



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

May 07, 2024  
6:00 PM

Fircrest City Hall  
115 Ramsdell Street

### **1. CALL TO ORDER**

Vice Chair Ferguson called the Fircrest Planning Commission regular meeting to order at 6:00 pm.

### **2. PLEDGE OF ALLEGIANCE**

### **3. ROLL CALL**

Planning Commissioners Present: Commissioner McVay, Vice Chair Ferguson, Commissioner Hamel, Commissioner Lane. Chair Schultz was an excused absence.

City Staff Present: Community Development Director Newman.

### **4. APPROVAL OF AGENDA**

Motion to approve the agenda for the May 7<sup>th</sup>, 2024, Regular Planning Commission Meeting.

**Motion: Commissioner Lane**  
**Second: Commissioner Hamel**

**Vote: Unanimous**  
**Abstaining: None**

No comments or questions related to the agenda.

### **5. APPROVAL OF MINUTES**

No minutes provided for approval.

### **6. CITIZENS COMMENTS (FOR ITEMS NOT ON THE AGENDA)**

**Comment:** Frank Ladenburg, 1309 Palm Drive, Fircrest, asked whether only duplexes or ADUs can be built in Fircrest following the Middle Housing Ordinance, or if any sort of multi-family building could be built on an existing single-family zoned lot?

**Response:** Director Newman responded that the Middle housing ordinance requires Fircrest to allow at least 4-6 of its multi-family housing options. The only changes will be that single family zoned areas can now include ADU's and Duplexes. Fircrest code does already allow for the other multi-family options required by the Middle Housing Ordinance in its existing multi-family zones, so nothing will change there.

**Comment:** Frank Ladenburg asked whether it's true that the city is potentially considering allowing up to two units per single-family residential lots.

**Response:** Director Newman responded that the city has not made any decisions yet, but that it is required by HB 1110.

**Comment:** Denise Ladenburg, 1309 Palm Drive, Fircrest, asked whether the new zoning will require every single-family lot be sold as two lots or if the single-family home on a lot must be torn down before it is sold.

**Response:** Director Newman responded that this is not the case. The new zoning does not require that you build anything additional, if you do not want to.

**Comment:** Denise Ladenburg asked whether the contractor who was going to build out the 'goat farm' backed out.

**Response:** Director Newman responds that he is not able to give comment.

**Comment:** Denise Ladenburg asked whether the goat farm property provides enough units to meet the multi-family housing goal. If so, would the single-family lots still need to be turned into ADU's.

**Response:** Director Newman answered that the 'goat farm' property could potentially provide enough units to meet the goal. However, the single-family lots and ADU's fall into a separate guideline with regional growth targets.

**Comment:** Denise Ladenburg asked whether this means that single-family residences can no longer exist.

**Response:** Vice Chair Ferguson clarified that single family homes will still be allowed and can remain as such. The only change is that homeowners will have the opportunity to turn their property into an ADU or Duplex should they desire to do so.

**Comment:** Brian Rybolt, 1036 Daniels Drive, Fircrest, asked Council and staff to be less enthusiastic about Middle Housing.

**Comment:** Lynn Morasch, 710 Spring Street, Fircrest, asked what will happen if the Prose property does not come to pass with as many units as planned.

**Response:** Vice Chair Ferguson gave the situation more context by explaining that if municipalities (including Fircrest) do not implement their own Middle Housing laws by July 2025, then the state's model code must be used instead, which Staff and Commission do not find to fit the design of Fircrest's character. There is no requirement to meet a certain number of multi-family units, however laws must be made for it to be realistically possible.

**Response:** Commissioner McVay reasserted that the city has requirements for building and planning codes, rules, and regulations to allow for certain things, but that does not mean that the city is requiring property owners to build or change anything about their property. Commissioner McVay reminded the Commission and commentators that the city has never met the numbers given to us by Pierce County or Puget Sound Regional Council, but that the city is mandated to plan to accommodate these numbers and must take it seriously. It does not mean that the city is soliciting people to move to Fircrest.

## **7. PUBLIC HEARING**

None.

## **8. UNFINISHED BUSINESS**

None.

## **9. COMMISSIONER COMMENTS/ROUNDTABLE UPDATES/STAFF UPDATES**

### **A. Assistant Planner/Permit Coordinator Recruitment Update**

Interviews for Assistant Planner will continue to be conducted next week. The Planning and Building Department continues to be short-staffed.

## **10. NEW BUSINESS**

### **A. Planning Commission Vacancy in June 2024/Proclamation Honoring Sarah Hamel**

Commissioner Hamel's appointment ends June 15<sup>th</sup>, 2024, having served for the past 6 years. The city is preparing a proclamation honoring her years of service. Recruitment for a new Commissioner has begun and will stay open for applications until 5pm on May 23<sup>rd</sup>. Director Newman described the requirements and application process for the open Commission vacancy.

### **B. Housing and Land Use Elements Discussion**

Commissioner Lane provided his comments for the housing and land use sections of the draft Comprehensive Plan. Commissioner Lane asked for clearer, actionable language in these sections as well as more detail on design standards.

### **C. Middle Housing Project Charter and Public Participation Plan**

The draft Middle Housing Charter was presented to Vice Chair Ferguson and the draft Public Participation Plan was made available at the table. Director Newman described the drafts and asked for feedback by the next regular Planning Commission Meeting.

### **D. Puget Sound Regional Council Review Letter**

Director Newman explained that the Puget Sound Regional Council (PSRC) reviewed the draft Comprehensive Plan and provided comments and feedback. Director Newman shared these comments to the Commission.

### **E. PSE Utility Model Language**

Stakeholder groups, including Puget Sound Energy, reviewed and provided feedback on the Utility model language in the draft Comprehensive Plan which had not yet been reviewed by Staff.

### **F. Pierce County Food/Yard Waste Tool Kit**

Pierce County is now allowing food and yard waste to be combined together.

## **11. FUTURE BUSINESS**

A. June 17, 2024 – Joint Study Session for Middle Housing Presentation B.

B. July 8, 2024 – Pierce Transit Destination 2045 Long Range Plan (LRP)

C. July 8, 2024 – Department of Commerce Draft 2024-2029 State Homeless Housing Strategic Plan

D. July 8, 2024 – Four Corners/Thriving Communities

### **ADJOURNMENT**

Motion to Adjourn the May 7<sup>th</sup>, 2024, Regular Planning Commission meeting at 7:16pm.

**Motion: Commissioner Lane**  
**Second: Commissioner McVay**

**Vote: Unanimous**  
**Abstaining: None**

  
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Mark Newman  
Community Development Director  
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Ben Ferguson  
Vice Chair, Fircrest Planning Commission