

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

August 15, 2017
6:00 PM

Fircrest City Hall
115 Ramsdell Street

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, Kenneth Halgren and Arne Michaelsen were present. Absent: None. Excused: None. Staff present: Planning and Building Administrator Angelie Stahlnecker and Administrative Assistant Abbie Maenhout.

APPROVAL OF MINUTES

The minutes for the meeting of July 10, 2017 were presented for approval.

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

PUBLIC HEARING

Case 17-07 Proposed amendments to FMC Sections 22.58.011, Short-term rental establishments, FMC 22.58.013 Home Occupations, FMC 22.58.024 Outdoor Parking or Storage of Vehicles and FMC Chapter 22.98 Definitions.

Karen Patjens opened the public hearing for Case 17-07 at 6:01 p.m.

Planning and Building Administrator Angelie Stahlnecker presented the staff report for the proposed amendments. Staff entered into the record written comments received prior to the hearing.

Patjens invited public comments.

Todd Crawford, 1127 Magnolia Drive, stated opposition to RV regulations, which would create a burden on responsible property owners.

Alex Koerger, 127 Golden Gate, stated concern over the cost of an administrative use permit as it related to permitting short-term rentals.

Cheryl Capps McCabe, 1317 Magnolia Court, asked if the home occupation regulations would allow them to park their commercial cube van on their property and how RV regulations would affect their trailer.

Penny Drost, 944 Alameda Ave, asked the purpose of amending the RV regulations and stated she wouldn't be able to park her RV anywhere but the driveway.

Ken Walls, 1117 Paradise Parkway, stated his desire for a medical exemption from the RV regulations.

Christine Beasley, 221 Alameda Avenue, asked if sloped yards would be considered when determining access.

Pam Sollars, 600 San Juan Avenue, stated her concern over the appearance of boats and RVs in the front yard and concern over the appearance of commercial trucks being parked along the street.

David Viafore, 1120 Paradise Parkway, stated this is unnecessary zoning to address a few problems, concerned about impact to residents that own RVs, questioned the legality of regulating short-term rental business, and concern over difference in regulation commercial vehicles if they have a home occupation.

Angella Creguer, 915 Manor Drive, concerned about regulation that would require them to park on their driveway instead of an existing pad and the expense of creating a porous surface.

Mike Diloreto, 1127 Magnolia Drive, asked about grandfathering of existing RVs.

Jennifer Andres, 347 Summit Avenue stated these regulations feel like a home owners association and feels this is overstepping government purpose. Feels should be allowed to park her boat in her yard.

Leonard Smith, 1570 Weathervane Drive, stated concern that crushed rock is not considered a permeable surface, feels the regulations are overstepping, and concerned over limited time for inoperable vehicles waiting for parts.

Paul Anders, 1210 Regents Blvd, concerned over 14 day limit for inoperable vehicles.

Alice McDaniel, 1315 Coral Drive, stated her disappointment that the scope was narrowed to short-term rentals instead of the original discussion which was long-term rentals and continued concern over a neighboring rental property.

Discussion included:

- Staff suggestion to create a short-term rental permit instead of using the administrative use permit process.
- Continuation of the conditional use permit process for rentals over two rooms.
- Street parking concerns should be directed to the Police Department.
- Clarifying that short-term rentals are considered businesses while long-term rentals are considered residences and are regulated differently.

- The home occupation prohibition of vehicles over one ton associated with a home occupation is current code and not a proposed change.
- The proposed code prioritizes side and rear yards for parking RVs and boats, but would allow one in the front yard if there is no access to side and rear.
- Proposed code to allow temporary occupancy of a RV would not except it from other requirements of the section
- Using the Department of Ecology Stormwater Management Manual for determining permeable surfaces provides consistent application.
- While driveways are typically impervious, requiring additional parking surfaces to be pervious would support the Comprehensive Plan's goal of low impact development.
- The loading and unloading provision was to provide an exception for vehicles that were parked off-site or normally would be required to be parked in the side or rear yard.
- Vegetation and fencing requirements are to provide screening for neighbors who may not wish to look at a parked RV or boat.
- Fourteen-day limit of inoperable and unlicensed vehicles.

At 7:35, Patjens stated the Commission would take a brief recess.

At 7:37, Patjens reconvened the meeting.

Patjens closed the public hearing at 7:38 p.m.

The Planning Commission directed staff to bring back more information on:

- Creating a short-term rental permit process to replace the administrative use permit process.
- Amending regulation of commercial vehicles associated with home occupations.
- Allowing one recreational vehicle or boat in the front yard outright, instead of as an exception.

Moved by McVay and seconded by McGinnis to continue discussion to the September 5, 2017 meeting. Upon vote, motion carried unanimously.

ADJOURNMENT

Moved by Michaelsen and seconded by McVay to adjourn the meeting at 8:04 p.m. Upon vote, motion carried unanimously.



Karen Patjens, Planning Commission Chair



Angeli Stahlnecker, Planning/Building Administrator