

1 **CITY OF FIRCREST PLANNING COMMISSION**  
2 **RESOLUTION NO. 17-06**  
3 **CASE NO. 17-06**

4 **A RESOLUTION OF THE PLANNING COMMISSION OF THE**  
5 **CITY OF FIRCREST, WASHINGTON, RECOMMENDING**  
6 **ADOPTION OF AMENDMENTS TO CHAPTER FMC 22.58**  
7 **SPECIFIC USE AND STRUCTURE REGULATIONS, INCLUDING**  
8 **SHORT-TERM RENTAL ESTABLISHMENTS, HOME**  
9 **OCCUPATIONS, OUTDOOR STORAGE OF VEHICLES, AND**  
10 **FMC 22.98 DEFINITIONS.**

11 **WHEREAS**, the City has identified code amendments based on concerns discussed at  
12 the April 17, 2017 City Council study session; and

13 **WHEREAS**, the Planning Commission held study sessions on June 6, 2017 and July  
14 10, 2017; and

15 **WHEREAS**, the City submitted a Notice of Intent to Adopt to the Washington State  
16 Department of Commerce on July 18, 2017, which was issued to state agencies for a 60-  
17 day comment period as required pursuant to RCW 36A.70 RCW, and no adverse  
18 comments were received; and

19 **WHEREAS**, the City issued a Determination of Nonsignificance on July 20, 2017 with  
20 a 14-day comment period ending August 3, 2017, and no adverse comments were  
21 received; and

22 **WHEREAS**, the Planning Commission conducted a public hearing on August 15, 2017  
23 to accept public testimony and comment on the proposed amendments; and

24 **WHEREAS**, the Planning Commission adopted the following findings in support of  
25 approval of the proposed amendments, in consideration of the criteria listed in Section  
26 22.78.004 FMC, prior to final action:

27 (a) The proposed amendment is consistent with the goals, objectives and policies of the  
28 comprehensive plan, in particular:

29 Policy H1.1 Effectively implement zoning regulations, including design standards and  
30 guidelines, to help support the stability of established residential neighborhood.

31 Policy LU5.6 The character of existing single-family residential neighborhoods should  
32 be preserved and enhanced.

Policy LU5.9 To expand local economic opportunities for Fircrest's residents, home  
occupations that are compatible with the surrounding residential area shall be  
encouraged.

(b) The proposed amendment will promote, rather than detract from, the public health,  
safety, morals and general welfare by addressing nuisance and environmental concerns  
related to outdoor storage and parking of vehicles, addressing potential impacts from  
business activity in residential neighborhoods and encouraging low impact  
development as it relates to parking surfaces.

1 **THEREFORE BE IT RESOLVED** that the Planning Commission of the City of  
2 Fircrest hereby recommends to the City Council that it:

3 1. Amend FMC 22.58.011 to read as follows:  
4

5 **22.58.011 ~~Bed and breakfast~~ Short-term rental establishments.**

6 (a) Purpose and Intent. purpose of this section is to:

7 (1) Provide property owners and residents with an opportunity to use their homes to  
8 engage in small-scale business activities.

9 (2) Protect neighborhood character and stability.

10 (3) Establish criteria and standards for the use of residential structures as short-term  
11 rentals.

12 (b) Permit Requirements. A short-term rental establishment may be carried on upon  
13 the issuance of a business license pursuant to Chapter 5.04 FMC and the issuance of a  
14 short-term rental permit by the director.

15 (c) Submittal Requirements. Application for a short-term rental permit shall be made  
16 upon forms provided by the director, accompanied by a filing fee in accordance with  
17 the planning services fee schedule established by council resolution. The application  
18 shall be signed by the owner of the property on which the short-term rental activity  
19 will occur. The application shall also be signed by the business operator if that person  
20 is different from the property owner. The director may require the submittal of a site  
21 plan of the premises, floor plans of the residence or accessory building in which the  
22 use or activity will take place, and other documentation deemed necessary to process  
23 the application. The plans shall clearly indicate the area where the use or activity will  
24 take place and any structural alterations intended to accommodate the use or activity.

