

PLANNING COMMISSION MINUTES

Date: October 26, 2017

The Ephrata Planning Commission, Grant County, Washington met on October 26, 2017. The meeting was called to order in Council Chambers at 7:00 p.m. by Chairman Joe Dennis. Roll was taken. Members present Jo Maedke, Don Guillemette, David Spencer and Tom Moncrief.

Staff present: Ron Sell, Community Development Director; Anna Franz, City Attorney; Stacy Hooper, Secretary. Bill Sangster, Public Works Director, excused absence;

The commission reviewed the minutes of October 12, 2017 meeting. Minutes were approved with two minor changes. (m/s Don Guillemette/Jo Maedke). Motion carried.

Correspondence: Ron Sell added two new pages that had been cleaned up prior to the agenda being sent out.

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

Business:

- 1) Study Session for new updates to the Ephrata Zoning Code to include Bed and Breakfast Facilities and Short Term Vacation Rental zoning provisions:

Discussion opens **page 74-75 (K)** – Justin Kooy has questions regarding the inspection process time frame. Discussion Ensues; Question/Comment from Randy Watkins from Ephrata; Discussion Ensues; Verbiage will be deleted and changed to clarify the timing of inspections.

Discussion **page 72 #5** – Randy Watkins asks for clarification about owner occupied. Discussion Ensues.

Page 75 (L) – No comments

Page 75 (M) -Subsection referenced is incorrect, number will be corrected throughout document.

Page 74 (F) Question Regarding changes; Discussion Ensues

Page 74 (G) Justin Kooy questions the las sentence, owner to send out new notices, discussion ensues will be changed to notify City.

Page 74 (I) Jo Maedke asked about location of off-street parking, discussion ensues, off-street parking will be stricken.

Randy Watkins asks about the Occupancy Requirements; Discussion Ensues.

Page 75 (C) – Justin Kooy asks for clarification of the tax requirements; Discussion Ensues

Page 75 (D) – Concerns regarding wording of the 24-Hour time brought up; Discussion Ensues; wording will be cleaned up for clarification.

Randy Watkins asks if owner of rental goes out of town and has a renter can he name a second contact or does he need to contact the City to notify; Discussion Ensues; Second or alternate contact will be added to form for owner; Discussion Ensues

Page 76 (#2) – Joe Dennis asks for clarification; discussion ensues and include page 76 (C) Appeal process.

Discussion ensues regarding length of stay; some legal ramifications were brought to the attention regarding the length of stay for 29 days and less or 30 days and more; discussion ensues

Randy Watkins asks if a property owner could file for dual licenses to allow short term vacation rentals and longer rentals; Discussion ensues;

Anna Franz will do some research, she will not be available at the next meeting.

Next Scheduled Meeting will be November 9, 2017_____.

Meeting on October 26, 2017 adjourns at 8:05_____ p.m.



Joe Dennis, Planning Commission Chairman

Attest: 

Stacy Hooper, Secretary