

CITY OF FIRCREST

City Council Public Hearing

MIDDLE HOUSING POLICY AND CODE UPDATE PROJECT (HB 1110) AND ACCESSORY DWELLING UNITS (HB 1337)

June 10, 2025



Briefing Overview

- Project Background
- Community Engagement
- Municipal Code Title 22 Amendments
- Draft Ordinance



Project Background



House Bill 1110 (Middle Housing)

- Passed by legislature in 2023
- Requires the City of Fircrest to adopt housing policies and implementing regulations to allow more middle housing in residential zones.
- Must be completed by June 30, 2025, or model code will apply.
- Requirements modified by city population.
- HB 2321 (2024) modified some Tier 3 jurisdiction requirements.

CERTIFICATION OF ENROLLMENT	
ENGROSSED SECOND SUBSTITUTE HOUSE BILL 1110	
Chapter 332, Laws of 2023	
68th Legislature 2023 Regular Session	
GROWTH MANAGEMENT ACT—MINIMUM DEVELOPMENT DENSITIES IN RESIDENTIAL ZONES	
EFFECTIVE DATE: July 23, 2023	
Passed by the House April 18, 2023 Yeas 79 Nays 18	CERTIFICATE
_____ LAURIE JINKINS Speaker of the House of Representatives	I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is ENGROSSED SECOND SUBSTITUTE HOUSE BILL 1110 as passed by the House of Representatives and the Senate on the dates hereon set forth.
Passed by the Senate April 11, 2023 Yeas 35 Nays 14	BERNARD DEAN Chief Clerk
_____ DENNY HECK President of the Senate Approved May 8, 2023 1:11 PM	FILED May 10, 2023
_____ JAY INSLEE Governor of the State of Washington	Secretary of State State of Washington



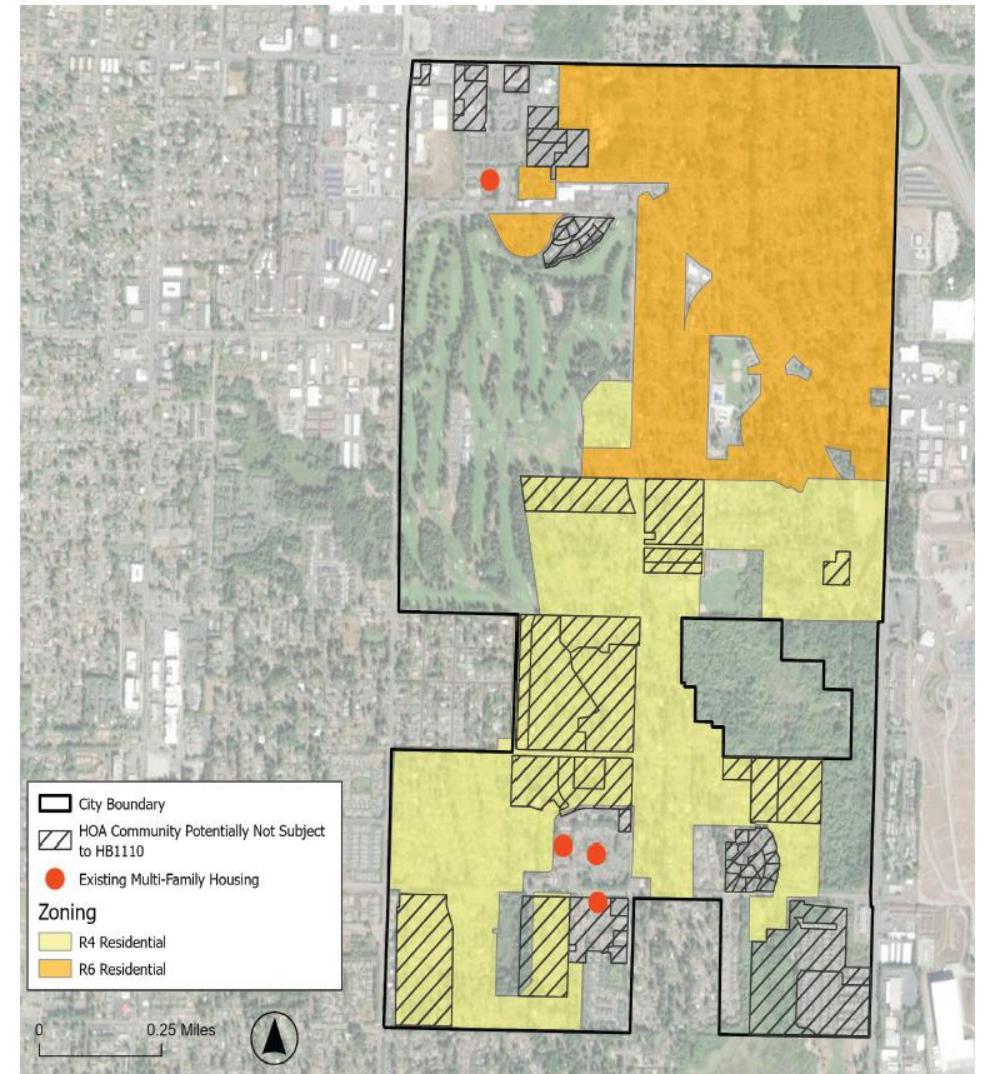
House Bill 1337 (ADUs)

