



**CITY OF FIRCREST
PLANNING COMMISSION
MEETING AGENDA**

**TUESDAY, SEPTEMBER 02, 2025
6:00 P.M.**

**COUNCIL CHAMBERS
FIRCREST CITY HALL, 115 RAMSDELL STREET**

Pg. #

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
 - A. Motion to Excuse Absent Planning Commissioners
- 4. APPROVAL OF THE AGENDA**
- 5. APPROVAL OF THE MINUTES**
 - A. [August 19, 2025, Regular Meeting](#) 2
- 6. CITIZEN COMMENTS (FOR ITEMS NOT ON THE AGENDA)**

(Please state your name and address for the record and refer to the Rules and Decorum laminated sheet at the dais and table.)
- 7. PUBLIC HEARING**
 - A. [To receive comments on the proposed Co-Living Housing Amendments](#) 5
- 8. UNFINISHED BUSINESS**
 - A. [Draft Workplan Discussion](#) 36
- 9. NEW BUSINESS**
- 10. COMMISSIONER COMMENTS/ROUNDTABLE UPDATES/STAFF UPDATES**
- 11. FUTURE BUSINESS**
- 12. ADJOURNMENT**



**CITY OF FIRCREST
PLANNING COMMISSION
MEETING AGENDA**

**TUESDAY, AUGUST 19, 2025
6:00 P.M.**

**COUNCIL CHAMBERS
FIRCREST CITY HALL, 115 RAMSDELL STREET**

1. CALL TO ORDER

Chair Shirley Schultz called the Fircrest Planning Commission regular meeting to order at 6:00 PM.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Planning Commissioners Present: Commissioner Eric Lane, Commissioner Andreas Schonger, Vice Chair Ben Ferguson.

Motion to excuse Commissioner Kathy McVay.

**Motion: Commissioner Lane
Second: Commissioner Ferguson**

**Vote: Unanimous
Abstaining: None**

City Staff Present: City Manager Dawn Masko, City Clerk Arlette Burkhart, and Permit Coordinator Danielle O’Galleher.

Commissioner Kathy McVay joined the Planning Commission meeting at 6:01 P.M.

4. APPROVAL OF THE AGENDA

Motion to approve the agenda for the August 19, 2025, Regular Planning Commission Meeting.

**Motion: Commissioner Lane
Second: Commissioner Ferguson**

**Vote: Unanimous
Abstaining: None**

The Motion Carried (5-0).

5. APPROVAL OF THE MINUTES

Motion to approve the minutes for the July 1, 2025, Regular Planning Commission Meeting.

**Motion: Commissioner Ferguson
Second: Commissioner McVay**

**Vote: Unanimous
Abstaining: None**

The Motion Carried (5-0).

6. CITIZEN COMMENTS (FOR ITEMS NOT ON THE AGENDA)

Chair Schultz invited public comment. There were none.

7. PUBLIC HEARING

There was no public hearing scheduled.

8. UNFINISHED BUSINESS

A. HB 1998 Co-Living Housing Amendments Discussion and Recommendation

Lindsey Sehmel, EMPA | AICP with ETHOS PNW presented the redlined FMC code sections pertinent to the HB 1998 for Co-Living Housing allowances in Multifamily Zoning Districts and discussed with the Commission the preparation of the processing timeline, SEPA noticing, Commerce Noticing, and timeline available for final Council Adoption.

B. Motion: Setting a Public Hearing on September 2, 2025, at 6:00 P.M. or shortly thereafter to receive comments on the proposed Co-Living Housing Amendments

Motion: Commissioner Lane
Second: Commissioner McVay

Vote: Unanimous
Abstaining: None

The Motion Carried (5-0).

9. NEW BUSINESS

A. HB 1293 Architectural Design Review Amendments Discussion

Kimberly Gunderson, Mahoney Planning LLC, lead a discussion item with the Planning Commission on House Bill (HB) 1293 that governs design regulations and their processes in Washington cities. Mrs. Gunderson discussed the changes that would need to be reflected in Fircrest's design standards and application procedures as a result of HB 1293's passing. To exemplify how the changes caused by HB 1293 could manifest in Fircrest, Mrs. Gunderson presented previous work products she had prepared in other cities that implement HB 1293. Planning Commission and Mrs. Gunderson discussed a preliminary schedule for the project and requested Mrs. Gunderson to present on the matters in which the Fircrest regulations and practices would need to amend to implement HB 1293 at the regular October Planning Commission meeting.

B. Draft Workplan Discussion

City Clerk Burkhart presented an overview of the draft Planning Commission workplan, which outlined upcoming projects, housing and land use bills, and statutory deadlines for implementation. The draft included a three-year forecast through 2027 to prioritize immediate requirements. City Clerk Burkhart stated that it was a working document and requested Planning Commission feedback. Commission discussions included clarifying the Commission's role, setting priorities, the Whittier Elementary School Replacement Project, and the importance of addressing design standards. There was a consensus to continue the workplan discussion at the September Planning Commission meeting.

10. COMMISSIONER COMMENTS/ROUNDTABLE UPDATES/STAFF UPDATES

Commissioner Ferguson expressed appreciation for the recent community events and thanked staff for their efforts.

Commissioner McVay expressed concerns that event notifications and communications could be improved. There was a brief discussion on the Centennial Commemorative Study Session scheduled for September 15, 2025, at 6:00 P.M. at City Hall.

City Manager Masko reported on the Whittier Elementary Replacement Project and stated that the next meeting will focus on permitting and zoning. The Design Advisory Committee has paused while architects prepare additional materials to be presented to the Planning Commission and City Council. She highlighted that the City is monitoring traffic, staging, park impacts, and long-term infrastructure needs. Lastly, City Manager Masko reported that the City Council voted on August 12, 2025, to withdraw the appeal to the Department of Commerce. The City will focus on developing design standards for HB 1110 implementation.

11. FUTURE BUSINESS

There were none.

12. ADJOURNMENT

Motion to adjourn August 19, 2025, Regular Planning Commission Meeting at 7:11 P.M.

Motion: Commissioner Lane

Second: Commissioner Ferguson

Vote: Unanimous

Abstaining: None

The Motion Carried (5-0).

Shirley Schultz
Chair, Fircrest Planning Commission

Dawn Masko
City Manager

Memo



To: Fircrest Planning Commission

From: Lindsey Sehmel, EMPA | AICP – Owner/Operator of ETHOS PNW

RE: Public Hearing on 9/2/2025 for Implementation of Co-living HB 1998

The City of Fircrest has retained ETHOS PNW for the processing of code amendments necessary to implement recently passed law in Washington State pertaining to middle housing. The Planning Commission was briefed on this topic at their August 19th, 2025 meeting and by Makers Architecture at their July meeting. This memo summarizes the sections of Fircrest Municipal Code for direct implementation of the newly enacted state laws on co-housing.

In preparation for the Public Hearing edits have been prepared and identified for the following Fircrest Municipal Code sections. These edits comply with the directive of HB 1998 by authorizing outright allowed uses in all zones that allow multi-family developments of a minimum of 6 units per lot. In addition to the establishing outright allowed uses, the City has proposed code edits to 22.58, 22.60, 22.63, 22.98 for consistency and comprehensive implementation. The legislative markup of these code sections can be found as an attachment to this Memo.

