

**FIRCREST CITY COUNCIL  
STUDY SESSION AGENDA**

**MONDAY, APRIL 20, 2026  
6:00 P.M.**

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

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	<b>Pg.#</b>
1. Call to Order	
2. Pledge of Allegiance	
3. Roll Call	
4. Agenda Modifications	
5. <a href="#"><u>Comprehensive Plan Amendment/STEP Housing Discussion</u></a>	2
6. Whittier Park Interlocal Agreement Discussion	
7. <a href="#"><u>Council Rules Update</u></a>	10

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 STUDY SESSION AGENDA SUMMARY

**AGENDA TOPIC:** 2026 Comprehensive Plan Amendment – STEP Housing Update  
**ITEM:** 5  
**DATE:** April 20, 2026  
**FROM:** Kimberly Gunderson, Mahoney Planning

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**RECOMMENDED MOTION:** No motion. For discussion only.

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**BACKGROUND:** The attached memorandum from Mahoney Planning provides the City Council with an update on the implications of recently enacted House Bill 2266 for STEP Housing, which is a key component of the 2026 Comprehensive Plan Update.

House Bill 2266 significantly affects prior work on STEP Housing by requiring that STEP Housing be subject to the same development standards and application procedures as other housing types. These changes alter several foundational assumptions that guided earlier work on the project.

To comply with HB 2266, the City Council must now choose between two implementation paths:

1. Implement HB 2266 now, which would require substantial adjustments to the current project schedule; or
2. Proceed with implementing HB 1220 now and address HB 2266 in 2028, which would require only minor schedule modifications.

During the Study Session, Mahoney Planning will review both options and seek direction from the City Council on how it wishes to proceed.

**ATTACHMENTS:** [Mahoney Planning Memo](#)

April 13, 2026

City of Fircrest City Council  
115 Ramsdell Street  
Fircrest, WA 98466

**Re: 2026 Comprehensive Plan Amendment | Supplemental Land Capacity Analysis and Implementing Development Regulations (“STEP Housing”)**

Dear Council,

This memorandum on STEP Housing has been prepared in light of recent action taken by the Washington State Legislature on House Bill (HB) 2266 and passed into law by Governor Ferguson. HB 2266 amends HB 1220 (2021), which has been the baseline legislation guiding the STEP Housing work drafted by the City since November 2025. This memo captures the key differences between the draft work prepared by the City to implement HB 1220 and the changes to this work that will be required to implement HB 2266. It is the hope of City staff that Council can provide direction on whether to implement HB 2266 now, or await its implementation until its 2028 deadline.

### **Implementing HB 1220 v. HB 2266**

Since November 2025, Mahoney Planning has worked regularly with City Council and Planning Commission to draft amendments to the Fircrest Municipal Code (FMC) that would implement HB 1220, legislation that passed in 2021 governing allowances for STEP Housing in GMA-planning cities. This work is critical to finalizing outstanding inconsistencies in Fircrest’s Comprehensive Plan Housing Element, which cannot meet its full required analysis without provisions that allow for emergency housing and permanent supportive housing in Fircrest. These draft work products are near a state of finalization and could be sent for state agency noticing in June 2026, with final adoption by ordinance scheduled by December 2026.

Since completing FMC draft edits that would implement HB 1220, Governor Ferguson passed into law HB 2266 which would require an amendment of numerous provisions that have been drafted as a part of the City’s work to implement HB 1220. An ordinance adopting HB 2266 is due by June 2028. **Table 1** captures the effects of HB 2266 on FMC draft provisions that have been drafted to date:

