General Fund	70.80	Janitorial Supplies - Rec Bldg
Total Sarco Supply				209.29	
28057	10/14/2022	10/25/2022	4060 Sir Speedy	86.90	Furry 4K Cards (250) - 2nd Printing
	573 90 49 01	Community Events	001 000 573 General Fund	86.90	Furry 4K Cards (250) - 2nd Printing
28068	10/14/2022	10/25/2022	5304 South Sound 911	32,022.50	4th Qtr 2022 - SouthSound 911 Contract Services
	521 22 41 00	Prof. Services/Consulting	001 000 521 General Fund	6,590.00	RMS Services 4th Qtr 2022
	521 22 41 02	Dispatching - Lesa	001 000 521 General Fund	21,685.00	LE Communications Services 4th Qtr 2022
	521 22 41 04	Records	001 000 521 General Fund	2,997.50	Records/Permitting Services 4th Qtr 2022
	521 22 41 05	IT Charges	001 000 521 General Fund	750.00	IT Support Services 4th Qtr 2022
28079	10/14/2022	10/25/2022	4084 Staples Business Advantage	79.15	Office Supplies - Admin, Central, Finance
	513 10 31 00	Office & Oper Sup - Admin	001 000 513 General Fund	40.32	Office Supplies - Admin
	514 23 31 00	Office & Oper Sup-Finance	001 000 514 General Fund	22.88	Office Supplies - Finance
	518 10 34 01	Central Office Supplies	001 000 518 General Fund	15.95	Office Supplies - Central
28086	10/18/2022	10/25/2022	4107 Summit Law Group	2,912.00	Legal Consulting PW - September 2022

ACCOUNTS PAYABLE

City Of Fircrest

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Accts Pay #	Received	Date Due	Vendor	Amount	Memo
531 50 41 00	Prof Svcs - Storm		415 000 531 Storm Drain	728.00	Legal Consulting PW - August 2022
534 10 41 00	Prof Svcs - Water		425 000 534 Water Fund (de	728.00	Legal Consulting PW - August 2022
535 10 41 00	Prof Svcs - Sewer		430 000 535 Sewer Fund (de	728.00	Legal Consulting PW - August 2022
542 30 41 00	Prof Svcs - Street		101 000 542 City Street Fund	728.00	Legal Consulting PW - August 2022
28014	10/12/2022	10/25/2022	4110 Superior Linen Service	55.25	Linen Service 9/21/22 - Pool
	576 20 49 02	Miscellaneous - Pool	001 000 576 General Fund	55.25	Linen Service 9/21/22 - Pool
28015	10/12/2022	10/25/2022	4110 Superior Linen Service	55.25	Linen Service 9/07/22 - Pool
	576 20 49 02	Miscellaneous - Pool	001 000 576 General Fund	55.25	Linen Service 9/07/22 - Pool
28016	10/12/2022	10/25/2022	4110 Superior Linen Service	118.79	Linen Service 9/21/22 - Rec Center
	518 30 48 01	Rep & Maint - Rec Bldg	001 000 518 General Fund	118.79	Linen Service 9/21/22 - Rec Center
28017	10/12/2022	10/25/2022	4110 Superior Linen Service	118.79	Linen Service 9/07/22 - Rec Center
	518 30 48 01	Rep & Maint - Rec Bldg	001 000 518 General Fund	118.79	Linen Service 9/07/22 - Rec Center
28018	10/12/2022	10/25/2022	4110 Superior Linen Service	81.33	Linen Service 9/15/22 - City Hall
	518 30 48 02	Rep & Maint - City Hall	001 000 518 General Fund	81.33	Linen Service 9/15/22 - City Hall
28019	10/12/2022	10/25/2022	4110 Superior Linen Service	81.33	Linen Service 9/01/22 - City Hall
	518 30 48 02	Rep & Maint - City Hall	001 000 518 General Fund	81.33	Linen Service 9/01/22 - City Hall
28020	10/12/2022	10/25/2022	4110 Superior Linen Service	43.98	Linen Service 9/21/22 - Public Works
	518 30 48 03	Rep & Maint - PW	001 000 518 General Fund	43.98	Linen Service 9/21/22 - Public Works
28021	10/12/2022	10/25/2022	4110 Superior Linen Service	81.33	Linen Service 9/29/22 - City Hall
	518 30 48 02	Rep & Maint - City Hall	001 000 518 General Fund	81.33	Linen Service 9/29/22 - City Hall
28027	10/12/2022	10/25/2022	4110 Superior Linen Service	43.98	Linen Service 9/07/22 - Public Works
	518 30 48 03	Rep & Maint - PW	001 000 518 General Fund	43.98	Linen Service 9/07/22 - Public Works
			Total Superior Linen Service	680.03	
28062	10/14/2022	10/25/2022	4328 Systems for Public Safety Inc	691.94	#66367D 2018 Ford Interceptor LOF, Replace Rear Brakes
	548 65 48 08	O & M - Police	501 000 548 Equipment Rent	691.94	#66367D 2018 Ford Interceptor LOF, Replace Rear Brakes

ACCOUNTS PAYABLE

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Accts Pay #	Received	Date Due	Vendor	Amount	Memo
28033	10/12/2022	10/25/2022	4120 Tacoma Daily Index	250.94	September 2022 Publications
511 60 41 01			Advertising - Legislative 001 000 511 General Fund	32.66	Legislative Advertising
521 10 41 01			Advertising - Civil Svc 001 000 521 General Fund	30.94	Civil Service Advertisting
558 60 41 01			Advertising - Planning 001 000 558 General Fund	187.34	Planning Advertisting
28083	10/17/2022	10/25/2022	4322 Tacoma, City of - POWER	9,832.89	Power - Various Locations 09/2022
518 30 47 00			Public Utility Services - City I 001 000 518 General Fund	695.30	City Hall Power 09/2022
531 50 47 02			Public Utility Services/Bldg - 415 000 531 Storm Drain	88.84	PW Power 09/2022
534 10 47 00			Utility Services/Building - W. 425 000 534 Water Fund (de	88.84	PW Power 09/2022
534 80 47 01			Utility Services/Pumping 425 000 534 Water Fund (de	4,074.43	PW Well #4 & 9 & Golf Course Tank 09/2022
535 10 47 00			Utility Services/Building - Se 430 000 535 Sewer Fund (de	88.83	PW Power 09/2022
535 80 47 01			Utility Services/Pumping 430 000 535 Sewer Fund (de	1,114.12	Pumps/LS Power 09/2022
542 30 47 02			Electricity & Gas/Bldg - Stre 101 000 542 City Street Fund	88.84	PW Power 09/2022
542 30 47 03			Electricity/Traffic Lights 101 000 542 City Street Fund	47.01	Traffic Control 09/2022
542 63 47 00			Electricity/Street Lights 101 000 542 City Street Fund	1,191.83	Street Lights 09/2022
548 65 47 00			Utilities ShopGarage 501 000 548 Equipment Rent	27.00	F&E Garage Power 09/2022
571 10 47 00			Public Utility Services-Rec 001 000 571 General Fund	784.87	Rec Center Power 09/2022
576 80 47 00			Public Utility Services - Park: 001 000 576 General Fund	1,542.98	Parks Power - 09/2022
28025	10/12/2022	10/25/2022	4239 Thomson Reuters - West	691.90	2023 Court Rules - Local, State And Federal
512 50 31 01			Publications - Court Rules 001 000 512 General Fund	691.90	2023 Court Rules - Local, State And Federal
28082	10/14/2022	10/25/2022	8484 US Bank, Recreation Dept Account	1,126.89	P-card Charges through 10/8/22
571 10 31 00			Office Supplies - Rec 001 000 571 General Fund	49.39	Office Supplies for Rec Bldg
571 10 31 01			Oper Supplies - Rec 001 000 571 General Fund	90.08	Supplies for Rec Bldg
571 10 31 02			Senior Supplies 001 000 571 General Fund	182.41	Senior Morning Supplies
571 10 31 03			Youth Supplies 001 000 571 General Fund	242.95	Teen Night Supplies (SEEK Grant)
573 90 49 01			Community Events 001 000 573 General Fund	18.69	Straw for Scarecrow Event
594 76 62 03			Buildings & Structures 301 000 594 Park Bond Capit	543.37	Youth Room Supplies
28052	10/13/2022	10/25/2022	9253 University Place Tire & Auto	1,699.13	New Fuel Tank For #62853D - 2017 Ford Escape
548 65 48 05			O & M - Non-Dept. 501 000 548 Equipment Rent	1,699.13	New Fuel Tank For #62853D - 2017 Ford Escape
28038	10/13/2022	10/25/2022	4180 Utilities Underground	44.73	Locates 09/2022
534 10 49 00			Miscellaneous - Water 425 000 534 Water Fund (de	22.37	Locates 09/2022
535 10 49 00			Miscellaneous - Sewer 430 000 535 Sewer Fund (de	22.36	Locates 09/2022
28036	10/13/2022	10/25/2022	4231 Water Mgmt Labs Inc	38.00	Fluoride Testing - August 2022

ACCOUNTS PAYABLE

City Of Fircrest

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Accts Pay #	Received	Date Due	Vendor	Amount	Memo
534 80 41 00	Water Testing		425 000 534 Water Fund (de	38.00	Fluoride Testing (Well 7) -August 2022
28040	10/13/2022	10/25/2022	4231 Water Mgmt Labs Inc	27.00	Summit Water Main Testing - 300 Block
534 80 41 00	Water Testing		425 000 534 Water Fund (de	27.00	Summit Water Main Testing - 300 Block
28072	10/14/2022	10/25/2022	4231 Water Mgmt Labs Inc	313.00	Coliform & Fluoride Testing 09/2022
534 80 41 00	Water Testing		425 000 534 Water Fund (de	313.00	Coliform & Fluoride Testing 09/2022
28077	10/14/2022	10/25/2022	4231 Water Mgmt Labs Inc	710.00	FC28 & VOC Water Testing
534 80 41 00	Water Testing		425 000 534 Water Fund (de	710.00	FC28 & VOC Water Testing
Total Water Mgmt Labs Inc				1,088.00	
28091	10/19/2022	10/25/2022	2118 Willis, Helen	15.69	04-01670.0 - 513 FORREST PARK DR
343 10 00 00	Storm Drain Fees & Charges		415 000 340 Storm Drain	-6.24	
343 40 00 00	Sale Of Water		425 000 340 Water Fund (de	-6.81	
343 50 00 00	Sewer Revenues		430 000 340 Sewer Fund (de	-2.64	

Report Total: 177,012.38

Fund	
001 General Fund	131,332.86
101 City Street Fund	2,938.94
301 Park Bond Capital Fund	4,580.87
415 Storm Drain	1,166.32
425 Water Fund (department)	9,820.72
426 Water Improvement Fund	9,044.67
430 Sewer Fund (department)	4,358.30
432 Sewer Improvement Fund	10,312.50
501 Equipment Rental Fund	3,457.20

This report has been reviewed by:

REMARKS:

Signature & Title

Date

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

Mayor Wittner called the regular meeting to order at 7:00 P.M. and led the Pledge of Allegiance. Councilmembers David M. Viafore, Shannon Reynolds, Joe Barrentine, Hunter T. George, Nikki Bufford, and Jim Andrews were present.

PRESIDING OFFICER’S REPORT

Wittner reported that Interim City Manager Corcoran will be on vacation from December 28, 2022, to January 11, 2023.

CITY MANAGER COMMENTS

There were none provided.

DEPARTMENT HEAD COMMENTS

- Public Works Director Bemis reported that T-Mobile and Sprint are removing their equipment from the high tank near Lowe’s and that there were five water shut-offs for this utility billing cycle. Lastly, the facilities department is working on winterizing all systems and creating staff winter work plans.
- Parks & Recreation Director Grover reported that the department did not receive any proposals for the Fircrest Tennis Court Resurfacing RFQ and is planning to readvertise in 2023. Grover reported that he will meet with Landscape Architect, Robert W. Droll for the Fircrest Park improvements. Lastly, Grover stated that he is working on the RFP for the Whittier Master Plan.
- Administrative Services Director Westman requested feedback for the Prose Mildred Property development. Westman thanked Permit Coordinator, Suzie Cappiello, for her service. Wittner requested that at the next regular meeting, on October 11th, 2022, the Council set a public hearing for October 25th, 2022, on the consent calendar.

COUNCILMEMBER COMMENTS

- Andrews commented on the plaque at the community center. There was a discussion held on the councilmember recognition plaque at the community center and pool.
- Bufford; no comment.
- George thanked the meeting attendees and Suzie Cappiello.
- Barrentine thanked the Fircrest soccer staff.
- Reynolds stated that the community center groundwork started before 2018.
- Viafore commented on Jolibois’ service and stated that the previous City Manager presented the list of names for the community center and pool plaques.
- Wittner thanked the meeting attendees and asked for the cost of a replacement plaque. Grover stated that the cost is between \$2,800 and \$3,000.

PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

Wittner invited public comment. The following individuals provided public comment:

- Vince Navarre, 1205 Del Monte Ave, commented on the City proclamations.
- Morgan Medlock, 1228 Eldorado Ave, commented on the political signs being removed.
- Evan Lee, 514 Ramsdell St, commented on the addition of bike lanes.
- Brian Rybolt, 1036 Daniels Dr, commented on Council districts.

COMMITTEE, COMMISSION, AND LIAISON REPORTS

A. Parks & Recreation

George reported that he provided an overview at the September 19th, 2022 study session.

B. Pierce County Regional Council

Reynolds reported that Pierce County Sheriff Ed Troyer presented at PCRC and emphasized staffing shortages and their impacts. Lastly, Reynolds stated that PCRC is soliciting topics for the PCRC legislative agenda. All topics should be sent to Brynn Brady at Ceiba Consulting.

C. Public Safety, Courts

Viafore reported that the Court Administrator and Judge are tracking legislative issues that could have an impact on Municipal Courts. Viafore also reported that the Civil Service will be conducting Lateral Police Oral Boards soon. Lastly, Viafore reported that Chief Cheesman is monitoring Pierce County Jail impacts and that the Fircrest Police Department can book arrestees dependent on their crime.

D. Street, Water, Sewer, and Storm Drain

Barrentine reported on Public Works Department staffing, restriping of Regents Blvd and Alameda Ave intersections, the replacement of the Fircrest Municipal sign, and pool winterization.

Public Works Director Bemis stated that the department is assessing all crosswalk markings.

Viafore requested that the Claremont Street sign be placed on the solar panel post for emergency purposes. Bemis stated that he will identify proper placement.

George stated that the Pierce County’s Sheriff Department’s message should be relayed on Town Topics.

E. Other Liaison Reports

None provided.

CONSENT CALENDAR

Wittner requested the City Clerk read the Consent Calendar: approval of Voucher No. 218558 through Voucher Check No. 218610 in the amount of \$200,794.24; approval of Payroll electronic funds transfer in the amount of \$130,645.42; approval of September 13, 2022, Regular Meeting minutes; approval of September 19, 2022, Study Session Meeting minutes as corrected; **Reynolds MOVED to approve the Consent Calendar as read; seconded by Barrentine. The Motion Carried (7-0).**

PUBLIC HEARING

There was none.

UNFINISHED BUSINESS

There was none.

NEW BUSINESS

A. Resolution No. 1787: Adopting the 2020 Comprehensive Water System Plan

Public Works Director Bemis briefed the Council on the 2020 Water System Plan Update and highlighted that the financial analysis within the plan identifies a 2% rate increase per year. **Bufford MOVED to adopt Resolution No. 1787, authorizing the City Manager to approve the 2020 Water System Plan Update; seconded by George.** Wittner invited councilmember comments. Viafore thanked Bemis for his efforts. George stated that the City’s water system is healthy. Wittner invited public comment; none were provided. **The Motion Carried (7-0).**

B. No Action Taken: 1st Reading of the 2nd 2022 Budget Amendment

Interim Finance Director Chambers briefed the Council on the request for additional appropriations for anticipated revenues and expenditures not provided for in the Adopted 2022 Budget. There was a brief discussion on addressing the City’s revenue.

C. Resolution No. 1788: Appreciation of Joe Harrison's Public Service

Administrative Services Director Westman briefed the Council on the Resolution of Appreciation for Commissioner Harrison to recognize and thank his contributions to the City of Fircrest. **Viafore MOVED to adopt Resolution No. 1788, recognizing Joe Harrison’s 35 years of dedicated service to the City of Fircrest Civil Service, and Planning Commission; seconded by George.** Wittner invited councilmember comments. Viafore commented on Harrison’s dedication to the City and stated that Harrison is the longest-serving public official in Fircrest. George thanked Harrison for his years of service. Wittner invited public comment; none were provided. **The Motion Carried (7-0).**

D. Presentation of the 2023 budget

Interim City Manager Corcoran presented the 2023 proposed budget to the Council and stated that hard copies are available to be picked up at City Hall. Corcoran highlighted impacts on the budget to include a cost of living adjustment for city staff of 9.5% based on the Consumer Price Index-at 9.5%; and a property tax increase. The tax increase includes the annual 1% allowed by law and three years of deferred tax increases that the Council deferred in 2020, 2021, and 2022. Lastly, Corcoran provided an overview of the city’s and ARPA funds. Corcoran reported that the preliminary budget will be available on the City’s website. Wittner invited councilmember comment. George requested that the City’s website have more information about the City Manager’s proposed budget.

Viafore stated that the Council has not given Interim City Manager Corcoran goals per her contract and would like to set a motion. **Viafore MOVED to have the quarterly and yearly written goals of the City Council be that Interim City Manager Corcoran continues the implementation of the 2022 budget, work on the 2023 budget, and assist department heads on their 2023 work plans; seconded by Barrentine.** Wittner invited councilmember comments. Viafore stated that the purpose was to remain in compliance with Corcoran’s contract. George commented on a comprehensive pedestrian safety plan. There was a brief discussion on staffing shortages and focusing on the budget. **The Motion Carried (7-0).**

CALL FOR FINAL COMMENTS

Andrews commented on Alameda Ave’s striping.

EXECUTIVE SESSION

At 8:17 P.M., Wittner reported that the Council would take a five-minute recess and convene into Executive Session, not to exceed sixty (60) minutes to discuss labor negotiations per RCW 42.30.140 (4)(b) and to discuss potential litigation per RCW 42.30.110 (1)(i). Interim City Manager Corcoran and City Attorney Zeinemann are invited to the Executive Session. Labor Attorney John Lee may be invited to discuss labor negotiations if needed.

ADJOURNMENT

Bufford MOVED to adjourn the meeting at 9:09 P.M., seconded by George. The Motion Carried (7-0).

Brett L. Wittner, Mayor

Jayne Westman, City Clerk

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

Mayor Wittner called the special meeting to order at 6:00 P.M. and led the Pledge of Allegiance. Councilmembers David M. Viafore, Shannon Reynolds, Joe Barrentine, Nikki Bufford, and Jim Andrews were present. Councilmember Hunter T. George was absent.

AGENDA MODIFICATIONS

There were none.

EXECUTIVE SESSION

At 6:02 P.M., Wittner reported that the Council would take a five-minute recess and convene into Executive Session, not to exceed thirty (30) minutes to discuss labor negotiations per RCW 42.30.140(4)(b). Interim City Manager Corcoran was invited to the Executive Session.

Councilmember George joined the meeting at 6:05 P.M.

PRELIMINARY 2023 BUDGET

Interim City Manager Corcoran presented the Preliminary 2023 Budget General Fund overview, which included personnel changes, capital projects, and transfers. Corcoran highlighted that the preliminary budget reflects a 9.5 percent cost of living adjustment increase for all employees based on the Consumer Price Index (CPI). Personnel changes include the addition of an Accountant II position for six months and a Police Officer.