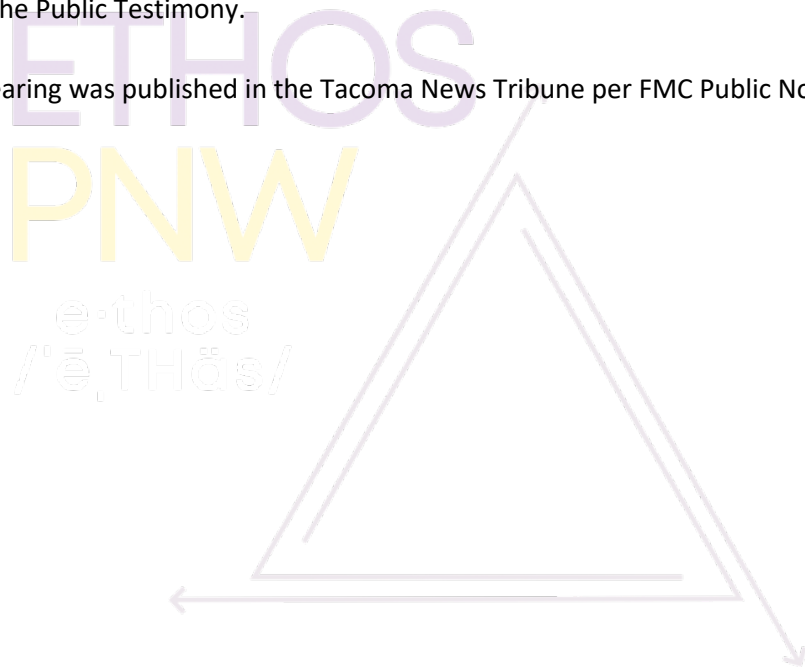
- | | |
|--|---|
| a. FMC 22.40 Residential 10-Traditional Community Design District (R-10-TCD) | e. FMC 22.48 Mixed Use Neighborhood District (MUN) |
| b. FMC 22.42 Residential 20 –District (R-20) | f. FMC 22.50 Mixed Use Urban District (MUU) |
| c. FMC 22.43 Residential 30 District (R-30) | g. FMC 22.58 – Specific Use and Structure Regulations |
| d. FMC 22.46 Neighborhood Commercial (NC) | h. FMC 22.60 – Parking and Circulation |

- i. FMC 22.63 - Design standards and guidelines for small lot and multifamily development

- j. FMC 22.98 Definitions

Adoption Timeline: The City of Fircrest has prepared the draft language as recommended by the State of Washington. Tonight's Public Hearing at Planning Commission on the proposal is the first of two public hearings that will occur, a second hearing will be scheduled in front of City Council after the completion of Planning Commission recommendation and the processing of the required 60 day notice to the Department of Commerce and the completion of a SEPA threshold determination. Both of which are estimated to occur later in September after consideration of the Public Testimony.

The Notice of Public Hearing was published in the Tacoma News Tribune per FMC Public Noticing Requirements.



Chapter 22.40

RESIDENTIAL-10-TRADITIONAL COMMUNITY DESIGN DISTRICT (R-10-TCD)

Sections:

- 22.40.001 Purpose.
- 22.40.002 Permitted uses.
- 22.40.003 Accessory uses.
- 22.40.004 Conditional uses.
- 22.40.005 Development standards.

22.40.001 Purpose.

The R-10-TCD zoning district is intended to implement the comprehensive plan's medium density residential traditional community design overlay land use designation. The district standards encourage a broad range of housing types, including single-family, duplex, and multifamily structures containing up to eight units per building when this facilitates the protection of critical areas or the retention of significant open space. Development plans must use neo-traditional designs that achieve pedestrian-friendly, human-scale neighborhoods. These neighborhoods will have interconnected street patterns, buildings that face streets, sidewalks or other public space, small setbacks, parking placed to the rear of buildings with access from alleys where feasible, and a variety of architectural building styles, design features and amenities which provide visual interest and reinforce the human-scale character of the neighborhood. (Ord. 1246 B 6, 2000).

22.40.002 Permitted uses.

Uses permitted subject to planned development approval in accordance with Chapter 22.76 FMC and administrative design review approval in accordance with Chapter 22.66 FMC:

(a) Single-family dwelling.

(b) Family group home, including adult family home.

(c) Co-living.

(d) Duplex dwelling.

~~(d)~~ (e) Multifamily dwelling within a structure containing no more than eight dwelling units, when clustered to avoid critical areas or to retain significant open space.

~~(e)~~ (g) Assisted living facility, including congregate care facility, convalescent home, hospice care center, residential care facility, and residential treatment facility.

~~(f)~~ (g) Manager's office, recreation facilities, laundry facilities, and other structures and facilities intended for use by residents of a residential complex.

~~(g)~~ (h) Nonmotorized recreational trail or passive recreational park with no permanent on-site staff.

~~(h)~~ (i) Necessary public or quasi-public utility building, structure or equipment, unstaffed and less than or equal to 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation. (Ord. 1562 B 13, 2015; Ord. 1246 B 6, 2000).

Chapter 22.42

RESIDENTIAL-20 DISTRICT (R-20)

Sections:

- 22.42.001 Purpose.
- 22.42.002 Permitted uses.
- 22.42.003 Accessory uses.
- 22.42.004 Conditional uses.
- 22.42.005 Development standards.

22.42.001 Purpose.

The R-20 zoning district is intended to implement the comprehensive plan's high density residential land use designation. The district provides for predominantly multifamily housing with the inclusion of duplexes, where appropriate. Development standards encourage neighborhood designs that have a density and configuration that support mass transit service along collector and arterial streets. Generally, developments within this district provide relatively affordable housing near shopping and employment centers. (Ord. 1246 § 7, 2000).

22.42.002 Permitted uses.

Uses permitted subject to site plan approval in accordance with Chapter 22.72 FMC and administrative design review approval in accordance with Chapter 22.66 FMC:

(a) Family group home, including adult family home.

(b) Co-Living

(c) Duplex dwelling.

~~(e)~~(d) Multifamily dwelling.

~~(+)~~(e) Assisted living facility, including congregate care facility, convalescent home, hospice care center, residential care facility, and residential treatment facility.

~~(+)~~(f) Manager's office, recreation facilities, laundry facilities, and other structures and facilities intended for use by residents of a residential complex.

~~(+)~~(g) Nonmotorized recreational trail or passive recreational park with no permanent on-site staff.

~~(+)~~(h) Necessary public or quasi-public utility building, structure or equipment, unstaffed and less than or equal to 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation. (Ord. 1562 § 14, 2015; Ord. 1246 § 7, 2000).

Chapter 22.43

RESIDENTIAL-30 DISTRICT (R-30)

Sections:

- 22.43.001 Purpose.
- 22.43.002 Permitted uses.
- 22.43.003 Accessory uses.
- 22.43.004 Conditional uses.
- 22.43.005 Development standards.

