



**CITY OF FIRCREST
PLANNING COMMISSION
MEETING AGENDA**

**TUESDAY, SEPTEMBER 02, 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 6:01 PM.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

Motion to excuse Commissioner Andreas Schonger.

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

**Vote: Unanimous
Abstaining: None**

The Motion Carried (3-0).

City Staff Present: City Clerk Arlette Burkhart and Permit Coordinator Danielle O’Galleher.

Commissioner Kathy McVay joined the Planning Commission meeting at 6:03 P.M.

4. APPROVAL OF THE AGENDA

Motion to approve the agenda for the September 02, 2025, Regular Planning Commission Meeting.

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

**Vote: Unanimous
Abstaining: None**

The Motion Carried (4-0).

5. APPROVAL OF THE MINUTES

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

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

**Vote: Unanimous
Abstaining: None**

The Motion Carried (4-0).

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

Chair Schultz invited public comment. There were none.

7. PUBLIC HEARING

At 6:04 P.M., Chair Shultz opened the public hearing to receive comments on the proposed Co-Living Housing (HB 1998) Code Amendments. Lindsey Sehmel, EMPA | AICP with ETHOS PNW presented the redlined Fircrest Municipal Code (FMC) sections pertinent to the HB 1998 for Co-Living Housing allowances and identified co-living as an outright permitted use in districts that allow multifamily, including FMC 22.40 (R-10/TCD), 22.42 (R-20), 22.43 (R-30), 22.46 (Neighborhood Commercial), 22.48 (Mixed-Use Neighborhood), 22.50 (Mixed-Use Urban); add FMC 22.58.016 (specific co-living standards); update FMC 22.60 parking (Table 22.60.003A) and add related sections.

Chair Schultz invited public comment. There was no written or oral testimony.

Chair Schultz invited Commissioner comment. Commissioners discussed compliance with state law, separate living spaces, building code standards, and parking implementation.

Chair Schultz closed the public hearing at 6:17 P.M.

8. UNFINISHED BUSINESS

A. Draft Workplan Discussion

Permit Coordinator O’Galleher presented the updated draft Planning Commission workplan that included updates to project the work plan through 2030 and clarified the Commission’s role. Discussions and Commission priorities included Middle Housing design standards, sign code updates, tree regulation/canopy, the Whittier Elementary Replacement Project, climate and stormwater integration, and State housing legislation. There was a consensus to focus on the first three quarters of 2026 on major code tasks. There was a brief discussion on using the work plan as a guiding discussion document for the joint Planning Commission and Council meeting in February 2026.

9. NEW BUSINESS

There was no new business.

10. COMMISSIONER COMMENTS/ROUNDTABLE UPDATES/STAFF UPDATES

Staff discussions included the planning consultant contract extension, code enforcement assistance with the City of University Place, and providing a permitting report, which is tentatively slated for the December meeting.

11. FUTURE BUSINESS

There were none.

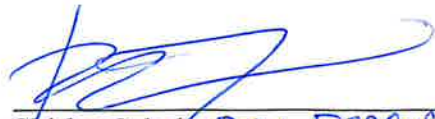
12. ADJOURNMENT

Motion to adjourn September 02, 2025, Regular Planning Commission Meeting at 6:40 P.M.

Motion: Commissioner Lane
Second: Commissioner Ferguson

Vote: Unanimous
Abstaining: None

The Motion Carried (4-0).



~~Shirley Schultz~~ BEN FERGUSON

~~VICE~~ - Chair, Fircrest Planning Commission



Dawn Masko
City Manager

for