There was a brief discussion on the equipment cost of an additional Police Officer.

Corcoran presented the Equipment Repair and Replacement (ERR) Fund overview, and General Fund projections and changes. Capital Projects for 2023 include HVAC improvements for City Hall, Public Safety Building, Public Works, and the Whittier Park master plan.

Discussions included the replacement of the John Deere lawn tractor, the Council chamber's audio-visual equipment upgrade, and retail sales tax revenue.

Corcoran highlighted General Fund revenue changes, stating the property tax line, retail sales tax, and utility tax increased. Telephone and cable revenues continue to decrease with trends moving from landlines and cable. Pool and recreation revenue increases are based on the first pool season usage and the new community center. Municipal Court revenue decreased due to the current trend and projected effects of recent legislation. There was a brief discussion on Police staffing impacts. Investment interest is anticipated to increase based on the current market and Cumulative Reserves loan.

Corcoran reported that there was an increased cost for the City Attorney and City Prosecutor, a transfer out of ARPA funds to Water Capital, and a decrease in ARPA funds. Viafore commented on maintenance funds for the centennial anniversary. There was an increase in Information Systems for a part-time technician and an increase in purchase and maintenance license software.

Police changes include an increase in professional services due to body-worn cameras, and an interfund repair and maintenance increase for fuel cost. There was an increase in Fire and Emergency Management Systems of 9.5 percent due to an increase in CPI.

Recreation changes include an increase in instructor-based expenses and an increase in donations. Fircrest Parks and Recreation Department will continue to use the 2022 senior programming donation to support all senior events.

ADJOURNMENT

Viafore MOVED to adjourn the meeting at 7:58 P.M., seconded by Bufford. The Motion Carried (7-0).

Brett L. Wittner, Mayor

Jayne Westman, City Clerk

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

Mayor Pro Tempore Joe Barrentine called the special meeting to order at 6:01 P.M. and led the Pledge of Allegiance. Councilmembers David M. Viafore, Shannon Reynolds, Brett L. Wittner, Hunter T. George, Nikki Bufford, and Jim Andrews were present.

AGENDA MODIFICATIONS

There were none.

PRELIMINARY 2023 BUDGET

Interim City Manager Corcoran presented the Preliminary 2023 Budget, which included Street Fund, Enterprise Funds, and other significant items. Corcoran highlighted pool maintenance and operating cost changes. There was a brief discussion on pool chemical cost. Parks changes include an increase in public utilities, tree maintenance, and operating supplies. There was a brief discussion on the Fircrest Christmas Tree and maintaining park structures.

Corcoran highlighted the Park Bond Debt Service Fund and Park Bond Capital Fund changes. The cumulative reserve fund will receive its second of three loan payments and the interest will go into General Fund. There was a discussion on Cumulative Reserve Street, Water, and Sewer Funds. Viafore requested a consensus to transfer the Cumulative Reserve Street, Water, and Sewer Funds out into their respective funds. There was a consensus to transfer Cumulative Reserve Street, Water, and Sewer Funds out into their respective funds.

Corcoran stated that the 2023 Real Estate Excise Tax Fund included revenue for REET-I and REET-II estimated at \$168,000 each and a transfer to Street Fund of \$100,000 for capital projects. Corcoran presented the Street Fund overview, which included City goals and capital projects to include Capital Fund revenues and expenditures.

Corcoran presented the Storm Drain Fund, Water Fund, and Sewer Fund operating goals, revenues, and expenses to include Capital Fund revenues and expenditures. Corcoran reported that the Drinking Water State Revolving Fund Loan has been paid in full, which is reflected in the City's debt service. There was a brief discussion on the City bid policy and procedures, and legal counsel advice on increased sewer treatment costs.

Public Works Director Bemis presented two alternatives for a proposed water, sewer, and storm rate increase, which detailed a two and a four percent proposed increase for utility customers. Discussions included manageable increases for households, residential tier statistics, sewer treatment increases, and the sewer treatment ordinance. Corcoran stated that she will discuss the sewer treatment ordinance and cost with legal counsel.

Corcoran stated that the Council has three remaining study sessions scheduled for October 17th, 24th, and 31st, 2022 to discuss the 2023 preliminary budget. The public hearings are scheduled for October 25, 2022, for the first reading of the 2023 preliminary budget, and November 8, 2022, for the second reading of the 2023 preliminary budget. Viafore commented on budget discussions and staff-provided written commentary.

OCTOBER 10, 2022

FIRCREST CITY COUNCIL MEETING MINUTES – SPECIAL MEETING 2

ADJOURNMENT

George MOVED to adjourn the meeting at 7:26 P.M., seconded by Bufford. The Motion Carried (7-0).

Joe Barrentine, Mayor Pro Tempore

Jayne Westman, City Clerk

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

Mayor Brett L. Wittner called the special meeting to order at 6:00 P.M. and led the pledge of allegiance. Councilmembers David M. Viafore, Shannon Reynolds, Joe Barrentine, Hunter T. George, Nikki Bufford, and Jim Andrews were present.

AGENDA MODIFICATIONS

There were none.

2023 PRELIMINARY BUDGET DISCUSSION

Interim City Manager Corcoran briefed the Council on the 2023 preliminary budget and provided detailed explanations for several items. Corcoran highlighted city goals, major variances, property taxes, and the 9.5% cost of living adjustment for city staff. Corcoran requested feedback from Council regarding the Council Chamber audio-visual upgrade, utility rate increase, property taxes, and an additional Police Officer.

Discussions included the use of ARPA funding, sales tax revenue, the Mildred property development, property taxes, audio-visual upgrades, cost of living adjustment financial impacts, an additional officer, and moving the part-time Deputy City Clerk to a full-time position.

Wittner left the meeting at 6:41 P.M. and returned at 6:42 P.M.

There was a consensus to add to the 2023 budget: an additional officer, moving the Deputy City Clerk position to a full-time position, an additional \$2,000 to the Planning Department professional services line, and the Council Chambers audio-visual upgrade.

Corcoran requested Council feedback on the proposed utility rate increase. Discussions included financial impacts, steady and manageable increases, and General Facilities Charges Fees. There was a consensus for a two percent in water, storm, and sewer utility rate increase.

Corcoran reported that the first reading for the 2023 Preliminary Budget is scheduled for October 25, 2022.

ADJOURNMENT

Bufford MOVED to adjourn the meeting at 7:09 P.M., seconded by George. The Motion Carried (7-0).

Brett L. Wittner, Mayor

Jayne Westman, City Clerk

NOTICE OF LIQUOR LICENSE APPLICATION

WASHINGTON STATE LIQUOR AND CANNABIS BOARD
 License Division - P.O. Box 43098
 Olympia, WA 98504-3098
 Customer Service: (360) 664-1600
 Fax: (360) 753-2710
 Website: <http://lcb.wa.gov>

RETURN TO: localauthority@sp.lcb.wa.gov

TO: CITY MANAGER

RE: ASSUMPTION
 From RICKY AND STEPHANIE LLC
 Dba SHOGUN JAPANESE EXPRESS

DATE: 10/11/22

APPLICANTS:

NARI INC
 LEE, SUE
 1993-10-31
 NA, EUNMEE
 1966-05-25
 NA, BRUCE
 (Spouse) 1974-08-30

License: 406311 - 2I County: 27
 UBI: 604-967-271-001-0001
 Tradename: NARI SUSHI & STEAK
 Loc Addr: 2009 MILDRED ST W
 FIRCREST WA 98466-6133
 Mail Addr: 9601 SOUTH TACOMA WAY STE 104
 LAKEWOOD WA 98499-4421
 Phone No.: 623-377-8851 SUE LEE

Privileges Applied For:
 BEER/WINE REST - BEER/WINE

As required by RCW 66.24.010(8), the Liquor and Cannabis Board is notifying you that the above has applied for a liquor license. You have 20 days from the date of this notice to give your input on this application. If we do not receive this notice back within 20 days, we will assume you have no objection to the issuance of the license. If you need additional time to respond, you must submit a written request for an extension of up to 20 days, with the reason(s) you need more time. If you **need information on SSN, contact our CHRI desk at (360) 664-1724.**

- | | YES | NO |
|---|--------------------------|--------------------------|
| 1. Do you approve of applicant? | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Do you approve of location? | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. If you disapprove and the Board contemplates issuing a license, do you wish to request an adjudicative hearing before final action is taken? | <input type="checkbox"/> | <input type="checkbox"/> |
| (See WAC 314-09-010 for information about this process) | | |
| 4. If you disapprove, per RCW 66.24.010(8) you MUST attach a letter to the Board detailing the reason(s) for the objection and a statement of all facts on which your objection(s) are based. | | |

DATE

SIGNATURE OF MAYOR,CITY MANAGER,COUNTY COMMISSIONERS OR DESIGNEE

NOTICE OF LIQUOR LICENSE APPLICATION

WASHINGTON STATE LIQUOR AND CANNABIS BOARD
 License Division - P.O. Box 43098
 Olympia, WA 98504-3098
 Customer Service: (360) 664-1600
 Fax: (360) 753-2710
 Website: <http://lcb.wa.gov>

RETURN TO: localauthority@sp.lcb.wa.gov

TO: CITY MANAGER

RE: ASSUMPTION
 From TITLOW ASSOCIATES LLC
 Dba PINT DEFIANCE

DATE: 10/13/22

APPLICANTS:

JUST A GREAT COMPANY ENTERPRISES LLC

License: 089097 - 2I County: 27
 UBI: 604-979-606-001-0001
 Tradename: PINT DEFIANCE
 Loc Addr: 2049 MILDRED ST W
 FIRCREST WA 98466-6133
 Mail Addr: 4105 LIBBY RD NE
 OLYMPIA WA 98506
 Phone No.: 408-858-4472 CAROL HEAVEY

LEONETTI, JAKE
 1991-05-30
 PIZANO, GABRIELLE
 1996-09-15
 HEAVEY, CAROL
 1966-01-18
 HEAVEY, ROY
 (Spouse) 1952-03-16

Privileges Applied For:
 DIRECT SHIPMENT RECEIVER-IN/OUT WA
 TAVERN - BEER/WINE
 OFF PREMISES

As required by RCW 66.24.010(8), the Liquor and Cannabis Board is notifying you that the above has applied for a liquor license. You have 20 days from the date of this notice to give your input on this application. If we do not receive this notice back within 20 days, we will assume you have no objection to the issuance of the license. If you need additional time to respond, you must submit a written request for an extension of up to 20 days, with the reason(s) you need more time. If you **need information on SSN, contact our CHRI desk at (360) 664-1724.**

- | | YES | NO |
|---|--------------------------|--------------------------|
| 1. Do you approve of applicant? | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Do you approve of location? | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. If you disapprove and the Board contemplates issuing a license, do you wish to request an adjudicative hearing before final action is taken? | <input type="checkbox"/> | <input type="checkbox"/> |
| (See WAC 314-09-010 for information about this process) | | |
| 4. If you disapprove, per RCW 66.24.010(8) you MUST attach a letter to the Board detailing the reason(s) for the objection and a statement of all facts on which your objection(s) are based. | | |

DATE

SIGNATURE OF MAYOR,CITY MANAGER,COUNTY COMMISSIONERS OR DESIGNEE

FIRCREST CITY COUNCIL AGENDA SUMMARY

COUNCIL MEETING DATE: **October 25, 2022**

SUBJECT: 11A **Alliance Development Regulation Amendment**

FROM: **Jayne Westman, Administrative Services Director**
Jeff Boers, Fircrest Planning Consultant

PROPOSAL:

Alliance Residential Company (Alliance) proposes to amend the City’s development regulations contained in Title 22 Land Development. The amendment would revise:

- Text, tables, and graphics contained in the Form-Based Code (FBC), adopted by reference in Chapter 22.57 FMC.
- Design guidelines pertaining to usable open spaces contained in Chapter 22.64 FMC.

HISTORY AND AMENDMENT PROCESS:

FMC 22.05.003 classifies a development regulation (text) amendment as a Type V project permit application. Such applications are reviewed by the Planning Commission, which conducts an open record public hearing and issues a recommendation to the City Council. Upon receipt of this recommendation, Council conducts its own public hearing to solicit additional public comment before making a final decision on the matter.

The Planning Commission held a public hearing on September 6, 2022, to consider public comment. On September 20, 2022, the Commission voted unanimously to adopt two resolutions recommending approval of the amendments. Resolution 22-01 recommends approval of the FBC amendments, subject to the incorporation of minor staff revisions. Resolution 22-02 recommends approval of the amendment to FMC 22.64.027 requested by the applicant. For information concerning the Commission’s review and recommendations, including findings in support of the proposals, please see the [central webpage](#).

BACKGROUND:

Council adopted the FBC, effective December 14, 2020, to incentivize and facilitate high-quality mixed-use redevelopment of properties located within the 19th and Mildred Street area of the community. The FBC provides increased flexibility in terms of allowed uses, encourages high-intensity and density development, and provides explicit design direction to ensure that long-term urban neighborhood design goals are achieved as properties redevelop over time. It establishes a street grid plan with blocks, alleys, and open space areas delineated on a regulating plan map (Figure RP.1 FBC). Zoning classifications, including MUU, MUN, and PROS that are the subject of a related map amendment application, are applied to individual blocks within the FBC area.

The Applicant is pursuing a master plan for a mixed-use development (Prose) to be constructed on a 9.5-acre site currently owned by the Eaton family. Alliance is the contract purchaser of the

property. Schematic drawings have been advanced to the point that Alliance and City staff agree that conceptual plans are generally consistent with and supportive of the FBC. However, the proposed text amendments, in conjunction with a related zoning map amendment, would provide critical flexibility and increased opportunities for the Prose project to succeed.

PROCEDURAL COMPLIANCE:

On June 22, 2022, Alliance submitted four applications relating to the proposed “Prose” mixed-use project. These include development regulation (text) amendment, zoning map amendment, preliminary site plan review, and administrative design review applications.

The City submitted a 60-day *Notice of Intent to Adopt a Development Regulation Amendment* to the Washington State Department of Commerce on July 31, 2022. The state agency comment period ended on September 26, 2022. No comments were received.

The City reviewed the Applicant’s Environmental Checklist and issued a Determination of Nonsignificance for the proposed development regulation amendments on July 28, 2022. The environmental determination was issued with a 14-day comment/appeal period ending on August 10, 2022. No comments were received.

To create awareness of the proposal and encourage public input, City Staff created a [central webpage](#), posted notices on the project site, and published several notices in the Tacoma Daily Index and on the City’s project page. Notice for the Planning Commission’s and City Council’s public hearings was posted to the official newspaper, posted on the City bulletin boards, mailed to property owners within 500’, emailed to interested individuals, and posted on the City website as required by code.

ANALYSIS:

The proposal recommended for approval by the Planning Commission in Exhibit 1 is a mix of amendments proposed by Alliance and some additional amendments proposed by staff. The Alliance amendments are largely substantive and intended to facilitate their Prose project design. They would:

- Amend the Regulating Plan Map in Figure RP.1 by reconfiguring the street grid, revising the location of the shopfront overlay, and amending the boundaries of the MUN and MUU zoning districts by reclassifying three areas currently zoned PROS to these districts.
- Clarify that the 15-foot minimum ground floor ceiling height specified for the MUU and MUN districts applies only to the shopfront overlay.
- Allow residential use on the ground floor of a hybrid court building or a flex building (in addition to non-residential uses).
- Provide greater flexibility for how private open space is provided for liner buildings and flex buildings.
- Authorize Staff to approve minor “departures” from street standards for specified circumstances under a new Section SS.1D. Some of the allowable departures in this section are proposed by Staff.
- Allow angled parking on *local – higher intensity* and *local – lower intensity* streets.

- Increase the minimum open space requirement for projects four acres or larger from 5% to 10%. This is proposed in conjunction with the zoning map amendment that would rezone three PROS areas to MUN and MUU.
- Revise the two urban design concepts that would apply to the Prose project site. The primary revision reflects the relocation and reconfiguration of the green street boulevard from the north edge of the site at 21st Street to the center of the site at 22nd Street.
- Amend the open space design guideline in FMC 22.64.027 to be consistent with the private open space provisions proposed to be amended for liner and flex buildings in the FBC.

The Staff amendments are intended to clarify intent, simplify language, ensure internal consistency, or eliminate redundancy in the FBC enacted by Council in December 2020. At the time of adoption nearly two years ago, staff expected that once the code was applied to a real-world project, the City would identify provisions that could be improved when the code was reopened as part of an amendment application. The Alliance applications have provided the first meaningful opportunity to accomplish this refinement.

FISCAL IMPACT:

None, as a direct result of the adoption of the text amendments.

ADVANTAGES:

The proposed text amendments, in conjunction with the associated zoning map amendment, would provide critical flexibility and increased opportunities for the Prose project to succeed. If approved, the text and map amendments would enable Alliance to proceed with a viable project that will fit the specific site and neighborhood context.

DISADVANTAGES:

None noted.

RECOMMENDATION:

Close the public hearing and continue the decision-making process to the November 8, 2022, Council meeting.

Exhibits:

1. [Proposed Text Amendments \(redline\)](#)
2. [Public Comments Received](#)

Proposed Text Amendments

Fircrest Municipal Code

Chapter 22.48 MIXED-USE NEIGHBORHOOD DISTRICT (MUN)

22.64.027 Usable open spaces.

Intent – Create open spaces in multifamily and planned developments that enhance the physical space and provide residents passive and active recreational opportunities.

(a) Multifamily residential buildings and developments should provide usable outdoor activity areas for each individual unit using patios, balconies, and decks. **Requirements for individual residential units may be met in part or in full by open space specifically provided for the common use of the resident. In addition to patios, balconies, and decks, such open space may take on any number of green space types.**

(b) Multifamily residential buildings and planned developments should also provide usable outdoor activity areas for the project's inhabitants in total using landscaped courtyards, rooftop decks, group gardens and picnic areas, children's play areas, swimming pools, recreational courts, and other common improvements.

(c) Common activity areas should be appropriately furnished with benches and other seating, play equipment, landscaping, outdoor lighting, and other improvements. (Ord. 1272 § 8, 2001).

CITY OF FIRCREST

Form-Based Code

Adopted by Reference in FMC Chapter 22.57

[Amended Code](#) Effective [November xx, 2022](#)
[December 14, 2020](#)



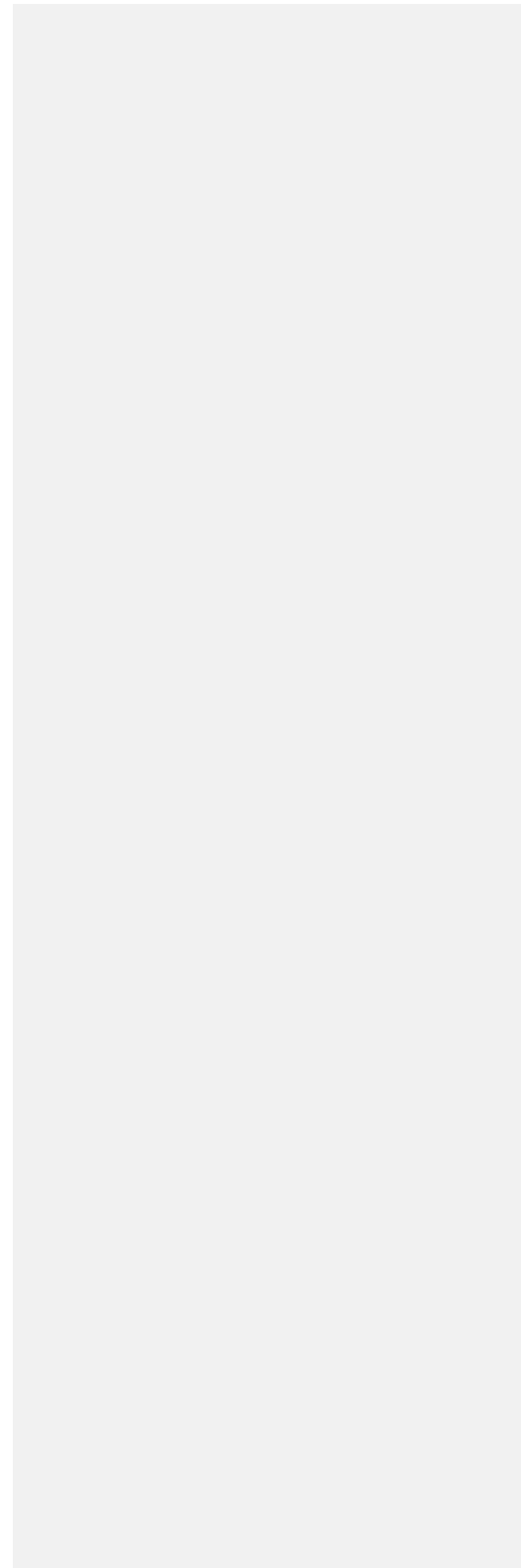
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Introduction

Fircrest's Form-Based Code (FBC) is an alternative to conventional land use (zoning) regulations with an increased focus on the design of the public realm – the public space defined by the exterior of buildings and the surrounding streets and open space.