**Table 1**  
**FMC Provisions Implementing HB 1220 v. HB 2266**

Topic	FMC Provision	Change Driven by HB 2266
Create a <b>Type II-C</b> permit to review <b>Administrative Use Permits</b> .	22.05.003 Project Permit Application Framework	<b>Repeal.</b> HB 2266 does not allow cities to regulate STEP Housing differently than other residential housing types. Fircrest does not require Administrative Use Permit or public noticing for other housing types, and so cannot require those processes for STEP Housing under HB 2266.
Establish increased <b>public engagement and noticing</b> .	22.05.007 Exemptions from Project Permit Application Processing	<p><u>HB 2266</u>: "Except as provided in subsections (5) through (7) of this section, a county or city may not require through development regulations, ordinances, or legal agreements any standards, conditions, or requirements for transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters that are more restrictive than those required for other types of lodging or residential development within the same zone, but may apply any objective development regulations, including form-based codes, that are required for lodging or residential development including, but not limited to, density limits, dimensional standards, height restrictions, floor area ratio, setback, lot coverage, stormwater, clearing, and tree canopy and retention requirements."</p>
	22.06.004(a) Determination of Completeness	
	22.06.005(a) Notice of Application	

Topic	FMC Provision	Change Driven by HB 2266
<p>Allow Permanent Supportive Housing and Transitional Housing in all zones that permit residential development.</p>	<p><a href="#">22.32.006</a> R-4 Admin Use</p>	<p><b>Repeal.</b> HB 2266 does not allow Administrative Use Permit as permitting mechanism for STEP Housing if it isn't similarly used to review other housing types.</p>
	<p><a href="#">22.34.006</a> R-4-C Admin Use</p>	<p><b>Amend.</b> Add Permanent Supportive Housing and Transitional Housing to each listed zone, but as an <b>allowed use</b> rather than one allowed by Administrative Use Permit.</p>
	<p><a href="#">22.36.006</a> R-6 Admin Use</p>	<p>-OR-</p>
	<p><a href="#">22.38.006</a> R-8 Admin Use</p>	<p><b>Amend.</b> Add Permanent Supportive Housing and Transitional Housing to each listed zone, but as a <b>Conditionally Allowed Use in the R-4, R-4-C, R-6, and R-8</b> use rather than one allowed by Administrative Use Permit. Matches permit mechanism for other housing development (assisted living facility) in those zones. Name as an allowed use in all other zones listed.</p>
	<p><a href="#">22.40.006</a> R-10-TCD Admin Use</p>	<p>-OR-</p>
	<p><a href="#">22.42.006</a> R-20 Admin Use</p>	<p><b>Amend.</b> Add Permanent Supportive Housing and Transitional Housing to each listed zone. <b>Require other housing types to move through the same permitting process</b> as has been designed for STEP Housing.</p>
	<p><a href="#">22.43.006</a> R-30 Admin Use</p>	<p>HB 2266: "Except as provided in subsections (5) through (7) of this section, a county or city shall only apply the same development permit and environmental review processes to transitional housing, permanent supportive housing, indoor emergency shelters, and indoor emergency housing that apply to other types of lodging or residential development within the same zone, unless otherwise required by state law including, but not limited to, shoreline regulations under chapter 90.58 RCW, building codes under chapter 19.27 RCW, energy codes under chapter 19.27A RCW, or electrical codes under chapter 19.28 RCW."</p>
	<p><a href="#">22.44.007</a> NO Admin Use</p>	
	<p><a href="#">22.46.005(d),(e)</a> NC Admin Use</p>	
	<p><a href="#">22.48.005(g),(h)</a> MUN Admin Use</p>	
<p><a href="#">22.50.006(g),(h)</a> MUU Admin Use</p>		
<p>Establish that STEP Housing is reviewed via Administrative Use Permit.</p>	<p><a href="#">22.56.005(c),(d)</a> GC Admin Use</p>	