22.43.001 Purpose.

The R-30 zoning district is intended to implement the comprehensive plan's high density residential land use designation. The district provides for predominantly multifamily housing and supportive uses. Development standards encourage neighborhood designs that have a density and configuration that support mass transit service along collector and arterial streets. Potential impacts associated with higher density housing are ameliorated through high quality design that is consistent with the city's multifamily design standards and guidelines. Generally, developments within this district provide relatively affordable housing near community-serving mixed use office, retail and service uses. (Ord. 1562 § 17, 2015).

22.43.002 Permitted uses.

Uses permitted subject to site plan approval in accordance with Chapter 22.72 FMC and administrative design review approval in accordance with Chapter 22.66 FMC:

- (a) Family group home, including adult family home.
- (b) Multifamily dwelling, including Co-living.
- (c) Assisted living facility, including congregate care facility, convalescent home, hospice care center, residential care facility, and residential treatment facility.
- (d) Manager's office, recreation facilities, laundry facilities, and other structures and facilities intended for use by residents of a residential complex.
- (e) Nonmotorized recreational trail or passive recreational park with no permanent on-site staff.
- (f) Necessary public or quasi-public utility building, structure or equipment, unstaffed and less than or equal to 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation. (Ord. 1562 § 17, 2015).

Chapter 22.46

NEIGHBORHOOD COMMERCIAL DISTRICT (NC)

Sections:

- 22.46.001 Purpose.
- 22.46.002 Permitted uses.
- 22.46.003 Accessory uses.
- 22.46.004 Conditional uses.
- 22.46.005 Administrative uses.
- 22.46.006 Master plans.
- 22.46.007 Prohibited uses.
- 22.46.008 Development standards.

22.46.001 Purpose.

The NC zoning district is intended to implement the comprehensive plan's neighborhood commercial land use designation. This district provides for small-scale shopping areas that offer retail convenience goods and personal services primarily for the daily needs of nearby neighborhoods. This zoning district is designed to reduce vehicle trips by providing convenient shopping for nearby residents. NC zones are located on transit routes, and site and building design also encourage pedestrian, bicycle and transit use. A pedestrian orientation is required for new development and new automobile-oriented uses are prohibited. Neighborhood commercial sites are limited in size to keep them in scale with the neighborhoods they serve and nearby uses. In addition, high quality landscaping is used to make the area attractive and functional and to minimize negative impacts on nearby uses. Other measures, such as buffering requirements and limits on hours of operation, may be used to reduce impacts to nearby residences. Limited residential uses above the ground floor level of mixed-use buildings are encouraged. Master plans are required for substantial redevelopment or substantial new development within areas designated as special planning areas on the comprehensive plan's land use designation map. (Ord. 1562 § 20, 2015; Ord. 1246 § 9, 2000).

22.46.002 Permitted uses.

Uses permitted subject to site plan approval in accordance with Chapter 22.72 FMC and administrative design review approval in accordance with Chapter 22.66 FMC:

- (a) Retail sales store including, but not limited to, the sale or rental of the following items: antiques, appliances (small), art and art supplies, bicycles, books, clothing, fabrics, flowers, gifts, groceries, hardware, hobby and craft supplies, home furnishings, lawn and garden equipment and supplies, paint and wallpaper, music, pets, pharmaceuticals, photography supplies and processing, sporting goods, stationery, and videos.
- (b) Commercial service including, but not limited to: beauty and hair care, consulting, copying, fitness/health studios, laundry and cleaning (self-service), locksmithing, office equipment repair, optical, paging, pet grooming, post office or postal substation, studio photography, real estate sales, shoe repair, tailoring, telecommunication sales, and travel agency service.
- (c) Food- or beverage-serving establishment including, but not limited to: bakery, cafeteria, coffee shop, confectionery, delicatessen, espresso stand, ice cream or yogurt shop, restaurant and other sit-down, self-service or take-out establishments. See FMC 22.58.029 for standards regulating establishments licensed by the Washington State Liquor and Cannabis Board to serve liquor for on-premises consumption. See FMC 22.46.005 for establishments serving liquor for on-premises consumption in an outdoor customer seating area.
- (d) Commercial office serving primarily a local clientele including, but not limited to: medical, dental, optometric, business and professional office.
- (e) Culturally enriching use including, but not limited to: art gallery, dance studio, library, museum, live theater venue and senior center.

(f) Residential dwelling units, including Co-living, family group homes and adult family homes, located above the ground floor of a commercial establishment, not to exceed a maximum density of six units per gross acre of site area.

(g) Necessary public or quasi-public utility building, structure or equipment, unstaffed and less than or equal to 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation. (Ord. 1568 § 1, 2015; Ord. 1562 § 21, 2015; Ord. 1246 § 9, 2000).

Chapter 22.48

MIXED-USE NEIGHBORHOOD DISTRICT (MUN)

Sections:

- 22.48.001 Purpose.
- 22.48.002 Permitted uses.
- 22.48.003 Accessory uses.
- 22.48.004 Conditional uses.
- 22.48.005 Administrative uses.
- 22.48.006 Prohibited uses.
- 22.48.007 Development standards.

22.48.001 Purpose.

The MUN zoning district is intended to implement the comprehensive plan's mixed-use land use designation. This district provides opportunities for a broad mix of retail and office uses, personal, professional and business services, institutions, recreational and cultural uses, residential uses, and other facilities that provide services for the needs of nearby residents and businesses and the surrounding community. Development standards support moderate density residential development and moderately intense commercial development. In addition, the MUN district provides limited opportunities for light industrial activities that enhance the city's economic base and provide employment for residents in the area in a manner that is compatible with neighboring commercial and residential uses. Site and building design support pedestrian, bicycle and transit use while accommodating automobiles. Applicable form-based code standards require new development to establish a fine-grained street grid and block pattern as properties redevelop. Community greens, squares, plazas, and other publicly accessible spaces are incorporated into mixed-use developments that include a variety of complementary uses. High quality architecture, landscaping, streetscape, artwork, and other public amenities contribute to making the area inviting, attractive, functional, and vibrant for residents, employees, and visitors alike. (Ord. 1667 B 9, 2020).

22.48.002 Permitted uses.

Uses permitted subject to compliance with form-based standards in accordance with Chapter 22.57 FMC, site plan approval in accordance with Chapter 22.72 FMC and administrative design review approval in accordance with Chapter 22.66 FMC:

- (a) Commercial use, including retail, service, office, financial institution, fitness center, and food-serving establishment.
- (b) Microbeverage production facility, including microbrewery, microdistillery and microwinery.
- (c) Culturally enriching use, including art gallery, dance studio, library, museum, live theater venue, and senior center.
- (d) Laboratory, including medical, dental, and optical.
- (e) Civic, labor, social, and fraternal organization.
- (f) Veterinary clinic, with treatment and storage of animals within an enclosed building.
- (g) Entertainment and recreation facility (indoor only).
- (h) Automobile, recreational vehicle, and boat sales or rental, new or used (indoor showroom only).
- (i) Child day-care center.
- (j) Preschool, accredited, public or private.
- (k) Lodging.

