

**FIRCREST CITY COUNCIL
STUDY SESSION AGENDA**

**TUESDAY, JANUARY 20, 2026
6:00 P.M.**

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

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Agenda Modifications**
- 5. [City Council/Planning Commission Joint Meeting Topics](#)**

The public is invited to listen to the meeting via Zoom utilizing the below call-in information:

Zoom Meeting Details:

Dial-in Information: 1-253-215-8782 Webinar ID: 885 3802 7612 Password: 771679

FIRCREST CITY COUNCIL AGENDA SUMMARY

NEW BUSINESS: **Joint City Council/Planning Commission Meeting Topics**
ITEM: **5**
DATE: **January 20, 2026**
FROM: **Dawn Masko, City Manager**

RECOMMENDED MOTION: None. Discussion only.

SUMMARY: The City Council and Planning Commission will hold their annual joint meeting on February 3, 2026. As established by Resolution No. 809, this joint meeting takes place on the first Tuesday of February each year. The meeting provides the City Council and Planning Commission an opportunity to discuss items of mutual interest and key topics affecting the City.

The Planning Commission provided their proposed topics for the upcoming joint meeting at their January 6th meeting. Suggested topics include the 2026 Comprehensive Plan Amendment Window and STEP Housing, dimensional zoning standards and design guidelines relating to Middle Housing and ADUs, and traffic calming solutions.

Staff are now seeking input from the City Council on topics that they would like to see added to the agenda for discussion.

ATTACHMENTS: [Planning Commission – Proposed Topics](#)



**CITY OF FIRCREST
PLANNING COMMISSION**

February 3, 2026 Joint City Council/Planning Commission Meeting Topics

Background: At the November and December 2025 and January 2026 Planning Commission meetings, the Commission provided feedback on topics of interest to discuss with City Council to establish their workplan for 2026. There was a consensus on the following topics:

1. 2026 Comprehensive Plan Amendment Window and STEP Housing

Chapter 23.06 Comprehensive Plan Amendments establishes the process by which the Fircrest Comprehensive Plan can be updated and amended each year. As part of the amendment process, the City is required to establish a timeline for proposed amendments or revisions and advertise broadly. The City proposed updates include any state requirements (if necessary), any private amendments (if received), staff revisions, and updates to the Six-Year Capital Improvement Program.

2. Design Review

The Planning Commission wishes to revisit the dimensional zoning standards and design guidelines as they apply to Middle Housing and ADUs. In its adoption of ordinances to implement HBs 1110 (middle housing) and 1337 (ADUs) in recent years, the City's focus on responsiveness to the demand of the legislature may have overwhelmed its consideration of appropriate zoning and design standards specifically applicable to Middle Housing and ADUs. The Planning Commission wishes to revisit provisions governing aesthetics, setbacks, and other design and development standards for potential improvements to the regulatory landscape with which the Missing Middle are reviewed against.

The Planning Commission also notes an interest in potentially revising sign regulations, with a particular focus on their aesthetics. Recalling that regulating the content of signs is unlawful, the Planning Commission's efforts would focus on aspects of sign design, such as the use of electronic signs.

3. Traffic Calming Solutions

The Planning Commission has expressed an interest in exploring the extent that traffic calming techniques can be incorporated into new construction projects and capital projects. It is likely that this project would be supported by a traffic engineer, or through the City's active engineering on-call contracts, to study the potential for traffic calming measures to be incorporated into development code provisions in the FMC, or otherwise pursued by the City as capital projects to improve pedestrian and vehicular safety in Fircrest. This project, if advanced, would benefit from a study of the opportunities for infrastructure improvements and the availability of grant funding the City could pursue to cost recover capital expenditures.