



# CHELAN COUNTY PLANNING COMMISSION MINUTES

Chelan County Planning Commission  
Chelan County Community Development VIA ZOOM

Date: May 27, 2020

Called to Order: 7:00 PM  
316 Washington St Ste 301  
Wenatchee, WA 98801

## CALL TO ORDER

Meeting was called to order at 7:08 pm.

## COMMISSIONER PRESENT/ABSENT

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

## STAFF PRESENT

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

## PUBLIC PRESENT

ZOOM MEETING

## BUSINESS:

Approval of minutes from May 13<sup>th</sup> and May 27<sup>th</sup> meeting.

## PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

No Comments

## OLD BUSINESS:

Continued Hearing for Short Term Rental (STR) Code Development Code from May 13, 2020

Ryan Kelso turned the meeting for presentation by Lisa from Berk Consulting. She reviewed the Board of County Commissioner vision from email the Commission responded to requesting their direction and vision.

Lisa also summarized the Health District comments received regarding their review of both water and septic systems, and what their standards and criteria would be. Jordan McDevitt had specific questions about when a Group B water system would be required.

Review of list of commenters was presented to the Planning Commission.

Review of proposed code amendments. More discussion took place in the regard of threshold of 5%, in an area where the existing percentage is already 13%. Jordan McDevitt asked Lisa if there was some middle ground within the range of presented percentages. Lisa explained how that would work with the reduction of STRs.

Greg Becker asked how that reduction will take place, either by a lottery right off the bat, or through attrition. We are not being proactive – just letting the reduction happen naturally?

Lisa explained that there may be some STRs that don't meet the standards and that there would be sunset dates. Greg Becker then asked how we are going to meet our mission statement them?

Vicki Malloy expressed concern about the protection of our citizens and that we shouldn't allow people to buy the property and inherit the right to continue operating.

Jordan McDevitt stated he is uncomfortable using such a heavy hand in our first attempt to regulate an industry that so many other businesses have been built around, like Leavenworth and Chelan?

Carl Blum stated that he thinks that STRs are currently illegal and now we are grandfathering unauthorized uses in. Vicki and Greg both agreed with Carl. Greg added that we also are not differentiating between owner and non-owner occupied.

Criteria for existing units – review from power point were presented.

New units permit lottery – 3 steps

Lisa asked if owner occupied would be viewed differently and possibly exempt from the cap? Less than 100 from the research data were owner occupied according to how they were advertised, as a room. Lisa explained how the 5% cap would work, and when the 1% increase would kick in.

Jordan again asked if any other PC members if they were interested in entertaining the 8% cap in the Leavenworth area where the percentage is already 13%, stating this would still represent a reduction. Ryan Kelso and Jim Newberry agreed, if preference is given to owner occupied.

Carl, Will, Greg and Vicki disagree, still wanting the 5%, stating that these homes were purchased as residences and if they want to exceed that they can do so in commercial zones. They agree with preference to owner occupied STRs.

One way we can show preference for owner occupied is to not count the tier 1 owner occupied units in the 5% cap.

Discussion took place regarding what the threshold date will be for “in operation” as a short-term rental.

Discussion took place regarding what taxes need to be paid to consider them legal.

Discussion took place on how many bedrooms vs. max of ten people vs. size of home vs. appropriately sizing septic tank.

Discussion took place about how these hearings would occur. Greg proposed one more meeting to firm everything up and get the proposal together for public comment.

**MOTION:**

A motion was made Jim Wiggs to set hearing date of June 17<sup>th</sup> starting at 5:00pm, holding just one public hearing to capture all comments.

Jordan McDevitt 2<sup>nd</sup> and proposed a friendly amendment making it clear that people have 2 minutes for comment period.

Carl Blum proposed friendly amendment of unused time cannot be passed to other commenters.

Vote – unanimous

**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 (Special Meeting)  
June 3<sup>rd</sup>, 2020 at 7:00 pm - Zoom meeting.

Hearing Set for Code Development of Short Term Vacation Rentals for June 17<sup>th</sup> at 5:00 pm.

Special meeting set for June 24<sup>th</sup> at 7:00 for Board Discussion and Decision for the Code Development of Short Term Rentals (special meeting).

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