- (l) Religious institution.
- (m) Family group home, including adult family home.
- (n) Cottage housing, live-work unit, Co-Living and multifamily dwelling.
- (o) Assisted living facility, including congregate care facility, convalescent home, hospice care center, residential care facility, and residential treatment facility.
- (p) Necessary public or quasi-public utility building, structure or equipment, unstaffed and less than or equal to 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation. (Ord. 1667 § 9, 2020).

Chapter 22.50

MIXED-USE URBAN DISTRICT (MUU)

Sections:

- 22.50.001 Purpose.
- 22.50.002 Permitted uses.
- 22.50.003 Accessory uses.
- 22.50.004 Conditional uses.
- 22.50.005 *Repealed.*
- 22.50.006 Administrative uses.
- 22.50.007 Prohibited uses.
- 22.50.008 Development standards.

22.50.001 Purpose.

The MUU zoning district is intended to implement the comprehensive plan's mixed-use land use designation. This district provides opportunities for a broad mix of retail and office uses, personal, professional and business services, institutions, recreational and cultural uses, residential uses, and other facilities that provide services for the needs of nearby residents and businesses and the surrounding community. Development standards support higher density residential development and more intense commercial development compared to the MUN zoning district. In addition, the MUU district provides limited opportunities for light industrial activities that enhance the city's economic base and provide employment for residents in the area in a manner that is compatible with neighboring commercial and residential uses. Site and building design support pedestrian, bicycle and transit use while accommodating automobiles. Applicable form-based code standards require new development to establish a fine-grained street grid and block pattern as properties redevelop. Community greens, squares, plazas, and other publicly accessible spaces are incorporated into mixed-use developments that include a variety of complementary uses. High quality architecture, landscaping, streetscape, artwork, and other public amenities contribute to making the area inviting, attractive, functional, and vibrant for residents, employees, and visitors alike. (Ord. 1667 § 11, 2020; Ord. 1562 § 27, 2015; Ord. 1311 § 11, 2002; Ord. 1246 § 11, 2000).

22.50.002 Permitted uses.

Uses permitted subject to compliance with form-based standards in accordance with Chapter 22.57 FMC, site plan approval in accordance with Chapter 22.72 FMC and administrative design review approval in accordance with Chapter 22.66 FMC:

- (a) Commercial use, including retail, service, office, financial institution, fitness center and food-serving establishment.
- (b) Microbeverage production facility, including microbrewery, microdistillery and microwinery.
- (c) Culturally enriching use, including art gallery, dance studio, library, museum, live theater venue, and senior center.
- (d) Laboratory, including medical, dental, and optical.
- (e) Civic, labor, social, and fraternal organization.
- (f) Veterinary clinic, with treatment and storage of animals within an enclosed building.
- (g) Entertainment and recreation facility (indoor only).
- (h) Automobile, recreational vehicle, and boat sales or rental, new or used (indoor showroom only).
- (i) Child day-care center.
- (j) Preschool, accredited, public or private.

- (k) Lodging.
- (l) Religious institution.
- (m) Family group home, including adult family home.
- (n) Live-work unit, Co-living, and multifamily dwelling.
- (o) Assisted living facility, including congregate care facility, convalescent home, hospice care center, residential care facility, and residential treatment facility.
- (p) Necessary public or quasi-public utility building, structure, or equipment, unstaffed and less than or equal to 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation. (Ord. 1667 § 12, 2020; Ord. 1611 § 12, 2018; Ord. 1562 § 28, 2015; Ord. 1325 § 2, 2003; Ord. 1311 § 12, 2002; Ord. 1246 § 11, 2000).

22.58.016 Co-living specific use standards

Co-living is a permitted use in all zones which allow at least six units of multifamily or middle housing development, including zones which allow six multifamily units as a component of mixed-use development.

(a). Sleeping units shall be subject to the following standards:

1. All sleeping units shall be no more than 300 square feet.
2. Sleeping units may include kitchenettes, but shall not include kitchens.
3. Sleeping units must include a private bathroom.
4. All sleeping units must have access by interior or covered exterior walkway to a shared kitchen.

(b). Shared kitchens shall be subject to the following standards:

1. At least one shared kitchen shall be provided for every fifteen sleeping units.
2. At least one shared kitchen shall be provided on each floor that also contains sleeping units.

(c) For the purposes of calculating density, sleeping units count as one quarter of a dwelling unit.

(d) Sleeping units shall be treated as one-half of a multifamily dwelling unit for the purpose of calculating fees for sewer connections.

(e) Where open space standards are applied based on the number of dwelling units, one half of the open space requirement will be required for sleeping units that is required of dwelling units.

Chapter 22.60

PARKING AND CIRCULATION

Sections:

- 22.60.001 Purpose and intent.
- 22.60.002 Chapter application.
- 22.60.003 Parking space requirements per activity.
- 22.60.004 Parking demand reduction credit.
- 22.60.005 Shared parking facilities.
- 22.60.006 Maximum parking space provisions.
- 22.60.007 Location of off-street spaces.
- 22.60.008 Parking and driveway design standards.
- 22.60.009 Barrier-free parking requirements.
- 22.60.010 Bicycle parking facilities.
- 22.60.011 Loading space requirements.
- 22.60.012 Stacking spaces for drive-through facilities.
- 22.60.013 Pedestrian circulation and access.
- 22.60.014 Transit facilities.
- 22.60.015 Parking reductions for temporary outdoor sales events.
- 22.60.016 Micromobility vehicles and facilities.

22.60.001 Purpose and intent.

(a) Purpose. The purpose of this chapter is to provide for adequate, convenient and safe off-street parking, loading and circulation areas for the permitted land uses described in this title; to protect neighborhoods from the effects of vehicular noise, traffic, and light and glare associated with parking and loading facilities; to reduce the amount of impervious surfaces associated with parking facilities; to reduce demand for parking by encouraging alternative means of transportation including public transit, rideshare and bicycles; and to increase pedestrian mobility within the community.

(b) Intent. The demand for parking responds to changing market forces, technology, and societal preferences. Minimum parking standards have resulted in development patterns dominated by expanses of parking perceived as visual blight, damaging to the environment, and low value in terms of tax base. The amount of parking provided on a site frequently exceeds parking demand ñ at considerable cost to property and business owners ñ and the community. In response, municipalities have adopted parking standards that restrict the amount of off-street parking provided for certain uses or locations. These constraints, however, may limit the viability of retail and other uses in some markets. Other municipalities have eliminated minimum parking space requirements and relied on the market to provide an appropriate number.

This chapter supports a transition toward relying on the market to determine parking supply but also reflects community concern that neighborhoods may be impacted by individual market-based decisions that collectively result in an undersupply of off-street parking. The intent of this chapter, therefore, is to balance market considerations with minimum and maximum numerical standards to ensure a sufficient, but not excessive, supply of parking ñ and authorize the city to approve an increase, or decrease, in the amount of parking being provided relative to a specified standard when a proposal can meet criteria. (Ord. 1667 ß 26, 2020; Ord. 1246 ß 16, 2000).

22.60.002 Chapter application.

New development, alteration to or an expansion of an existing development, and a change in use of a structure or lot, shall comply with the applicable requirements of this chapter.

(a) New Construction. Parking, loading and circulation shall be provided in accordance with this chapter for all new construction and lot development.