A key difference between a conventional use-based code and FBC is that an FBC does not result in zoning approvals based on units per acre or floor area ratio (FAR). Conventional density controls have not produced diversity or variety in living and working arrangements in a contextual manner and instead have resulted in uniformity of designs within zones. In contrast, an FBC deals with building types that differ in design and intensities of development.

BUILDING TYPES

Building types is a classification system resulting from the process of creating, selecting, and transforming a few basic character-defining features of a building that when repeated, produce predictable results. Building types provide a much more diverse stock of buildings that accommodate a higher intensity of development in a contextual manner that produces great places.



Human scaled building types, when consistently aligned with similar or compatible building types, create a harmonious and a pedestrian-friendly streetscape. Diverse building types can also provide a variety of local affordable housing options for all incomes and ages.

TRANSECT

A Transect is the operating system for Fircrest's Form-Based Code. A Transect is an organizing framework for coding all elements of the built environment on a scale from rural to urban.

Differences in design and ecology vary – based on character and intensity of the place – and progress through a sequence of habitats from rural to urban core.

The central objective of FBC is to expand – and not limit – choices. Instead of one-size-fits-all regulation, the use of transect zones enables a range of development characters and intensity in a highly contextual manner.

- T-1 Natural that includes wilderness
- T-2 Rural that includes farmland or open space
- T-3 Suburban that is primarily single-family residential neighborhoods
- T-4 Suburban neighborhood but with a mixture of housing types and slightly greater mix of uses
- T-5 Urban with higher density housing types and mixed-use developments
- T-6 Urban center or core with the highest density housing types and mixed-use developments serving a surrounding community or region

Fircrest's FBC includes:

- T-4 Mixed-Use Neighborhood MUN
- T-5 Mixed-Use Urban MUU

I.1 PURPOSE AND APPLICATION

I.1A Intent of the FBC

The FBC implements the Comprehensive Plan's goals and policies relating to the 19th and Mildred area and other specified mixed-use neighborhoods. The prescriptive standards in the FBC ensure that new development exhibits the highest standards of urban design, architecture, and landscaping at the scale of neighborhood, block, lot, and building according to the Transect.

The Comprehensive Plan's vision for these areas is compact, walkable, and mixed-use. The urban form is intended to be inviting, comfortable, safe, and ecologically resilient. The FBC allows a mix of uses within a walkable environment so that driving is an option, not a necessity, to meet daily needs.

I.1B Relationship to Comprehensive Plan

The FBC is consistent with the Comprehensive Plan currently in effect, adopted pursuant to Chapter 23.04 FMC. The FBC implements the community-supported vision for the 19th and Mildred area and other mixed-use neighborhoods.

I.1C Relationship to Municipal Code

The FBC is adopted pursuant to Chapter 22.57 FMC and referred to as the "Fircrest Form-Based Code." The FBC provides the primary requirements for development and land use activity within the boundaries identified in the Regulating Plan in Figure RP.1 and other specified mixed-use neighborhoods. FBC standards augment and/or supersede existing regulations in Title 22 Land Development consistent with FMC 22.57.002.

Property, including structures, land uses, and physical improvements such as signs, landscaping, and lighting within the regulating plan boundaries of the FBC shall comply with all applicable requirements of the FBC and regulations contained in Title 22 Land Development.

I.2A Administration

The FBC shall be administered by the Director and the Fircrest Planning and Building Department.

Zoning and Regulating Plan

RP.1 ZONING DISTRICTS AND OVERLAYS

RP.1A Purpose and Establishment of Zoning Districts and Overlays

This section establishes the zoning districts and overlays to implement the Form-Based Code. Property and rights-of-way subject to the Form-Based Code shall be divided into the following zones and overlays, which shall be applied to all property as shown on Figure RP.1 or on the Fircrest Zoning Map.

RP.1B Zoning Districts and Overlays

The following zoning districts and overlay are established and applied to property and rights-of-way within the boundaries of the Form-Based Code. Refer to Table RP.1 for the intent and descriptions of the zoning districts and section RP.2A.2 for descriptions of the overlays:

- Mixed-Use Urban Zone (MUU)
- Mixed-Use Neighborhood Zone (MUN)
- Shopfront Overlay

RP.2 REGULATING PLAN

RP.2A Purpose and Establishment of Regulating Plan


This section establishes the regulating plan, Figure RP.1, as the map that identifies and implements the various intentions and principles of the vision for the area. Table RP.1 defines the zoning districts, overlays and standards for site development, design and land use through the following:

- 1) Zoning Districts. Each zoning district is allocated standards in the following areas:
 - Building Placement
 - Allowed Building Types
 - Allowed Frontage Types
 - Building Height and Size
 - Allowed Encroachments into Required Yards
 - Parking Placement and Site Access
 - Required Parking
 - Allowed Land Uses
- 2) Shopfront Frontage Overlay. This overlay requires buildings to have shopfront frontage and a minimum floor-to-ceiling height. This requirement is to accommodate ground floor live-work, commercial, retail or other such non-residential activity on streets where the vision expects active, pedestrian-oriented streetscapes.
- 3) Regulating Plan Diagram. Each zoning district and overlay established by the Form-Based Code is identified on Figure RP.1 to show the boundaries of each zoning district, overlay, and the parcels within each boundary. Figure RP.1 is established as the zoning atlas for all property within the Form-Based Code boundaries.

Figure RP.1 Regulating Plan



Table RP.1 Summary of Zoning District

	Mixed-Use Urban	Mixed-Use Neighborhood
Zoning District Intent		
Desired Form	New buildings are block scale, up to seven stories above grade and 80 feet in height, located close to the front property line, with active ground floor activities. The building mass steps down to 45 feet when located adjacent to an MUN neighborhood. Building mass along the street edge should be articulated with balconies and terraces and the building base should include human	New buildings are primarily house and small apartment scale, up to four stories above grade and 50 feet in height, located close to front property line, with active frontages along ground level. Building mass steps down to 35 feet when adjacent to residential districts.
Streetscape and Public Realm Improvements	Active streetscape providing continuity with adjacent areas. Commercial frontages such as shopfronts, arcades, or galleries; wide sidewalks; and street trees support interesting, safe, and comfortable walking environment.	Range of tree-lined walkable streets will continue adjacent street pattern while also providing opportunities for future development to extend the street grid. Commercial frontages such as shopfronts, arcades, or galleries; wide sidewalks; and street trees encourage interesting, safe, and comfortable walking environment, while yards, porches, stoop, and forecourt may extend privacy to residential frontages.
Parking	Parking consists of on-site spaces located either behind buildings or in above- or underground parking structure. On-street public parking spaces are provided. Parking ratios are lower due to available transit and shared parking options.	Parking consists of on-site spaces located either behind buildings or in above- or underground parking structures. On-street public parking spaces are provided.
General Use	Buildings are occupied with ground floor retail, office, service, and other active uses along commercially viable corridors. Residential uses on the ground floor should provide appropriate frontage that ensures privacy to the units. Units should be accessed directly from the street. Upper floors and the floor area behind shopfronts are flexible for a wide variety of office, lodging, and housing uses.	Buildings may be occupied with ground floor retail, office, service and other active uses. Residential uses on the ground floor should provide appropriate frontage that ensures privacy to the units. Units should be accessed directly from the street. Upper floors and the floor area behind shopfronts are flexible for a wide variety of office, lodging, and housing uses.

See Chapter 22.48 FMC and Chapter 22.50 FMC for more detailed information on uses and development standards.

Development Standards by Zone

DS.1 DEVELOPMENT STANDARDS

Development standards are aimed at generating the individual buildings on a block that collectively with other buildings will shape the form of the public realm.

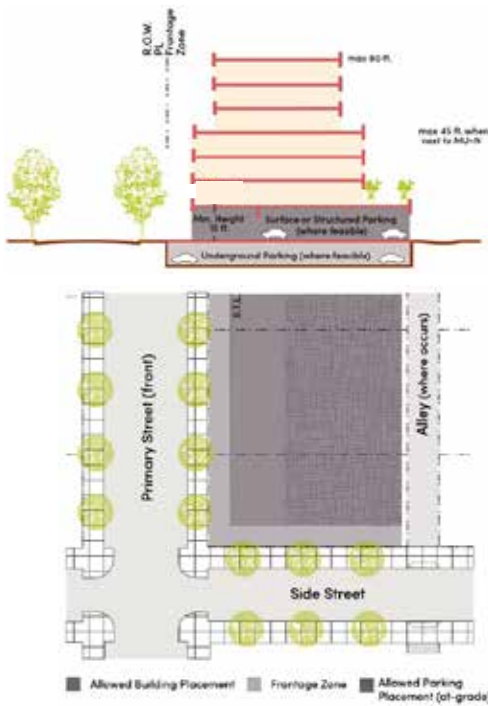
The standards shape and situate buildings based on their physical characteristics and compatibility with the context. The successful fit of a new project into an existing context depends on how it relates to neighboring buildings to its side and rear in terms of setbacks, height, massing, scale, and arrangement of shared and private open spaces.

For each zone identified on the regulating plan, setback, height, lot size, and parking requirement associated with permitted building and frontage types are called out. These standards come together to define the distinctive character and intensity of a particular zone.

Architectural features such as porches, stoops, bay windows, balconies and cornices are allowed to project into the setback area. Balconies, cornices, awnings, [and](#) stands selling magazines, fruits, vegetables, or flowers may project into the public right-of-way, subject to encroachment permit. Such encroachments animate street life. Encroachments should not affect pedestrian movement and maintenance of utilities.

The basis of the standards is the synoptic survey and community vision to create a specific place.

MIXED-USE URBAN (MUU)



Building Placement

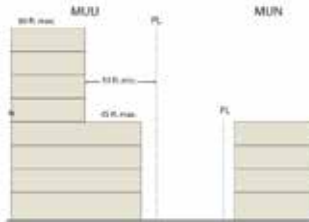
Setback	Building setback from PL		
	Frontage Zone		Side/Rear
	Min. (ft.)	Max. (ft.)	Min. (ft.)
Primary street	0	10	–
Side street	0	10	–
Rear yard with alley	–	–	5
Rear yard without alley	–	–	15

Allowed Frontages

- Arcade ÿ Lightcourt
- Gallery ÿ Forecourt
- Shopfront ÿ Stoop

Allowed Building Types and Height

Building Types	Maximum Height
Flex Building	80
Liner	50
Hybrid Court	80
Court	80
Live-Work	35
Row House	35



Buildings in MUU cannot exceed 45-foot height for a depth of 50 feet from the property line when the lot is located adjacent to MUN zone.

Interior Ceiling Height

Shopfront Overlay Ground Floor	15-foot minimum
Shopfront overlay non-ground floor and non-shopfront overlay Other floors	NA

Parking

See parking standards in FMC 22.60.003.

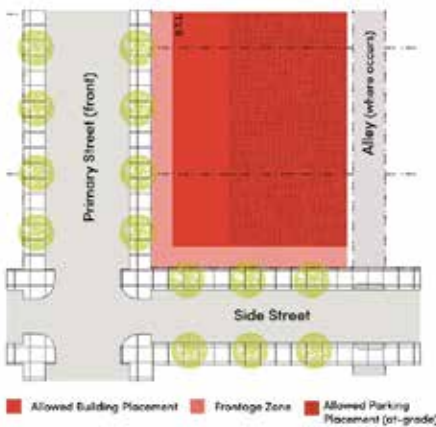
Parking garages should be designed to have levelled floors that can facilitate redevelopment for another use such as commercial when parking demand lessens.

Encroachments

Architectural features and signs may encroach into the required setbacks subject to the following requirements:

	Encroachment			
	Horizontal			Vertical
	Front/Side Street	Rear	Side	
Arcade, gallery, awning	6' max.	Min. 5' from PL	Not allowed	Min. 8' clear
Balcony	4' max.		Min. 5' from PL	
Bay Window	4' max. on upper floors			
Eave	4' max.	Min. 3' from PL	Min. 3' from PL	

MIXED-USE NEIGHBORHOOD (MUN)



Building Placement

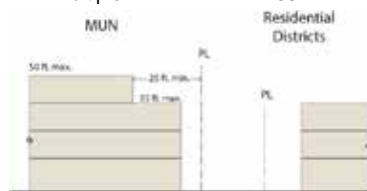
Setback	Building setback from PL		
	Frontage Zone Min. (ft.)	Max. (ft.)	Side/Rear Min. (ft.)
Primary street	0	10	–
Side street	0	10	–
Rear yard with alley	–	–	5
Rear yard without alley	–	–	15

Allowed Frontages

- Arcade ÿ Lightcourt ÿ Dooryard
- Gallery ÿ Forecourt ÿ Porch & Fence
- Shopfront ÿ Stoop ÿ Front Yard

Allowed Building Types and Height

Building Types	Maximum Height
Flex Building	50
Court	50
Live-Work	35
Row House	35
Rosewalk or Bungalow	See FMC 22.58.027, cottage housing
Multiplex	35



Buildings in the MUN zone cannot exceed 35-foot height for a depth of 25 feet from the property line when the lot is located adjacent to residential districts that allow duplex or single-family building types.

Interior Ceiling Height

[Shopfront Overlay](#) Ground Floor 15-foot minimum

[Shopfront overlay non-ground floor and non-shopfront overlay](#) Other floors NA

Parking

See parking standards in FMC 22.60.003.

Parking garages should be designed to have levelled floors that can facilitate redevelopment for another use such as commercial when parking demand lessens.

Encroachments

Architectural features and signs may encroach into the required setbacks subject to the following requirements:

	Encroachment			Vertical
	Front/Side Street	Rear	Side	
Arcade, gallery, awning	6' max.	Min. 5' from PL	Not allowed	Min. 8' clear
Balcony	4' max.		Min. 5' from PL	
Bay Window	4' max. on upper floors			
Eave	4' max.	Min. 3' from PL	Min. 3' from PL	

Building Standards

BS.1 BUILDING STANDARDS

BS.1A Purpose

This Section provides design standards for individual buildings to ensure that proposed development is consistent with the community’s vision for mixed-use areas as it pertains to building form, physical character, land use, and quality.

BS.1B Applicability

Each building shall be designed in compliance with the applicable general requirements in Section BS.2 and all applicable requirements of the International Building and Fire Codes.

BS.1C Allowed Building Types by Zoning District

Each proposed building or existing building modification shall be designed as one of the building types allowed for the zoning district applicable to the site as identified in the table below.

Building Type	Mixed-Use Neighborhood (MUN)	Mixed-Use Urban (MUU)
Multiplex	X	
Rosewalk/Bungalow court	X	
Row House	X	X
Live-Work	X	X
Court	X	X
Hybrid Court	X	X
Liner Building		X
Flex Building	X	X

Table BS.1 Building Types



Multiplex

A *multiplex* is a residential building of 3 to 6 dwelling units respectively.

Depending on the lot size and context the units can be placed side-by-side, front-to-back or stacked, or some combination of these options.

Multiplexes are not allowed on arterials.

Coding Criteria

Multiplexes when packaged within house-like form and detailing, with breaks in building elevations in the horizontal and vertical planes provide human scale and make the building contextual.

Typical height of the building is 2-3 stories.

Rosewalk & Bungalow Court

A *rosewalk* is comprised of 6 or more single dwellings arranged in a linear manner along either side of a common green. Pedestrian access to the building entrance is accessed from the common green and/or primary street.

A *bungalow court* is comprised of 6 or more single dwellings arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard and/or fronting street.

Coding Criteria

The defining feature of these are the communal central open space. The lot width should be large enough to allow functional public and private open spaces and area for driveways or common parking.

The building size and massing of individual buildings is similar to a small-scale single dwelling unit.

Entrance to units shall be directly from the front yard or from the courtyard.

Row House

A *row house* is a building comprised of 5 or more attached 2- or 3-story dwelling units arranged side by side, with the ground floor raised above grade to provide privacy for ground floor rooms. The primary building sits at the front of the property, with the garage at the rear, separated from the primary building by a rear yard.

Coding Criteria

The single family dwelling units can be separated by property lines with lot sizes 16 to 30 feet wide.

Design principles such as repetition, rhythm and order must be considered carefully to add interest and individuality.

Rowhouses have shallow front yards, 5 to 10 feet, to maximize the size of a private open space in the rear yard. The rear yard should be large enough to be functional and receive sunlight and be screened by fence or wall to provide privacy.

Live-Work

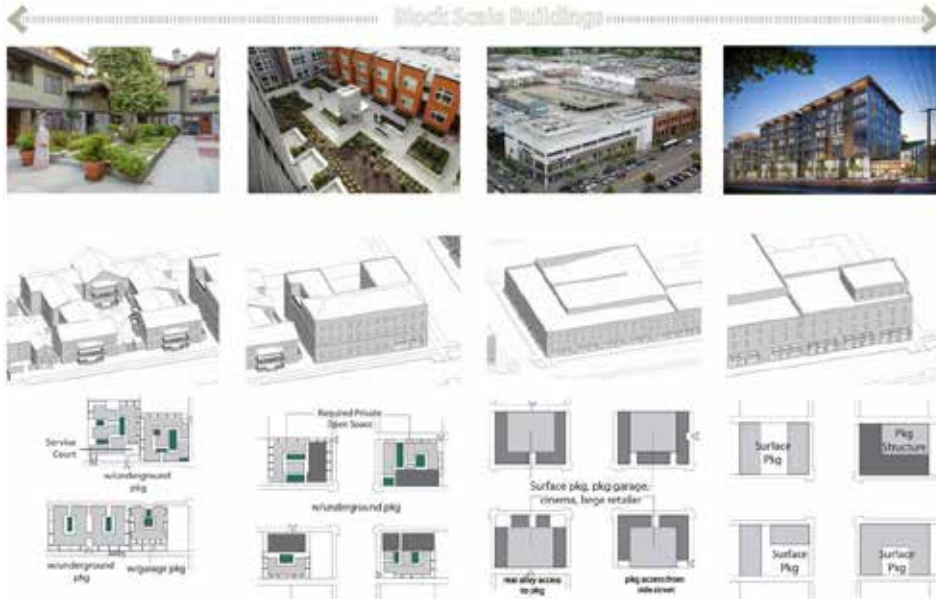
A *live-work* is an integrated residence and work space located at street level, occupied and utilized by a single household in a grouping of at least 3 such structures, or a structure with at least 3 units arranged side by side along the primary frontage, which has been designed or structurally modified to accommodate joint residential occupancy and work activity.

