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## THE CITY OF FIRCREST

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### FIRCREST PLANNING/BUILDING DEPARTMENT MEMORANDUM

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**Date:** July 10, 2017 Study Session  
**To:** Planning Commission  
**From:** Angelie Stahlnecker  
**Subject:** Short-term Rentals, Home Occupations, and Vehicle Storage Review

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#### **Background**

At the April 17, 2017 study session, the City Council directed staff to review the regulations on short-term rentals (Air B&B, VRBO), Home Occupations, and Parking of vehicles and/or boats in the front yard setbacks. The Planning Commission held a study session on June 6, 2017.

#### **Proposal**

Attached is a working draft (attachment 1) based on the discussion from the previous meeting and continued staff research.

#### **Discussion Items**

##### SHORT-TERM RENTALS

- Created two types: Room rental and full dwelling unit
- Require and administrative use permit (staff review) for a full dwelling unit or and establishment with up to two room rentals
- Require a conditional use permit (planning commission review) for over two room rentals
- Use existing bed and breakfast standards for room rental establishments

##### HOME OCCUPATIONS

- Type I home occupations are divided into two categories: activities that have traffic and/or product pickup and deliveries and those that don't.

- The creation of the categories is to allow different fees.
- Allow a home occupation to be carried out in a detached accessory building.
- Clarify the prohibition of parking of heavy equipment or commercial trucks associated with a home occupation includes the right of way.
- Clarify a Type II home occupation can employ more than two nonresidents if those employees work off-site and do not physically visit the property.
- Allow two or more home occupation permits at one address as long as the sum of the businesses still meet the requirements.
- Exempt nonprofit organizations from the home occupation fee.

#### OUTDOOR PARKING OR STORAGE OF VEHICLES

- Amend (a) to only refer to Inoperable vehicles
- Prohibit all outdoor storage of inoperable vehicles unless enclosed or screened with the exception of 14 days for repair
- Prohibit outdoor commercial vehicle parking on private property or in the right-of-way.
- Limit outdoor storage of recreational vehicles, boats and trailers to two. Current code allows two in the front yard and unlimited in back yard if screened.
- Allow one vehicle in a side yard with if parked on permeable pavers and screened from adjacent neighbors.
- Allow up to two vehicles in the rear or side street side yard if parked on permeable pavers and fully screened from neighbors and street.
- Allow an exception for one vehicle in the front yard (subject to conditions) of no reasonable access to the rear or side yard.
- What is reasonable access?
- Allow parking in the driveway for a period of three days for loading and unloading
- Allow temporary occupancy not to exceed 30 days or up to 6 months for assisting with a serious illness
- Concerns over utilities, permitting?
- Limit passenger vehicle parking to driveways or parking surfaces.

#### Attachments:

1. July 10, 2017 Draft Amendments