(b) Existing Development or Use. Parking, loading and circulation area requirements for alteration or expansion of existing developments or for a change or increase in intensity of use, shall be in accordance with the following:

(1) If the alteration, expansion or increase in intensity would require the addition of 20 percent or five or more additional off-street parking spaces, then the entire parking, loading and circulation area must be brought into conformance with this chapter.

(2) If the alteration, expansion or increase in intensity would require the addition of less than 20 percent or five parking spaces, then only the additional area devoted to parking, loading and circulation must conform with this chapter. (Ord. 1246 B 16, 2000).

22.60.003 Parking space requirements per activity.

The following tables identify the minimum number of parking spaces required to be provided for each activity unless a reduction is authorized in accordance with this chapter. The director or hearing examiner, as specified in this chapter, shall determine the actual required spaces for a proposed activity based on the tables below, the requirements of this chapter and on actual field experience.

If the formula for determining the number of off-street parking spaces results in a fraction, the number of spaces shall be rounded to the nearest whole number with fractions greater than or equal to one-half rounding up and fractions less than one-half rounding down. In the following tables, isfî means square feet of gross floor area, and iduî means dwelling unit, unless otherwise noted.

(a) Residential and Lodging Activities.

Use	Required Spaces
Single-family (detached)	2 per du.
Co-Living	<u>Varies, see FMC 22.60.017</u>
Duplex	1.5 per du.
Cottage housing	1 per du ≤ 800 sf; 1.5 per du > 800 sf. Shared guest parking not to exceed 0.5 per du.
Single-family (detached) in small lot development	2 per du + 1 guest stall.
Single-family (attached) in small lot development	1.5 per du + 1 guest stall.
Multifamily	1.00 per du.
Multifamily ñ Efficiency units (250 ñ 450 sf in size), student housing, and affordable senior housing*	0.6 per du.
Congregate care facility	0.5 per du.
Group residences, including hospice care center, residential care facility, and residential treatment facility	0.5 per bedroom.
Accessory dwelling unit (ADU)	None.
Short-term rentals	See FMC 22.58.011.
Hotel/motel	1 per guest room.

* ñAffordableî means dwelling units priced, rented, or leased only to those households earning 80 percent or less of the median household income for Pierce County, Washington. ñSeniorî means dwelling units specifically designed for and occupied by elderly persons under a federal, state or local government program or occupied solely by persons who are 62 or older or houses at least one person who is 55 or older in at least 80 percent of the occupied units, and adheres to a policy that demonstrates intent to house persons who are 55 or older.

22.60.017 Co-Living Parking.

(a) A. Off-street parking for co-living housing shall be subject to the following:

(1) No off-street parking shall be required within one-half mile walking distance of a major transit stop as defined in RCW 36.70A.535.

(2) No more than one off-street parking space per four sleeping units shall be required.

Chapter 22.63

DESIGN STANDARDS AND GUIDELINES FOR SMALL LOT AND MULTIFAMILY DEVELOPMENT

Sections:

- 22.63.001 Purpose.
- 22.63.002 Authority.
- 22.63.003 Applicability.
- 22.63.004 Review process.
- 22.63.005 Design standards and guidelines adopted.

22.63.001 Purpose.

The purpose of this chapter is to establish design standards and guidelines that will apply to small lot and multifamily development, including Co-living. (Ord. 1562 § 51, 2015).

22.63.002 Authority.

The provisions of this chapter shall augment and/or supersede existing regulations in this title. When provisions included in these design standards and guidelines conflict with other requirements of this title, these standards and guidelines shall apply unless otherwise provided. When a conflict exists between these design standards and guidelines and the form-based standards adopted pursuant to Chapter 22.57 FMC, the form-based standards shall apply. (Ord. 1667 § 34, 2020; Ord. 1562 § 51, 2015).

22.63.003 Applicability.

The standards and guidelines adopted pursuant to this chapter shall apply to:

- (a) All new small lot development.
- (b) All new multifamily, and Co-living development.
- (c) Major modifications to small lot and multifamily development. (Ord. 1562 § 51, 2015).

Chapter 22.98**DEFINITIONS**

Sections:

22.98.003	Definition of any word not listed.
22.98.006	Abandonment of telecommunications facility.
22.98.009	Accessory building or structure.
22.98.012	Accessory dwelling unit.
22.98.015	Accessory use.
22.98.016	Adaptive management.
22.98.017	Adjacent.
22.98.018	Adult bathhouse.
22.98.021	Adult bookstore.
22.98.024	Adult cabaret.
22.98.027	Adult entertainment.
22.98.030	Adult entertainment establishment.
22.98.033	Adult family home.
22.98.036	Adult live entertainment establishment.
22.98.039	Adult massage parlor.
22.98.042	Adult motion picture theater.
22.98.045	Adult retail store.
22.98.048	Adult sauna parlor.
22.98.051	Adult video store.
22.98.052	Advance mitigation.
22.98.053	Advertising copy.
22.98.054	Alley.
22.98.057	Alteration.
22.98.060	Amendment.
22.98.062	Anadromous fish.
22.98.063	Antenna.
22.98.066	Antenna height.
22.98.069	Antenna support structure.
22.98.072	Applicant.
22.98.075	Antique.
22.98.078	Antique store.
22.98.079	Aquifer.
22.98.080	Aquifer, confined.
22.98.081	Aquifer recharge areas.
22.98.082	Aquifer, sole source.
22.98.083	Aquifer susceptibility.
22.98.084	Aquifer, unconfined.
22.98.085	Area of shallow flooding.
22.98.087	Articulation.
22.98.090	Assisted living facility.
22.98.091	Available capacity.
22.98.091.1	Barbeque.
22.98.092	Base flood.
22.98.093	Basement.
22.98.094	Battery charging station.
22.98.094.1	Battery electric vehicle (BEV).
22.98.094.2	Battery exchange station.
22.98.095	Best available science.
22.98.096	Best management practices (BMPs).
22.98.097	Biodiversity.

22.98.099	Block.
22.98.100	Breakaway wall.
22.98.102	Buffer.
22.98.105	Buildable area.
22.98.108	Building.
22.98.111	Building, detached.
22.98.114	Building envelope.
22.98.114.1	Building elevation.
22.98.114.2	Building facade.
22.98.114.3	Building fascia.
22.98.114.4	Building frontage.
22.98.117	Building height.
22.98.120	Building line.
22.98.123	Building, principal or main.
22.98.126	Bulk regulations.
22.98.126.1	Burn barrel.
22.98.129	Business or commerce.
22.98.132	Caliper.
22.98.135	Camouflaged facility.
22.98.138	Carport.
22.98.141	Cell site.
22.98.142	Certificate of capacity.
22.98.143	Channel migration zone (CMZ).
22.98.144	Character.
22.98.145	Charging levels.
22.98.147	Child day-care center.
22.98.148	City engineer.
22.98.150	Clearing.
22.98.152	Co-living
22.98.153	Compensation.
22.98.154	Compensation project.
22.98.155	Compensatory mitigation.
22.98.156	Club.
22.98.159	Co-location.
22.98.160	Concurrency facilities.
22.98.161	Concurrency test.
22.98.162	Conditional use.
22.98.165	Conditional use permit.
22.98.166	Conservation easement.
22.98.168	Correctional group home.
22.98.171	Covenant.
22.98.174	COW.
22.98.177	Creation.
22.98.179	Critical aquifer recharge area.
22.98.180	Critical area inventory maps.
22.98.183	Critical areas.
22.98.184	Critical area tract.
22.98.185	Critical facility.
22.98.185.1	Critical root zone.
22.98.186	Critical species.
22.98.188	Cumulative impacts or effects.
22.98.189	Curb level.
22.98.192	Dedication.
22.98.193	Developable area.
22.98.194	Development.
22.98.195	Development permit.

