



Planning Commission Meeting Minutes

Wednesday, August 2, 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): Angie Harrison, Drew Foulk, Alison Miller, Bryan Praye, and Kenny Renner-Singer (Colin Forsyth was not present)

City Staff: Lilith Vespier, Community Development Director; Amy McCoy, Permit Technician

Council Present: Sharon Waters, Zeke Reister

Community Present & via Zoom: Sean Lynn, Kathryn Praye, Polly McIntyre, Linda C, Rhona Baron, Samsung-G97501

Introduction Statement: Chair Alison Miller gave her introduction statement.

Review and approval of Minutes: June 7, 2023 and July 5, 2023 meeting minutes were reviewed. Motion to approve the minutes by Commissioner Harrison and seconded by Commissioner Renner-Singer. Motion carried by all.

Bed & Breakfast Density: Ms. Vespier reviewed the changes made at last month's meeting and initiated a discussion on the updated draft code.

- The Commission asked about lodging taxes. Lilith confirmed that B&Bs have lodging taxes.
- Discussion ensued about compliance violations and consequences. The code will be updated to the first violation fine and a second violation (within two years) resulting in revoking the permit.
- Ms. Vespier mentioned adding the reference to Chapter 21 and appeal processes. The commission agreed with this addition.

Transfer of Ownership

- The commission addressed expiration of permits at transfer of B&B ownership and how and when to provide for new applications of B&Bs (once the cap of 4% is reached).
- Commissioner Praye asked for clarification on the inflation of housing values due to B&Bs. **Since the meeting Chelan County Assessor's Office has confirmed that they DO NOT assess B&Bs different than single-family residences. This means that a single-family residence with a B&B (which will most likely sell at a higher price range than the same home without a B&B) is increasing the tax evaluation for comparable homes in the area.
- Sean Lynn shared insight about lotteries, challenges of B&Bs and willingness to expanded on the studies from University of Oregon.
- Polly McIntyre asked to reconfirm what she was hearing about housing going back into stock in regards to transferring of B&B ownership or loss of B&B status. Drew answered that in theory, yes, the house will go back into regular housing stock if the B&B permit expired.
- Chair Miller asked the commission if 4% is the correct number (for a cap)

- Rhona Baron shared she liked the low caps and agree that creating a waiting list for a B&B, could get cumbersome. She offered other ideas for future B&B options. A discussion between the public and commission commenced about the impacts of not having a cap.
- Linda C asked for clarification where the UGA fits in the scenario and if they fall under county or city rules, Ms. Vespier clarified they are subject to city rules as the County adopts city codes.
- Commissioner Renner-Singer commented on how the document from the University of Oregon (provided by Sean Lynn) parallels some of the decisions being made by the commission.

Other Items

- Ms. Vespier introduced the Multi-Family Tax Exemption Program being reviewed by the City Council; she noted that the Council also wanted to review inclusionary zoning.
- Commissioner Renner-Singer recognized Steven Booher's contributions. The Commission thanked him and Maggie Boles for their service.

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