



CHELAN COUNTY PLANNING COMMISSION MINUTES

Chelan County Planning Commission
Chelan County Community Development VIA ZOOM

Date: September 23, 2020

Called to Order: 7:05 PM
316 Washington St., Suite 301
Wenatchee, WA 98801

CALL TO ORDER

Meeting was called to order at 7:05 pm.

COMMISSIONER PRESENT/ABSENT

Ryan Kelso	Present	Carl Blum	Present
Vicki Malloy	Present	Jim Newberry	Present
Pat Hammersmith	Present	Ed Martinez	Present
James Wiggs	Present	Joel Walinski	Present

STAFF PRESENT

Jim Brown, Director
Catherine Lorbeer, Assistant Director
Wendy Lane, Permit Clerk

PUBLIC PRESENT

ZOOM MEETING – 46 PARTICIPANTS INCLUDING STAFF AND PC MEMBERS

Chairman Ryan Kelso asked the Planning Commission members if all had read the minutes from the July 22, 2020, meeting.

MOTION:

Motion made by Commissioner Jim Newberry, second by Commissioner Carl Blum, to approve the minutes from the July 22, 2020, meeting.

Chairman Ryan Kelso asked the Planning Commission members if all had read the minutes from the September 9, 2020, meeting.

MOTION:

Motion made by Commissioner Joel Walinski, second by Commissioner Vicki Malloy, to approve the minutes from the September 9, 2020, meeting.

Vote – Unanimous

OLD BUSINESS:

Public Hearing for the Code Development of Short-term Vacation Rentals

Director Jim Brown gave a Power Point presentation to set the tone and pace for the deliberation on Short-term Rental Code. The following topics were presented -

- Reviewed the Process (date line)
- Process now Continues
- Schedule
- Public Comment and Info
- Technology Used
- Code Outline
- Proposed STR Regulation Process
- Existing Units
- Task Force
- Examples
- Discussion / Directions

Director Jim Brown then paused for questions from the Planning Commission. He also asked Lisa Grueter for her input with regard to answering questions. There was a period of discussion among the group with regard to STRs allowed in certain zones, district charts and zoning intent statements.

Director Jim Brown proceeded through the text, answering questions along the way.

There was discussion in the group concerning the percentages of STRs that should be allowed in communities verses countywide. Considering changing the language from countywide to zone wide.

Director Jim Brown continued with his presentation. There was a discussion among the group on sunsets and how they were addressed in the different tiers. What should be allowed and what should be augmented.

Next, came a walk thru of the Chelan County Draft Short-term Rental Code. He went over the District Use Chart - Tiers 1, 2 and 3 with what would be allowed and what the requirements would be.

Discussion returned again to sunseting; was it needed or should it be removed from the Draft Code.

MOTION:

Motion made by Commissioner Carl Blum, second by Commissioner Jim Newberry, to remove sunseting for Tier 2 in the District Use Chart on line 90. There was discussion within the group.

Vote – Commissioners in favor were Blum and Newberry; those who opposed were Malloy, Wiggs, Walinski, Martinez, Hammersmith. Motion denied.

Continued discussion on sunseting - what should be allowed and/or removed.

Commissioner Joel Walinski floated the idea of studying different impacts depending on different solutions. He wanted to know if Lisa Grueter could compile information explaining different case scenarios with county data. She used the Tier 2 & 3 STRs by Zoning District chart to explain how the information could be digested.

Commissioner Vicki Malloy brought up what the Comprehensive Plan says about housing, to allow for perspective. She brought up the impacts some of the new stuff is having on the residents. She wants to work on normalizing the STR limits to 5%. There was discussion among the Commissioners on how to arrive at that goal.

In winding down the meeting, Chairman Ryan Kelso asked the Planning Commissioners for input for a request for additional information to assist the Commission in the making decision process. The Commissioners made requests to Community Development and Lisa Grueter for various information on what other cities have done, areas in the county that generate heavy complaints, and where owners live who actually operate local STRs.

Chairman Ryan Kelso tabled the deliberation of Short-term Rental Draft Code.

NEW BUSINESS:

Meeting Start Time for Winter Months

Chairman Ryan Kelso asked the Commissioners if they wanted to change the start time to 6:00 pm as it has been done on the past for the winter months.

MOTION:

Motion made by Commissioner Carl Blum, seconded by Commissioner Joel Walinski, to change the Planning Commission Meeting start time to 6:00 pm.

Vote – unanimous

Director Jim Brown brought forth to the Commissioners the possibility of presenting the Critical Area Ordinance, in conjunction with Christina Wollman from PERTEET, in a way that would satisfy the Planning Commission that enough staff work has been done to bring a product that was explainable for the changes. He is proposing that they do a Technical Committee that would consist of staff from Community Development, Natural Resources, and possibly a volunteer from the Planning Commission to try to drill down and make a better product that is more refined so there is a clearer ask for the Planning Commissioners. It would put the Critical Area Ordinance off of the table for a few months. This would allow time for Comp Plan Amendments that need to be brought forward by Assistant Director Catherine Lorbeer in the near future.

Commissioner Ryan Kelso asked for a time line to continue the Short-term Draft Code.

MOTION:

Motion made by Commissioner Carl Blum, seconded by Commissioner James Wiggs, to establish a Special Meeting to be scheduled Thursday, October 15, 2020, at 6:00 pm.

Vote - unanimous

Assistant Director Catherine Lorbeer updated the timeline for a future Comp Plan Amendment Workshop to be held during the October 28, 2020 Planning Commission Meeting. The public meeting would then be held during the November meeting with possible deliberation during the December meeting.

ADJOURNMENT

MOTION:

Motion made by Commissioner Vicki Malloy, seconded by Commissioner Ed Martinez, to adjourn the meeting.

Vote – unanimous

Meeting Adjourned at 9:10 pm.

Next Planning Commission Meeting is a Special Meeting to be held on October 15, 2020, at 6:00 pm, – a Zoom meeting.

*At the October 15, 2020 Special Planning Commission Meeting, Commissioner Ed Martinez wanted these minutes revised to place clearly, on the record, the following –

- Removing the sunset clause came up for a vote and it was denied (currently present).
- Areas affected by sunset zoning will revert to a 5% limit once 5% is achieved per zone (not present).

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