



CHELAN COUNTY PLANNING COMMISSION MINUTES

Chelan County Planning Commission
Chelan County Community Development VIA ZOOM

Date: July 9, 2020

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

CALL TO ORDER

Meeting was called to order at 7:05 pm.

COMMISSIONER PRESENT/ABSENT

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

STAFF PRESENT

RJ Lott, Planner II
Wendy Lane, Permit Clerk
Jim Brown, Director

PUBLIC PRESENT

ZOOM MEETING

BUSINESS:

Approval of minutes from June 24th meeting. Approval of minutes: Vicki moves and second from Jordan. Unanimous approval.

PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

No Comments

OLD BUSINESS:

Continued Hearing for Short Term Rental (STR) Code Development Code from June 24, 2020.

Chair Ryan Kelso called the meeting to order at 7:05pm.

Greg asked about areas of an area of 5-year sunset. Address now or at the topic? Chair asks to talk about this later in the meeting.

No members of the public wished to comment on items not on the agenda.

Current business: STR deliberation and discussion.

Lisa has updated in the PC packet the items that were intended to be updated. Options exist for the different sections discussed. Line 82 is where the options start. The intention is that one of the available choices exist. A vote would be needed on each option.

Greg, when would be the appropriate time to ask questions? Chart on page 3 shows 53 short term rentals with zero bedrooms. How does that work? Lisa states those could be ADU or where there is just a single room offered. Greg, private room on the chart but no information shown. Lisa, the info was there but may be misconstrued and is in prior packets.

Ryan, line 79 the use charts. Lisa described where the PC had a discussion with the use charts and the thresholds for occupancy and subsequently a conditional use permit. Zoning districts were discussed. Some homes were second homes or recreational homes in certain zones. Lisa described potential exemptions in certain zones and how it relates to the cap for each area. Such as every tier 3 is a condition use permit and is included in the cap numbers. Lisa clarifies the options on lines 85. Lisa outlined each of the four options. Vicki suggests a fifth option and clarified her thoughts. Eliminates some the STR options in small-lot residential areas. Lisa verified the thoughts of Vicki and clarified for the fifth option. Vicki added additional clarification where large lodges such as the one by Lake Wenatchee should not be in certain zones. Vicki does not like tier 3 STRs in residential zones.

Jordan prefers option B. Higher density areas would not allow new rentals. Says that conditional use permits are not simple actions. Using the code where bad actors allowed to continue would be a failure. Enforcement is a key element along with the 5% cap. Also in favor of Greg's idea of a task force. Will agree with Jordan. Hammersmith, no comments. Greg, likes option C. Suggestions options to make that option workable. Likes 5 year sunset clause. Accommodates both sides of the coin. Zones with less than 2.5 acres for tier 2 and 3 is sunsetted with a plan to phase them out. Feels five years is an adequate time period to phase out STRs. Not willing to wait for attrition. Carl asks Greg to clarify his thoughts. Pat leans

towards option C after hearing Greg’s comments. Questions and debating volleyed back and forth between the different options amongst the Planning Commissioners. Several Planning Commissioners stated that efficient code enforcement is essential.

MOTION Carl makes a motion, Greg seconds a modified option C... Jordan nay on vote, prefers option B, all others approve.

District Use Chart

USE/ACTIVITY	RR20	RR10	RR5	RR2.5	RW	RRR	RV	RC	RI	RP	AC	FC	MC
<u>Short-Term Rentals Tier 1</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(2)</u>			<u>CUP</u>	<u>CUP</u>	<u>CUP</u>
<u>Short-Term Rentals Tier 2</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)(3)</u>	<u>P(1)(3)</u>	<u>P(1)</u>	<u>P(1)(3)</u>	<u>P(2)</u>			<u>CUP</u>	<u>CUP</u>	<u>CUP</u>
<u>Short-Term Rentals Tier 3</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP(3)</u>	<u>CUP(3)</u>	<u>CUP</u>	<u>CUP(3)</u>	<u>P(2)</u>			<u>CUP</u>	<u>CUP</u>	<u>CUP</u>

Line 106, Lisa clarifies and summarizes. Owner occupied options E, F, or G. Concerns over how to track the 15 days. Consensus F & G options.