25 (d) Short-term Rental Types Defined. following definitions apply to the short-term  
26 rental types allowed through the provisions of this section:

27 (1) "Room Rental Establishment" means a lodging use, where individual rooms  
28 within a single dwelling unit are provided for less than 30 consecutive days for a fee  
29 by pre-arrangement. This shall include bed and breakfasts establishments.

30 (2) "Dwelling Unit Rental" means a dwelling unit, typically rented in its entirety, for  
31 less than 30 consecutive days for a fee by pre-arrangement.

32 (e) Processing Requirements.

(1) The director shall approve a proposed ~~A bed and breakfast~~ short-term rental  
establishment, which complies with all the performance standards set forth in this  
section, except as provided in (e)(2). The director may impose conditions of approval  
to ensure that the activity is conducted in a manner consistent with the standards and  
purpose and intent of this section. ~~(B&B) is permitted in specified zoning districts~~  
subject to conditional use permit approval in accordance with Chapter 22.68 FMC and  
administrative design review approval in accordance with Chapter 22.66 FMC.

(2) A proposed room rental establishment providing more than two bedrooms  
available for rent is subject to conditional use permit approval in accordance with  
Chapter 22.68 FMC. ~~A B&B shall be established and operated in conformance with~~  
the following standards and criteria:

(a)(f) Room Rental Establishment Standards.

(b) ~~The parcel upon which the B&B is to be established, and the structure, in which it~~  
will be operated, shall generally conform to all standards of the applicable zoning  
district.

1 (1) The B&B Room rentals shall be an incidental or secondary use to the primary use,  
2 which is considered to be the principal residential dwelling unit.

3 ~~(e) The exterior appearance of the structure housing the B&B shall not be altered  
4 from its original single family character.~~

5 ~~(1)(2) The owner/lessee of the structure housing the B&B shall operate the  
6 establishment and reside on-site.~~

7 ~~(2)(3) Service shall be limited to the rental of bedrooms. Meal service shall be limited  
8 to the provision of breakfast or light snacks for registered guests.~~

9 ~~(4) A maximum of four bedrooms or suites may be made available for rent. There  
10 shall be no expansion in the number of guest rooms beyond the number approved.~~

11 ~~(3)(5) No separate or additional kitchens for guests are permitted. Limited cooking  
12 facilities shall be allowed inside guestrooms, or inside other rooms that are used solely  
13 by guests, such as small microwaves, and refrigerators.~~

14 ~~(4)(6) Receptions, private parties or similar activities, for which a fee is paid or which  
15 are allowable as a condition of room rental, may be permitted upon a determination by  
16 the planning commission that such activities will not significantly impact the adjoining  
17 neighborhood.~~

18 ~~(d) The parcel upon which the B&B is to be established shall not qualify for city  
19 approval of an accessory dwelling unit or home occupation in addition to the B&B.~~

20 ~~(e) No B&B shall be located closer than 200 feet to another B&B, as measured in a  
21 straight line from property line to property line.~~

22 ~~(f) A city business license shall be obtained annually in accordance with Chapter  
23 5.04 FMC. The B&B shall be exempt from the home occupation requirements of FMC  
24 22.58.013.~~

25 ~~Signage shall be limited to one nameplate sign not exceeding one and one half square  
26 feet in area mounted on an exterior wall of the structure housing the B&B.~~

27 (7) One off-street parking space shall be provided on-site for each rental bedroom.  
28 The number of required off-street spaces may be reduced by the number of spaces  
29 available on the street frontage adjoining the parcel upon which the B&Broom rental is  
30 to be established, if the planning commission decision-maker determines that sufficient  
31 on-street parking will exist to satisfy parking demand in the neighborhood once the  
32 B&Broom rental has been established. Any additional off-street parking provided in  
conjunction with the B&Broom rental shall, to the extent possible, be located to the  
side or rear of the structure housing the B&Broom rental in order to minimize visual  
impacts on the streetscape. Off-street parking shall be designed to reduce impacts on  
adjoining properties through the installation of vegetative screening and/or fencing.  
The parking surface and additional driveway surface required to provide access to the  
parking area shall be constructed of a permeable-, porous or pervious pavers to achieve  
Low Impact Development objectives and surface such as interlocking paving blocks  
(cement or plastic) or other porous pavement which minimizes impervious surface and  
achieves a superior appearance when compared with conventional asphalt or concrete  
pavement. For additional off-street parking standards, see Chapter 22.60 FMC. (Ord.  
1246 § 15, 2000).