- Passed by legislature in 2023.
- Requires jurisdictions to:
 - Allow two ADUs per residential lot.
 - May not require owner occupancy or prohibit sale as independent units.
 - May not charge more than 50% of impact fees for principal unit.
 - Must set consistent parking requirements based on distance from transit and lot size.
- Must be completed by June 30, 2025, or model code will apply.



High Level Applicability

- Applies to R-4 and R-6 zones (61% of residentially designated areas within the City).
- Must allow four housing types: duplexes, stacked flats, cottage housing, and courtyard apartments.
- Standards cannot be more restrictive than for single-family housing.
- Design review must be administrative.
- Limits parking requirements.



Bill Requirements Overview

- 2023 City of Fircrest population estimate – 7,235. (WA OFM)
- Allowing these four middle housing types does not mean they will be able to be permitted everywhere.
- “Units per lot” standard changes how density is calculated.

Requirements	Tier 3 – under 25,000 population
Middle Housing Types	Must allow four housing types: duplexes, stacked flats, cottage housing, and courtyard apartments
Base Unit Density	2 units per lot
Increased Unit Density	No additional density increase



Community Engagement



Engagement Events and Response

Events and engagement means included:

- Project Website
- Fircrest Fun Days
- Middle Housing Open House
- Community Input Survey
 - Online
 - Postcard (two distributions)

MEETINGS AND AGENDAS

City Council

June 17, 2024 Study Session – Middle Housing Presentation by Kimley-Horn & Associates

March 26, 2024 Regular Meeting – Resolution: Middle Housing Consultant Agreement (Item 13.A)

February 20, 2024 Study Session – 2023 Housing Legislative Updates (Item 6)

January 9, 2024 Regular Meeting – Resolution: Approval of Department of Commerce Missing Middle Housing Grant Agreement (Item 13.C)

Middle housing is housing that falls between single-family houses and larger apartment buildings.



Single-family housing

- Larger units
- Low density
- More expensive to build on a per-unit basis



MIDDLE HOUSING



Multifamily housing

- Smaller units
- High density
- Less expensive to build on a per-unit basis





STAY INVOLVED

[Click Here to Subscribe to Middle Housing Updates](#)

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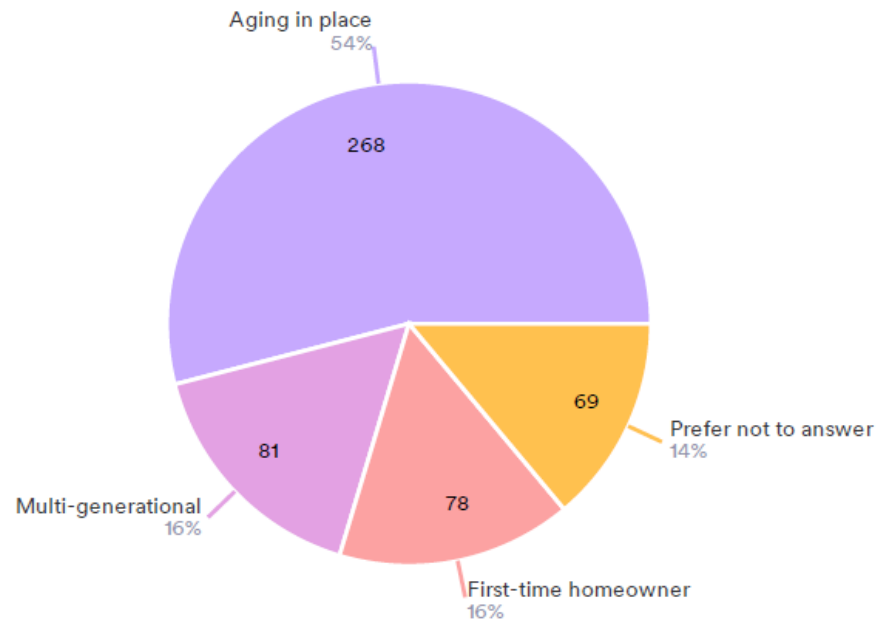
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Survey Responses

