



Planning Commission Meeting Minutes

Wednesday, June 7, 2023 at 7:00 PM

Open of the Meeting: Kenny Renner-Singer, Commissioner, called the meeting to order at 7:02 pm.

Roll Call (Planning Commission): Angie Harrison, Colin Forsyth, Drew Foulk, Brian Praye, Alison Miller and Kenny Renner-Singer. Steven Booher, Chair, was not in attendance.

City Staff: Maggie Boles, Senior Planner; and Amy McCoy, Permit Technician

Council Present: Carl Florea, Tibor Lak, Clint Strand, Sharon Waters

Community Present & via Zoom: Adam Butterfield, Scott Schimelfenig, Paula Strozyk, Polly McIntyre, Marty Fallon, Wenatchee World, Linda C., and Brewer

Nomination of new Chair: Angie Harrison nominated Alison Miller. Colin Forsyth seconded. All voted in favor unanimously.

Review and approval of Minutes: May 3, 2023 meeting minutes were reviewed. Motion to approve the minutes by Colin Forsyth and seconded by Angie Harrison. Motion carried by all.

Joint meeting with City Council: Maggie Boles posted the docket and reviewed the contents. Commissioner Harrison relayed the progress of the items on the docket. Chair Miller provided more detailed information and outlined what docket items have not been achieved and reviewed the boundaries and limitations of the Planning Commission's capabilities. Discussion ensued with the City Council members and Planning Commission as the meeting progressed.

The joint meeting ended and at 7:49 pm the Planning Commission began their regular meeting.

Harrison thanked the audience for their patience.

Forsythe would like more interaction with the Council members.

Bed and Breakfast Density Review: Boles guided the meeting to discuss B&B density options. General discussion ensued about the following topics with a few questions directed to staff:

- Limiting the number of bedrooms to one bedroom if in an ADU; two bedrooms if in a house.
- Limiting the use of ADUs as B&Bs
- Limiting B&Bs to only two bedrooms per one paying guest at a time
- Expiring B&Bs with change of ownership and cannot be grandfathered in
 - a. Staff will confer with legal.
- Limiting the number of days in which a B&B can be rented.
 - a. Maggie offered direction.
 - i. Rewriting code
 - ii. Gave statistical data.

Chair Miller took a vote in favor of limiting days. Pray was undecided, Foulk gave his opinion on not limiting days. There was no motion made or seconded.

Public Comment:

- Scott Schimelfenig – commented on topics A-D from the agenda.
- Adam Butterfield – gave testimony about his experience about B&Bs
- Paula Strozyk – commented on the monetary value a B&B provides when selling a home and supported giving the option to have the B&B included.

Chair Miller responded and clarified that a new owner can apply for a new B&B Certificate.

Chair Miller and Staff Boles agreed that there could be a monetary impact if there is a cap for B&Bs. Harrison, Foulk, and Council Waters engaged in a discussion involving comments made at a prior meeting in regards to monetary increases when reselling a home with a pre-existing B&B. Staff Boles reminded the group about municipal code.

Commissioner Harrison moved to table agenda items e, f, g, which discusses caps on the density. Chair Miller agreed to reach a consensus on day percentages later. Comments were made by the commissioners in regards to the complication and challenges of each item. All agreed that item G (Cap the number or percent of B&Bs per block) is necessary for item E (limiting the number of B&Bs per block). Concerns of difficulty and impact of caps were made. Drew is opposed to restrictions per blocks.

Harrison requested for maps with schematics to be provided. Boles asked what other tools could be provided to assist with making decisions about caps on density. The commissioners commented on map ideas that could be of assistance.

- Linda C asked about how the evolution of B&B discussions came from providing additional housing to competing with hotels.

Foulk asked how many B&Bs are in existence, Boles reviewed the demographics.

Chair Miller commented on ADUs as accessory spaces serving a variety of purposes and noted that the B&B codes are new. She shared that limiting time for ADUs to be used for B&B purposes discourages the incentive to build ADUs with the sole purpose of B&Bs in mind.

Multifamily Tax Exemption: Item not addressed due to time constraints. It will be carried to the next meeting.

Future Meetings: The next Planning Commission meeting will be held on July 5, 2023.

Adjournment: Meeting was adjourned by Chair Miller at 9:10 pm.

Respectfully Submitted,

Amy McCoy, Permit Technician