(8) Certification by the building official that the residence complies with fire and life  
and fire safety aspects is required. Inspection fee may apply.

(g) Dwelling Unit Rental.

(1) The number of persons per sleeping area shall comply with the International  
Building Code.

(2) Two off-street parking spaces shall be provided on-site.

(h) Other Regulations.

(1) Proof of ownership or approval of property owner is required.

1 (2) The room rental shall be exempt from the home occupation requirements of FMC  
2 22.58.013.

3 (1)(3) The exterior appearance of the structure shall maintain its original character.

4 (4) Signage shall comply with Chapter 22.26 FMC, Sign Regulations.

5 (5) Permits shall lapse and become void if the establishment ceases operation for  
6 twelve consecutive months, applicant named on the permit moves from or sells the  
7 site, or the applicant fails to maintain a valid business license.

8 2. Amend FMC 22.58.013 to read as follows:

9 **22.58.013 Home occupations.**

10 (a) Purpose and Intent. It is the purpose and intent of this section to:

11 (1) Protect residential areas from potential adverse impact of activities defined as  
12 home occupations;

13 (2) ~~Permit-Allow~~ residents of the community a broad choice in the use of their homes  
14 as a place of livelihood and for the production or supplementing of personal and  
15 family income; ~~and~~

16 (3) Establish criteria and standards for the use of residential structures for home  
17 occupations.

18 (b) Permit Requirement. A home occupation may be carried on upon the issuance of a  
19 business license pursuant to Chapter 5.04 FMC and the issuance of a home occupation  
20 permit by the director.

21 (c) Submittal Requirements. Application for a home occupation permit shall be made  
22 upon forms provided by the director, accompanied by a filing fee in accordance with  
23 the planning services fee schedule established by council resolution. The application  
24 shall be signed by the owner of the property on which the home occupation activity  
25 will occur. The application shall also be signed by the business operator if that person  
26 is different from the property owner. The director may require the submittal of a site  
27 plan of the premises, floor plans of the residence or accessory building in which the  
28 use or activity will take place, and other documentation deemed necessary to process  
29 the application. The plans shall clearly indicate the area where the use or activity will  
30 take place and any structural alterations intended to accommodate the use or activity.

31 (d) Categories of Home Occupation.

32 (1) Type I home occupations are those activities, categorized below, which comply  
with all performance standards set forth in subsection (f) of this section.

(A) Type I-A includes home offices, internet businesses, and similar activities that  
have no traffic or product pickup or deliveries.

(A)(B) Type I-B includes instruction, counseling, sales, services, and other  
activities that have customer traffic and/or product pickup or deliveries.

(2) Type II home occupations are those activities which do not comply with one or  
more of the performance standards governing Type I home occupations as set forth in  
subsection (f) of this section but which do comply with the performance standards  
governing Type II home occupations as set forth in subsection (g) of this section.

(e) Processing Requirements.

(1) The director shall approve a proposed home occupation, which complies with all  
Type I standards set forth in subsection (f) of this section. The director may impose  
conditions of approval to ensure that the business activity is conducted in a manner  
consistent with the standards and purpose and intent of this section.

(2) A proposed home occupation which has been determined by the director to not  
comply with one or more Type I standards set forth in subsection (f) of this section  
may be permitted subject to conditional use permit approval by the planning

1 commission in accordance with Chapter 22.68 FMC, if the home occupation complies  
2 with the Type II standards set forth in subsection (g) of this section.

3 (f) Type I Home Occupation Standards.

4 (1) Only residents of the premises on which the home occupation is located shall  
5 carry on the home occupation.

6 (2) The home occupation shall be carried on entirely within a residence and/or  
7 detached accessory building. The home occupation shall occupy not more than 25  
8 percent of the total floor area of the habitable portion of a residence. In no event shall  
9 such occupancy exceed 400 square feet.