22.98.196	Development permit, final.
22.98.197	Development permit, preliminary.
22.98.197.1	Diameter at breast height.
22.98.198	Director.
22.98.201	Drip line.
22.98.204	Drive-thru.
22.98.207	Dwelling.
22.98.210	Dwelling, duplex.
22.98.213	Dwelling, multifamily.
22.98.216	Dwelling, single-family.
22.98.219	Dwelling unit.
22.98.222	Early notice.
22.98.225	Ecosystem.
22.98.228	EIA.
22.98.228.1	Electric scooters and motorcycles.
22.98.228.2	Electric vehicle.
22.98.228.3	Electric vehicle charging stations.
22.98.229	Elevated building.
22.98.229.1	Eligible facilities request.
22.98.230	Emergent wetland.
22.98.231	Enhancement.
22.98.234	Equipment enclosure.
22.98.237	Erosion.
22.98.240	Erosion hazard areas.
22.98.243	Escort agency.
22.98.246	Essential public facilities.
22.98.249	Establishment, business or commercial.
22.98.252	Excavation.
22.98.255	Existing and ongoing agricultural activities.
22.98.257	Exotic.
22.98.258	Extirpation.
22.98.261	FAA.
22.98.264	FCC.
22.98.265	Facility and service provider.
22.98.266	Facility modification.
22.98.267	Family.
22.98.270	Family day-care facility.
22.98.273	Family group home.
22.98.276	Fence.
22.98.279	Fenestration.
22.98.282	Fill.
22.98.284	Final plat.
22.98.285	Fish and wildlife habitat conservation areas.
22.98.286	Fish habitat.
22.98.286.1	Flag.
22.98.286.2	Flag canopy.
22.98.287	Flood or flooding.
22.98.288	Flood insurance map.
22.98.289	Flood insurance study.
22.98.290	Floodplain.
22.98.291	Flood protection elevation.
22.98.292	Flood-resistant material.
22.98.293	Floodway.
22.98.294	Floor area, gross.
22.98.295	Forested wetland.
22.98.296	Formation.

22.98.297	Formation, confining.
22.98.298	Frequently flooded areas.
22.98.299	Frontage.
22.98.300	Functions and values.
22.98.303	Garage, private.
22.98.306	Garage, side entry.
22.98.309	Geologically hazardous areas.
22.98.312	Geologist.
22.98.315	Geotechnical engineer.
22.98.318	Governing authority.
22.98.321	Grade, finished.
22.98.322	Grade, natural.
22.98.324	Grading.
22.98.325	Groundcover.
22.98.326	Ground water.
22.98.327	Ground water management area.
22.98.328	Ground water management program.
22.98.329	Ground water, perched.
22.98.330	Habitat.
22.98.331	Habitats of local importance.
22.98.332	Halo illuminated.
22.98.333	Hazardous substance.
22.98.336	Hazardous waste.
22.98.338	Hedge.
22.98.339	High intensity land use.
22.98.340	High quality wetlands.
22.98.341	Historic condition.
22.98.342	Home occupation.
22.98.345	Hotel.
22.98.346	Hydraulic project approval (HPA).
22.98.348	Hydric soil.
22.98.350	Hydrologic soil groups.
22.98.351	Hydrophyte.
22.98.352	Hyporheic zone.
22.98.354	Impervious surface.
22.98.357	Impervious surface coverage.
22.98.360	Impound.
22.98.363	Impound yard.
22.98.365	Infiltration.
22.98.366	In-kind compensation.
22.98.369	Inoperable vehicle.
22.98.369.1	Inter-rill.
22.98.370	Isolated wetlands.
22.98.371	Joint aquatic resource permits application (JARPA).
22.98.372	Junk or salvage yard.
22.98.375	Kennel.
22.98.378	Kitchen.
<u>22.98.379</u>	<u>Kitchenette</u>
<u>22.98.380</u>	<u>Kitchen, shared</u>
22.98.381	Landslide.
22.98.382	Landslide hazard areas.
22.98.384	Large retail establishment.
22.98.385	Level of service standard.
22.98.386	Logo.
22.98.387	Logo shield.
22.98.388	Lot.

22.98.390	Lot, corner.
22.98.393	Lot, flag.
22.98.396	Lot, interior.
22.98.399	Lot, substandard.
22.98.402	Lot, through.
22.98.405	Lot area, gross.
22.98.408	Lot area, net.
22.98.411	Lot coverage.
22.98.414	Lot depth.
22.98.417	Lot frontage.
22.98.420	Lot line.
22.98.423	Lot line, front.
22.98.426	Lot line, rear.
22.98.429	Lot line, side.
22.98.432	Lot of record, legal.
22.98.435	Lot width.
22.98.436	Low intensity land use.
22.98.437	Lowest floor.
22.98.437.1	Luminance.
22.98.437.2	Mansard.
22.98.438	Manufactured home.
22.98.441	Marquee.
22.98.441.1	Master sign plan.
22.98.444	Medical or dental clinic.
22.98.445	Microbeverage production facility.
22.98.445.1	Microbrewery.
22.98.445.2	Microdistillery.
22.98.445.3	Microwinery.
22.98.447	Mitigation.
22.98.450	Mini-storage or mini-warehouse (indoor).
22.98.451	Mini-storage or mini-warehouse (outdoor).
22.98.452	Moderate intensity land use.
22.98.453	Modification.
22.98.456	Modulation.
22.98.459	Monitoring.
22.98.461	Motion.
22.98.462	Mount.
22.98.463	Multiple building complex.
22.98.464	Multiple tenant building.
22.98.465	Native growth protection area (NGPA).
22.98.466	Native vegetation.
22.98.467	Nighttime hours.
22.98.467.1	Nits.
22.98.468	Nonconforming lot, use, or structure.
22.98.469	Nonresidential zone.
22.98.471	Noxious element.
22.98.474	Nude or semi-nude.
22.98.475	Off-site compensation.
22.98.476	On-site compensation.
22.98.476.05	Opaque.
22.98.476.1	Open fire.
22.98.477	Open space.
22.98.480	Open space, common.
22.98.483	Open space, private.
22.98.486	Open space, public.
22.98.489	Ordinance.

