

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, Brett L. Wittner, Nikki Bufford, and Jim Andrews were present. Councilmembers Karen Mauer-Smith and Hunter T. George were absent and excused.

AGENDA MODIFICATIONS

There were none.

MIDDLE HOUSING CODE AMENDMENTS DISCUSSION

Mayor Reynolds acknowledged former Mayor and current Planning Commissioner Kathy McVay in attendance.

City Manager Masko provided a brief overview of the proposed amendments to the Fircrest Municipal Code (FMC) related to middle housing and accessory dwelling units (ADUs) and stated that the amendments are mandated under WA House Bills 1110 and 1337.

Nick Chen, Principal with Kimley-Horn, presented the proposed amendments to the Council, including changes to text, tables, and graphics in Title 22 FMC. Mr. Chen stated that the amendments incorporate the Planning Commission's feedback from their May 6, 2025, meeting. Mr. Chen provided further information on housing types, parking requirements, design standards, floor area ratio (FAR), and lot coverage.

Council discussions included Fircrest character impacts, clarifying definitions, development language consistency, and utility servicing for new units to include GFC charges and power meters.

There was a brief discussion on implementation timelines, permitting impacts, and state deadlines for code adoption. City Manager Masko reported that the Planning Commission is scheduled to have a special meeting on May 20, 2025, to formulate a recommendation to the City Council. Mayor Reynolds noted that the meeting was informational only.

ADJOURNMENT

Councilmember Bufford MOVED to adjourn the meeting at 6:36 P.M., seconded by Councilmember Wittner.

The Motion Carried (5-0).



Shannon Reynolds, Mayor



Arlette Burkhart, City Clerk