

**CITY OF FIRCREST PLANNING COMMISSION  
REGULAR MEETING MINUTES**

July 10, 2017  
6:00 PM

Fircrest City Hall  
115 Ramsdell Street

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**CALL TO ORDER**

Chair Karen Patjens called the regular meeting of the Fircrest Planning Commission to order at 6:00 p.m.

**ROLL CALL**

Commissioners Kathy L. McVay, Cameron McGinnis, Karen Patjens, and Kenneth Halgren were present. Absent: Arne Michaelsen. Excused: None. Staff present: Planning and Building Administrator Angelie Stahlnecker and Administrative Assistant Abbie Maenhout. Michaelsen arrived at 6:10 p.m.

**APPROVAL OF MINUTES**

The minutes for the meeting of June 6, 2017 were presented for approval.

**Moved by McVay and seconded by Halgren to approve the minutes. Upon vote, motion carried unanimously.**

**PUBLIC HEARING**

Case 17-07 Major Variance to construct accessory building in required setback

Karen Patjens opened the public hearing for Case 17-07 at 6:02 p.m.

Planning and Building Administrator Angelie Stahlnecker presented the staff report for the request to construct a 192 square foot accessory structure (shed) in the required 25' setback of a through-lot. Staff entered into the record Exhibit #9, written comment received prior to the hearing.

Staff responded to Commission inquiries.

The applicant, Jeff Gordon, stated his concerns over anonymous complaint letters, shared other instances of setback encroachments, and stated he will construct it with high standards.

Patjens invited public comments.

Charles Hart, 1214 Palm Drive, concurred that variances should not be common, but felt the applicant met the criteria.

Aaron Pasco, 1208 Coral Drive, stated he is a neighbor of Mr. Gordon, helped construct the shed, and supports the variance.

Leonard Smith, 1570 Weathervane Drive, stated his support for the variance.

Patjens closed the public hearing at 6:30 p.m.

**Moved by McVay and seconded by Halgren to adopt Resolution No. 17-07, approving a major variance to permit construction of a 192 square foot accessory structure with a 3-foot setback from the rear property line of a through-lot. Upon vote, motion carried unanimously.**

#### **Unfinished Business:**

Case 17-06 Amendments to FMC 22.58, related to short-term rentals, home occupations and outdoor storage of vehicles

Planning and Building Administrator Angelie Stahlnecker introduced draft development regulation for FMC 22.58.011 Short-term rentals, 22.58.013 Home Occupations, and 22.58.024 Outdoor parking or storage of vehicles. A brief slideshow displayed properties within Fircrest that have recreational vehicles in the front or side yard.

Discussion included:

- Removing toaster oven from allowed cooking devices
- Establishing two tiers for Type 1 Home Occupations to allow creation of a lower fee for less impactful businesses
- Exempting minors from permit requirement
- A business owned by a minor may still have impacts that need regulating
- The proposed second tier, would make permit requirement less costly for minor
- Adding unlicensed vehicles to inoperable vehicle definitions
- Limiting outdoor storage to one inoperable vehicle
- Replacing 'may' with 'shall' in standard for treating inoperable or extensively damaged recreational vehicles as junk vehicles
- Reducing the recreational vehicle limit to one

#### **ADJOURNMENT**

**Moved by McVay and seconded by Michaelsen to adjourn the meeting at 7:18 p.m. Upon vote, motion carried unanimously.**

  
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Angelie Stahlnecker, Planning/Building Administrator

  
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Karen Patjens, Planning Commission Chair