Topic	FMC Provision	Change Driven by HB 2266
<p>Allow Emergency Housing and Emergency Shelters in all zones that permit residential or lodging/hotel development.</p>	<p><a href="#">22.48.005(i),(j)</a> MUN Admin Use</p>	<p><b>Repeal.</b> HB 2266 does not allow Administrative Use Permit as permitting mechanism for STEP Housing if it isn't similarly used to review other housing types.</p> <p><b>Amend.</b> Add Emergency Housing and Emergency Shelters to each listed zone, but as an allowed use rather than one allowed by Administrative Use Permit.</p> <p style="text-align: center;">-OR-</p> <p><b>Amend.</b> Add Emergency Housing and Emergency Shelters to each listed zone. <b>Require lodging to move through the same permitting process</b> as has been designed for STEP Housing.</p>
<p>Establish that STEP Housing is reviewed via Administrative Use Permit.</p>	<p><a href="#">22.50.006(i),(j)</a> MUU Admin Use</p>	<p><u>HB 2266:</u> "Except as provided in subsections (5) through (7) of this section, a county or city shall only apply the same development permit and environmental review processes to transitional housing, permanent supportive housing, indoor emergency shelters, and indoor emergency housing that apply to other types of lodging or residential development within the same zone, unless otherwise required by state law including, but not limited to, shoreline regulations under chapter 90.58 RCW, building codes under chapter 19.27 RCW, energy codes under chapter 19.27A RCW, or electrical codes under chapter 19.28 RCW."</p>

Topic	FMC Provision	Change Driven by HB 2266
Create STEP Housing review and approval framework.	<u>22.58.030</u> STEP	<p><b>Amend significantly.</b> The City could maintain a new FMC Chapter 22.58 to impose limitations when emergency housing is closer than 500 feet (walking distance) of another emergency shelter or a school. All other language which limits STEP housing to be repealed.</p>
	22.70.002 Administrative Use Permit – Authority	<p>The City could opt to codify language allowing it to enter into a contract committing STEP Housing to follow “reasonable operational requirements pertaining to health and safety protocols.” <b>The City is required to significantly contribute financially or donate land to the STEP Housing facility for this opportunity.</b></p>
	22.70.005 Administrative Use Permit – Submittal Requirements	<p><b>Repeal.</b> Drafted language creating a required Operational Agreement and resident screening process to prevent violent criminal offenders.</p> <p><b>Repeal.</b> Language added to the Administrative Use Permit chapter describing submittal requirements for STEP Housing applications.</p> <p><u>HB 2266:</u> “A county or city may enter into a contract with a sponsor proposing transitional housing, permanent supportive housing, an indoor emergency shelter, or indoor emergency housing to establish additional and reasonable operational requirements pertaining to health and safety protocol. Legal consideration for a contract entered into under this subsection on the part of the county or city must, at a minimum, include: A donation of real property or a long-term lease of land at least 50 years in length, to be used for the transitional housing, permanent supportive housing, indoor emergency shelter, or indoor emergency housing; or a significant contribution from the general fund for capital 21 or operating expenses to be mutually determined by both parties.”</p>
Add off-street parking requirements for STEP Housing.	22.60.003 Parking Space Requirements per Activity	<p><b>No changes required.</b></p>

Topic	FMC Provision	Change Driven by HB 2266
Add germane definitions.	<a href="#">22.98.229.2</a> <a href="#">Emergency Housing</a>	<b>No changes required.</b>
Remove dated definitions.	<a href="#">22.98.229.3</a> <a href="#">Emergency Shelter</a>	
	<a href="#">22.98.267</a> <a href="#">Family</a>	
	<a href="#">22.98.437.3</a> <a href="#">Major transit stop</a>	
	<a href="#">22.98.518.1</a> <a href="#">Permanent Supportive Housing</a>	
	<a href="#">22.98.706</a> <a href="#">Transitional Housing</a>	

### Goal for April 20 Study Session

At its April 20, 2026 Study Session, Mahoney Planning will present City Council with this memo and discuss the effects of HB 2266 on the work prepared to date implementing HB 1220. Mahoney Planning will seek direction from City Council on its preferred advancement of this project, which chiefly divides into two options:

<b><u>Option 1</u></b>	<b><u>Option 2</u></b>
Implement HB 1220. Address HB 2266 in 2028. Nominal adjustment to project schedule (appx. 1 month). Creates compliance with GMA faster. Requires eventual adoption of 2 ordinances.	Implement HB 2266 now. Considerable adjustment to project schedule (appx. 4-6 months). Prolongs compliance with GMA. Consolidates ordinance adoption to 1.