10 (3) Any extension of the home occupation to the outdoors, including, but not limited  
11 to, paving of yards for parking, outdoor storage or activity, and indoor storage or  
12 activity visible from outdoors (e.g., in an open garage) is prohibited, except that  
13 vegetables, fruits, flowers and other agricultural products may be grown on the  
14 premises if production does not exceed what would normally be consumed on the  
15 premises.

16 (4) The home occupation shall not result in the elimination of required on-site  
17 parking.

18 (5) The home occupation shall be conducted in such a manner as to give no outward  
19 appearance nor manifest any characteristics of a business in terms of deliveries,  
20 parking, customer trips and other activities, that would infringe upon the right of the  
21 neighboring residents to enjoy a peaceful occupancy of their homes.

22 (6) The home occupation shall not result in structural alteration to the interior or  
23 exterior of the structure that changes its residential character.

24 (7) No equipment shall be used and no activities shall be conducted which would  
25 result in noise, vibration, smoke, dust, odors, heat, glare or other conditions exceeding  
26 in duration or intensity than those normally produced by residential use. Normal  
27 residential use shall be construed as including the above impacts only on an occasional  
28 weekend or evening basis (e.g., in connection with a hobby or home/yard  
29 maintenance), and not on a daily basis.

30 (8) The home occupation shall not include: (A) automobile, truck or heavy equipment  
31 repair; (B) body work or painting; (C) outdoor storage of used parts of vehicles and  
32 used machinery in an inoperable condition; or (D) outside storage of building  
materials such as lumber, plasterboard, pipe, paint or other construction materials.

(9) The home occupation shall not include parking or storage of heavy equipment,  
including trucks of over one ton load capacity or commercial vehicles in excess of  
10,000 gross vehicle weight (GVW), within a public right-of-way or on private  
property outside of ~~unless within~~ a fully enclosed building.

(10) Persons in building trades and similar fields using their homes or apartments as  
offices for business activities conducted off the residential premises may have other  
employees or independent contractors; provided, that such employees or independent  
contractors do not perform labor or personal services on the residential premises, park  
on or near the residential premises, or check in at the residential premises during the  
course of business.

(11) The home occupation may include limited on-premises sales of products or stock-  
in-trade, provided the applicant can clearly demonstrate that such sales will not be  
inconsistent with other Type I standards. Examples of allowable on-premises sales  
include cosmetics or similar products associated with a business where most products  
are delivered to a customer's address, hair care products associated with a  
barber/beauty shop and instructional materials pertinent to the home occupation, e.g.,  
music books. The display or storage of products or stock-in-trade outside a residence  
or in a window is prohibited, except that vegetables, fruits, flowers and other

1 agricultural products grown on the premises may be offered for sale out-of-doors  
2 during the growing season.

3 (12) Activities conducted and equipment or material used shall not change the fire  
4 safety or occupancy classifications of the premises. Utility consumption shall not  
5 exceed normal residential usage.

6 (13) The home occupation shall not generate significantly greater traffic volume than  
7 would normally be expected in the particular residential zone or neighborhood in  
8 which the home occupation is conducted. Generally, delivery and pickup of materials  
9 to and from the premises by a commercial vehicle should not exceed two trips per  
10 week. For the purpose of this section, commercial vehicles shall not exceed a gross  
11 vehicle weight of 20,000 pounds. Also, generally, traffic generated by a home  
12 occupation should not exceed four round trips per day.

13 ~~(14) If the home occupation is the type in which classes are held or instruction given,  
14 there shall be no more than two students allowed in any one class or instruction period.~~

15 ~~(15)(14) Signage shall be limited to one nonilluminated nameplate not exceeding  
16 one and one-half square feet in area mounted to an exterior wall or window of the  
17 dwelling. Signage shall be consistent with the provisions of Chapter 22.26 FMC.~~

18 (g) Type II Home Occupation Standards.

19 (1) The home occupation will not harm the character of the surrounding  
20 neighborhood;.