22.98.492	Ordinary high water mark (OHM).
22.98.495	Outdoor storage.
22.98.496	Out-of-kind compensation.
22.98.498	Owner-occupied.
22.98.501	Panorama or peepshow.
22.98.504	Panorama premises.
22.98.506	Parapet.
22.98.507	Parcel.
22.98.510	Parking area.
22.98.513	Patio, covered.
22.98.516	Patio, uncovered.
22.98.518	Perimeter.
22.98.519	Permeability.
22.98.520	Person.
22.98.522	Personal wireless service, personal wireless service facilities, and facilities.
22.98.525	Personal wireless service facility design.
22.98.528	Pet shop.
22.98.531	Pharmaceuticals.
22.98.533	Planned capacity.
22.98.534	Planned development.
22.98.537	Planning commission.
22.98.540	Plat.
22.98.543	Porch.
22.98.544	Porous soil types.
22.98.544.1	Portable fire device.
22.98.545	Potable water.
22.98.546	Practical alternative.
22.98.549	Preliminary plat.
22.98.551	Premises.
22.98.552	Preschool.
22.98.555	Preschool, accredited.
22.98.557	Primary association area.
22.98.558	Priority habitat.
22.98.561	Printing, large-scale.
22.98.564	Printing, small-scale.
22.98.565	Private road or driveway.
22.98.567	Processed materials.
22.98.570	Professional office.
22.98.571	Project area.
22.98.573	Provider.
22.98.576	Public or quasi-public utility.
22.98.579	Qualified professional.
22.98.581	Raceway.
22.98.582	Reasonable use alternatives.
22.98.583	Recharge.
22.98.584	Reclaimed water.
22.98.585	Recorded.
22.98.588	Recreation, active.
22.98.591	Recreation, passive.
22.98.591.1	Recreational fire.
22.98.594	Recreational vehicle.
22.98.597	Recyclable material.
22.98.600	Recycling collection center.
22.98.603	Regulated activities.
22.98.604	Religious institution.
22.98.605	Repair or maintenance.

22.98.606	Restoration.
22.98.607	Retail establishment.
22.98.608	Rills.
22.98.609	Riparian habitat.
22.98.610	Roadway.
22.98.611	Roofline.
22.98.612	Scientific process.
22.98.613	Screening.
22.98.614	Scrub-shrub wetland.
22.98.615	Secondary use.
22.98.616	Section 404 Permit.
22.98.618	Security barrier.
22.98.621	Second-hand store.
22.98.622	Seeps.
22.98.623	Seismic hazard areas.
22.98.624	Sense of place.
22.98.627	Sensitive receptor.
22.98.630	SEPA rules.
22.98.632	Serviceable.
22.98.633	Service station.
22.98.634	Setback.
22.98.635	Shorelines.
22.98.636	Shorelines of the state.
22.98.637	Shorelines of statewide significance.
22.98.638	Shorelands or shoreland areas.
22.98.639	Short plat.
22.98.642	Short subdivision.
22.98.644	Sidewalk.
22.98.645	Sidewalk cafe.
22.98.648	Sign.
22.98.648.1	Sign, abandoned.
22.98.648.2	Sign, accessory.
22.98.648.3	Sign alteration.
22.98.648.4	Sign area.
22.98.648.5	Sign, awning, canopy or marquee.
22.98.648.6	Sign, changeable copy.
22.98.648.7	Sign, digital.
22.98.648.8	<i>Repealed.</i>
22.98.648.9	<i>Repealed.</i>
22.98.648.10	Sign, flashing.
22.98.648.11	Sign, freestanding.
22.98.648.12	<i>Repealed.</i>
22.98.648.13	Sign height.
22.98.648.14	<i>Repealed.</i>
22.98.648.15	Sign, monument.
22.98.648.16	Sign, neon.
22.98.648.17	Sign, nonconforming.
22.98.648.18	Sign, pan channel.
22.98.648.19	Sign, permanent.
22.98.648.20	Sign, pole-mounted.
22.98.648.21	Sign, portable.
22.98.648.22	<i>Repealed.</i>
22.98.648.23	Sign, projecting.
22.98.648.24	<i>Repealed.</i>
22.98.648.25	<i>Repealed.</i>
22.98.648.26	<i>Repealed.</i>

22.98.648.27	Sign, revolving.
22.98.648.28	Sign, roof-mounted.
22.98.648.29	Sign, sandwich board.
22.98.648.30	Sign, service island.
22.98.648.31	Sign, special event.
22.98.648.32	Sign, temporary.
22.98.648.33	Sign, under-canopy.
22.98.648.34	Sign, wall.
22.98.648.35	Sign width.
22.98.648.36	Sign, window.
22.98.650	Significant portion of its range.
22.98.651	Significant tree.
22.98.652	Site.
<u>22.98.653</u>	<u>Sleeping Unit</u>
22.98.654	Slope.
22.98.657	Social card game.
22.98.658	Soil survey.
22.98.658.1	Spandrel.
22.98.659	Special flood hazard areas.
22.98.660	Special protection areas.
22.98.661	Species.
22.98.662	Species, endangered.
22.98.663	Species of local importance.
22.98.664	Species, priority.
22.98.665	Species, threatened.
22.98.666	Specified sexual activities.
22.98.667	Specified anatomical areas.
22.98.669	Stand.
22.98.672	Stock-in-trade.
22.98.675	Story.
22.98.678	Stream corridor.
22.98.681	Street.
22.98.684	Street furniture.
22.98.687	Street right-of-way.
22.98.690	Streetscape.
22.98.693	Subdivision.
22.98.694	Subdrainage basin or subbasin.
22.98.695	Substantial damage.
22.98.696	Structural alteration.
22.98.697	Substantial improvement.
22.98.697.1	Substantially change.
22.98.698	Tenant space.
22.98.699	Toe of slope.
22.98.702	Tot lot.
22.98.705	Tower.
<u>22.98.706</u>	<u>Transit Stop, Major</u>
22.98.708	Tree topping.
22.98.711	Unavoidable.
22.98.714	Unlicensed wireless services.
22.98.715	Unshielded lighting.
22.98.717	Use.
22.98.720	Use, principal.
22.98.723	Use, accessory.
22.98.726	Use type.
22.98.729	Variance.
22.98.730	Variance, de minimis.

22.98.732	Vehicle repair, major.
22.98.735	Vehicle repair, minor.
22.98.738	Vehicle wash.
22.98.741	Vehicle wrecker.
22.98.744	Veterinary clinic.
22.98.745	Vulnerability.
22.98.746	Warehouse/warehousing.
22.98.747	Water dependent.
22.98.748	Water resource inventory area (WRIA).
22.98.749	Water table.
22.98.750	Water typing system.
22.98.751	Watercourse.
22.98.752	Well.
22.98.753	Wellhead protection area (WHPA).
22.98.754	Wetland classes, classes of wetlands, or wetland types.
22.98.755	Wetland edge.
22.98.756	Wetlands.
22.98.759	Wetlands mitigation bank.
22.98.760	Window.
22.98.762	Wrecked vehicle.
22.98.765	Yard, automobile wrecking.
22.98.768	Yard.
22.98.771	Yard, front.
22.98.774	Yard, rear.
22.98.777	Yard, required.
22.98.780	Yard, side.
22.98.783	Yard, side street side.
22.98.785	Zone of contribution.
22.98.786	Zone or zoning district.
22.98.789	Zoning map.