Coding Criteria

The floor to ceiling height of the work floor is typically about 15 feet. The main entrance to the street level work space should be accessed directly from and face the street. The dwelling unit above the work space should be accessed by a separate entrance, and by a stair or elevator.

Each unit should have access to private open space. The private open space should be in the rear yard of each unit.

Table BS.1 Building Types (continued)



Court

A *court* is a group of dwelling units arranged to share one or more common courtyards. The courtyard is intended to be a semi-public outdoor room that is an extension of the public realm. The units may be arranged in 4 possible configurations: rowhouses, rowhouses over flats, flats, and flats over flats. Court buildings may accommodate ground floor commercial/flex uses in either a live-work configuration or as solely commercial/retail space in qualifying zones facing the primary street.

Coding Criteria

The main entry to ground floor units should be directly of the courtyard or from the street. Access to second story units should be directly from the courtyard through stairs. Elevator access, if any, should be provided between the underground garage and courtyard-podium only.

The open space is designed as a central court or partial, multiple, separated or interconnected courtyards.

Hybrid

A *hybrid court* is composed of two building types: the stacked dwelling and courtyard housing, arranged around a courtyard. This building type combines a point-access portion of the stacked dwelling with a walk-up portion of the courtyard housing building type. The building may be designed for occupancy by retail, service, or office uses on the ground floor, with upper floors also configured for those uses or for residences.

Coding Criteria

Stacked dwelling defines the street edge and the building mass tapers down to a courtyard building type. The main entrance to all ground floor units should be directly from the street. Entrance to the stacked dwelling element can be through a dedicated street level lobby, or through a dedicated podium lobby accessible from the street or through a side yard. Access to units above the second level in the stacked dwelling element not accessed from the podium is through an interior, double-loaded corridor.

Liner Building

A *liner building* has a thin footprint that conceals parking garage or other large scale faceless building, such as a movie theater, or "big box" store to create a pedestrian friendly environment. The building can be designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses.

Coding Criteria

The main entrance to each ground floor storefront and the theater or big box retail is directly from the street. Entrance to the upper levels of the building is through a street level lobby accessible from the street or through a side yard. Interior upper level uses are accessed by a corridor. Parking is accommodated in an underground garage, surface parking at the rear of the lot, parking tucked under from the back, or a combination of any of the above.

Flex Building

A *flex building* is a vertical mixed-use building typically of a single massing element, designed for occupancy by retail, service, or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses. Second floor units may be directly accessed from the street through a stair. Upper floors are accessed through a street level lobby.

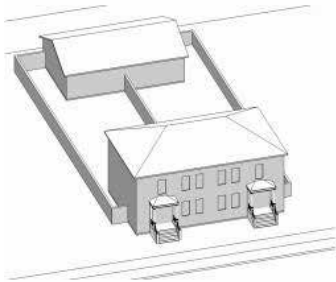
Coding Criteria

The floor to ceiling height of the first floor is greater than the rest of the floors, typically about 15 feet to accommodate the unique needs of commercial space and increase the comfort of residential occupants and guests. The main entrance to each ground floor tenant bay should be directly from the street. Parking is accommodated in an underground garage, surface lot, structure, tuck under facility, or some combination of these options.

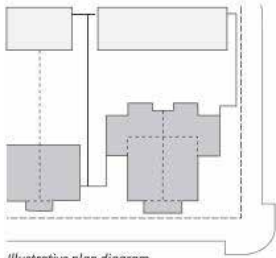
BS.2 BUILDING TYPES (CONTINUED)

MUN MUU

BS.2.A Multiplex



Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of duplex

- 1 Description A Multiplex Building Type is a medium-sized structure that consists of 3–6 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. The Multiplex Building Type has the appearance of a large-sized family home and is appropriately scaled to fit well within medium-density neighborhoods. This building type is important for providing missing middle housing and promoting walkability.
- 2 Pedestrian Access Main entrance location: Primary street
- 3 Frontages Porch
Stoop
Dooryard
- 4 Vehicle Access & Parking Parking spaces may be enclosed, covered, or open.
- 5 Private Open Space

Width	Depth	Area
8-foot minimum	8-foot minimum	100-square foot minimum
- 6 Building Size & Massing

Length along frontage:	Duplex: 36-foot maximum Multiplex 50-foot maximum
Length along side yard:	80-foot maximum

The footprint area of an accessory structure may not exceed the footprint area of the principal structure.

BS.2 BUILDING TYPES (CONTINUED)

MUN MUU

BS.2.B Rosewalk and Bungalow court

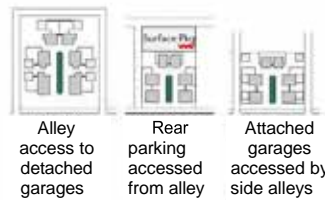
- 1 Description A Rosewalk Building Type is a group of 6 or more single dwellings arranged in a linear manner along either side of a common green. Having the same right-of-way width as a narrow neighborhood street, the Rosewalk (in contrast to the Bungalow Court) must connect two parallel streets. Pedestrian access to the building entrances are accessed from the common green and/or primary street. Rosewalks are prohibited on corner lots.



Illustrative axonometric diagram

Bungalow Court Building Type is a group of 6 or more single dwellings arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard and/or fronting street.

The courtyard is wholly open to the street and parking is placed in the rear of the lot or behind each unit. Bungalow courts are prohibited on corner lots that do not have alley access.



Illustrative plan diagram

- 2 Pedestrian Access Main entrance location: Common courtyard

- 3 Frontages Porch
Stoop
Dooryard

- | 4 Private Open Space | Width | Depth | Area |
|----------------------|----------------|----------------|-------------------------|
| | 8-foot minimum | 8-foot minimum | 100-square foot minimum |



Illustrative photo of bungalow court

- | 5 Common Courtyard | Width | Depth |
|--------------------|-----------------------|-----------------------|
| | 20-foot minimum clear | 50-foot minimum clear |



Illustrative photo of rosewalk

Also see cottage housing standards in FMC 22.58.027.

BS.2 BUILDING TYPES (CONTINUED)

MUN MUU

BS.2.C Row House



Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of Row House



Illustrative photo of Row House

1 Description A Row House Building Type is a small- to medium-sized building comprised of 5 or more attached dwelling units arrayed side by side, with the ground floor raised above grade in order to provide privacy for ground floor rooms. The primary building sits at the front of the property, with the garage at the rear, separated from the primary building by a rear yard. Each dwelling unit is directly accessed from the front yard/street. Garages must be located and accessed from the rear of the lot. This Type is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of missing middle housing types and promoting walkability.

2 Pedestrian Access Main entrance location: Primary street

3 Frontages Porch
Stoop
Dooryard

4 Vehicle Access & Parking Parking spaces may be enclosed, covered, or open.

5 Private Open Space	Width	Depth	Area
	8-foot minimum	8-foot minimum	100-square foot minimum

6 Building Size & Massing	Width per rowhouse:	18-foot minimum	36-foot maximum
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The front elevation and massing of each Row House building may be either symmetrical or asymmetrical, repetitive or unique in disposition, as long as the delineation of each individual unit is evident. The footprint area of an accessory structure may not exceed the footprint area of the principal structure.

BS.2 BUILDING TYPES (CONTINUED)

MUN **MUJ**

BS.2.D Live-Work

1 Description A Live-Work Building Type is a small to medium-sized attached or detached structure that consists of single dwelling unit above and/or behind a flexible ground floor space that can be used for home-office uses such as residential, personal and general service, small-scale craft production or retail uses. Both the ground-floor flex space and the unit above are owned by one entity. This Type is typically located within medium-density neighborhoods or in a location that transitions from a neighborhood into a urban neighborhood street. It is especially appropriate for incubating neighborhood-serving retail and service uses and allowing neighborhood main streets to expand as the market demands.

Garages must be located and accessed from the rear of the lot. The work space is accessed directly from the primary street, and the living space at the rear or above is accessed directly or indirectly from the working space.

2 Pedestrian Access Main entrance location: Primary street
Ground floor space and upper unit shall have separate exterior entries.

3 Frontages Forecourt
Dooryard
Shopfront
Lightcourt
Gallery

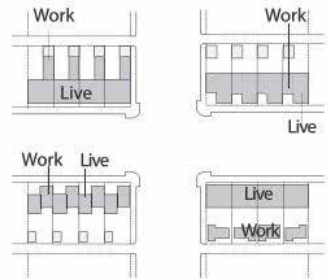
4 Private Open Space	Width	Depth	Area
	8-foot minimum	8-foot minimum	100-square foot minimum

5 Building Size & Massing Width per unit 18-foot minimum
36-foot maximum

The footprint area of an accessory structure may not exceed the footprint area of the principal structure.



Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of live-work



Illustrative photo of live-work

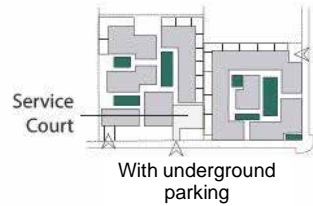
BS.2 BUILDING TYPES (CONTINUED)

MUN MUU

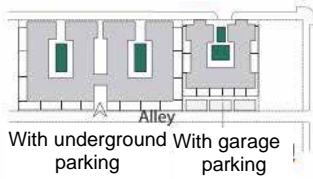
BS.2.E Court



Illustrative axonometric diagram



With underground parking



With underground parking With garage parking

Illustrative plan diagram



Illustrative photo of court



Illustrative photo of court

- 1 Description A Court Building Type is a group of dwelling units arranged to share one or more common courtyards. The courtyard is intended to be a semi-public outdoor room that is an extension of the public realm. Court buildings may accommodate ground floor commercial/flex uses in either a live-work configuration or as solely commercial/retail space in qualifying zones facing the primary street. This building type enables the incorporation of high-quality, well-designed density within a walkable neighborhood.
- 2 Pedestrian Access The main entry to ground level units should be from the courtyard or from the street. Access to second story units should be directly from the courtyard through stairs. Elevator access, if any, should be provided between the underground garage and courtyard-podium only.
- 3 Frontages Porch
Stoop
Dooryard
- 4 Vehicle Access & Parking From alley.
For lots without alley, via driveway, 12-foot wide maximum, located as close to side yard property line as possible.
- 5 Private Open Space

Width	Depth	Area
8-foot minimum	8-foot minimum	100-square foot minimum

This open space is exclusive of the courtyard and may be located in a side or rear yard.
- 6 Common Courtyard

Recommended width/depth/height ratio:	1:1 approximate
Width and depth:	20-foot minimum
Length along frontage:	200-foot minimum
Length along side yard:	140-foot maximum

The footprint area of an accessory structure may not exceed the footprint area of the principal structure.
- 7 Building Size & Massing

BS.2 BUILDING TYPES (CONTINUED)

MUN MUU

BS.2.F Hybrid Court

- 1 Description A Hybrid Court Building Type combines a point-access portion of the building with a walk-up portion. The building may be designed for occupancy by residential, retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.
- 2 Pedestrian Access The main entrance to all ground floor units should be directly from the street.
Entrance to the stacked dwelling element can be through a dedicated street level lobby, or through a dedicated podium lobby accessible from the street or through a side yard.
Access to units above the second level in the stacked dwelling element not accessed from the podium is through an interior, double-loaded corridor of at least 6 feet in width with recessed doors or seating alcoves/offsets at every 100 feet at a minimum.
For other units, access is directly off a common courtyard or through stairs serving up to 3 dwellings.
- 3 Frontages Porch
Stoop
Dooryard
- 4 Vehicle Access & Parking Underground garage, surface parking, tuck under parking, or a combination of any of the above.
- 5 Private Open Space

Width	Depth	Area
8-foot minimum	8-foot minimum	100-square foot minimum

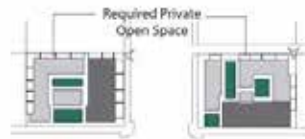
This open space is exclusive of the courtyard and may be located in a side or rear yard.
- 6 Common Courtyard

Recommended width/depth/height ratio:	1:1 approximate
Width and depth:	20-foot minimum
- 7 Building Size & Massing

Width per unit:	18-foot minimum 36-foot maximum
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Illustrative axonometric diagram



With underground parking



Illustrative plan diagram

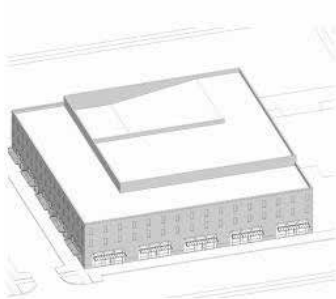


Illustrative photo of hybrid court

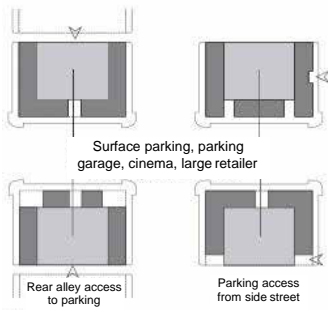
BS.2 BUILDING TYPES (CONTINUED)

MUN MUU

BS.2.G Liner



Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of liner



Illustrative photo of liner

- 1 Description A Liner Building Type conceals a garage, or other large-scale faceless building such as a movie theater, or “big box” store designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses. The access corridor, if applicable, is included in the minimum depth.
- 2 Lot Size Width: 400-foot maximum
Depth: 150-foot maximum
- 3 Pedestrian Access Direct access from sidewalk. Upper floors accessed from street level lobby.
- 4 Frontages Forecourt
Shopfront
Gallery
Arcade
- 5 Vehicle Access & Parking Required parking is accommodated in an underground or above-ground garage, tuck under parking, or a combination of any of the above.
- 6 Private Open Space Private open space is required for each residential unit and shall be no less than 50-square feet with a minimum dimension of 5 feet in each direction. [Alternatively, Private open space requirements may be alternatively met with open space designed for specific use by the residents. See OS.1.](#)
- 7 Shared Open Space The primary shared common space is the rear or side yard designed as a courtyard. Courtyards can be located on the ground, or on a podium, or on a parking deck, and must be open to the sky. Side yards can also be formed to provide outdoor patios connected to ground floor commercial uses.

Recommended width/depth/height ratio: 1:1 approximate

Width and depth: 20-foot minimum
- 8 Building Size & Massing Length along frontage: 400-foot maximum
Length over 200 feet must provide massing break

BS.2 BUILDING TYPES (CONTINUED)

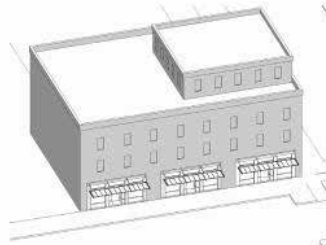
MUN MUU

BS.2.H Flex Building

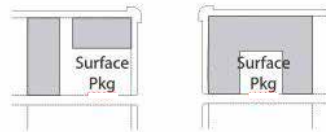
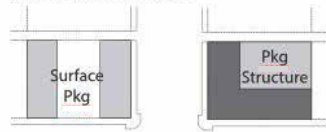
- | | | |
|---|--------------------------|--|
| 1 | Description | A Flex Building Type is designed for occupancy by retail, service, <u>office</u> and/or <u>office-residential</u> uses on the ground floor, with upper floors configured for <u>a similar mix of uses—retail, service, office, and/or residential uses</u> . Second floor units may be directly accessed from the street through a stair; upper floors are accessed through a street level lobby. |
| 2 | Lot Size | Width: 400-foot maximum
Depth: 150-foot maximum |
| 3 | Pedestrian Access | Direct access from sidewalk. Upper floors accessed from street level lobby. |
| 4 | Frontages | Forecourt
Shopfront
Gallery
Arcade
<u>Stoop</u> |
| 5 | Vehicle Access & Parking | Required parking is accommodated in an underground or above-ground garage, tuck under parking, or a combination of any of the above. |
| 6 | Private Open Space | Private open space is required for each residential unit and shall be no less than 50-square feet with a minimum dimension of 5 feet in each direction. <u>Alternatively, private open space requirements may be alternatively met with open space designed for specific uses by residents. See OS.1.</u> |
| 7 | Shared Open Space | The primary shared common space is the rear or side yard designed as a courtyard. Courtyards can be located on the ground, on a podium, or on a parking deck, and must be open to the sky. Side yards can also be formed to provide outdoor patios connected to ground floor commercial uses.

Recommended width/depth/height ratio: 1:1 approximate

Width and depth: 20-foot minimum |
| 8 | Building Size & Massing | Length along frontage: 400-foot maximum
Length over 200 feet must provide massing break |



Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of flex building



Illustrative photo of flex building

Frontage Standards

FS.1 FRONTAGE STANDARDS

FS.1A Purpose

This Section sets forth the standards applicable to the development of private frontages. Private frontages are the components of a building that provide an important transition and interface between the public realm (street and sidewalk) and the private realm (yard or building). These standards supplement the standards for each zone that the frontage types are allowed within. For each frontage type, a description, a statement of the type's intent, and design standards are provided. These standards are intended to ensure that proposed development is consistent with the City's goals for building form, physical character, land use activity and quality.

FS.1B Applicability

These standards work in combination with the standards found in Section DS.0 (Development Standards by Zones) and Section BS.0 (Building Standards) and are applicable to all private frontages within transect zones.

FS.1C Allowed Building Types by Zoning District

Table FS.1 (Frontage Types) provides an overview of the allowed frontage types.

TABLE FS.1 FRONTAGE TYPES

Private Frontage	Public Frontage	Private Frontage	Public Frontage	Photo	Description
					Front Yard: The facade is set back substantially from the frontage line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The setback can be densely landscaped to buffer from the higher speed thoroughfares.
					Porch & Fence: The facade is set back from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains the demarcation of the yard while not blocking view into the front yard. The porches shall be no less than 8 feet deep.
					Dooryard (Terrace): The facade is set back from the frontage line with an elevated garden or terrace permitted to encroach. This type can effectively buffer residential quarters from the sidewalk, while removing the private yard from public encroachment. The terrace is also suitable for cafes.
					Stoop: The facade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.
					Forecourt: A portion of the facade is close to the frontage line and the central portion is set back. The forecourt with a large tree offers visual and environmental variety to the urban street streetscape. The forecourt may accommodate a vehicular drop-off.
					Lightcourt: The facade is set back from the frontage line by a sunken light- court. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment.
					Shopfront: The facade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has substantial glazing on the sidewalk level and an awning that may overlap the sidewalk.
					Gallery: The facade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery shall be no less than 10 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.
					Arcade: The facade is a colonnade that overlaps the sidewalk, while the façade at sidewalk level remains at the frontage line. This type is conventional for retail use. The arcade shall be no less than 12 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.

Front Yard

Description The main facade of the building has a large planted setback from the frontage line providing a buffer from the street. The front yard remains unfenced and is visually continuous with adjacent yards, supporting a common landscape and working in conjunction with the other private frontages.

Size Depth: 20 feet

Design Standards The front yard should be visually continuous with adjacent yards, supporting a common landscape. The setback can be densely landscaped to buffer from the higher speed thoroughfares. The yard is the first impression of a home and therefore should be carefully landscaped, preferably with drought-resistant plants.