21 (2) The home occupation will not include storage, use or operation of building  
22 materials, machinery, commercial vehicles or tools, unless:

23 (A) The activity is wholly enclosed within a structure or building;

24 (B) The activity would not result in noise, vibration, smoke, dust, odors, heat, glare or  
25 other conditions exceeding in duration or intensity those normally produced by  
26 residential use. Normal residential use shall be construed as including the above  
27 impacts only on an occasional weekend or evening basis (e.g., in connection with a  
28 hobby or home/yard maintenance), and not on a daily basis;.

29 (3) The home occupation will not create a condition which injures or endangers the  
30 comfort, repose, health and safety of persons on abutting properties or streets;.

31 (4) The home occupation will not generate excessive traffic or necessitate excessive  
32 parking beyond that normally associated with residential use in the neighborhood in  
33 which the home occupation is located;.

34 (5) The home occupation will include no more than two nonresident employees  
35 working on-site when nonresident employees are involved. The home occupation may  
36 have additional employees or independent contractors; provided, that such employees  
37 or independent contractors do not perform labor or personal services on the residential  
38 premises, park on or near the residential premises, or physically check in at the  
39 residential premises during the course of business;.

40 (6) The home occupation will not include the outdoor display and sale of products or  
41 stock in trade, unless the applicant can demonstrate that such on-premises sales will  
42 not result in noncompliance with other applicable standards governing Type I and  
43 Type II home occupations; ~~and.~~

44 ~~(7) The home occupation will comply with Chapter 22.26 FMC, Sign Regulations.~~

45 (h) Other Regulations.

46 (1) Home occupations shall comply with all other local, state or federal regulations  
47 pertinent to the activity pursued, and the requirements or permission granted or  
48 implied by this section shall not be construed as an exemption from these regulations.

49 (2) Home occupation permits are issued to an individual applicant and shall not be  
50 transferred or otherwise assigned to any other person. The permit will automatically  
51 expire when the applicant named on the permit application moves from the site or

1 moves the business from the site. The home occupation shall also automatically expire  
2 if the permittee fails to maintain a valid business license or the business license is  
3 suspended or revoked. The home occupation shall not be transferred to any site other  
4 than that described on the application form.

(3) Two or more home occupation permits may be issued for the same location if it is  
determined that the sum of the businesses still meets the requirements of this chapter.

~~(2)~~(4) The home occupation will comply with Chapter 22.26 FMC, Sign Regulations.

(i) Exemptions. The following activities shall be exempt from the provisions of this  
section:

(1) Garage sales, yard sales, bake sales, occasional parties for the sale or distribution  
of goods or services, and other like uses; provided, that any such garage sales and yard  
sales involve only the sale of household goods, none of which were purchased for the  
purpose of resale. If the collective total of all such sales and/or parties exceeds four  
events or 12 days in any calendar year, then such sales and/or parties shall be  
considered a home occupation; ~~and~~

(2) Family day-care facilities licensed by the Washington State Department of Social  
and Health Services-; and

(3) Telecommuting, remote work and other alternative work options; provided in  
which the resident is an employee of an off-site company, a business license is not  
required, and the work does not require deliveries or customers visiting the home.

(j) Permit Fee Exemptions. Nonprofit organizations as defined by FMC 5.04.100c  
must apply for a home occupation permit but are exempt from a home occupation  
permit fee. Nonprofit organizations that are categorized as Type II home occupations  
are not exempt from the conditional use permit fee.

3. Amending FMC 22.58.024 to read as follows:

**22.58.024 Outdoor parking or storage of vehicles.**

(a) ~~Outdoor Storage of Inoperable~~ Vehicles. The outdoor parking or storage of  
inoperable and/or unlicensed vehicles or parts ~~thereof is permitted-prohibited~~ in a  
residential district ~~for a period not to exceed six days. Outdoor storage for a period  
exceeding six days is permitted in a residential zoning district,~~ except as subject to the  
following provisions:

(1) The outdoor storage of no more than ~~three~~ one inoperable and/or unlicensed  
vehicles and vehicle parts is permitted when ~~they are~~ screened from neighboring  
properties and the public right-of-way by a solid fence or approved landscaping.

(2) Storage of inoperable and/or unlicensed vehicles is prohibited in required front or  
side yard setback areas.