8. Do any of the following apply to your current living situation?

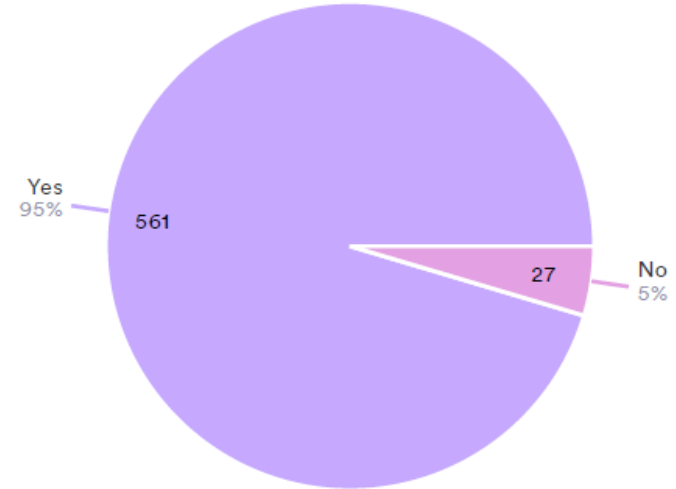
496 Responses- 136 Empty



● Aging in place ● Multi-generational ● First-time homeowner ● Prefer not to answer

