

August 22, 2019

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**I. CALL TO ORDER:** The Planning Commission met in a regular session on August 22, 2019 in the Council Chambers.

Vice-Chairperson Blechschmidt called the meeting to order at 7:00 p.m.

**ATTENDANCE:**

Planning Commission Members present: Lee Blechschmidt, Pamela Harding, Barbara Hull, Mike Kuffler, and Fred Sears. Members Absent: James Dunn. Staff members present were Chris Pasinetti (Community Development Director), and Cathy Burbank, (Planning Commission Secretary).

**II. APPROVAL OF MINUTES:**

Harding moved to approve minutes from July 25, 2019. Kuffler seconded the motion, and the motion carried 5-0.

**III. COMMENTS FROM AUDIENCE:**

None

**IV. PUBLIC HEARING:**

None

**V. NEW BUSINESS**

**A. Chair and Vice Chair**

David Hancock, Chairperson has resigned. Options are to have the Vice-Chair take over the Chair position for the remainder of the year and elect a new Vice Chair. Or the Commissioners can elect a new Chair and keep the existing Vice Chair until end of year.

Kuffler nominate Blechschmidt as chairperson, Hull seconded the nomination. Vote taken and carried 4-0 for Blechschmidt as Chair.

Blechschmidt nominated Sears as Vice-chair. Sears declined and nominated Harding as Vice-Chair, Kuffler seconded the nomination. Vote taken and carried 4-0 for Harding as Vice Chair

**B. School District Capital Facility Plan**

The School puts this plan together yearly and it is adopted in the annual Comprehensive Plan amendments by reference. This will have a formal recommendation to the City Council as part of the annual Comprehensive Plan amendments. The School District is recommending a slight increase in impact fees, but by adopting this plan that does not automatically change the fees. Those fees are changed by City Council under the fee resolution which is a separate action.

**A. Enumclaw Stormwater Comprehensive Plan Amendment**

GMA mandates this requirement. This will be brought back for a recommendation to City Council with all the other comprehensive plan updates.

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**VI. OLD BUSINESS****A. Short Term Rental Regulations**

Discussed requirements that could help with establishing short term regulations. Staff provide a handout of the email from Councilman Overland with a list of issues. Staff report provided additional information to review.

A big concern was the cost of enforcement of short term rentals.

Commissioners were not concerned with existing neighborhood Bed and Breakfast's because a home owner lives on site, it is where the entire home is rented out. Will that be compatible with residential neighborhoods, or should they only be allowed in commercial zone.

Chairperson Blechschmidt questioned if Commissioners want staff to continue with the draft ordinance starting regulations on short term rentals? Suggestion was to start in the old town overlay area first, then maybe add other areas in the future. It was also suggested to start a subcommittee of 3 Commissioners to create a draft ordinance to bring back. Those Commissioners are Harding, Kuffler, and Blechschmidt.

**VII. COMMUNICATIONS:****A. FYI Materials****B. Minutes on City Website****VIII. COMMISSION COMMENTS:**

Harding gave a heart filled thank you to David Hancock for his years of service to the Planning Commission.

Chairperson Blechschmidt commented that sharing an Air BNB for a sporting event in a different community was a way to get to know the other families they were traveling with because it gave them a big gathering area and that was a positive experience for the families. He would not want to see any negativity come to this community.

**IX. STAFF COMMENTS:**

Proposing a Tuesday, September 17, 2019 special meeting at 7:00 pm. Instead of the regular meeting scheduled September 26, 2019. Commissioners agreed that would work.

Clarification whether Commissioners agreed to not recommend any amendments to our Code regarding a new zoning or large lot zone incentive. Commissioners stated yes.

**X. COMMENTS FROM THE AUDIENCE:**

Bruce Cromwell lives in Flenstead – went on record to say that he agreed with Commissioner Sears on not allowing Short Term Rentals in residential zones for the present time being be a safer course of action. He sees the main positive effect for people is money, and the down effect of something happening because of the turnover of people would be way worse for neighborhoods than whatever money someone could make on a rental. He likes that his neighborhood has a number of people that have lived there for 20 years plus, makes it a stable

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community for his family. Again feels that the safest course of action would be not to allow short term rental for the time being.

Gary Protto has only lived in Enumclaw 12 years. His street is quiet at 7 pm and feels Enumclaw is a nice place to be. This is the best neighborhood he has ever lived in. Appropriate businesses belong in appropriate business districts. He feels that only the rental advertising on Air BnB site are being seen, what about those that are advertised in other places? The City is not seeing the revenue that will be needed to help with enforcement. He is not enthusiastic about this proposal, thanked the Commissioners for this discussion and the tough decision they have to make. His thought is if the code is not broken yet, let's not break it more.

**XI. ADJOURNMENT:**

Kuffler made a motion to adjourn the meeting at 8:21 p.m. Harding seconded the motion, and the motion carried unanimously. The meeting was adjourned at 8:21 p.m.

Respectfully submitted,

*APPROVED SEPTEMBER 17, 2019-cb*

Cathy Burbank  
Community Department Secretary