

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

Mayor Shannon Reynolds called the study session to order at 6:00 P.M. and led the Pledge of Allegiance. Councilmembers David M. Viafore, Karen Mauer-Smith, Hunter T. George, Nikki Bufford, and Jim Andrews were present. Councilmember Brett L. Wittner was absent and excused.

AGENDA MODIFICATIONS

There were none.

MIDDLE HOUSING KICK-OFF PRESENTATION

Mayor Reynolds stated the Council would allow public comment after the Middle Housing Presentation. There were no objections noted by the Council.

Community Development Director Newman noted that members of the Fircrest Planning Commission were invited and were present as community members. Community Development Director Newman introduced Kimley-Horn representatives Nick Chen and Clay White to the Council. Mr. Chen provided a brief introduction of the consultant team, a legislation overview, and reported on the project schedule. The presentation included information on House Bill (HB) 1337 and House Bill (HB) 1110, City development standards, implementation options, and community outreach process. Discussions included concerns about online surveys, community engagement, housing density issues, state mandate requirements, lot sizes, pedestrian safety, potential lawsuits, and a thoughtful approach to middle housing requirements.

Councilmember Andrews left the meeting at 6:41 P.M. and returned at 6:43 P.M.

Councilmember Viafore welcomed and acknowledged former Mayor and current Planning Commissioner Kathy McVay, former Councilmember and former Planning Commissioner Jerry Foss, former Councilmember Joe Barrentine, Planning Commissioner Eric Lane, Planning Commissioner Ben Ferguson, and retired Judge John Miller.

Mayor Reynolds invited public comment and stated the Council would address questions as they arise. The following individuals provided comment.

- Douglas Worth, 1217 Coral Dr, commented on the zoning map color-coding and the undeveloped property on Mildred Street.

Councilmember Bufford requested to post the public comment questions and answers on the City's website.

Community Development Director Newman stated that yellow-shaded areas (R-4 and R-6) are residential zoning districts and HB 1110 is applicable in these areas.

- Ross Hjelseth, 985 Altadena Dr, commented on increased density accommodation and established CC&Rs (covenants, conditions, and restrictions).

Kimley-Horn representative, Mr. Chen, stated that CC&Rs can restrict the type of housing requirements allowed.

- Brian Rybolt, 1036 Daniels Dr, commented on the dense housing concerns and altering Fircrest characteristics.

- Al Lingg, 1084 Daniels Dr, commented on the current density concerns and asked the Council to proceed carefully.
- Vince Navarre, 1205 Del Monte Ave, commented on state mandates that change the character of the City, and infrastructure concerns.
- Gerald Maxey, 810 Regents Blvd, commented on infrastructure concerns and green space requirements.

Community Development Director Newman stated that tree replanting ratios apply to vacant undeveloped properties, and the City is considering an urban tree canopy assessment and tree permitting.

- Frank Ladenburg, 1309 Palm Dr, commented on the complexity of the housing issue, City character preservation and asked the Council to proceed carefully.
- Denise Ladenburg, 1309 Palm Dr, commented on infrastructure and density concerns and asked the Council to proceed carefully.
- Jerry Foss, 1101 Paradise Pkwy, commented on the impact on lot sizes, community educational mailers, and asked the Council to proceed carefully.
- Lenny Swanson, 534 Forrest Park Dr, commented on the potential increase in rental properties and lack of homeownership pride.
- Marty Jackson, 1102 Paradise Pkwy, commented on government representation and expressed concern with affordable housing.
- Ben Ferguson, 428 Ramsdell St, commented on affordable housing for families and keeping the Fircrest characteristics.

Council discussions included a proactive process and planning, providing opportunities for affordable housing, infrastructure concerns, increased cost of homeownership, CC&Rs, and HOAs, development and local design standards, mapping impacted and exempt areas, permitted and allowed housing, “home rule,” project schedule timeline, potential legal challenges and code amendment process.

Mayor Reynolds requested a list of deliverables asked by the Council during the Study Session.

ADJOURNMENT

Councilmember Viafore MOVED to adjourn the meeting at 7:45 P.M., seconded by Councilmember Bufford.

The Motion Carried (6-0).



Shannon Reynolds, Mayor



Ariette Burkhart, Acting City Clerk