

PLANNING COMMISSION MINUTES

Date: November 9, 2017

The Ephrata Planning Commission, Grant County, Washington met on November 9, 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; Bill Cox, City of Ephrata Building Official; Stacy Hooper, Secretary. Anna Franz, City Attorney excused absence; Bill Sangster, Public Works Director, excused absence

The commission reviewed the minutes of October 26, 2017 meeting. Minutes were approved with two minor changes. (m/s Don Guillemette/Jo Maedke). Motion carried.

Correspondence: Ron Sell there are a few additional pages that were not included in the original handout.

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

Community Members present: Micah Scanga. Harrison Boruff.

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 with hand out **19.02.050 Bed and Breakfast, 19.04.030(18)(B) #12** – There are two #12's, both are suggested possible wording to add. These two items relate to Bed and Breakfast. The wording on **19.04.030(19)(f)(vii)** are two possible wordings for short term rentals. Ron Sell explains the implications of each meaning. **Discussion Ensues.**

David Spencer did research on hotels/motels and how they allow a person to stay over 29 days. They bill in two week periods. **Discussion Ensues.**

Joe Dennis asks if Justin Kooy was aware of these items; Ron Sell explains that he met with Justin Kooy and Justin Kooy is aware of the proposed languages being added.

Because we did change the short term vacation rentals from 1 to 5 units and being permitted outright in all zones except commercial zones, the same thing was added to bed and breakfast section, they will still need to meet building code for fire protection. **Discussion Ensues.**

Jo Maedke goes back to first hand out, she prefers the first #12 and the 1st paragraph of **19.04.030(19)(f)(vii)** – Bill Cox refers to his discussion with Justin Kooy regarding long-term stays as Justin's situation is very unique. **Discussion Ensues.**

Matrix on page 68 – We do not have Bed and Breakfasts as permitted in the commercial zones, however, there are residential houses on C street in the commercial area that are existing non-conforming uses. **Discussion Ensues, wording cleanup will be done.**

Discussion back to page 73 item 11- Justin Kooy does not feel that "city notification" was needed, Ron Sell prefers that the City be responsible for notifying, as this would be easier for the City to do this.

Discussion Ensues

Page 73 items #5 & 6 – Back to definition of owner occupied, after Bill Cox reviewed Justin Kooy's letter he had some questions, he went back to the Building Code. Owner or Manager occupied, or Owner or Manager on site will be changed to "occupant that is permanent in nature".

Items 5 & 6 that are on hand out will replace the current items 5&6 on page 73. No objection

Jo Maedke asks for clarification regarding permit application and City Business license, page 73 item # 10 – Discussion ensues. Ron Sell suggests to reword items #10 & 13.

Jo Maedke asks for clarification regarding Hearing Examiner, **discussion ensues.**

Justin Kooy's concerns page 73 #7 last sentence [A B&B incorporated in the construction of a new single-family house shall be limited to forty (40) percent of the principal unit] Bill Cox explains where the wording came from and the intent. **Discussion Ensues.** Bill Cox suggests looking at detached ADU's and B&B's at this time. This would be for New Construction. **Discussion ensues.** Wording will be added to include ADU's in this section.

Discussion ensues regarding owner occupied.

Joe Dennis asks what is the next step. Ron Sell and Staff will put together changes up to page 78.

Jo Maedke asks if we want to discuss ADU's, Bill Cox gives some recommendations. **Discussion Ensues.**

Detached ADU instead of using a % of primary dwelling, use a maximum of 800 Square Feet. **Discussion Ensues,** all agree that 800 SF Max is good for ADU's on page 73 item # 7.

Ron Sell will put together a final draft to present to Planning Commission prior to moving forward, Ron Sell to also put together an application packet.

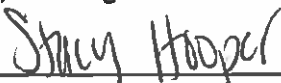
Next Scheduled Meeting will be December 14, 2017_____.

Meeting on November 9, 2017 adjourns at 7:55_____ p.m.



Joe Dennis, Planning Commission Chairman

Attest:



Stacy Hooper, Secretary