~~(1)~~(3) Open-Unenclosed or unscreened storage of an inoperable vehicles is  
permitted for a 14-day period while a vehicle is undergoing or awaiting repairs.

~~(2) In no event shall any outdoor storage of commercial vehicles in excess of 10,000  
GVW be permitted.~~

~~(3)~~(4) Approved landscaping is defined as follows:

(A) Vegetative Screen. The approved landscaping must consist of: evergreen shrubs,  
at a rate of one per five lineal feet of landscape strip; or closely spaced evergreen trees,  
at a rate of one per eight lineal feet of landscape strip, or a combination of the two in  
separate sections. The screen may consist of either overlapping clusters or a solid row  
of material. If overlapping clusters are used, the overlap should be at least one-half  
plant width. Spacing shall be as follows: evergreen trees for the landscape screen at no  
greater than eight feet on center, with no more than 10 feet on center between cluster;

1 shrubs for the landscape screen shall be no greater than five feet on center, with no  
2 greater than seven feet on center between clusters. Vegetative screening materials shall  
3 have a minimum mature height of six feet. Installation of vegetative ground cover is  
4 encouraged but not required within the planting area; or

5 (B) Berm. The approved landscaping must consist of an earthen berm a minimum of  
6 four feet high, measured from street curb or the crown of the adjacent paved way for  
7 road frontages or existing grade for interior lot lines. Vegetative groundcover shall  
8 cover a minimum of 50 percent of the landscape strip area at maturity. Berms less than  
9 six feet in height shall be planted with evergreen shrubs, at a rate of one per four lineal  
10 feet of landscape strip, to a mature height equal to or greater than six-foot high berm.  
11 The screen may consist of either overlapping groupings or a solid row of material. If  
12 overlapping groupings are used, the overlap should be at least one-half plant width.  
13 Shrub spacing shall be no greater than four feet on center, with no greater than six feet  
14 on center between groupings; and

15 (C) Canopy Vegetation. In addition to the requirements of subsection (a)(4)(A) of this  
16 section, Vegetative Screen, and subsection (a)(4)(B) of this section, Berm, trees, at a  
17 rate of one per 25 lineal feet of lot line, shall be interspersed throughout the landscape  
18 strip in groupings or uniform rows. Spacing shall be no greater than 25 feet on center  
19 with uniform spacing or 50 feet on center between groupings. Minimum mature height  
20 shall be 20 feet;

21 (D) Screen Width. All approved landscaping shall be located adjacent to the lot line  
22 with no required vegetation located greater than 30 feet from the lot line. No buildings  
23 or impervious surfaces, with the exception of pedestrian walks connecting the site to  
24 adjacent property, shall be located between the interior edge of the screen width and  
25 the lot line.

26 (b) Commercial Vehicles. Outdoor parking or storage of semi-trucks, semi-cabs,  
27 tractor trailers, heavy equipment, or any commercial vehicles in excess of 10,000 gross  
28 vehicle weight (GVW), is not permitted in a residential zone whether located on a  
29 public right-of-way or private property. This provision does not apply to temporary  
30 parking for delivery, pick-up, moving or service activities. Heavy  
31 construction/development equipment may only be parked on a site that is undergoing a  
32 permitted or approved activity.

33 (c) ~~Outdoor Storage of Boats and Nonmotorized Recreation Vehicles, Watercraft and  
34 Trailers.~~ The outdoor storage of up to two (total) motorized boats or nonmotorized  
35 recreation vehicles, motorized or nonmotorized watercraft, and trailers is permitted in  
36 a residential zoning district, subject to the following provisions:

37 (1) ~~Nonmotorized recreation vehicles include, but are not limited to, camper trailers,  
38 tent trailers, and boat and recreation vehicle trailers. For this chapter a motorized or  
39 nonmotorized watercraft on a trailer shall be counted as one vehicle.~~

40 (1) ~~Nonmotorized recreation vehicles do not include bicycles and similar sports  
41 equipment.~~