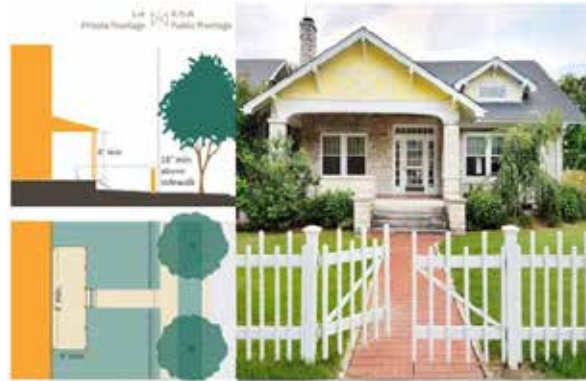


Porch & Fence

Description Provides a physical transition from the sidewalk to the private lot and building while maintaining visual connection between buildings and the public space of the street. The porch frontage consists of a building with a front set back from the property line and a porch encroaching into that front setback.

Size Width: 8-foot minimum
Depth: 8-foot minimum
Height: 8-foot minimum
Pathway: 3-foot wide minimum
Finished level above sidewalk: 18-inch minimum

Design Standards Projecting porches must be open on three sides and have a roof.



Dooryard (Terrace)

Description The main facade of the building is set back a small distance and the frontage line is defined by a low wall or hedge, creating a small dooryard. The dooryard shall not provide public circulation along a ROW. The dooryard may be raised, sunken, or at grade and is intended for ground-floor residential.

Size Width: 8-foot minimum
Length: 50-foot maximum
Pathway: 3-foot minimum
Finished level above sidewalk: 3'-6" maximum

Design Standards For live/work, retail and service uses, these standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of conflict between them, the Dooryard Frontage Type standards shall prevail.



Stoop

Description The main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs or ramps from the stoop may lead directly to the sidewalk or may be side-loaded. This Type is appropriate for residential uses with small setbacks.

Size Width & Depth: 5-foot min.; 8-foot max.
Finished level above sidewalk: 18-in min.

Design Standards

1. Stairs may be perpendicular or parallel to the building facade.
2. Ramps shall be parallel to façade or along the side of the building.
3. The entry doors are encouraged to be covered or recessed to provide shelter from the elements.



Forecourt

Description The main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space may be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area.

Size Width & Depth: 12-foot minimum
Ratio, height to width: 2:1 maximum

Design Standards The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort.



Lightcourt

Description The main facade of the building is set back from the frontage line by an elevated terrace or a sunken lightcourt. This Type buffers residential, retail or service uses from urban sidewalks and removes the private yard from public encroachment.

Size Width: 5-foot minimum
Height:
landing above sidewalk: 6-foot maximum
landing below sidewalk: 6-foot maximum

Design Standards A short fence may be placed along the built-to-line or setback where it is not defined by a building.



Shopfront

Description The main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This Type is intended for retail use. It has substantial glazing at the sidewalk level and typically includes an awning that may overlap the sidewalk. It may be used in conjunction with other frontage types. An awning that extends over the sidewalk requires an encroachment permit.

Size Ground Floor Transparency:
75% of frontage minimum

Awning Depth: 4-foot minimum
Setback from curb: 2-foot minimum
Height, clear: 8-foot maximum

- Design Standards**
1. Shopfront glass shall be clear without reflective glass frosting or dark tinting.
 2. Shopfront windows may have clerestory windows (horizontal panels) between the shopfront and second floor/top of single-story parapet. Glass in clerestory may be of a character to allow light, while moderating it such as stained glass, glass block, painted glass, or frosted glass.
 3. Shopfronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged.
 4. Operable awnings are encouraged.



Gallery

Description A roof or deck projecting from the facade of a building, supported by columns located just behind the street curb. Galleries shelter the sidewalk with a roof or unenclosed, accessible, out-door space making them ideal for retail use. Galleries may be one- or two-stories in height, functioning as covered or uncovered porches at the second floor. Railing on top of the gallery is only required if the gallery roof is accessible as a deck.

Size Depth: 8-foot minimum
Ground floor height: 16-foot minimum
Setback from curb: 1-foot min.; 2-foot max.

- Design Standards**
1. Galleries shall be combined with the Shopfront frontage type.
 2. Galleries must have consistent depth along a frontage.
 3. Ceiling light is encouraged.
 4. Galleries may be entirely on private property or may encroach over the sidewalk in the public ROW, subject to approval of an encroachment permit.
 5. Column spacing and colonnade detailing, including lighting, shall be consistent with the style of the building to which it is attached.
 6. Columns shall be placed in relation to curbs so as to allow passage around and to allow for passengers of cars to disembark.



Arcade

Description Composed of a building with ground floor facades that align with the property line, and upper floors that project over the property line to cover the sidewalk. A colonnade structurally and visually supports the building mass that encroaches into the public right-of-way. Arcades contain ground-floor storefronts, making them ideal for retail use as the arcade shelters the pedestrian and shades the storefront glass, preventing glare that might obscure views of merchandise.

Size Depth: 8-foot minimum
Ground floor height: 16-foot minimum
Setback from curb: 1-foot min.; 2-foot max.

- Design Standards**
1. Arcades shall be combined with the Shopfront frontage type.
 2. Arcades may be entirely on private property or may encroach over the sidewalk in the public right-of-way, subject to approval of an encroachment permit.
 3. Column spacing and colonnade detailing, including lighting, shall be consistent with the style of the building.
 4. Columns shall be placed in relation to curbs so as to allow passage around and to allow for passengers of cars to disembark.



Street Standards

SS.1 BUILDING STREET STANDARDS

SS.1A Purpose

This Section provides design standards to ensure that proposed development is consistent with the Comprehensive Plan's goals for an interconnected and walkable network of blocks and streets that support the intended physical character, land use activity, and quality.

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Streets must not only provide for the efficient and safe movement of people, goods, and services, but must also facilitate great places that contribute to the look, feel, and experience of the 19th and Mildred mixed-use area and other neighborhoods. Minor modifications or exemptions to the application of street standards may be considered administratively for conditions compromised by grades, and/or the provision of parking structures with daylighted fronts facing public ways.

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SS.1B Applicability

This Section describes the standards for streets in FBC zones. These street standards are applicable for the transformation of existing streets and the creation of new streets in FBC zones. Additional street assemblies can be integrated into this Section when approved by the City.

SS.1C. Design objectives

Streets are one of the most important elements in defining FBC character. Due to this important role in place-making, in addition to their contribution of a major percentage of public space, street standards must be considered alongside building form, building types, frontage types, civic spaces, and landscaping in creating urban environments.

In accordance with the intent of this Section, new or modified street shall be designed to incorporate the following criteria for street design:

- a) Function: Ensuring essential access to premises for deliveries and servicing; effective use of curb space to support land use activities; and upgrading utilities under the roads to serve growing neighborhood needs.
- b) Mobility: Safe, efficient, and reliable movement supporting access of people and goods.
- c) Livability: Providing good and inclusive places for all that support vital economic, cultural, and community activity.

The City shall determine the appropriate street type for new and modified streets based on the anticipated function of the street while taking into consideration the areawide context.

All of the elements of the streets are context based. Overall width and pavement width, the number of lanes, and the lanes' specific sizes are listed. Street edges include planter type, lighting type, walkway type, and curb radii at intersections. Bulb-outs are encouraged to facilitate a pedestrian friendly environment.

The street sections in this Section suggest quality and intent. The dimensions in the street sections consider information gleaned from aerials and field observations of existing conditions plus desired outcomes resulting from redevelopment.

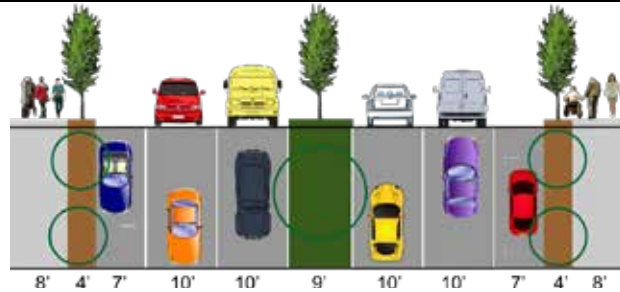
SS.1D. Design Departures

Minor departures from street section design elements are subject to administrative approval. The City may authorize departures when existing street frontage improvements that do not fully meet current standards will effectively achieve the FBC's design objectives for the applicable street type. In such instances, the City must determine that the costs of modifications required to ensure full compliance with the street section

standards will exceed the benefits. The City may also authorize departures that will achieve comparable landscape amenities, parking stall counts, pedestrian walkway surfaces, and other features when the overall design is consistent with the intent of the specified street type. Departures may be authorized where topography dictates design solutions that are not fully compliant or where parking structures with daylighted fronts face public ways.

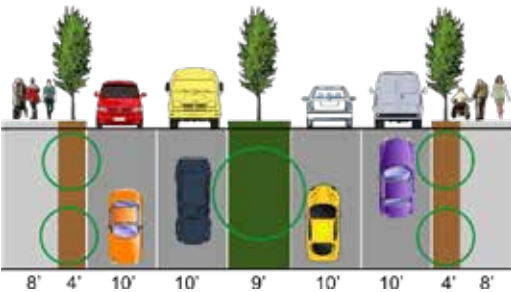
19th Street Shopfront

Assembly		Transportation Way	
Type	Principal arterial with parking	Vehicle Lanes	4 lanes; 2 lanes each way
Right-of-way	87 feet	Lane Width	10 feet
Pavement	54 feet	Parking Lanes	Parallel; both sides
Public Frontage		Movement Type	Medium
Curb Type	Vertical curb	Median Width	9 feet
Walkway Width	12 feet with 4-foot tree wells & contrasting pavement strips	Median Planting	Street trees with shrubbery
Walkway Surface	Concrete and pavers	Median Surface	Ground cover
Planter	Shade trees limbed for visibility and pedestrian access	Target Speed	35 mph
		Bicycle Provisions	None
		Transit	Bus; Light rail

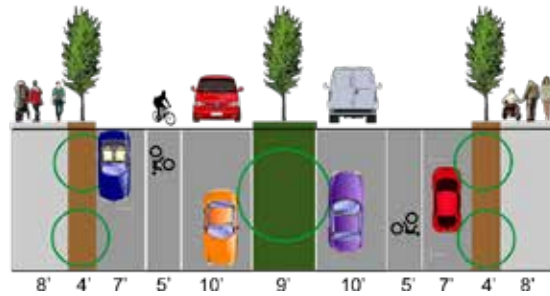


19th Street Non-Shopfront

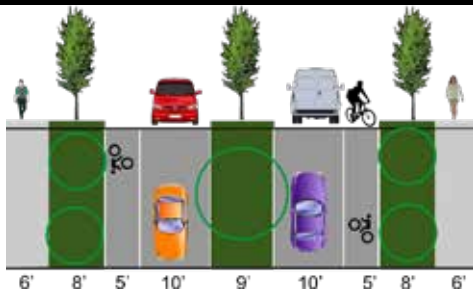
Assembly		Transportation Way	
Type	Principal arterial w/o parking	Vehicle Lanes	4 lanes; 2 lanes each way
Right-of-way	73 feet	Lane Width	10 feet
Pavement	40 feet	Parking Lanes	No on-street parking
Public Frontage		Movement Type	Medium
Curb Type	Vertical curb	Median Width	9 feet
Walkway Width	12 feet with 4-foot tree wells & contrasting pavement strips	Median Planting	Street trees with shrubbery
Walkway Surface	Concrete and pavers	Median Surface	Ground cover
Planter	Shade trees limbed for visibility and pedestrian access	Target Speed	35 mph
		Bicycle Provisions	None
		Transit	Bus; Light rail



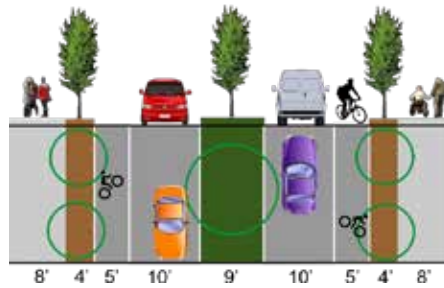
Mildred Street Shopfront			
Assembly		Transportation Way	
Type	Minor arterial with parking	Vehicle Lanes	2 lanes; 1 lane each way
Right-of-way	77 feet	Lane Width	10 feet
Pavement	44 feet	Parking Lanes	Parallel; both sides
Public Frontage		Movement Type	Medium
Curb Type	Vertical curb; 10 feet radius	Median Width	9 feet
Walkway Width	12 feet with 4-foot tree wells & contrasting pavement strips	Median Planting	Street trees with shrubbery
Walkway Surface	Concrete and pavers	Median Surface	Ground cover
Planter	Shade trees limbed for visibility and pedestrian access	Target Speed	25 mph
		Bicycle Provisions	5-foot lane
		Transit	Bus



Mildred Street Non-Shopfront			
Assembly		Transportation Way	
Type	Minor arterial w/o parking	Vehicle Lanes	2 lanes; 1 lane each way
Right-of-way	67 feet	Lane Width	10 feet
Pavement	30 feet	Parking Lanes	No on-street parking
Public Frontage		Movement Type	Medium
Curb Type	Vertical curb; 10 feet radius	Median Width	9 feet
Walkway Width	6 feet	Median Planting	Street trees with shrubbery
Walkway Surface	Concrete	Median Surface	Ground cover
Planter	8-foot amenity with shade trees limbed for visibility and pedestrian access	Target Speed	25 mph
		Bicycle Provisions	5-foot lane
		Transit	Bus



Regents Boulevard			
Assembly		Transportation Way	
Type	Minor arterial without parking	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	63 feet	Lane Width	10 feet
Pavement	30 feet	Parking Lanes	<i>Option 7 feet</i>
Public Frontage		Movement Type	Slow
Curb Type	Vertical curb; 10 feet radius	Median Width	9 feet
Walkway Width	12 feet with 4-foot tree wells & contrasting pavement strips	Median Planting	Street trees with shrubbery
Walkway Surface	Concrete and pavers	Median Surface	Ground cover
Planter	Shade trees limbed for visibility and pedestrian access	Target Speed	25 mph
		Bicycle Provisions	5-foot lane
		Transit	Bus

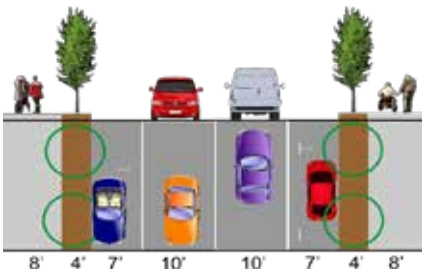


Local - Higher Intensity			
Assembly		Transportation Way	
Type	Feeder with parking	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	51 – 58 feet	Lane Width	10 feet
Pavement	27 – 34 feet	Parking Lanes	Parallel, <u>angled*</u> ; one or both sides
Public Frontage		Movement Type	Slow
Curb Type	Vertical curb; 10 feet radius	Median Width	NA
Walkway Width	12 feet with 4-foot tree wells & contrasting pavement strips	Median Planting	NA
Walkway Surface	Concrete and pavers	Median Surface	NA
Planter	Shade trees limbed for visibility and pedestrian access	Target Speed	25 mph
		Bicycle Provisions	None
		Transit	No transit
			<u>*Only in unique circumstances</u>

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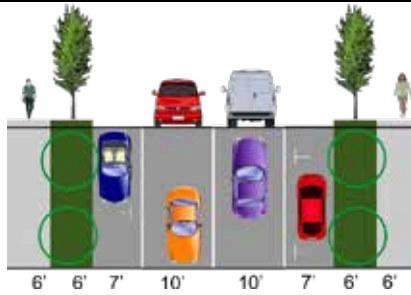
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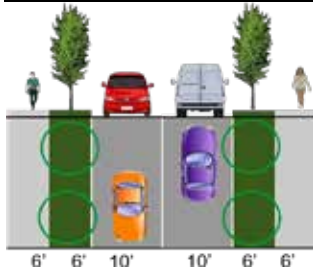
Local - Lower Intensity		Transportation Way	
Assembly		Transportation Way	
Type	Feeder with parking	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	51 – 58 feet	Lane Width	10 feet
Pavement	27 – 34 feet	Parking Lanes	Parallel, <u>angled*</u> ; one or both sides
Public Frontage		Movement Type	Slow
Curb Type	Vertical curb; 10 feet radius	Median Width	NA
Walkway Width	6 feet	Median Planting	NA
Walkway Surface	Concrete	Median Surface	NA
Planter	6-foot amenity with shade trees limbed for visibility and pedestrian access	Target Speed	25 mph
		Bicycle Provisions	None
		Transit	No transit <i>*Only in unique circumstances</i>

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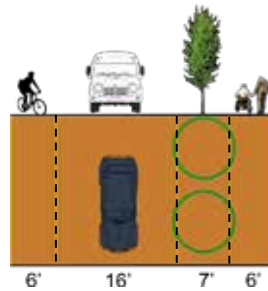
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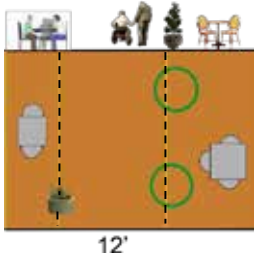
Local - Delivery		Transportation Way	
Assembly		Transportation Way	
Type	Local without parking	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	44 feet	Lane Width	10 feet
Pavement	20 feet	Parking Lanes	None
Public Frontage		Movement Type	Slow
Curb Type	Vertical curb; 10 feet radius	Median Width	NA
Walkway Width	6 feet	Median Planting	NA
Walkway Surface	Concrete	Median Surface	NA
Planter	6-foot amenity with shade trees limbed for visibility and pedestrian access	Target Speed	25 mph
		Bicycle Provisions	None
		Transit	No transit



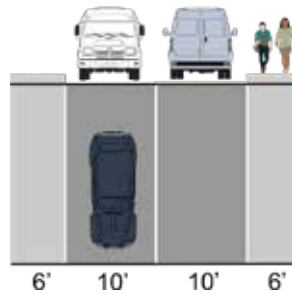
Local - Pedestrian			
Assembly		Transportation Way	
Type	Woonerf	Vehicle Lanes	2 lanes; 2-way, shared space
Right-of-way	35 feet	Lane Width	Shared 35-foot spaces
Pavement	35 feet	Parking Lanes	Shared 35-foot spaces
Public Frontage		Movement Type	Slow
Curb Type	Flat curb	Median Width	NA
Walkway Width	Shared 35-foot spaces	Median Planting	NA
Walkway Surface	Concrete or pavers	Median Surface	NA
Planter	Shade trees limbed for visibility and pedestrian access	Target Speed	20 mph
		Bicycle Provisions	Shared 35-foot spaces
		Transit	NA



Local - Pedestrian			
Assembly		Transportation Way	
Type	Paseo	Vehicle Lanes	NA
Right-of-way	NA	Lane Width	NA
Pavement	TBD	Parking Lanes	NA
Walkway Width	Minimum 12 feet	Movement Type	NA
Walkway Surface	Concrete or pavers	Median Width	NA
Design	Additional space should be included for intended uses and furnishings (such as tables, benches, planter pots, etc.)	Median Planting	NA
		Median Surface	NA
		Target Speed	NA
		Bicycle Provisions	NA
		Transit	NA



Alley – 2 way			
Assembly		Transportation Way	
Type	Alleyway	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	20 – 32 feet	Lane Width	10 feet
Pavement	20 feet	Parking Lanes	NA
Public Frontage		Movement Type	Slow
Curb Type	Vertical curb; 10 feet radius	Median Width	NA
Walkway	Both sides, one-side or neither	Median Planting	NA
Walkway Width	6 feet	Median Surface	NA
Walkway Surface	concrete	Target Speed	20 mph
Planter	NA	Bicycle Provisions	NA
		Transit	NA



Alley – 1 way			
Assembly		Transportation Way	
Type	Alleyway without sidewalks	Vehicle Lanes	1 lane; 1 direction
Right-of-way	16 feet	Lane Width	16 feet
Pavement	16 feet	Parking Lanes	NA
Public Frontage		Movement Type	Slow
Curb Type	NA	Median Width	NA
Walkway Width	NA	Median Planting	NA
Walkway Surface	NA	Median Surface	NA
Planter	NA	Target Speed	20 mph
		Bicycle Provisions	NA
		Transit	NA



16'

Open Space Standards

OS.1 OPEN SPACE STANDARDS

OS.1A Purpose

This Section provides a catalog of pre-approved Public Open Space types that are appropriate to use within walkable urban environments.