MOTION A motion made by Greg, seconded by Vicki. Carl and Jordan nay on vote, who like option E, all others approve.

Options under line 120, H and I. Lisa clarifies option H, limiting number of people. Option I with a different calculation of individuals.

MOTION Consensus on H. No motion made. Unanimous by consensus.

Line 149, simplification on density limits, summarized by Lisa. Cap limits explained in detail. Carl asked if this includes the Manson UGA and overlay. Vicki added comments on the county wide caps. Several questions were asked of Lisa by the Planning Commissioners clarifying cap limits. Carl, on line 391, zip codes define areas like the overlay and would be included.

MOTION Greg proposes option J, as presented. Seconded by Vicki. All in favor except Jordan as he favors 8%.

Pools and hot tub standards. Option K or L. Vicky likes option K as it takes the burden off of the Health District.

MOTION Jordan moves for K, second by Pat. Greg is a nay. All others approve.

Fire standards, line 182, Option M. Lisa added info on the ready set go, emergency options. Vicki voiced approval.

MOTION Jordan moved, Greg second. Option M. All approve. None opposed.

Complaint option N. Code complaint standards. Greg suggest a list of possible infractions on the form for the benefit of the homeowner and also the neighbors. Carl asked about a hotline in use. The

requirements of Code Enforcement to prove a violation is the County's suggestion. Pat agrees with Vicki and Carl. Will wants to see things simple. Carl would like to drop option N. Jim Brown, let the County determine how to do code enforcement and which specific issues are addressed.

MOTION Initial motion fails. Carl moves that Chelan County Board of Commissioners determine how claims are substantiated, seconded by Jordan. Removal of N (lines 781-784). All in favor except Greg.

Line 198 Option O. Inadvertent County approval. Lisa summarized. Vicki thinks the permit fee should be paid. Discussion ensued on fees. Waive the initial CUP permit fee, all other permit fees apply.

MOTION Vicki moves to accept option O as amended, second by Greg. Unanimously passed.

Option P, line 237. Cross reference to CUP criteria. Clean up item on cross referencing.

MOTION Jordan moves, Greg seconds. No discussion. Unanimously passed.

Option Q. Bedroom definition. Lisa summarizes and reads definition. Carl asks why the number of bedrooms cannot be taken from the building permit. Conversation ensued over the need for the definition. Ryan talks about how the most restrictive will govern. Such as the number of beds that the septic system would allow. Carl asks if homes have increased number of bedrooms over what the septic is designed for. Greg likes that the STR is on notice due to alternative bedrooms resulting in violation of the code. Not designed to bypass the regulations.

MOTION Jordan moves to approve definition Q, Greg seconds. Ryan asks if "bed" is specifically left off. Jordan modifies motion to add "bedroom". Greg seconds again. No discussion. All in favor. Unanimous. Approval of Q unanimous also.

Carl asks about line 770. Fines and citations. Who gets the citation on a noise complaint? Assume the people creating the noise? Or is it to the homeowner? Ryan asks if this is a behavioral issue or a land use issue? Brown clarifies that the owner would have the liability and therefore the citation. No changes.

Carl asks if the sunset be at 3 years rather than 5 years. Greg asks if we are going back to the original discussion. Greg likes the 5 year timeline. Provides relief to homeowners.

Carl asks if the sale of the home, if everyone is clear on the understanding. Vicki states that the STR should not be handed down to a new owner. Left as is.

MOTION Vicki moves to approve the draft as written and revised recommendations, Will seconds. All in favor. Unanimous.

Greg asks if this would be the appropriate time to discuss the task force verbiage. The latest version has been distributed. The incorrect version is on the website. The makeup of the task force should also include two planning commission members.

MOTION Carl moves as amended, Jordan seconds. No discussion. All in favor.

MOTION Motion to adjourn by Vicki. Jordan seconded. All in favor. Approximately 8:58pm.