9. Are your current housing needs being adequately met in Fircrest?

588 Responses- 12 Empty



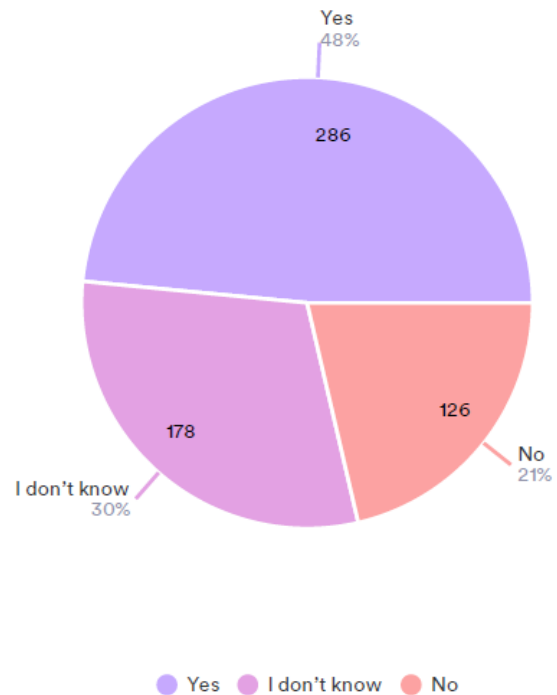
● Yes ● No



Survey Responses

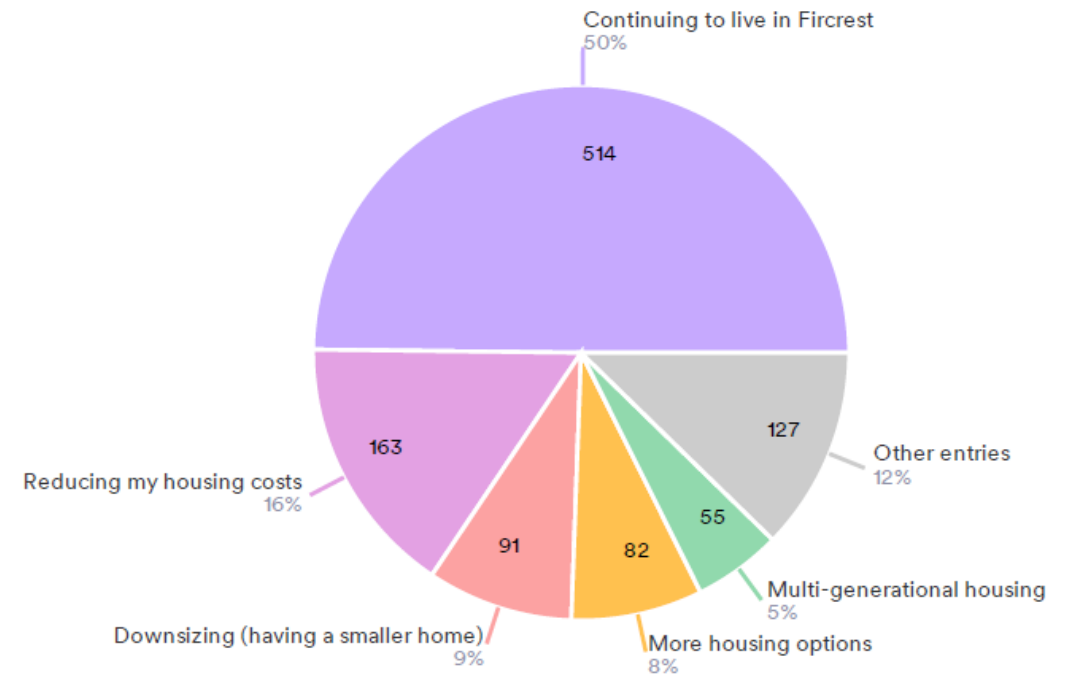
11. Do you think there are adequate housing options if family or friends want to move to Fircrest?