OS.1B Applicability

This section describes the guidelines for development of Public Open Spaces in the Form-Based Code Area.

The Standards shall apply to all proposed development within Form-Based Code zones and shall be considered in combination with the standards for the applicable zone.

Additional Public Open Spaces can be integrated into this section as they are approved by the City.

OS.1C Design Objective

Open Spaces play an important role in place-making. Their standards must be considered alongside building form, building types, frontage types, and thoroughfares in creating urban environments.

OS.1D Open Space Required

Each project application that involves at least ~~four~~4 acres shall be required to provide a minimum of ~~five-ten~~10 percent of the project area as open space. The required open space shall be designed in compliance with the applicable requirements from Table OS.1. ~~For projects that provide more than 10 percent% public open space, the City may approve an open space plan that provides this additional public open space in lieu of a portion of the private open space required in BS.2.G.6 or BS.2.H.6. Unless part of the plaza, rambla, or promenade, sidewalks and planter strips located within a street right of way shall not count as open space when calculating minimum requirements unless they are part of plaza, rambla or promenade.~~

Each project ~~four4 acres or larger shall include~~require an open space design plan application that incorporates the urban design concept described in OS.2, where applicable to demonstrate adherence to open space types and configurations consistent with OS.1 and OS.2. The application that includes a Public Open Space Overlay within its boundaries, as designated in the Regulating Plan Diagram, shall be required to develop the green street median, square, plaza, or other open space type in accordance with the applicable urban design concept shown in Figure RP.1. If, when a project applicant intends to submit an application to the City, an urban design concept has not been prepared and adopted in the FBC for the applicable open space type and location specified in ~~OS.2the Regulating Plan Diagram~~, the applicant shall ~~prepare or~~ fund the preparation of a conceptual plan under the direction of the City. The City may opt to retain the services of a qualified firm to complete the plan with funding to be provided by the applicant.

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TABLE OS.1 OPEN SPACE TYPES

Open Space Type	Greenway	Green	Square
Illustration			
Example of Intended Physical Character			
Description	A linear open space that can meet a variety of purposes, from recreational to environmental restoration.	An open space available for unstructured and limited amounts of structured recreation.	An open space available for civic purposes, unstructured and limited amounts of structured recreation.
Size	Variable	1 acre to 15 acres	¼ acre to 5 acres
Frontage (minimum)	Fronting lots encouraged to provide access and pleasant frontage.	2 streets	2 streets
Typical Facilities	Passive and active recreation, accessory structure, drinking fountains, signs, benches, exercise equipment, benches, and paths.	Passive and active recreation (unstructured or structured), accessory structure, drinking fountains, community facilities less than 5,000 square feet, benches, and paths.	Passive and active recreation (unstructured or structured), accessory structure, drinking fountains, community facilities greater than 5,000 square feet, benches, and paths.

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TABLE OS.1 OPEN SPACE TYPES (CONT.)

Open Space Type	Plaza	Pocket Park	Playground	Community Garden
Illustration				
Example of Intended Physical Character				
Description	An open space available for civic purposes and commercial activities. Building frontages should define these spaces. Plazas are typically hardscaped.	An open space available for informal activities in proximity to neighborhood residences.	An open space designed for the recreation of children and interspersed within residential areas. Playgrounds may be included within other open spaces.	An open space designed as a grouping of plots for nearby residents for small-scale cultivation. Community Gardens may be included within other open spaces.
Size Frontage (minimum)	½ to 2 ½ acres 2 streets	4,000 sf to ½ acre 1 street	No minimum or maximum 1 street	No minimum or maximum 1 street
Typical Facilities	Passive recreation, accessory structure, drinking fountains, and paths.	Passive recreation, accessory structure, drinking fountains, and paths.	Accessory structure, drinking fountains, and paths.	Accessory structure, drinking fountains, and paths.

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OS.2 URBAN DESIGN CONCEPTS

In accordance with OS.1D-2, each project application that includes a Public Open Space Overlay within its boundaries, as further determined by OS.1D, or designated in the Regulating Plan Diagram, shall be required to develop the urban green street, green, square, plaza, or other open space type generally consistent with the applicable urban design concept depicted below. ~~If an urban design concept has not been prepared and adopted, below, at time of project application, the applicant shall fund the preparation of a conceptual plan under the direction of the City that The plan shall incorporate,~~ at a minimum, the design elements described in the placeholder for each open space type below.

- 1.) Urban green street with median, sidewalks and curbside parking located on 22nd Street (planned) east of at Mildred Street West and 24th Street (planned).

~~The green street design concept would include a median containing plant materials with hardscape/paving where appropriate to support passive and active space including pedestrian corridors a mix of paving and plant materials that support active spaces. The design street cross section should include a promenade/ramblas filled with kiosks that sell newspapers, flowers, beverages, or other goods. These features could be located within an active median, or if the median is to be primarily passive, along one or both sides of the street within an adjoining plaza, square, or another type of FBC-identified open space areas. Space could be provided for street traders, performers, and seating for outdoor cafes. Areas should be designed to support programmed activities such as farmers markets and arts fairs. Notable sights and facilities should be located within the promenade, including water features, imaginative play areas, and covered spaces for popular meeting points. Suggestions for street furniture and street lighting to be used in the Ramblas/Promenade would be included. The concept would include a street tree plan and suggestions for street furniture and street lighting. An overall illustrative site plan, sections, and renderings are required to be provided. Photos of similar successful projects may support or supplement the plans.~~

- 2.) Green, square or plaza located north of 20th Street (planned) and east of 66th Avenue West (planned).

~~The green, square or plaza design concept would create informal community gathering places by providing comfortable seating opportunities with multi-seasonal amenities, such as canopies or other cover from the elements and heating during periods of cooler temperatures. Designs should include character-defining materials and accessories, art elements or water features, wayfinding elements, pedestrian-scale lighting, and landscape features that provide visual access to the space and support active and passive uses. An overall illustrative site plan, sections, and renderings are required to be provided. Photos of similar successful projects may support or supplement the plans.~~

- 3.) Green, square or plaza located south of 22nd Street (planned) and west of 66th Avenue West (planned).

~~The green, square or plaza design shall be a minimum of 1/2 acre in size. The design concept would create informal community gathering places by providing comfortable seating opportunities with multi-seasonal amenities, such as canopies or other cover from the elements and heating during periods of cooler temperatures. Designs should include character-defining materials and accessories, art elements or water features, wayfinding elements, pedestrian -scale lighting, and landscape features that provide visual access to the space and support active and passive uses. An overall illustrative site plan, sections, and~~

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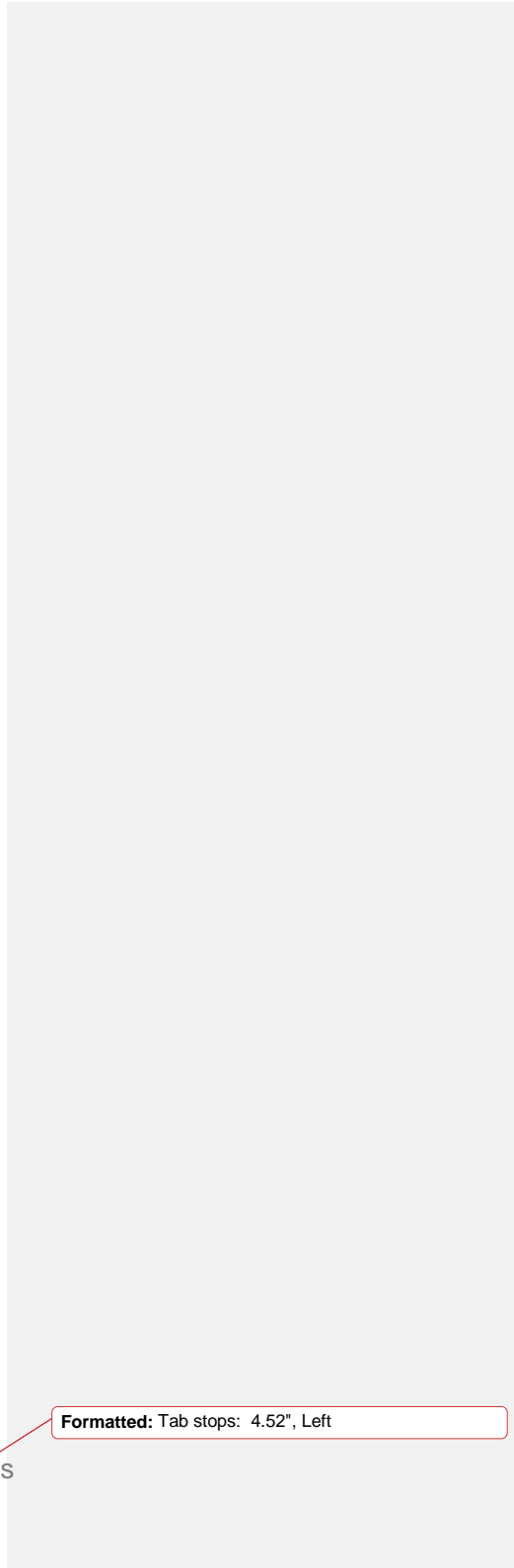
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renderings are required to be provided. Photos of similar successful projects may support or supplement the plans.



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August 8, 2022

City of Fircrest

Case No: 22-04, and 22-05, Alliance Prose

Public Comments, ending Aug. 9, 2022, at 5:00 pm

My name is Bruce Bodine. I represent the Ownership (2101 Mildred, LLC) , property located NE of the proposed project. In 2003, I was the developer that redeveloped the abandoned die-cast aluminum plant and created the current **Sunrise Center**.

We redeveloped the property into a sports entertainment facility called “Thrill-Zone”. Along the front we followed the City of Fircrest zoning code and constructed speculative retail business spaces. We sold the front buildings in 2007. Throughout our ownership of the front retail buildings, we struggled to keep the spaces leased. After we sold the buildings, at one time, the vacancy was as much as 70% vacant. Again, the uses were dictated by the City of Fircrest. We tried our best, but the market simply had other ideas.

In 2006, we sold “Thrill-Zone” to another operator. In 2008, Thrill-Zone went out of business. At that time, the space formally used by Thrill-Zone was divided up into smaller spaces. In the current building configuration, we currently have tenants that include: Skateworld, UP Crossfit, Cappella Music Academy, Fritzzy’s Roller Skate Shop, and Guardian Security. All of these tenants are very popular with the community!

Throughout our property ownership, we have seen the few attempts by others to try to make something happen at the subject property next door (2119 Mildred). Walmart was the first to arrive. And then Winco Foods. Many others have looked at the property and all of these potential developers have abandoned their efforts because they had deemed the property not feasible. For years, we have owned property next to what looks like a goat farm. Goats have roamed our parking lots and the smell of goats permeates the air sometimes. Goats are interesting, but this 9.5 acre site has a better use than goats.

I know the City of Fircrest prefers a big box retailer. I had heard this when I was standing before the City of Fircrest Planning Commission back in 2003. They said: “I think we should wait for a better tenant”, as I presented my project. I suspect the Planning Commission might still be waiting for “a better tenant”, but I would urge the Planning Commission, Hearing Examiner, and all decision makers to approve a project that makes economic sense. The 2119 Mildred site has sat abandoned for decades now. How long must the neighbors wait until a developer has the stomach to take a risk with a speculative real estate venture?

It’s been almost 20 years since I redeveloped the Pace Industrial Die-Cast Aluminum plant. We had to immediately go to work and clean up the environmental contamination that Pace left in the soil. We did so promptly after we purchased the property.

I understand that the subject site also has soil contamination. I urge the decision makers to approve a project so that the WA State Dept of Ecology can monitor the cleanup as required with any redevelopment of the site.

The Alliance proposal is compatible with the City of University Place multi-family project across the street (Mildred). The apartments across the street and the apartments east of the subject Alliance proposal create a nice area of housing that is supported by many University Place and Fircrest nearby businesses. We are certain that the Alliance project will bring added retail sales to the area and add more customers to all our tenant's businesses.

There might be some decision makers that believe the project is too large. I don't believe it is. Multi-family projects are popular only because there is a strong need for housing. The need for housing is much stronger than retail. Perhaps had Walmart or Winco Food decided to redevelop the property many years ago, this retail component would exist today, but for many reasons, this retail was not feasible back then and it is not feasible today either, because these Buyers never re-appeared.

With a commercial activity like a skating rink and fitness center next door, we are (sound) insulated well, but it will be important that this new proposed development blends well with the existing commercial use next door. They should plan on installing increased sound insulation for any residential units that might be impacted so that there are no complaints from their residential tenants about any sound leakage from our commercial uses next door. I do recall two complaints from the apartment building to the SE of our property, back in 2004-05. We added sound insulation at the east overhead door and added more insulation panels on the inside of our building. I don't believe there have been any complaints since then, or at least I haven't heard of any. We also recently added a new insulated roof, which also helps control the commercial sound coming from our commercial property.

If the Alliance project is built as proposed, I am pointing out that they should look at their north walls, windows and openings and consider the commercial businesses to the north. We don't want to have any disruptions with future apartment tenants, but we welcome them!

Alliance has designed the project so that our Sunrise Center (2101 Mildred) property can easily connect to the north side of their project. When I designed Sunrise Center, I built into the Site Plan the option to connect to the south neighbor as well. I like the connectivity of parking lots and neighbors. Nobody likes to navigate around curbs separating parking lots and driveways.

On a side note, I would like to remind the City of Fircrest decision makers of the "Pre-Annexation Agreement".

PREANNEXATION AGREEMENT

This agreement is entered into this 20~~th~~ day of May, 1996, by and between the City of Fircrest, Washington, hereinafter referred to as the "City", and Robert M. Freeman, M.D. and Rufus Lund, Administrative Officer for Puget Corporation, hereinafter collectively referred to as the "Owners".

A copy of this Agreement is attached with my Public Comments.

As I understand it, this Agreement was prepared before the subject property was annexed into the City of Fircrest. Rufus Lund was the owner of the property that I purchased in 2003. Robert Freeman, M.D. was the owner of the subject Alliance property. In my opinion, it is important to recall that the subject property was not part of the City of Fircrest until 1996. For 71 years, this area was not part of the City of Fircrest. And this Agreement suggests the use and zoning should be mutually agreeable by the Owner(s) and the City of Fircrest. Dr. Freeman has passed away, but I must assume his wishes would have been to create a future project that serves the community and is the best use for the property.

Today, in my opinion, the best use is the Alliance project proposed. I am happy to say good-bye to the goats too!

I support this project.

Bruce Bodine
2101 Mildred, LLC

Jayne Westman

From: rybolt@comcast.net
Sent: Saturday, September 24, 2022 10:41 AM
To: David Viafore; Brett Wittner; Jim Andrews; Jayne Westman
Subject: Against FBC Amendments

The renderings in this document don't look like any Fircrest I know—and certainly do not look like the Form Based Code vision we discussed two years ago. What is the point of zoning if it can be changed on a whim?

<https://www.cityoffircrest.net/wp-content/uploads/2022/09/09272022-SS-Agenda-Packet.pdf>

Brian Rybolt
1036 Daniels Drive

FIRCREST CITY COUNCIL AGENDA SUMMARY

DATE: 10/25/2022

NEW BUSINESS: Sewer Connection Schedule of Fees

ITEM: 13A

FROM: Tyler Bemis, Public Works Director

RECOMMENDED MOTION: I move to adopt Ordinance No. _____, amending Ordinance No. 1621 Section 1(a) and FMC 20.04.025 General Facilities Charge; amending Ordinance No. 1621 Section 2(a)(c) and FMC 20.04.030 Service Connection Fees and Inspection Fees

PROPOSAL: This is a proposal to increase the sewer system General Facilities Charge's (GFC's), Service Connection Fee, and Inspection Fee. Council requested staff to review the City's sewer system connection schedule of fees for adjustment. These fees are to be increased annually, but this has not occurred. The current increases will bring the schedule of fees up to accurately account for years past.

FISCAL IMPACT: The fiscal impact will be to add additional revenue to the sewer fund to offset the costs of the existing and future improvements based on the future development activity in the City.

ADVANTAGE: Increasing the charges provides for future connections to help pay for the improvements that have occurred since the last increase as well as buy into the existing system. By adjusting this fee on an annual basis with the CPI-W this allows the fee to remain current.

DISADVANTAGES: Increases the cost to future customers.

ALTERNATIVES: Not increase the fees, which means the future customers would not pay their fair share in buying into the utility. Adjust the fee differently that what is recommended by staff.

HISTORY: In November 2001, the GFC were adjusted based on meter size with a service connection fee and drop-in fee for meters established. These fees were identified as the value of the existing facilities and the planned capital improvements at the time of connection. In 2008, these fees were reviewed and recalculated per the July 27, 2008 memos from the City Engineer and increased accordingly effective January 1, 2009. The latest increases were implemented in October of 2018 under Ordinance 1621. At this time the Code was amended to also include an annual increase based on the December CPI-W. These increases were never implemented from 2019 through 2021.

ATTACHMENTS: [Ordinance Title 20.04](#)

**CITY OF FIRCREST
ORDINANCE NO. ____**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
FIRCREST, WASHINGTON, AMENDING ORDINANCE NO. 1621
SECTION 1(a) AND FMC 20.04.025 GENERAL FACILITIES CHARGE;
AMENDING ORDINANCE NO. 1621 SECTION 2(a)(c) AND FMC
20.04.030 SERVICE CONNECTION FEES AND INSPECTION FEES.**

WHEREAS, the City Council of the City of Fircrest determined to increase the sewer system general facilities charge, connection fee, and inspection fee to more appropriately recover costs associated with connections to the sewer system and the customer's proportionate share of the value of the existing facilities, based on present day values.

WHEREAS, the City Council has determined it is in the best interest of the City of Fircrest to amend the City's general facilities charge, and service connection and inspection fees, contained in Ordinance 1621 and Fircrest Municipal Code Sections 20.04.025 and 20.04.030;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF FIRCREST DO
ORDAIN AS FOLLOWS:**

Section 1. Section 1 of Ordinance No. 1621 and FMC 20.04.025 are hereby amended to read as follows:

20.04.025 General facilities charge.

Each connection to the city sanitary sewer system shall be charged a general facilities charge based on the customer's proportionate share of the value of the existing facilities and the planned capital improvements at the time of connection for each property served. The general facilities charge shall be a flat rate of \$5,737.00 except for business, commercial, and industrial connections.

(a) The general facilities charge for business, commercial, and industrial connections shall be computed by multiplying the base rate of \$5,737.00 times the meter equivalent, based on the meter size table as follows:

Meter Size	Meter Equivalent	General Facilities Charge
5/8"	1.0	\$5,737.00
1"	2.5	\$14,341.00
1-1/2"	5.0	\$28,683.00
2"	8.0	\$45,893.00
3"	16.0	\$91,785.00
4"	25.0	\$143,415.00

1
2 (b) Such general facilities charges shall be credited to the specific premises served and no
3 other property, and the premises shall be noted by address and permanently filed in the
4 records of the city. Properties with existing services shall be considered to have satisfied
the general facilities charges; however, change of use shall require payment for any
differential in residential equivalents.

