

July 25, 2019

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**I. CALL TO ORDER:** The Planning Commission met in a regular session on July 25, 2019 in the Council Chambers.

Chairperson Hancock called the meeting to order at 7:00 p.m.

**ATTENDANCE:**

Planning Commission Members present: Lee Blechschmidt, James Dunn, David Hancock, Pamela Harding, Barbara Hull, Mike Kuffler, and Fred Sears. Members Absent: None. Staff members present were Chris Pasinetti (Community Development Director), and Cathy Burbank, (Planning Commission Secretary).

**II. APPROVAL OF MINUTES:**

Harding added the word “moved” in the second section after Harding. Dunn moved to approve minutes from June 27, 2019 as amended, Sears seconded the motion, and the motion carried 7-0.

**III. COMMENTS FROM AUDIENCE:**

None

**IV. PUBLIC HEARING:**

None

**V. NEW BUSINESS**

None

**VI. OLD BUSINESS**

**A. Short Term Rental Regulations**

City Code and Comprehensive Plan has language for Bed and Breakfast. The new term is Air BNB. Presented regulations to consider. Tonight’s object is to gather information.

Councilman Overland was present and thanked Planning Commission for their hard work.

Potential issues to look into:

- Traffic
- Parking - limit number of vehicles and people (including staff)
- Noise
- Local property representative – do we have a definition
- Hotel/Motel vs AirBNB
- Impact on house prices
- Homeshare – to be excluded
- Allow 1 to 2% of housing inventory (does this impact City’s population)
- Require a permit and/or license and establish a fee to support extra staff
- Location – business zone vs residential zone (need to protect SF neighborhoods)
- Keep big corporations out
- Impact on affordable housing vs short term rental
- More staff needed
- Impact on other businesses in our city
- Would this boost our Economics and is that a City goal?
- Impact on Crime

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Are events at Expo Center being turned away because the City cannot accommodate with lodging. Council is wanting to help current businesses as well as establish regulation for upcoming new businesses.

Council Member Overland mentioned that the CED committee is actively working on addressing the hotel concerns in our City.

Some concerns he has seen when researching other cities:  
garbage – recommended requiring a large not small container;  
create a business structure under an LLC;  
require insurance and a Hold Harmless Indemnity to be signed; and  
signed contacts with owner(s).

Commissioners recommended expanding on alternatives in lieu of an AirBNB. Get more information before next meeting.

**B. New Zone/Incentives for large lots**

CED has heard Real Estate Agents say their clients want ramblers on larger lots, and gated communities so CED wants to make Enumclaw a place where people have choices and do move out of Enumclaw to get them.

Questions:

Create a new zoning code for larger lots

Incentives for lots larger than 8400

Density concerns

Change subdivision code which requires all streets to be public

The City is meeting Comprehensive Plan goals, requiring larger lots would make our policy goals harder to accomplish.

Chairperson Hancock asked Commissioners if they wanted to go forward with incentives?

If so, should incentives apply to a single lot or the average of several lots?

Definition of a large lot?

What are the incentives? (reduced or eliminated park requirements and not requiring compliance with residential standards)

These are the Commissioner's options:

- 1) Adopt a draft ordinance or
- 2) Adopt something different from draft ordinance or
- 3) Adopt nothing at all and go with current City codes.

Commissioners agreed to go with current City Code.

**VII. COMMUNICATIONS:**

**A. FYI Materials**

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B. Minutes on City Website

**VIII. COMMISSION COMMENTS:**

Questioned if a proxy is permitted in event of an absence, as long as there is a quorum. Staff will ask City Attorney

If anyone would like changes or additional information to Short Term Rental get those to Chris before next meeting in August.

**IX. STAFF COMMENTS:**

Single Family Design Standards were adopted at last City Council meeting with minor changes.

Next meeting is August 22, 2019 and will not likely be a meeting in September.

**X. COMMENTS FROM THE AUDIENCE:**

Gary Proto stated that he liked the thoughts of the Planning Commission about short term rental.

**XI. ADJOURNMENT:**

Harding made a motion to adjourn the meeting at 9:03 p.m. Dunn seconded the motion, and the motion carried unanimously. The meeting was adjourned at 9:03 p.m.

Respectfully submitted,

*Approved August 22, 2019 - cb*

Cathy Burbank  
Community Department Secretary