



**CITY OF FIRCREST  
PLANNING COMMISSION  
A G E N D A**

November 2, 2021  
6:00 p.m.

City Hall  
115 Ramsdell Street

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- 1) **Roll Call**
- 2) **Approval of the October 5, 2021 Minutes**
- 3) **Citizen Comments (For Items Not on the Agenda)**
- 4) **Public Hearing**
  - a) None
- 5) **Unfinished Business**
  - a) None
- 6) **New Business**
  - a) [SSHAP Priorities Discussion with Mayor George](#)
  - b) Through Lots Update
  - c) [Municipal Code Changes to comply with Legislative Updates](#)
- 7) **Adjournment**

Our Planning Commission meetings will be physically closed to the public. Below is the call-in information for the public to listen via Zoom. If you would like to make a public comment, you may speak at the appropriate time or e-mail the Planning Administrator your comment before 5 pm and it will be read into the record.

**Zoom Meeting Details:**

*Dial-in Information:* +1 253 215 8782 ; *Webinar ID:* 878 1820 0280 *Passcode:* 760317

<https://us02web.zoom.us/j/87818200280?pwd=dHNGWG4ydVRyOEILNmRzTHh6cVA0dz09>

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

October 5, 2021  
6:00 PM

Fircrest City Hall  
115 Ramsdell Street

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**CALL TO ORDER**

Administrative Services Director Westman called the regular meeting of the Fircrest Planning Commission to order at 6:02 p.m. (the meeting was held by remote attendance)

**ROLL CALL**

Commissioners Sarah Hamel, Ben Ferguson, and Shirley Schultz were present. Commissioner Kathy McVay was absent and excused and Andrew Imholt was absent and unexcused. Staff present: Administrative Services Director Jayne Westman

**APPROVAL OF MINUTES**

The minutes for the meeting of September 7, 2021, were presented for approval.

**Moved by Schultz and seconded by Ferguson to approve the minutes. Upon vote, motion carried unanimously.**

**CITIZENS COMMENTS**

None.

**PUBLIC HEARINGS**

None.

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

**A. Through Lots Update**

Director Westman provided an update on the Through-Lots Public Hearing of the City Council. There were concerns brought by the public and the Council. Council comments were received concerning visibility/ aesthetics from the street and concerns about potential parking issues should the accessory building be an ADU. Public comments were received, and the concerns were building size and heights, owner-occupant/ rental issues, minimum lot sizes, second driveways, and increasing notification radius. There was a

Council discussion held on moving the Through-Lots Agenda Item to a future Study Session.

The Commission discussed adding no parking signs along Alameda Ave and Claremont Ave to mitigate the parking issue and potentially disallowing oversized ADUs on through lots to mitigate the aesthetics issue.

Further discussion was held on our Municipal Code complying with new Legislative changes and future meetings with the City Council regarding our ADU regulations and design standards.

## **ADJOURNMENT**

**Moved by Schultz and seconded by Ferguson to adjourn the meeting at 6:51 PM. Upon vote, the motion carried unanimously.**

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Sarah Hamel  
Chair, Fircrest Planning Commission

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Jayne Westman  
Administrative Services Director

**AGENDA ITEM: SSHAP Priorities Discussion**

**BACKGROUND:** The City of Fircrest is now a founding member of SSHAP, South South Housing Afforbibly Partners. Mayor George was appointed to be the City's representative on the Executive Board until the first of the year. The Mayor would like to know the Planning Commission's feedback regarding housing affordability, attainability, and accessibility.

With the City having a seat on the Executive Board, we can help formulate housing policies that address access to affordable/attainable housing and housing stability. The goal of this discussion is to help the Mayor keep the Planning Commission informed.

We are a small City that will have different priorities than some larger municipalities.

Fircrest Municipal Code			WA State Legislature		
Accessory dwelling units ADU's	FMC Title	In compliance with WSL	Bill Information	Changes	Adopted
Standards and Criteria. An ADU shall meet the following standards and criteria: (4) The property owner, which shall include title holders and contract purchasers, must occupy either the principal unit or the ADU as their permanent residence, but not both, and at no time receive rent for the owner-occupied unit.	22.58.012	No	SB 5235 2021-22 makes the following changes to the statutes regulating land use of accessory dwelling units (ADU) that were put into law by the 2020 Legislature:	Cities may not require owner occupancy of any housing or dwelling unit on a lot containing an ADU, unless the ADU is being offered or used for short-term rental.	4/7/2021
<b>Adult Family Homes</b>					
"Adult family home" means as defined in Chapter 70.128A RCW, Adult Family Homes, as amended: a regular family abode in which a person or persons provide personal care, special care, room and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services. An adult family home is considered a family group home as defined in FMC 22.98.273. (Ord. 1246 § 27, 2000).	22.98.033	No	SB 5396 - 2019-20 Companion Bill: HB 1023	Allowing certain adult family homes to increase capacity to eight beds.	Passed 03/04/2020
<b>Family</b>					
"Family" means an individual, individuals related by blood, marriage, or adoption, up to and including six individuals who are not related by blood, marriage, or adoption, residing in a single-family dwelling unit (including family group home), individuals with a handicap as defined in the Federal Fair Housing Amendments Act of 1988 (42 USCS Section 3602) as amended and residing in a group home or children residing in a group home. (Ord. 1246 § 27, 2000).	22.98.267	No	SB No. 5235 HOUSING UNIT INVENTORY—REMOVING LIMITS "AN ACT Relating to increasing housing unit inventory by removing arbitrary limits on housing options."	New Section. Sec. 7. A new section is added to chapter 36.01 RCW to read as follows: Except for occupant limits on group living arrangements regulated under state law or on short-term rentals as defined in RCW 64.37.010 and any lawful limits on occupant load per square foot or generally applicable health and safety provisions as established by applicable building code or county ordinance, a county may not regulate or limit the number of unrelated persons that may occupy a household or dwelling unit.	Passed 04/14/2021
<b>Mixed-Use Urban District Permitted Uses</b>					
Mixed use urban district does allow lodging, assisted living, including congregate care facility, convalescent home, hospice care center, residential care facility, and residential treatment facility. But emergency shelters & housing are not listed under permitted uses.	22.50.002	?	Engrossed Second Substitute House Bill 1220 - 2021-22 Emergency Shelters and Housing- Local Planning & Development	Supporting emergency shelters and housing through local planning and development regulations.	Passed 04/14/2021