42 (2) ~~The combined limit on the number of boats and nonmotorized recreational  
43 vehicles that may be stored on a parcel is two, except as permitted in subsection (b)(3)  
44 of this section. A boat on a trailer shall be counted as one boat. One such vehicle may  
45 be stored in the side yard, provided it does not extend beyond the front of the house  
46 and is screened from the closest abutting property by a solid fence or approved  
47 landscaping as defined in subsection (a)(3) of this section.~~

48 (3) ~~Outdoor storage of additional boats and/or nonmotorized recreation vehicles  
49 shall be may be stored in the side street side yard or rear yard, provided it is screened  
50 from neighboring properties and the public right-of-way by a solid fence or approved~~



1 landscaping as defined in subsection (a)(34) of this section. ~~Storage of additional~~  
2 ~~vehicles is prohibited in required front or side yard setbacks.~~

3 ~~(4) One vehicle may be located in the front yard if parked perpendicular to the right-~~  
4 ~~of-way, provided the vehicle does not extend beyond the property line and is screened~~  
5 ~~from the closest abutting property by approved landscaping at least six feet in height.~~

6 ~~(5) A vehicle may be parked on the driveway of a residence for a period not to exceed~~  
7 ~~three days in a seven day period for the purpose of loading and unloading.~~

8 ~~(6) Vehicles shall be parked on an approved driveway, an existing impermeable pad~~  
9 ~~established prior to the effective date of this ordinance, or a permeable, porous, or~~  
10 ~~pervious surfaces that meet or exceed the standards outlined in the latest edition of the~~  
11 ~~Department of Ecology Stormwater Management Manual for Western Washington for~~  
12 ~~Low Impact Development.~~

13 ~~(7) Vehicles shall be operable and maintained in a clean, well-kept state that does not~~  
14 ~~detract from the appearance of the surrounding area. Inoperable, extensively damaged~~  
15 ~~and/or unlicensed vehicles shall be treated as “junk vehicles” per Chapter 9.64 FMC.~~

16 ~~(8) Subject to the above restrictions, recreational vehicles may be occupied on a~~  
17 ~~temporary basis not to exceed 30 days within one calendar year. Exceptions may be~~  
18 ~~approved by the Director for a period not to exceed 6 months when temporary shelter~~  
19 ~~is required to support an individual experiencing serious illness and needing assistance~~  
20 ~~from the property owner on which the recreational vehicle is located.~~

21 ~~(d) Passenger Vehicles. Parking in locations other than a designated driveway or~~  
22 ~~parking surface is not permitted in required front or side street side yard setbacks in a~~  
23 ~~residential zoning district. Parking shall be permitted upon designated driveways and~~  
24 ~~parking surfaces as defined in FMC 22.60.008(e) and (h).~~

25 4. Amend FMC 22.98.594 to read as follows:

26 **22.98.594 Recreational vehicle.**

27 “Recreational vehicles” means all vehicles, self-propelled or propelled by another  
28 vehicle, designed primarily for touring with living/or sleeping quarters on board.  
29 Includes, but is not limited to, campers, travel trailers and motor homes. “Recreational  
30 vehicles” does not include bicycles and similar sports equipment.

31 5. Adding FMC 22.98.604.1 to read as follows:

32 **22.98.604.1 Remote Work.**

“Remote Work” means a situation in which an employee works off-site and  
communicates with the company via the computer, email and telephone.

6. Adding FMC 22.98.697.1 to read as follows:

**22.98.697.1 Telecommuting.**

“Telecommuting” means to work at home by making use of the internet, email and the  
telephone to remain linked to one’s place of employment.

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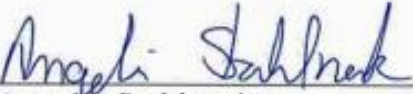
**MOVED AND ADOPTED** by the Planning Commission of the City of Fircrest on the 5th day of September, 2017 by the following vote:


AYES: (5) McVay, McGinnis, Patjens, Halgren, Michaelsen

APPROVED:

  
\_\_\_\_\_  
Karen Patjens  
Chair, Fircrest Planning Commission

ATTEST:

  
\_\_\_\_\_  
Angeli Stahlnecker  
Planning/Building Administrator

  
\_\_\_\_\_  
Date