590 Responses- 10 Empty



12. When it comes to housing, I am interested in (select all that apply)

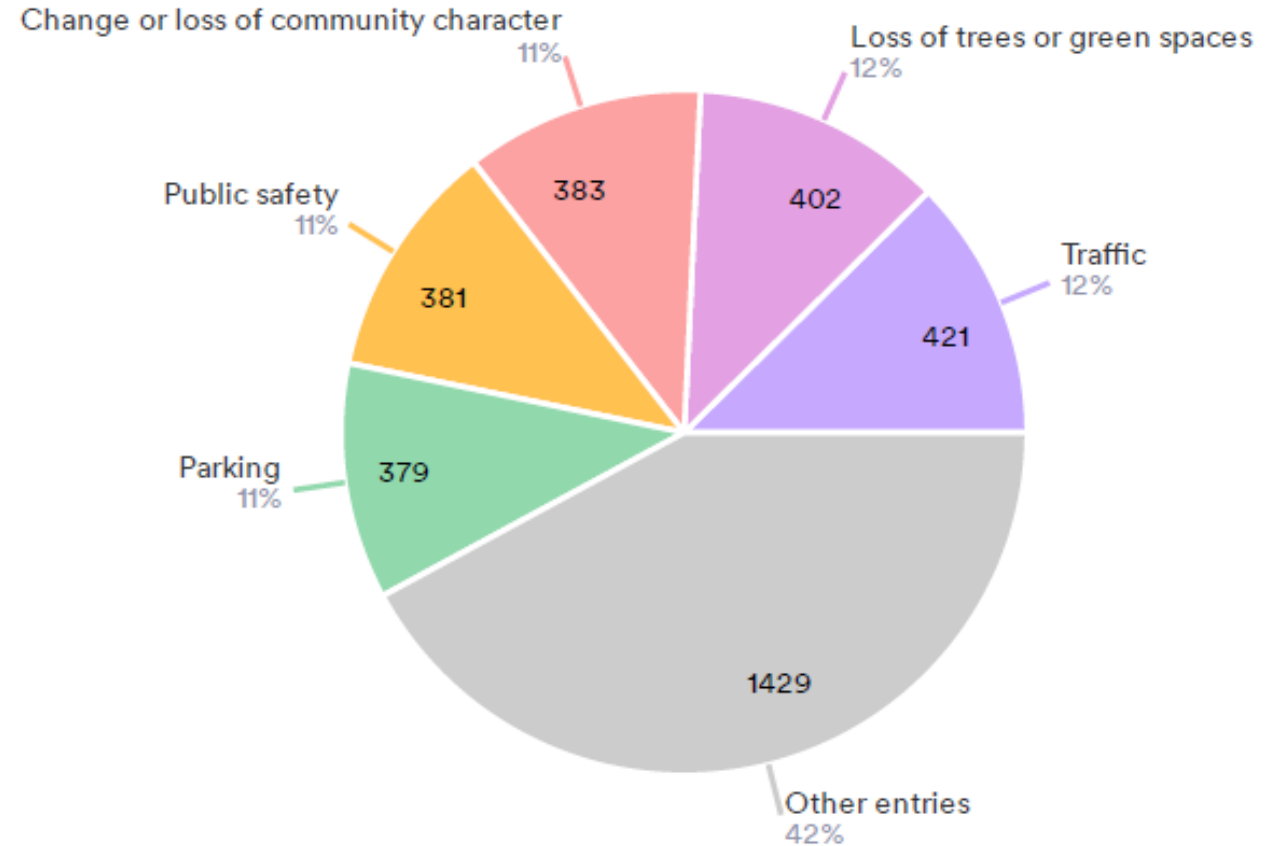
1032 Responses- 21 Empty



Survey Responses

19. What are your biggest concerns related to the implementation of HB 1110 in single-family neighborhoods and communities in Fircrest (select all that apply)

3395 Responses – 21 Empty



Survey Responses - Examples

- “I’m just really concerned with the impact to the character of our neighborhoods. I feel HB 1110 would create market-rate housing rather than affordable housing.”
- “I don’t think this will have a significant impact on Fircrest.”
- “I am very concerned that developers will cut down some of the magnificent trees that give Fircrest its great quality of life.”
- “I think this will ruin the feel and atmosphere of Fircrest.”
- “I think ADUs have the least amount of impact to the esthetics of our community.”
- “We need affordable housing but not more, I would not like more people or traffic.”
- “I don’t want Middle housing in Fircrest. I don’t believe we should have to put up with crowding two houses onto one lot...”
- “Do not want these as they will negatively impact our community.”
- “Please don’t let people flip our gorgeous old homes into modern houses and stacked dwelling units with no yards or parking.”



Municipal Code Title 22 Amendments



Explanation of Amendments - Commerce

- Added definition of Middle Housing
- Modified language in Cottage Housing section to specify applicable areas as R-4/R-6
- Created delineation between up to 2 cottage housing units and 3 or more to establish R-4/R-6 standards as applicable to 2 cottage housing units
- Clarification of unit lot density standard not including single-family
- Added provision for converting non-conforming structures
- Clarified ADU standards consistent with single-family uses within that zone



Explanation of Amendments – Planning Commission

Accessory Dwelling Units (FMC 22.58.012):

- ADU conversions on a single floor of an existing single-family house may be larger than 1,000 sf, as long as the building footprint doesn't get larger.
- Remove requirement for one entrance per front façade with ADUs.
- Established that garages do not count as part of gross square footage for ADUs



City Council Recommendation



City Council Recommendation

RECOMMENDED MOTION: I MOVE TO ADOPT ORDINANCE NO. _____, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FIRCREST, WASHINGTON, RECOMMENDING THE ADOPTION OF AMENDMENTS, WITH THE REQUIRED STAFF REVISIONS, TO THE TEXT, TABLES, AND GRAPHICS CONTAINED IN TITLE 22 FMC WHICH IMPLEMENT THE REQUIREMENTS OF HOUSE BILL 1110 AND HOUSE BILL 1337.

ALTERNATIVE MOTION 1: I MOVE TO ADOPT ORDINANCE NO. _____, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FIRCREST, WASHINGTON, RECOMMENDING THE ADOPTION OF AMENDMENTS, WITH THE REQUIRED STAFF REVISIONS, TO THE TEXT, TABLES, AND GRAPHICS CONTAINED IN TITLE 22 FMC WHICH IMPLEMENT THE REQUIREMENTS OF HOUSE BILL 1110 AND HOUSE BILL 1337, SUBJECT TO THE FOLLOWING CONDITIONS:

ALTERNATIVE MOTION 2: I MOVE TO CONTINUE DISCUSSION AND REVIEW OF THE ADOPTION OF AMENDMENTS, WITH THE REQUIRED STAFF REVISIONS TO THE TEXT, TABLES, AND GRAPHICS CONTAINED IN TITLE 22 FMC, WHICH IMPLEMENT THE REQUIREMENTS OF HOUSE BILL 1110 AND HOUSE BILL 1337, TO A FUTURE CITY COUNCIL MEETING.

