



**Agenda Planning Commission
Gig Harbor Civic Center
Thursday, April 21, 2022
5:00 P.M.**

Due to public health concerns, this meeting will be accessible to listen by using the information below:

Link to join Webinar <https://zoom.us/j/95353411299>

Call-in: (253) 215- 8782 Meeting ID: 953 5341 1299

- I. **5:00 p.m. - Call to order, roll call**
- II. **Approval of Minutes**: April 7, 2022
- III. **Agenda Items**
 - a. Short Term Rentals Study Session
- IV. **Other Business** Next meeting Thursday, May 5, 2022
- V. **Adjournment**



**DRAFT Minutes Planning Commission
Open Public Hearing
Gig Harbor Civic Center
Thursday, April 7, 2022
6:00 P.M.**

- I. **Call to Order:** 6:00 PM
- II. **Roll call:** Chair Hoeksema, Commissioner Krawczyk, Commissioner Brown, Commissioner Bradbury, Commissioner Soltess, Commissioner Bennett & Commissioner Grina at 6:22
Staff: Carl deSimas, Principal Planner & Michelle Thomas, Planning Technician
- III. **Approval of Minutes:** March 31, 2022 Motion Krawczyk/Bradbury all in favor minutes approved as written
- IV. **Public Hearing:** Proposed Regulations Pertaining to Transitional Housing, Permanent Supportive Housing, Emergency Shelters, and Emergency Housing
 - a. Staff Report- Carl deSimas
 - b. Public Comment – No Public Comments
 - c. Discussion and Recommendation - Motion to direct staff to draft the Planning Commission recommendation for the Chair’s signature to move Ordinance XXXX as presented this evening forward to Council for their consideration Bradbury/Krawczyk all in favor motion passes unanimously
- V. **Other Business** Next meeting April 21, 2022 Short Term Rental discussion continued & possible April 28, 2022 meeting if needed
- VI. **Adjournment** Motion to adjourn Krawczyk/Bennett all in favor meeting adjourned at 6:29



Staff Memorandum

TO: Planning Commission

FROM: Carl de Simas, Principal Planner
Planning Division

SUBJECT: Short-Term Rental Regulations

DATE: April 15, 2022

At the upcoming Planning Commission (PC) meeting on April 21, 2022, Staff will lead a follow-up discussion regarding short-term rental (STR) regulations. At the last meeting the PC reviewed a rough draft of regulations culled together from public comment, PC submissions, and staff research. The draft was meant to capture all aspects of what had been heard and discussed to date. While a lot of information was presented in the draft, and several questions posed, the discussion largely focused on just a few key points and didn't manage to hit on the entirety of the research and inputs provided by the Commission.

For this upcoming meeting, staff will present a list of questions, ideas, and themes, as submitted by Commissioners, in a table format allowing us to look at each individual idea. Answers and/or direction will be recorded in real-time at the meeting and we will work our way through the list. Prior to the next meeting, Staff will coalesce those answers/direction into a succinct draft ordinance for PC review and additional refinement.

Again, Staff would like to acknowledge and thank the Commission for all of the hard work and effort you have afforded this subject so far. There has been a lot of research conducted and information provided that should produce a good and reasonable set of regulations for Gig Harbor. This next meeting should bring us one step closer to that goal.

Please feel free to contact me directly with any questions. Thank you

From: [Gasp](#)
To: [Cat Le Simas](#), [Michelle Thomas](#)
Subject: Fwd: this should get you access
Date: Friday, April 8, 2022 7:30:15 AM

Could you please forward this to the other commissioners? Timely for us as it was just published today in the NYT.

https://www.nytimes.com/2022/04/07/travel/joshua-tree-california-airbnb.html?unlocked_article_code=AAAAAAAAAAAAACEIPuomT1JKd6J17Vw1cRCfTTMqmxCdw_Plxtrm3iWka3DJdm4diPgPCpaN_wDPYrFietJ2wv6WSZpKObsuSvtovO5WekVsUQQouqN2EhJEBaW0tmL6EY1kXidjLTkxqtnjidHW4l-Nyg-O1s0_bQjW6RKfZ1E-IAlkoI9uIihxXdfIviWF-EjpdF53-wzRcwvHUd2byGlvPbvCBp1PMzXLU2Pr1rB-JwKHG3btWe6LkfcQhNCFogTHi34mY06ik0K8pAde-kbE2mJy9O1Xxm94L46pBikzQ5zWnthps73NoR-Nyqmm1mdglDIWJVvsHwNmzG4vOA&smid=url-share

From: [Robert Soltess](#)
To: [Carl de Simas](#); [Michelle Thomas](#)
Subject: STR Regulations - California
Date: Sunday, April 3, 2022 3:20:36 PM

Carl and Michelle

I came across an interesting web site that captures a lot of STR regulations material from a number of California cities. Cities are all over the map in how they are handling this. I found the site interesting and valuable and thought other Commissioners might as well.

This is such a challenging subject. Thanks for all you do to help us work through the process.

Robert Soltess

<https://www.rentbumper.com/short-term-rental-regulations-northern-california/>