22.98.152. Co-living.

Co-living means a residential development with sleeping units that are independently rented or owned and lockable and provide living and sleeping space with residents sharing kitchen facilities with other sleeping units in the building.

22.98.378 Kitchen.

“Kitchen” means any room or rooms, or portion of a room or rooms, used or intended or designed to be used for cooking or the preparation of food, including any room having a sink and provisions for a gas or electric stove, oven or range; means a room or part of a room which is used, intended, or designed to be used for preparing food. The kitchen includes facilities, or utility hookups for facilities, sufficient to prepare, cook, and store food, and wash dishes, including, at a minimum, countertops, a kitchen-style sink, space and utilities sufficient for a gas or 220/240v electric stove and oven, and a refrigerator.

22.98.379 Kitchenette

“Kitchenette” means a room or part of a room which is used, intended, or designed to be used for basic food preparation, with a sink and at least one 120v electrical outlet.

22.98.380 Kitchen, Shared

“Kitchen, Shared” means a kitchen that is used, intended, or designed to be used by residents of multiple dwelling or sleeping units for preparing food simultaneously.

22.98.653 Sleeping Unit

“Sleeping unit” means an independently rented or owned and lockable unit that provides living and sleeping space.

22.98.706 Transit Stop, Major

" transit stop, Major " means:

(a) a stop on a high capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW;

(b) commuter rail stops;

(c) stops on rail or fixed guideway systems, including transitways;

(d) stops on bus rapid transit routes or routes that run on high occupancy vehicle lanes;

(e) or stops for a bus or other transit mode providing actual fixed route service at intervals of at least 15 minutes for at least five hours during the peak hours of operation on weekdays.



DRAFT 2025/2026 WORKPLAN
PLANNING COMMISSION

APPROVED: [DATE]

REVISED: [DATE]

ITEM	DESCRIPTION	Planning Commission Role	2025				2026				2027				2028				2029				2030			
			1st QTR	2nd QTR	3rd QTR	4th QTR	1st QTR	2nd QTR	3rd QTR	4th QTR	1st QTR	2nd QTR	3rd QTR	4th QTR	1st QTR	2nd QTR	3rd QTR	4th QTR	1st QTR	2nd QTR	3rd QTR	4th QTR	1st QTR	2nd QTR	3rd QTR	4th QTR
Work Plan Items			JFM	AMJ	JAS	OND	JFM	AMJ	JAS	OND	JFM	AMJ	JAS	OND	JFM	AMJ	JAS	OND	JFM	AMJ	JAS	OND	JFM	AMJ	JAS	OND
Present summary of new legislation	Present summary of 8 key bills (HB 1096, HB 1183, HB 1491, SB 5184, SB 5509, SB 5559, SB 5571, SB 5611)	Informational		x																						
- HB 1293 - Design Regulation Update		Discussion																								
- HB 1998 - Co-living	Implementation Deadline: December 31, 2025	Discussion				x																				
Conduct SEPA threshold review	Only as needed	None																								
Set Planning Commission Public Hearings (statutory notice)	Prepare legal notice per FMC and state law; post to website and bulletin board	Motion																								
Hold Planning Commission Public Hearing (required)	Conduct hearing per requirements.Accept public comment as required.	Required																								
Adopt resolutions and recommend to Council	Add to Council packet for discussion	Required/Action																								
Set City Council Public Hearing (statutory notice)	City Clerk to notice to TDI, website and post to bulletin	None																								
Hold City Council Public Hearings	Conduct hearing per requirement. Accept public comment as required.	None																								
Council adoption by ordinance	Present to Council for adoption	None																								
- HB 1096 – Lot Splitting Reform - SB 5509 – Childcare Center Siting - SB 5559 – Unit Lot Subdivision Streamlining - SB 5571 – Regulating exterior cladding materials	Implementation Deadline: July 27, 2027	Informational											x													
Conduct SEPA threshold review	Only as needed	None																								
Set Planning Commission Public Hearings (statutory notice)	Prepare legal notice per FMC and state law; post to website and bulletin board	Motion																								
Hold Planning Commission Public Hearing (required)	Conduct hearing per requirements.Accept public comment as required.	Required																								
Adopt resolutions and recommend to Council	Add to Council packet for discussion	Required/Action																								
Set City Council Public Hearing (statutory notice)	City Clerk to notice to TDI, website and post to bulletin	None																								
Hold City Council Public Hearings	Conduct hearing per requirement. Accept public comment as required.	None																								
Council adoption by ordinance	Present to Council for adoption	None																								
- SB 5611 – Streamlining and clarifying local governments' land use permitting workloads	Implementation Deadline: January 28, 2028	Informational													x											
Conduct SEPA threshold review	Only as needed	None																								
Set Planning Commission Public Hearings (statutory notice)	Prepare legal notice per FMC and state law; post to website and bulletin board	Motion																								
Hold Planning Commission Public Hearing (required)	Conduct hearing per requirements.Accept public comment as required.	Required																								
Adopt resolutions and recommend to Council	Add to Council packet for discussion	Required/Action																								
Set City Council Public Hearing (statutory notice)	City Clerk to notice to TDI, website and post to bulletin	None																								
Hold City Council Public Hearings	Conduct hearing per requirement. Accept public comment as required.	None																								
Council adoption by ordinance	Present to Council for adoption	None																								
- HB 1491 – Transit-Oriented Development	Implementation Deadline: December 31, 2029	Informational																				x				
Conduct SEPA threshold review	Only as needed	None																								
Set Planning Commission Public Hearings (statutory notice)	Prepare legal notice per FMC and state law; post to website and bulletin board	Motion																								
Hold Planning Commission Public Hearing (required)	Conduct hearing per requirements.Accept public comment as required.	Required																								
Adopt resolutions and recommend to Council	Add to Council packet for discussion	Required/Action																								
Set City Council Public Hearing (statutory notice)	City Clerk to notice to TDI, website and post to bulletin	None																								
Hold City Council Public Hearings	Conduct hearing per requirement. Accept public comment as required.	None																								
Council adoption by ordinance	Present to Council for adoption	None																								
- HB 1183 – Concerning building code and development regulation reform Mandates setback/height flexibility for retrofits and Passive House projects.	Implementation Deadline: June 30, 2030	Informational																						x		
Conduct SEPA threshold review	Only as needed	None																								
Set Planning Commission Public Hearings (statutory notice)	Prepare legal notice per FMC and state law; post to website and bulletin board	Motion																								
Hold Planning Commission Public Hearing (required)	Conduct hearing per requirements.Accept public comment as required.	Required																								
Adopt resolutions and recommend to Council	Add to Council packet for discussion	Required/Action																								
Set City Council Public Hearing (statutory notice)	City Clerk to notice to TDI, website and post to bulletin	None																								
Hold City Council Public Hearings	Conduct hearing per requirement. Accept public comment as required.	None																								
Council adoption by ordinance	Present to Council for adoption	None																								
Tree Canopy Study	Establish a Tree Canopy Advisory Committee?	Informational																								
Sign Code Updates/Amendments		Set priority level																								
Middle Housing Design Standards		Set priority level																								
Whittier Elementary School Replacement Project		TBD																								