5 (c) The general facility charge schedule shall be updated annually at a rate adjusted in
6 accordance with the United States Bureau of Labor Statistics consumer price index (CPI-
7 W) for the Seattle-Tacoma-Bremerton area ending December of each year, to be effective
February 1st of the following year. (Ord. 1621 § 1, 2018; Ord. 1465 § 1, 2008; Ord. 1293
§ 1, 2001; Ord. 1280 § 3, 2001; Ord. 1099 § 2, 1995).

8 **Section 2.** Section 2 of Ordinance No. 1621 and FMC 20.04.030 are hereby amended to
9 read as follows:

10 **20.04.030 Service connection fee and inspection fee.**

11 A service connection fee or inspection fee, for each residential unit or equivalent, shall be
12 charged and collected by the city for each new permanent connection to its sewer
13 collection system. The service connection fee will be charged in the event that the city is
14 required to make the physical connection to the existing sewer main and extend the
15 service line to the property line. The inspection fee will be charged in the event that a
16 developer makes the physical connection to a new or existing sewer main, extends the
17 service line to the property line, completes all surface restoration, and the city inspects
18 said work. The service connection fees and inspection fees shall be charged as follows:

16 (a) Service connection fee: \$2,811.00. In addition to the service connection fee, an
17 additional fee of \$29.00 per square foot of pavement restoration required for the
18 connection shall be charged based on measurements made at the time of connection, and
the actual cost of any other related work shall be the responsibility of the property owner
payable to the city prior to final inspection.

19 (b) The service connection fee shall be updated annually at a rate adjusted in accordance
20 with the United States Bureau of Labor Statistics consumer price index (CPI-W) for the
21 Seattle-Tacoma-Bremerton area ending December of each year to be effective February
22 1st of the following year.

22 (c) Inspection fee: \$402.00.

23 (d) The inspection fee shall be updated annually at a rate adjusted in accordance with the
24 United States Bureau of Labor Statistics consumer price index (CPI-W) for the Seattle-
25 Tacoma-Bremerton area ending December of each year to be effective February 1st of
26 the following year. (Ord. 1621 § 2, 2018; Ord. 1465 § 2, 2008; Ord. 1293 § 3, 2001; Ord.
1280 § 4, 2001; Ord. 1099 § 1, 1995; Ord. 961 § 1, 1990; Ord. 913 § 2, 1988; Ord. 116 §
3, 1947).

27 **APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF**
28 **FIRCREST, WASHINGTON,** at a regular meeting thereof this 25th day of October
29 2022.

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APPROVED:

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Brett L. Wittner, Mayor

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ATTEST:

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Jayne Westman, City Clerk

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APPROVED AS TO FORM:

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Hillary J. Evans, City Attorney

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Chapter 20.04
CONNECTIONS*

Sections:

- 20.04.010 Connection to system required.
- 20.04.020 Sewage defined – Discharge of storm sewage into sanitary systems prohibited.
- 20.04.025 General facilities charge.
- 20.04.030 Service connection fee and inspection fee.
- 20.04.035 Costs of making connection – Extension of sewer mains.
- 20.04.040 Authorized person to connect.
- 20.04.045 City not liable for private damage.
- 20.04.050 *Repealed.*
- 20.04.060 Buildable lot defined – Separate connection fee – Exceptions.
- 20.04.070 Compliance with health department requirements.
- 20.04.080 Failure of septic tank owner to make connection to city sewer system.
- 20.04.090 Penalty for violation.
- 20.04.100 Severability.
- 20.04.110 Lines not to cross another’s private property.
- 20.04.120 Liability for maintenance and repair.
- 20.04.130 Standards of sewage.
- 20.04.140 Plumbing standards.
- 20.04.150 Inspection of plumbing and sewage.
- 20.04.160 Violations of plumbing or sewage standards.
- 20.04.170 When additional or different terms and conditions can be imposed.

* Cities empowered to construct sewers and drains and to compel property owners to make proper connections – See RCW 35.27.370(5).
See also RCW 35.21.210 and Chapter 35.67 RCW.

20.04.010 Connection to system required.

Every building in the city wherein sewage is or may be produced shall be connected to the sewerage system of the city, and it is unlawful for any person to occupy or use any such building which is not so connected or equipped, or to install, maintain or use any septic tank, cesspool, outhouse or other means of sewage disposal not herein made permissible.

All residential sewer service lines shall be not less than four inches in diameter, and all sewer mains shall be not less than eight inches in diameter. (Ord. 1280 § 1, 2001; Ord. 913 § 1, 1988; Ord. 116 § 1, 1947).

20.04.020 Sewage defined – Discharge of storm sewage into sanitary systems prohibited.

The term “sewage” as used in this chapter shall mean and include all liquid or solid human waste material that drains from any toilet, washbasin, sink, laundry tray, shower, bathtub or other plumbing fixtures employed to promote cleanliness and health.

Storm sewage is expressly excluded from this definition and it shall be unlawful for any person to discharge or cause to be discharged any storm sewage into the sanitary sewers of the city of Fircrest. (Ord. 1280 § 2, 2001; Ord. 116 § 2, 1947).

20.04.025 General facilities charge.

Each connection to the city sanitary sewer system shall be charged a general facilities charge based on the customer’s proportionate share of the value of the existing facilities and the planned capital improvements at the time of connection for each property served. The general facilities charge shall be a flat rate of \$5,737.00 except for business, commercial, and industrial connections.

(a) The general facilities charge for business, commercial, and industrial connections shall be computed by multiplying the base rate of \$5,737.00 times the meter equivalent, based on the meter size table as follows:

Meter Size	Meter Equivalent	General Facilities Charge
5/8"	1.0	\$5,737.00
1"	2.5	\$14,341.00
1-1/2"	5.0	\$28,683.00
2"	8.0	\$45,893.00
3"	16.0	\$91,785.00
4"	25.0	\$143,415.00

(b) Such general facilities charges shall be credited to the specific premises served and no other property, and the premises shall be noted by address and permanently filed in the records of the city. Properties with existing services shall be considered to have satisfied the general facilities charges; however, change of use shall require payment for any differential in residential equivalents.

(c) The general facility charge schedule shall be updated annually at a rate adjusted in accordance with the United States Bureau of Labor Statistics consumer price index (CPI-W) for the Seattle-Tacoma-Bremerton area ending December of each year, to be effective February 1st of the following year. (Ord. 1621 § 1, 2018; Ord. 1465 § 1, 2008; Ord. 1293 § 1, 2001; Ord. 1280 § 3, 2001; Ord. 1099 § 2, 1995).

20.04.030 Service connection fee and inspection fee.

A service connection fee or inspection fee, for each residential unit or equivalent, shall be charged and collected by the city for each new permanent connection to its sewer collection system. The service connection fee will be charged in the event that the city is required to make the physical connection to the existing sewer main and extend the service line to the property line. The inspection fee will be charged in the event that a developer makes the physical connection to a new or existing sewer main, extends the service line to the property line, completes all surface restoration, and the city inspects said work. The service connection fees and inspection fees shall be charged as follows:

(a) Service connection fee: \$2,811.00. In addition to the service connection fee, an additional fee of \$29.00 per square foot of pavement restoration required for the connection shall be charged based on measurements made at the time of connection, and the actual cost of any other related work shall be the responsibility of the property owner payable to the city prior to final inspection.

(b) The service connection fee shall be updated annually at a rate adjusted in accordance with the United States Bureau of Labor Statistics consumer price index (CPI-W) for the Seattle-Tacoma-Bremerton area ending December of each year to be effective February 1st of the following year.

(c) Inspection fee: \$402.00.

(d) The inspection fee shall be updated annually at a rate adjusted in accordance with the United States Bureau of Labor Statistics consumer price index (CPI-W) for the Seattle-Tacoma-Bremerton area ending December of each year to be effective February 1st of the following year. (Ord. 1621 § 2, 2018; Ord. 1465 § 2, 2008; Ord. 1293 § 3, 2001; Ord. 1280 § 4, 2001; Ord. 1099 § 1, 1995; Ord. 961 § 1, 1990; Ord. 913 § 2, 1988; Ord. 116 § 3, 1947).

20.04.035 Costs of making connection – Extension of sewer mains.

When any sewer main must be extended to the property to be served before a connection can be made, the applicant shall pay the cost of making such extension in addition to the service connection fee and general facilities charge. All mains extended shall run to the far property line of the premises involved.

If the city extends the mains, all costs and charges shall be the actual cost to the city, including but not limited to, engineering and preparation of estimates, labor plus 25 percent for overhead and materials. Alternatively, the city may allow a developer to extend the main based on approved engineering drawings with an approved professional engineer certification that the installation meets city and state standards.

The applicant shall pay all charges in advance based on city estimates at the time of application for a building permit.

At the end of the project, the developer shall pay the actual city cost less the estimated cost paid at the time of building permit issuance. If the estimated cost exceeds the city's total cost, the balance shall be promptly refunded to the developer. If the estimated cost is insufficient to cover the city's total cost, the developer shall pay the balance prior to issuance of any final inspection or occupancy permit. (Ord. 1293 § 4, 2001; Ord. 1280 § 5, 2001; Ord. 1099 § 3, 1995).

20.04.040 Authorized person to connect.

The city may allow a developer or contractor to make connections to sewer mains; provided, that the developer or contractor has secured written city approval prior to issuance of a building permit based on city-approved drawings; and provided, that the connections are inspected and approved by an authorized city employee or agent of the city prior to being covered. Should the developer or contractor fail to comply with any of the provisions of this section, the city may shut down the project unless and until the city has determined that said installation complies with city standards. The actual cost to the city of additional labor plus 15 percent overhead and all other costs incurred by the city to enforce compliance shall be paid by the developer or contractor prior to approval of the project. (Ord. 1285 § 1, 2001; Ord. 1280 § 6, 2001; Ord. 913 § 3, 1988; Ord. 376, 1960; Ord. 116 § 4, 1947).

20.04.045 City not liable for private damage.

The city shall not be liable for any damage to or which occurs on private property served with sewers by the city, which results from defective or improper appliances, pipes, conduits or other appurtenances and the fact that agents of the city may have connected or inspected the same at or subsequent to installation shall not operate to make the city liable for any such damage. (Ord. 1280 § 7, 2001).

20.04.050 Procedure for application submission and approval of plans and issuance of permit.

Repealed by Ord. 1280. (Ord. 1099 § 4, 1995; Ord. 961 § 2, 1990; Ord. 913 § 4, 1988; Ord. 376, 1960; Ord. 116 § 5, 1947).

20.04.060 Buildable lot defined – Separate connection fee – Exceptions.

Each buildable lot shall be subject to a separate connection fee, general facilities charge and a separate monthly sewer charge based upon the site's use when connected to the city sewer system whether or not held in sole ownership. For the purpose of this provision, a "buildable lot" shall mean an area sufficient in size to permit the use or development thereof for any purpose authorized by the applicable land use regulations. Where applicant owns or acquires more than one building lot and uses and develops the whole as one buildable lot, only one general facilities charge, one connection fee, and one monthly charge shall be made for the entire area, subject, however, to additional general facilities charge, connection fee and monthly fee if segregated or the use is changed at a later date. (Ord. 1280 § 9, 2001; Ord. 1099 § 5, 1995; Ord. 913 § 5, 1988; Ord. 116 § 6, 1947)

20.04.070 Compliance with health department requirements.

Notwithstanding any minimum requirements for the installation of such sewer lines and connections to the city sewer system imposed by the city, said sewer lines and connections shall, in all respects, comply with the requirements of the county and state health departments, including but not limited to the certificate of sewer availability. (Ord. 1280 § 10, 2001; Ord. 913 § 6, 1988; Ord. 116 § 7, 1947).

20.04.080 Failure of septic tank owner to make connection to city sewer system.

Existing buildings presently connected to functional septic systems shall be required to connect to the city sewerage system in the following situations:

- (a) When any portion of the on-site system fails, functions improperly, or needs replacement. This requirement may be tempered through an engineering feasibility study.
- (b) Whenever community or neighborhood sewer system is extended by local improvement methods or by other means becomes reasonably available.
- (c) Where property is adjacent to presently existing accessible sewer mains, connections shall be made within a five-year period from date of the ordinance codified in this section or future annexation ordinance.

Whenever the conditions and circumstances which led to the installation of a septic tank within the city of Fircrest become abated and a connection to the sewage system becomes possible under the provisions of this chapter, the city shall require that such connection be made in the manner herein provided after notice to the person or persons affected. In the event such person or persons fails to make application for such connection within 90 days after the giving of the notice by the city, the city shall make such connection and shall charge the cost thereof to the person or persons affected. All parties connecting shall pay service connection fees, general facilities charges and other related charges for a sewer connection, pursuant to the ordinances of the city of Fircrest, and the city shall have all remedies provided by law for collection of such costs and charges. (Ord. 1099 § 6, 1995; Ord. 913 § 14, 1988; Ord. 651, 1973; Ord. 116 § 8, 1947).

20.04.090 Penalty for violation.

Violation of any of the terms of this chapter is made and declared to be a misdemeanor. (Ord. 987 § 41, 1991; Ord. 834 § 42, 1986; Ord. 116 § 9, 1947).

20.04.100 Severability.

Should any portion of this chapter be held invalid, the remaining portions shall not be thereby affected. (Ord. 116 § 10, 1947).

20.04.110 Lines not to cross another's private property.

No connection shall be made to the city sewer system where any portion of the line to serve the applicant's property must cross over private property belonging to third parties, private easements being unacceptable. Whenever possible all connections must be made from applicant's property to lines within public streets or roads. (Ord. 1280 § 11, 2001; Ord. 913 § 7, 1988).

20.04.120 Liability for maintenance and repair.

Applicants and/or users of a private service line connected to the city sewer system shall be responsible for the maintenance and repairs of all private service lines serving their property, and the costs thereof, up to the point of and including the connection to the sewer system of the city. All maintenance and repairs of sewer mains lying within public or private streets, and the costs thereof, shall be made by the city. (Ord. 1280 § 12, 2001; Ord. 913 § 8, 1988).

20.04.130 Standards of sewage.

No sewage may be discharged into the Fircrest sewage system which does not conform to the standards of sewage adopted by ordinance and to the standards as set forth in the Construction Standards and Specifications of the American Public Works Association Uniform Code. All such sewage shall be of domestic quality, including sewage from normal and usual commercial establishments, but excluding industrial wastes or other sewage considered harmful to sewage systems or treatment plants. (Ord. 913 § 9, 1988).

20.04.140 Plumbing standards.

No homes, buildings or establishments can connect to the Fircrest sewer system unless the sewer plumbing in said home, building or establishment conforms to the most rigid of the following standards:

- (a) Uniform Plumbing Code and applicable city codes; or
- (b) Construction Standards and Specifications of the American Public Works Association Uniform Codes, as now enacted or hereafter amended. (Ord. 1280 § 13, 2001; Ord. 913 § 10, 1988).

20.04.150 Inspection of plumbing and sewage.

The city shall have the right to inspect any and all sewer connections, or applications therefor, to determine whether or not their plumbing installations and sewage discharge conform to the requirements of the governing sewer ordinances of the city, and in connection therewith to conduct such tests as may be appropriate for such inspection. (Ord. 1280 § 14, 2001; Ord. 913 § 11, 1988).

20.04.160 Violations of plumbing or sewage standards.

No connection shall be permitted to the Fircrest sewer system by any house, building or establishment which does not conform to the plumbing and sewage standards as above specified, and any house, building or establishment connected to the Fircrest sewer system which fails hereafter to meet the plumbing and/or sewage standards specified

may be disconnected from the Fircrest sewer system unless and until the property owner makes such changes as may be necessary to conform to such standards within a reasonable period of time, which shall not exceed 30 days from date of notification from the city. (Ord. 913 § 12, 1988).

20.04.170 When additional or different terms and conditions can be imposed.

Where application is made for sewer connection to serve commercial properties, or properties to be used for other than a single-family residence, or where the use of a property being served hereunder is changed from a single-family residence to a different use, the city council, if it approves such application or change of use, shall impose such terms and conditions, connection fees, general facility charges, and/or other charges, than herein provided as the city council determines circumstances indicate shall be appropriate. (Ord. 1280 § 15, 2001; Ord. 913 § 13, 1988).

FIRCREST CITY COUNCIL AGENDA SUMMARY

DATE: 10/25/2022

NEW BUSINESS: Water Connection Schedule of Fees

ITEM: 13B

FROM: Tyler Bemis, Public Works Director

RECOMMENDED MOTION: I move to adopt Ordinance No. _____, amending Ordinance No. 1619 Section 1(a) and FMC 21.01.030 General Facilities Charge; amending Ordinance No. 1619 Section 2(a)(b) and FMC 21.04.130 Service Connection Fees and Water Meter Drop-In Fees

PROPOSAL: This is a proposal to increase the water system General Facilities Charges (GFC's), Service Connection Fees, and Water Meter Drop-In Fees. Council requested staff to review the city's water system connection schedule of fees for adjustment. These fees are to be increased annually, but this has not occurred. The current increases will bring the schedule of fees up to accurately account for years past.

FISCAL IMPACT: The fiscal impact will be to add additional revenue to the water fund to offset the costs of the existing and future improvements based on the future development activity in the City.

ADVANTAGE: Increasing the charges provides for future connections to help pay for the improvements that have occurred since the last increase as well as buy into the existing system. By adjusting this fee on an annual basis with the CPI-W this allows the fee to remain current.

DISADVANTAGES: Increases the cost to future customers.

ALTERNATIVES: Not increase the fees, which means the future customers would not pay their fair share in buying into the utility. Adjust the fee differently than what is recommended by staff.

HISTORY: In November 2001, the GFC were adjusted based on meter size with a service connection fee and drop-in fee for meters established. These fees were identified as the value of the existing facilities and the planned capital improvements at the time of connection. In 2008, these fees were reviewed and recalculated per the July 27, 2008 memos from the City Engineer and increased accordingly effective January 1, 2009. The latest increases were implemented in October of 2018 under Ordinance 1619. At this time the Code was amended to also include an annual increase based on the December CPI-W. These increases were never implemented from 2019 through 2021.

ATTACHMENTS: [Ordinance Title 21.01](#)

1 **CITY OF FIRCREST**
2 **ORDINANCE NO. ____**

3 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF**
4 **FIRCREST, WASHINGTON, AMENDING ORDINANCE NO. 1619**
5 **SECTION 1(a) AND FMC 21.01.030 GENERAL FACILITIES**
6 **CHARGE; AMENDING ORDINANCE NO. 1619 SECTION 2(a)(b) AND**
7 **FMC 21.04.130 SERVICE CONNECTION FEES AND WATER METER**
8 **DROP-IN FEES**

9 **WHEREAS**, the City Council of the City of Fircrest determined to increase the water
10 system general facilities charge, connection fees, and water meter drop-in fees to more
11 appropriately recover costs associated with connections to the water system and the
12 customer's proportionate share of the value of the existing facilities, based on present
13 day values.

14 **WHEREAS**, the City Council has determined it is in the best interest of the City of
15 Fircrest to amend the City's charges and fees contained in Ordinance 1619 and Fircrest
16 Municipal Code Sections 21.01.030 and 21.04.130;

17 **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF FIRCREST DO**
18 **ORDAIN AS FOLLOWS:**

19 **21.01.030 General facilities charge.**

20 Each connection to the city water system shall be charged a water general facilities
21 charged based on the customer's proportionate share of the existing facilities and the
22 planned capital improvements at the time of connection. The general facilities charge
23 shall be paid as specified in FMC 17.10.070 for each property served based on the meter
24 size required to provide the water service requested, as shown in the following table:

25 (a) The following general facilities charges shall be as follows:

Meter Size	General Facilities Charge
5/8"	\$5,048.00
1"	\$12,620.00
1-1/2"	\$25,241.00
2"	\$40,386.00
3"	\$80,771.00
4"	\$126,205.00

26 (b) Such general facilities charges shall be credited to the specific premises served and no
27 other property, and the premises shall be noted by address and permanently filed in the
28 records of the city. Properties with existing services shall be considered to have satisfied
29 the general facilities charges; however, change of use shall require payment for any
30 differential in residential equivalents.