## Project Schedule

This project has been paused pending direction from City Council in the interest of responsible budgetary management. A revised project schedule will be drafted following Council's direction at the April 20 study session.

Best regards,



Kimberly A. Gunderson  
Mahoney Planning, LLC

**FIRCREST CITY COUNCIL STUDY SESSION AGENDA SUMMARY**

**AGENDA TOPIC:** City Council Rules Update  
**ITEM:** 7  
**DATE:** April 20, 2026  
**FROM:** Dawn Masko, City Manager

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**RECOMMENDED MOTION:** No motion. For discussion only.

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**BACKGROUND:** The City Council first adopted its City Council Rules of Procedure on June 6, 1990, via Resolution 441, with subsequent revisions in 1994, 2003, 2008, 2009, 2018, 2020, 2021, 2023, 2024, and 2025.

Tonight’s discussion will continue the process of making any changes to the current City Council Rules of Procedures.

**ATTACHMENTS:** [City Council Rules Discussion Items List](#)

## City Council Rules of Procedure

### Discussion Items

- Rule 1 – Council Meeting – Location
  - Add Zoom as an approved meeting location or participation option.
- Rule 4 – Election of Officers
  - Clarify the nomination and voting process.
  - Consider establishing a process allowing the Mayor Pro Tempore to serve the remainder of the Mayor’s term in the event of a vacancy.
- Rule 5 – Presiding Officer
  - Add a requirement that the Presiding Officer must be physically present to chair meetings.
- Rule 7 – Attendance, Excused Absences
  - Revisit rules for remote attendance and expectations for in-person chairing. (Add language reflecting current practice.)
  - Include references to reasonable ADA accommodations regarding remote meeting attendance.
- Rule 9 – Council Meeting Agenda
  - Consider revising the minimum timeframe for distribution of agenda packets.
  - Clarify the process for adding items to the agenda here or under Rule 20.
- Rule 10 – Study Sessions
  - Consider a standard timeframe for packet distribution.
  - Discuss whether to revise the study session time limit.
- Rule 11 – City Manager
  - Clarify the process for excusing the City Manager’s absence from council meetings.
- Rule 12 – Clerk of the Council
  - Clarify what type of minutes are user (e.g., action, summary, verbatim).
- Rule 16 – Appearance of Fairness Doctrine and its Application
  - Confirm whether the City has any quasi-judicial actions to which this rule applies.
- Rule 20 – Order of Business
  - Consider limiting public comment to three minutes.
  - Consider rules on council dialogue, consulting MRSC guidance on one-way comments.
  - Establish a clear process for modifying agendas.
  - Evaluate use of consent agenda, including which items (contracts, routine actions, etc.) may be included.

- Rule 21 – Actions for a Public Hearing
  - Review and confirm procedures.
- Rule 23 – Committees
  - Replace “committees” with “community advisory committees.”
  - Clarify Council's ability to nominate committee members.
- Rule 24 – Council Liaisons
  - Add language describing the purpose and intent of the liaison program.
- Rule 25 – Enacted Ordinances, Resolutions, Motions, and Proclamations
  - Revisit Proclamation language in 25D; the “positive message” standard may need refinement.
- Rule 26 – Proclamations
  - Clarify the different types of proclamations and their appropriate uses.
- Rule 27 – Resolutions
  - Review the requirement for the Presiding Officer to read a summary statement.
- Rule 28 – Ordinances
  - Review the requirement for the Presiding Officer to read a summary statement.
- Rule 33 – Photographs, Motion Pictures, Video Tape
  - Update language regarding video recording.
  - Determine whether meetings may be posted on platforms such as YouTube and update language accordingly.
  - Clarify what constitutes a disturbance, distraction, or public safety concern, and what the City may regulate.
- Rule 35 – Approval of City Manager Travel Expense Claims & Personnel Action Forms
  - Consider revising or clarifying the process.
- Additional Items:
  - Add a Rule addressing decorum.
  - Add clarifying language regarding Motions (possibly within Rule 30).