



Planning Commission Meeting Minutes

Wednesday, July 5, 2023 at 7:00 PM

Open of the Meeting: Alison Miller, Chair, called the meeting to order at 7:02 pm

Roll Call (Planning Commission): Steven Booher, Colin Forsyth, Drew Foulk, Alison Miller, Bryan Praye, and Kenny Renner-Singer (Angie Harrison was not present)

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

Council Present: Zeke Reister

Community Present & via Zoom: Paula Strozyk, Travis McMaster, Polly McIntyre, Linda C, Brewer, Schimel

Review and approval of Minutes: June 7, 2023 meeting minutes were tabled to the August 2, 2023 meeting.

Introduction Statement: Chair Alison Miller gave her introduction statement.

Bed & Breakfast Density: Ms. Boles reviewed the progress made on last month's discussion and presented the current draft of Code 18.52.120 Amendments.

- Steven Booher brought up challenges with "change of ownership" regarding spousal shared property, trusts, etc. Alison noted that "change of ownership" needs to be defined.
- Travis McMaster questioned about permit annual renewals. Maggie reviewed the code that addresses renewals. She confirmed that B&B permits do not expire, applicants are vested after one year of compliance, and there have not been any issues with compliance in the past.
- Discussion of compliance violations and consequences ensued. Chair Miller assessed that in the event of a permit being lost, instead of administrative renewal of a permit, the applicant will have to reapply.
- Travis McMaster asked about rules regarding the exterior condition and aesthetics of B & Bs. Chair Miller confirmed that the Planning Commission does not have governance over the exterior appearance of a structure. Maggie added that the city does not have a clear property maintenance code.
- Polly McIntyre addressed the commission with support for a 1 bedroom in ADUs and thoughts about selling houses with B & Bs, B & B status'. The commission responded.

GIS Maps

Ms. Boles and the Planning Commission reviewed Bed & Breakfast GIS Maps that were included in their packets and discussed caps on B & Bs.

- The commission agreed to a city-wide cap.
- The commission decided against individual neighborhood/block caps

Cottage Housing

Ms. Boles opened the floor for the proposed cottage housing code amendment.

- The commission would like to refer to the code states.
- Discussion on the likelihood of Cottage Housing being built and their practicality commenced.
- The council would like to see examples Cottage Housing, not only Wenatchee's.

Inclusionary Zoning, Condos, and Unit Lot Subdivisions

Discussion of all three topics ensued. The Commission discussed the parameters about Inclusionary Zoning and future review of the City Council's work on the Inclusionary Zoning. The Council agrees that they need more examples and information on Inclusionary Zoning, Condos, and Unit lot subdivisions.

- Travis McMaster asked about the Commission's position on condominiums. The Commissioners gave their thoughts about their positions on the matter. Chair Miller responded with her view that condominiums are not a building type, instead a form of ownership. Commissioner Renner-Singer did not have enough information to have a position. Commissioner Foulk saw it as a tool to help drive more affordable housing. Commissioner Forsyth was in favor of condominiums.

Chair Miller stated that the Planning Commission was not ready for a hearing about B&B code updates due to needing the numbers and making sure the percentages are correct. The goal is to review the final draft code in August if legal input regarding ownership transitions and data on dwelling unit numbers has been received.

Commissioner Renner-Singer recognized Steven Booher's contributions. The Commission thanked him and Maggie Boles for their service.

Public Comments

Polly McIntyre requested clarification on condos in the residential district. Chair Miller clarified.

Adjournment: Meeting was adjourned by Commissioners Foulk and Forsyth at 8:31 pm.