

PLANNING COMMISSION MINUTES

May 11, 2017

The Ephrata Planning Commission, Grant County, Washington met on May 11, 2017. The meeting was called to order in council chambers at 7:00 p.m. by Chairman Joe Dennis.

Members present: Chairman Joe Dennis, members, Jo Maedke, Don Guillemette, and David Spencer; Tom Moncrief excused absence

Staff present: Ron Sell, Community Development Director; Bill Sangster, Public Works Director; Anna Franz, City Attorney; Bill Cox, City Building Official; Stacy Hooper, Secretary

Approval of Commission Minutes: Joe Dennis entertains motion to approve Minutes of March 9, 2017 Planning Commission Meeting, Don Guillemette So moved, Dave Spencer seconds, motion carried.

Correspondence: Nothing added

Additions and/or revisions to Published Agenda: No additions or revisions to Published agenda.

Public Present: Justin Kooy, Ephrata WA; Jeremy Block, Ephrata WA; Andrew Middleton, Ephrata WA; Janet Kooy, Ephrata WA; Cal Kooy, Ephrata WA

Joe Dennis asks for staff report for Ephrata Zoning Code Bed and Breakfast facilities and Short Term Vacation Rental zoning provisions.

Ron Sell; There is not much of a staff report, this is more of a document that was put together to allow the types of uses that are stated; essentially what happened was a few letters were sent out to property owners that were advertising Air BnB's in town, stating that the use was not allowed in the zone, that started the process of reviewing the City Code, this was brought before City Council, the City Council was interested in moving forward with some code changes. This document is the very basics that would allow us to authorize the use, to get the ball rolling to get some input to allow us to make the code more usable. What is presented could work from the planning and zoning perspective and was put together with comments from the Building official. The document is written in such a way that it would be supported from the liability stand point of the city. **Joe Dennis** asks what do we have now and how does this change it.

Ron Sell, currently we have definitions in the code, however, somewhere along the line we lost the actual allowance in our matrix section. **Joe Dennis** asks if this effects many people, **Ron Sell** explains that at the time only two were effected. **Joe Dennis** asks the roll of the public, **Ron Sell,** explains that since this is a study session it is open for public comment. **Bill Cox** is present to answer questions as well. **Ron Sell** explains **Justin Kooy** is here as he brought the allowance of Bed and Breakfasts to council. **Joe Dennis** asks if **Bill Cox** has anything to add before we get started on the study session. **Bill Cox,** no, just here to answer questions. **Joe Dennis** asks if there is any comment from the audience, **Justin Kooy** speaks, he was offering bed and breakfasts from his Accessory Dwelling. **Justin Kooy** explains how his bed and breakfast works. **Justin Kooy** and **Ron Sell** have been working together to come up with solutions. **Justin Kooy** has some concerns with the code that is requiring him to add sprinklers to his accessory dwelling.

Joe Dennis asks **Ron Sell**, if in a case like this where there is an existing building, could it be grandfathered in to allow the use without requiring sprinklers? **Ron Sell**, explains that this is a specific question that should be answered by **Bill Cox**, **Anna Franz** states the first issue is that this is a change of use. **Discussion Ensues** regarding City Liability and the City's concerns.

Dave Spencer, brings up fire egress concerns. **Discussion Ensues**.

Bill Cox, explains the whole intent of the sprinkler system, the IRC requires sprinklers for everything, even single family residences, Washington State has exempted the code for Single Family Residences in Washington State. When we get into short term rentals that changes the use. **Bill Cox** explains that there is an exemption to the code for structures under 500 SF. **Discussion Ensues**.

Jo Maedke, asks for clarification on the exemption. She is trying to understand how it works. **Bill Cox** explains the intent of the code, **discussion ensues**.

Dave Spencer likes the idea of Bed and Breakfasts and also understands the reason for the codes, would like to help figure out a solution.

Calvin Kooy, questions the difference between a family member renting and public renters. **Dave Spencer** states he does not see where there is reference to the difference of public verses family. **Bill Cox** states there is a clause that allows family members. **Anna Franz** state our code differs between transient and friends/family. **Discussion Ensues**.

Ron Sell talks about Accessory dwelling code, **Dave Spencer** asks if this is the same as "mother-in-law" **Ron Sell** answers yes.

Joe Dennis asks if we wanted to go through the document, **Ron Sell** explains that not all the changes in this handout are regarding Bed and Breakfasts.

19.02.050 Bed and Breakfast(home stay) **Jo Dennis** does not understand owner shall remain on site, **Anna Franz** explains that remain will change to reside. **Discussion Ensues**.

Justin Kooy explains that there is some confusion regarding City Business License differentiating between Bed and Breakfasts and home stays, where the rental room is within the residential structure. **Ron Sell** explains that these both would fall under the requirements of a City business license. **Anna Franz** explains that more language will be added to code to make this more understandable.

Discussion ensues regarding number of guests and number of rooms. This will be cleaned up. **Bill Cox** explains this is occupant load.

Don Guillemette asks if was an infant child, would this effect the count in the room. **Discussion Ensues**.

Joe Dennis asks if the 29 day stay is an issue, **Ron Sell** the City is ok with this. This is just the first changes there will be several public hearings. **Discussion Ensues**.

19.02.055 Boarding or lodging home – **Ron Sell** suggests more in house discussion is needed on this code.

19.02.103 Discussion Ensues.

19.02.171 Guestroom- this has been added as new.

19.02.351 Short Term Rentals, will be changed to **Short Term Vacation Rentals**, discussion ensues, paragraph needs to be cleaned up, including wording for emergency contact for neighbors or police to call if there are issues with the renter or dwelling and owner is not on site. **Discussion Ensues**

Discussion Ensues regarding matrix on page 64 and definitions. Updates and changes will be made after further inhouse discussions.

Jo Maedke suggests when making changes that combine “like” definitions, going with the definition that has less limitations may be better.

Janet Kooy opens discussion on distance requirement differences of accessory dwelling and home stays, some instances in a residence the guest rooms are more than 15’ from the master bedrooms, if an accessory dwelling is within the 15’ wouldn’t it be easier, whether attached or not attached for the owner to help the guests in an emergency in the accessory dwelling that is actually closer than the in house guests. **Discussion Ensues.** **Bill Cox** brings up the intent of the Code, **Bill Cox** discusses **Justin Kooy’s** question of inter connecting fire alarms. **Bill Cox** explains that something like this would actually be up to Council and Commission to modify. **Anna Franz** discusses how the International Building Code cannot be modified . **Bill Cox** explains the difference between Washington State Building Code and International Building Code. Washington State Building Code has made some revisions to the International Building Code. **Discussion Ensues.**

Ron Sell to bring changes and modifications to the next meeting on May 25, 2017. **Bill Cox** asks what direction are we willing to take, do we want to go outside of the standards or remain within the current laws, what liability is the City willing to take. **Bill Cox** suggests looking at “Tiny Home” regulations in the near future as well.

Next Planning Commission meeting May 25, 2017

Meeting Adjourned at 8:15 pm.



Joe Dennis, Planning Commission Chairman

Attest: _____
Stacy Hooper, Secretary