



CHELAN COUNTY PLANNING COMMISSION MINUTES

Chelan County Planning Commission
Chelan County Community Development VIA ZOOM

Date: May 13, 2020

Called to Order: 7:08 PM
316 Washington St Ste 301
Wenatchee, WA 98801

CALL TO ORDER

Meeting was called to order at 7:08 pm.

COMMISSIONER PRESENT/ABSENT

Greg Becker	Present	Carl Blum	Present
Randy Baldwin	Present	Vicki Malloy	Present
Ryan Kelso	Present	Jim Newberry	Absent
Jordan McDevitt	Present	Pat Hammersmith	Present
James Wiggs	Present		

STAFF PRESENT

Deanna Walter, Interim Assistant Director
RJ Lott, Planner II
Wendy Lane, Permit Clerk
Jim Brown, Director

PUBLIC PRESENT

ZOOM MEETING

BUSINESS:

Chairman Ryan Kelso asked the Planning Commission members if all had read the minutes from the May 6, 2020 meeting.

MOTION:

Motion made by Jordan McDevitt, second by Carl Blum to approve the minutes from the May 6, 2020 meeting.

Vote – Unanimous

Motion passes

PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

No Comments

OLD BUSINESS:

Continued Hearing for Short Term Rental (STR) Code Development Code

Staff turned discussion over to Lisa Grueter with BERKE Consulting to continue with presentation, with updates from last meeting, April 22, 2020.

Lisa Grueter went over the draft updated schedule for PC deliberations, hearings and then the BoCC will hold their own workshops and hearings. The Planning Commission was presented with an updated time line.

Interim Assistant Director Deanna Walters explained to the public participants that the desire from both, the PC and BoCC, that the public have an opportunity to attend the public hearings in person. This may require the proposed schedule to be more fluid as it will be based on the Governor's timeline for opening the state for public gatherings in a capacity that would allow 100-200 people to gather and testify, hearing the testimony from others and being able to respond.

Discussion on the percent maximum of STRs at 5% - Commissioner Carl Blum supports the 5%.

Commissioner Greg Becker introduced an idea they are implementing in Newport, at two per block instead of a blanket percent.

Discussion on overlay boundary where there may be limitations on areas based on zip code (possible overlay boundary), sub-basin boundaries, census tracts, etc. Maps for reference and example are included within the PowerPoint presentation.

Staff asked for clarification of the zip code boundary when Manson and Chelan have different zip codes, but Lake Wenatchee and Leavenworth are actually the same zip code.

Lisa Grueter, from BERKE Consulting, is just looking for direction on where the boundaries should be moving forward.

Commissioner Greg Becker asked what the goal and objective was – he asked this last year and Kirsten Larsen, former planning staff, never came back with an answer for the PC. Lisa Grueter gave a brief goal based on the situation assessment provided earlier.

Interim Assistant Director Deanna Walter committed to getting that information from the BoCC and relay that information back ASAP.

Lisa Grueter presented examples of how Bend, OR, Spokane and Walla Walla regulate and tier their STR

Need to define what “owner occupied” really means.

Commissioner Greg Becker likes the tiered method that separates the smaller STRs from the larger ones where they rent out the entire house, including the fees.

Commissioner Jordan McDevitt also likes the tiered system, but also likes the larger homes going through a higher level of review and higher burden of proof (impact analysis), with tiered fees. Maybe larger units be inspected annually, and the smaller units (single rooms) less frequently, or self-reporting.

Discussion on Guest occupancy -

The PC would like some tiering and a definition of what “owner occupied” means

Commissioner Carl Blum had questions regarding the ones he submitted at an earlier meeting.

1. Parking standards – should be similar to B & Bs.
2. Whether or not STR permits transfers or not – should not be transferable.
 - a. Commissioner Jordan McDevitt asked for clarification – should the new owner have to start over?
 - b. More discussion on this.

Conditional Use Permits, according to the CCC 11.93.080, run with the land. There would need to be another permitting system (tiered) that would need to be either administrative or legislative (BoCC) if the permit wouldn't transfer with new ownership. What constitutes a transfer of ownership?

Commissioner Greg Becker gave example of regulations in Newport, OR. Occupancy limits, paring requirements, business license, initial inspections, and proof of taxes (business and otherwise) paid.

Commissioner Carl Blum asked if the Chelan Douglas Health District (CDHD) has been engaged lately because they haven't been in the past. There has been lots of discussion regarding septic systems, but the CDHD has not weighed in on this issue through this year's process.

Interim Assistant Director Deanna Walter committed to reach out to the new Environmental Health Director (Hilary Knelleken) and get something in writing regarding restrictions on number of people.

Enforcement is also an issue. The permit fees are going to have to be adjusted to cover the cost of permitting, monitoring, tracking, and enforcement. This process should pay for itself, including whatever extra staff it will take to implement everything.

Need discussion on how the STRs are going to be permitted – whether it is first come, first served, or a lottery.

There was a discussion on how to define “existing” and what that threshold date would be.

Commissioner Carl Blum suggested verification of a state license and taxes paid for the last year – 2019.

In the Manson UGA, Commissioner Carl Blum suggests that any STRs that don't have a permit not be grandfathered into the system.

ADJOURNMENT

MOTION:

Motion to continue work session to May 27, 2020 at 7:00 pm made by Commissioner Jordan McDevitt and seconded by Commissioner Randy Baldwin.

Vote – unanimous

Meeting Adjourned

Next meeting – Continued workshop for Short Term Rentals
May 27, 2020 at 7 pm - Zoom meeting.

All Planning Commission meetings and hearings are open to the public.