

# CITY OF FIRCREST

## Planning Commission Meeting

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

May 20, 2025



# Briefing Overview

- Municipal Code Title 22 Amendments – May 6 Comments
- Discussion questions
- City Council Recommendation





# Municipal Code Title 22 Amendments – May 6 Comments

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# Explanation of Amendments

- Unit lot density footnote modified to remove 1,000 SF and lot splitting provisions – not currently applicable
- Clarification on calculation of unit lot density
- Differentiate between “accessory buildings” and ADUs
  - Current definition: “...including, but not limited to, garages, carports, garden sheds, greenhouses and other similar structures...”
  - Existing separate section
  - Allows for clearer distinction of development standards and consolidates requirements for applicants.



# Explanation of Amendments

- ADUs may be developed in conjunction with an existing or new single-family residence, duplex, townhouse, or other housing type on a parent lot.
- Removed specification for attached and detached ADUs relating to size.
- Amended development standards for ADUs to default to standards applicable in that zone, with the exception of height.
- Clarified rear yard setback for ADUs adjacent to public alley that is regularly plowed for snow.



# Explanation of Amendments

- Amended architectural standard from matching single-family to the City of Fircrest Design Standards and Guidelines for small lot Development
  - Design Element 2: Building Design
  - Packet includes Design Element 3 (Lighting) – Removed.
- Removed following sections:
  - ADU utility connection to primary unit requirement
  - “Family” requirement
  - Registration forms requirement
- Parking requirement verified as “maximum” (RCW 36.70A.635(6)(e and f))



# Discussion Questions

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# Planning Commission Discussion Questions

## **Accessory Dwelling Units (FMC 22.58.012):**

- Planning Commission to advise if whole floor conversions of ADUs are permitted to exceed 1,000 SF.
- Planning Commission to advise if ADUs should be permitted to encroach into setbacks.
- Planning Commission to advise if removal of one entrance per front façade requirement is appropriate.
- Planning Commission to advise on whether to add an incentive for including a garage with the ADU.





# Planning Commission Discussion Questions

## **Accessory Dwelling Units (FMC 22.58.012):**

- Planning Commission to advise on off-street parking requirements for ADUs. Currently no additional off-street parking is required unless determined necessary by Director decision.
- It does not appear that the City currently specifies how building square footage is calculated. A question was raised on whether or not to include garages within the 1,000 square foot maximum building size requirement for ADUs. Planning Commission to advise on if this is desired.
- In Fircrest, building height appears to be measured to the top of the ridge. A recommendation was made to have this be calculated to the midpoint of the roof which differs from the City's current process. Planning Commission to advise on potential changes to how height is measured for ADUs.



# Planning Commission Discussion Questions

## Other Standards Outside Scope of HB 1110/HB 1337:

- Planning Commission may advise on definition of “Family” (FMC 22.97.267)
  - Prompted from a comment by Planning Commission
  - Removed reference in FMC 22.58.012 relating to ADUs



A stylized illustration of a mountain range with a prominent white peak and blue-green slopes. In the foreground, there are several green coniferous trees. The entire scene is rendered in a simple, cartoonish style with bold outlines and flat colors.

# Council Council Recommendation

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# Recommendations

**RECOMMENDED MOTION:** I MOVE TO ADOPT RESOLUTION NO. LU 25-01, A RESOLUTION OF THE PLANNING COMMISSION 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 RESOLUTION NO. LU 25-01, A RESOLUTION OF THE PLANNING COMMISSION 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 PLANNING COMMISSION MEETING.



# Family Definition

## **Current Definition:**

“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).

## **RCW 29B.10.280**

**Immediate family.** *(Effective January 1, 2026.):*

“Immediate family” includes the spouse or domestic partner, dependent children, and other dependent relatives, if living in the household.