(c) The general facility charge schedule shall be updated annually at a rate adjusted in accordance with the United States Bureau of Labor Statistics consumer price index (CPI-W) for the Seattle-Tacoma-Bremerton area ending December of each year to be effective February 1st of the following year. (Ord. 1619 § 1, 2018; Ord. 1464 § 1, 2008; Ord. 1292 § 1, 2001; Ord. 1279 § 2, 2001; Ord. 1098 § 1, 1995; Ord. 961 § 4, 1990; Ord. 521, 1965; Ord. 279 § 28(b), 1955).

21.04.130 Service connection fee and meter drop-in fee.

A service connection fee or meter drop-in fee shall be charged and collected by the city for each new permanent connection to its water distribution system, which fee shall be paid before any water is furnished through such connection.

The service connection fee will be charged in the event that the city is required to make the physical connection to the existing water main, extend the service line to the property line, and install a complete water meter assembly.

The meter drop-in fee will be charged in the event that a developer makes the physical connection to a new water main, extends the service line to the property line, and installs a water meter assembly, and the city inspects such work and installs the water meter in the water meter assembly. The service connection fees and meter drop-in fees will be charged as follows:

(a) Service Connection Fee.

Meter Size	Service Connection Fee
5/8"	\$2,369.00
1"	\$2,450.00
1-1/2"	\$2,656.00
2"	\$3,258.00

For meters larger than two inches, the fee will be the actual costs of labor and materials for furnishing and installing the connection, plus an amount equal to 25 percent of the cost of labor and materials for overhead. In addition to the fees listed above, an additional fee of \$29.00 per square foot of pavement restoration required for the connection shall be charged based on measurements made at the time of the connection, and the actual costs of any other related costs shall be the responsibility of the property owner, payable to the city prior to final inspection.

The service connection fee shall be updated annually at a rate adjusted in accordance with the United States Bureau of Labor Statistics consumer price index (CPI-W) for the Seattle-Tacoma-Bremerton area ending December of each year to be effective February 1st of the following year.

(b) Meter Drop-In Fee.

Meter Size	Service Connection Fee
5/8"	\$493.00
1"	\$556.00

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Meter Size Service Connection Fee

2

1-1/2" \$677.00

3

2" \$849.00

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The meter drop-in fee shall be updated annually at a rate adjusted in accordance with the United States Bureau of Labor Statistics consumer price index (CPI-W) for the Seattle-Tacoma-Bremerton area ending December of each year to be effective January 1st of the following year. (Ord. 1619 § 2, 2018; Ord. 1464 § 2, 2008; Ord. 1292 § 2, 2001; Ord. 1279 § 5, 2001; Ord. 1098 § 2, 1995; Ord. 961 § 5, 1990; Ord. 385, 1960; Ord. 279 § 13, 1955).

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APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF FIRCREST, WASHINGTON, at a regular meeting thereof this 25th day of October 2022.

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APPROVED:

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Brett L. Wittner, Mayor

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ATTEST:

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Jayne Westman, City Clerk

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APPROVED AS TO FORM:

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Hillary J. Evans, City Attorney

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Chapter 21.01

CONNECTION FEE IN LIEU OF ASSESSMENT

Sections:

- 21.01.010 Connection to main authorized.
- 21.01.020 Compliance with regulations and payment of usual fees.
- 21.01.030 General facilities charge.
- 21.01.040 *Repealed.*
- 21.01.050 Special approval for multiple use of single connection.
- 21.01.060 Fees considered revenue of water fund.
- 21.01.070 Application of general regulations.

21.01.010 Connection to main authorized.

Persons owning property, either within or without the limits of the city, adjacent to or abutting upon any available water main installed by the city and which property has not been previously assessed or charged for such water main, may connect to the water main for water service upon first making written application and being subject to the following terms and conditions of this chapter. (Ord. 521, 1965; Ord. 279 § 28, 1955).

21.01.020 Compliance with regulations and payment of usual fees.

Applicant shall pay all usual and ordinary fees required for purposes of connection to the water system of the city, and shall be subject to and comply with all other provisions of this title or any amendments or changes thereto. (Ord. 1279 § 1, 2001; Ord. 521, 1965; Ord. 279 § 28(a), 1955).

21.01.030 General facilities charge.

Each connection to the city water system shall be charged a water general facilities charge based on the customer's proportionate share of the existing facilities and the planned capital improvements at the time of connection. The general facilities charge shall be paid as specified in FMC 17.10.070 for each property served based on the meter size required to provide the water service requested, as shown in the following table:

(a) The following general facilities charges shall be as follows:

Meter Size	General Facilities Charge
5/8"	\$5,048.00
1"	\$12,620.00
1-1/2"	\$25,241.00
2"	\$40,386.00
3"	\$80,771.00
4"	\$126,205.00

(b) Such general facilities charges shall be credited to the specific premises served and no other property, and the premises shall be noted by address and permanently filed in the records of the city. Properties with existing services shall be considered to have satisfied the general facilities charges; however, change of use shall require payment for any differential in residential equivalents.

(c) The general facility charge schedule shall be updated annually at a rate adjusted in accordance with the United States Bureau of Labor Statistics consumer price index (CPI-W) for the Seattle-Tacoma-Bremerton area ending December of each year to be effective February 1st of the following year. (Ord. 1619 § 1, 2018; Ord. 1464 § 1, 2008; Ord. 1292 § 1, 2001; Ord. 1279 § 2, 2001; Ord. 1098 § 1, 1995; Ord. 961 § 4, 1990; Ord. 521, 1965; Ord. 279 § 28(b), 1955).

21.01.040 Record of payment.

Repealed by Ord. 1098. (Ord. 521, 1965; Ord. 279 § 28(c), 1955).

21.01.050 Special approval for multiple use of single connection.

No more than one residence or one commercial establishment may be served by or through a single connection to the water main without special approval of the city council, and upon payment of such additional connection charges as the circumstances shall warrant. (Ord. 521, 1965; Ord. 279 § 28(d), 1955).

21.01.060 Fees considered revenue of water fund.

All water service connection fees hereunder shall be considered revenue of the water fund. (Ord. 521, 1965; Ord. 279 § 28(e), 1955).

21.01.070 Application of general regulations.

All other ordinances, rules and regulations of the city relating to the use, maintenance and connections for water service in the city of Fircrest, as now or hereafter adopted, shall apply with equal force to all water service connections hereunder. (Ord. 521, 1965; Ord. 279 § 28(f), 1955).

21.04.120 Connections required by the city – Notice to consumer.

If the city changes the point of service of an existing connection through a main upgrade or other change so as to require that an additional or altered connection be made at a particular building or premises, the city shall notify the owner and consumer in writing. The city will install the replacement service line and meter to the property line at no additional expense to the property owner. The property owner will be responsible for the connection to the residence or commercial building. (Ord. 1098 § 7, 1995; Ord. 279 § 12, 1955).

21.04.130 Service connection fee and meter drop-in fee.

A service connection fee or meter drop-in fee shall be charged and collected by the city for each new permanent connection to its water distribution system, which fee shall be paid before any water is furnished through such connection.

The service connection fee will be charged in the event that the city is required to make the physical connection to the existing water main, extend the service line to the property line, and install a complete water meter assembly.

The meter drop-in fee will be charged in the event that a developer makes the physical connection to a new water main, extends the service line to the property line, and installs a water meter assembly, and the city inspects such work and installs the water meter in the water meter assembly. The service connection fees and meter drop-in fees will be charged as follows:

(a) Service Connection Fee.

Meter Size	Service Connection Fee
5/8"	\$2,369.00
1"	\$2,450.00
1-1/2"	\$2,656.00
2"	\$3,258.00

For meters larger than two inches, the fee will be the actual costs of labor and materials for furnishing and installing the connection, plus an amount equal to 25 percent of the cost of labor and materials for overhead. In addition to the fees listed above, an additional fee of \$29.00

per square foot of pavement restoration required for the connection shall be charged based on measurements made at the time of the connection, and the actual costs of any other related costs shall be the responsibility of the property owner, payable to the city prior to final inspection.

The service connection fee shall be updated annually at a rate adjusted in accordance with the United States Bureau of Labor Statistics consumer price index (CPI-W) for the Seattle-Tacoma-Bremerton area ending December of each year to be effective February 1st of the following year.

(b) Meter Drop-In Fee.

Meter Size	Service Connection Fee
5/8"	\$493.00
1"	\$556.00
1-1/2"	\$677.00
2"	\$849.00

The meter drop-in fee shall be updated annually at a rate adjusted in accordance with the United States Bureau of Labor Statistics consumer price index (CPI-W) for the Seattle-Tacoma-Bremerton area ending December of each year to be effective February 1st of the following year. (Ord. 1619 § 2, 2018; Ord. 1464 § 2, 2008; Ord. 1292 § 2, 2001; Ord. 1279 § 5, 2001; Ord. 1098 § 2, 1995; Ord. 961 § 5, 1990; Ord. 385, 1960; Ord. 279 § 13, 1955).

FIRCREST CITY COUNCIL AGENDA SUMMARY

DATE: 10/25/2022

NEW BUSINESS: Contractor Construction Bid Award for the Stormwater Pretreatment Project on Emerson St and Estate Pl

ITEM: 13C

FROM: Tyler Bemis, Public Works Director

RECOMMENDED MOTION: I move to adopt Resolution No. _____, awarding the construction contract bid for the Stormwater Pretreatment Project on Emerson Street and Estate Place to Pape & Sons Construction Inc. in the amount of \$411,396.70 including tax, and authorizing the City Manager to prepare and execute the required documents and to give the “notice to proceed” to commence construction of the project.

PROPOSAL: The Council is being asked to award the construction contract bid for the Stormwater Pretreatment Project on Emerson Street and Estate Place to Pape & Sons Construction Inc. and authorize the City Manager to execute the required documents and provide the notice to proceed. This project consists of the installation of two Contech stormwater pretreatment devices on Emerson Street and three Contech stormwater pretreatment devices on Estate Place to improve the water quality of the headwaters of Leach Creek.

FISCAL IMPACT: The Department of Ecology has fully funded this project along with the subsidy of match funds via the Pierce County Flood Control Zone District (FCZD) Opportunity Fund. Ecology Grant No. G1400317, WQC-FIRCPW-00004. Three bids were received that ranged from a low \$411,396.70 to a high bid of \$503,411.70.

ADVANTAGE: This project will provide great value to the City’s Stormwater System and protection of the headwaters of Leach Creek. This project has been identified as a high priority by the Department of Ecology (DOE). The installation of these devices will also be a great addition to the City’s National Pollutant Discharge Elimination System (NPDES) annual reporting. Through these efforts the City will continue to maintain and work towards compliance with the Department of Ecology.

DISADVANTAGES: None.

ALTERNATIVES: None at this time.

HISTORY: Initial design for this project was conducted in 2014 by J.W. Morrissette but was never funded. Over the years and through the efforts of the former PW Director, the City applied for and was awarded a Department of Ecology Grant Stormwater Grant in addition to identifying available funding from the Pierce County FCZD Opportunity Fund. In August of 2021 the City selected Parametrix Inc. through the competitive RFQ process. The final design for this project was completed in July of 2022 before going out to bid.

ATTACHMENTS: [Resolution](#)
[Bid Tabulation](#)

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APPROVED:

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Brett L. Wittner, Mayor

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ATTEST:

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Jayne Westman, City Clerk

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APPROVED AS TO FORM:

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Hillary J. Evans, City Attorney

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City of Fircrest
Emerson & Estate PI Stormwater Pretreatment Project
Bid Tabulation Sheet
ENGINEER'S ESTIMATE: \$250,000 - \$350,000

Pape & Sons Construction	
UNIT COST	EXTENSION
\$ 25,000.00	\$ 25,000.00
\$ 3,000.00	\$ 3,000.00
\$ 29,000.00	\$ 29,000.00
\$ 9,000.00	\$ 9,000.00
\$ 28.00	\$ 1,540.00
\$ 145.00	\$ 2,175.00
\$ 40.00	\$ 1,760.00
\$ 43.00	\$ 4,730.00
\$ 2.50	\$ 3,875.00
\$ 800.00	\$ 8,000.00
\$ 1.00	\$ 2.00
\$ 125.00	\$ 5,500.00
\$ 46.00	\$ 920.00
\$ 46.00	\$ 460.00
\$ 675.00	\$ 6,750.00
\$ 2,500.00	\$ 2,500.00
\$ 94,000.00	\$ 94,000.00
\$ 26,000.00	\$ 26,000.00
\$ 26,000.00	\$ 26,000.00
\$ 39,000.00	\$ 39,000.00
\$ 26,000.00	\$ 26,000.00
\$ 140.00	\$ 6,160.00
\$ 525.00	\$ 2,625.00
\$ 50,000.00	\$ 50,000.00
\$	-
\$	-
\$	-

ITEM #	Spec Section	ITEM	UNIT	QTY
1	1-04	Minor Change	CALC	1
2	1-05	Roadway Surveying	LS	1
3	1-09.7	Mobilization	LS	1
4	1-10	Project TemporaryTraffic Control	LS	1
5	2-02	Removing Bituminous Pavement	SY	55
6	2-02	Removing Cement Conc. Sidewalk	SY	15
7	2-02	Removing Cement Conc.Curb and Gutter	LF	44
8	2-09	Structure Excavation Class B Incl. Haul	CY	110
9	2-09	Shoring or Extra Excavation Class B	SF	1550
10	5-06	Pervious Cement Concrete Pavement - Sidewalk	SY	10
11	7-05	Catch Basin Type 1	Each	2
12	7-04	Schedule A Storm Sewer Pipe 12 " Diam	LF	44
13	4-04	Crushed Surfacing Base Course	TN	20
14	4-04	Crushed Surfacing Top Course	TN	10
15	5-04	HMA CL 1/2" PG 58H-22	TN	10
16	8-01	Erosion Control and Water Pollution Prevention	LS	1
17	8-01	Water Quality Treatment Unit 10A CDS	Each	1
18	8-01	Water Quality Treatment Unit 10B CDS	Each	1
19	8-01	Water Quality Treatment Unit 11A CDS	Each	1
20	8-01	Water Quality Treatment Unit 11B CBSF	Each	1
21	8-01	Water Quality Treatment Unit 11C CDS	Each	1
22	8-04	Cement Conc. Traffic Curb and Gutter	LF	44
23	8-14	Cement Sidewalk	SY	5
24		Resolution of Utility Conflicts	FA	1

Subtotal	\$	373,997.00
Sales Tax (10%)	\$	37,399.70
Project Total	\$	411,396.70

NW Cascade Inc		Road Construction NW	
UNIT COST	EXTENSION	UNIT COST	EXTENSION
\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
\$ 8,500.00	\$ 8,500.00	\$ 4,000.00	\$ 4,000.00
\$ 39,000.00	\$ 39,000.00	\$ 42,000.00	\$ 42,000.00
\$ 27,000.00	\$ 27,000.00	\$ 55,500.00	\$ 55,500.00
\$ 55.00	\$ 3,025.00	\$ 160.00	\$ 8,800.00
\$ 30.00	\$ 450.00	\$ 24.00	\$ 360.00
\$ 11.00	\$ 484.00	\$ 15.00	\$ 660.00
\$ 38.00	\$ 4,180.00	\$ 89.00	\$ 9,790.00
\$ 1.00	\$ 1,550.00	\$ 1.00	\$ 1,550.00
\$ 635.00	\$ 6,350.00	\$ 784.00	\$ 7,840.00
\$ 2,150.00	\$ 4,300.00	\$ 2,300.00	\$ 4,600.00
\$ 250.00	\$ 11,000.00	\$ 161.00	\$ 7,084.00
\$ 60.00	\$ 1,200.00	\$ 89.00	\$ 1,780.00
\$ 60.00	\$ 600.00	\$ 89.00	\$ 890.00
\$ 510.00	\$ 5,100.00	\$ 540.00	\$ 5,400.00
\$ 18,400.00	\$ 18,400.00	\$ 1,760.00	\$ 1,760.00
\$ 84,355.00	\$ 84,355.00	\$ 30,500.00	\$ 30,500.00
\$ 22,200.00	\$ 22,200.00	\$ 30,500.00	\$ 30,500.00
\$ 23,000.00	\$ 23,000.00	\$ 97,100.00	\$ 97,100.00
\$ 30,000.00	\$ 30,000.00	\$ 37,000.00	\$ 37,000.00
\$ 22,100.00	\$ 22,100.00	\$ 30,500.00	\$ 30,500.00
\$ 100.00	\$ 4,400.00	\$ 67.00	\$ 2,948.00
\$ 440.00	\$ 2,200.00	\$ 417.00	\$ 2,085.00
\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
\$	\$ -	\$	\$ -
\$	\$ -	\$	\$ -
\$	\$ -	\$	\$ -
\$	\$ -	\$	\$ -
\$	\$ 394,394.00	\$	\$ 457,647.00
\$	\$ 39,439.40	\$	\$ 45,764.70
\$	\$ 433,833.40	\$	\$ 503,411.70

FIRCREST CITY COUNCIL AGENDA SUMMARY

DATE: 10/25/2022

NEW BUSINESS: Washington State Department of Ecology Grant Agreement Funding

ITEM: 13D

FROM: Tyler Bemis, Public Works Director

RECOMMENDED MOTION: I move to adopt Resolution No. _____, authorizing the Interim City Manager to approve additional grant funding of \$110,451.00 and the extension of grant funding deadline with the Washington State Department of Ecology for the Stormwater Pretreatment Outfall Project on Emerson Street and Estate Place.

PROPOSAL: The Council is being asked to authorize the Interim City Manager to approve additional funding from the Washington State Department of Ecology (DOE), totaling \$110,451.00, to cover the construction bid overrun for the Stormwater Pretreatment Project at Emerson Street and Estate Place, provided by the low bidder Pape and Sons Construction Inc.

FISCAL IMPACT: This project is now fully funded between the Washington State Department of Ecology Grant Funds and the Pierce County Flood Control Zone District (FCZD) Opportunity Fund. The attached Funding Distribution chart identifies where the dollars are allocated, including the “Recipient Share” that is covered by the FCZD.

ADVANTAGE: Utilizing external funding, such as grant dollars and the Opportunity Fund to install stormwater devices to protect the headwaters of Leach Creek is of great value to the Community and surrounding area. Additionally, installation of these devices will positively contribute to the City’s NPDES annual reporting.

DISADVANTAGES: None.

ALTERNATIVES: To not approve this resolution and incur these costs internally.

HISTORY: In 2019, the City of Fircrest applied for grant funding for this project based on input from the Council and history of the prior engineering work, originally compiled by JW Morrisette in 2014. The application was submitted to DOE and was selected for funding in the spring of 2020 (Res No. 1702). As a result, the City applied to the Pierce County Flood Control Zone District to use the Opportunity Funds (Res No. 1669) for the match funds for this project. Those funds were approved in the fall of 2020. This project went out for Engineering RFQ in August of 2021 and was awarded to Parametrix Inc. (Res No. 1720). The design process was completed, and final bid package accepted by DOE in July of 2022. The official communication to proceed with the Construction Bid award for this project was received on 10/4/2022 from DOE.

ATTACHMENTS: [Resolution](#)

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ATTEST:

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Jayne Westman, City Clerk

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APPROVED AS TO FORM:

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Hillary J. Evans, City Attorney

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