



**Agenda Planning Commission
Gig Harbor Civic Center
Thursday, April 28, 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 21, 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
Gig Harbor Civic Center
Thursday, April 21, 2022
5:00 P.M.**

- I. 5:00 p.m. - Call to order**

- II. Roll call** Chair Hoeksema, Commissioner Krawczyk, Commissioner Brown, Commissioner Soltess, Commissioner Bennett, Commissioner Grina & Commissioner Bradbury at 5:20 PM
Staff: Carl deSimas, Principal Planner; Jeremy Hammar, Associate Planner & Michelle Thomas, Planning Technician

- I. Approval of Minutes:** April 7, 2022 Motion Brown/Bennett all in favor minutes approved as written.

- II. Agenda Items**
 - a. Short Term Rentals Study Session- Staff Presentation & Commission discussion

- III. Other Business** Next meeting Thursday, April 28, 2022, to complete discussion to create draft for review on the May 5, 2022 meeting.

- IV. Adjournment** Motion Krawczyk /Grina all in favor meeting adjourned at 8:06

#	Topic/Question	Discussion	Result
1	How should the city permit Short term rentals?	The PC seems interested in creating a new permit type specific to short term rentals and has suggested the need for public notice. Type 2 permit.	
2	How often should an STR permit be renewed?	If a new permit is created specific to STRs, the renewals could be handled through the Business License renewal process.	
3	The City notices CUP application to all property owners within 300-feet of the site. Is this adequate?	Some Commissioners are recommending noticing within 500-feet. Standard notice for site specific permits is 300-feet.	
4	Owner-occupied versus Non-owner-occupied.	At our last discussion, PC was leaning towards prohibiting all non-owner occupied Short-term rentals.	
5	What is the minimum amount of time each year an owner must reside at the residence for it to be considered owner-occupied?	Some jurisdictions have used 180 days a year. PC has noted 270 days. How is this verified?	
6	What is the limit for the number of STRs an owner and/or entity may operate within the Gig Harbor city limits at any one time?	If STRs are owner-occupied only, does this become a moot point?	
7	Owner/Manager must be available at all times to respond to complaints within how many hours?	There has been discussion of 30 minutes. Staff has seen 12-14 hours in other codes.	
8	For non-owner-occupied STRs, will there be a requirement for how close an owner/manager must live in relation to the STR?	If STRs are owner-occupied only, does this become a moot point?	
9	What type of dwelling units are allowed to house a Short-term rental? Different level permits for some of the dwelling types?	SFR, Duplex, triplex, fourplex, multiple-family, mixed-use, live-boards	
10	Should the regulations impose limitations on the number of Short-term rentals in the city?	PC is interested in exploring limitations on proximity between Short-term Rentals. Several distances were suggested: 300', 500', 1,000'. Staff has prepared some exhibits for this discussion.	

11	Maximum number of tenants an STR may house?	Adult Family homes allow 6 residents. Consider whether the occupancy limitation would include permanent residents.	
12	Minimum rental period?	Minimum periods of 2 nights and 4 nights have been mentioned by PC. Maximum 29 days.	
13	Will quiet hours be required, and if so what are those hours?	10PM to 8AM has previously been suggested. City noise regulations would remain in place. Noise regulations are difficult to enforce.	
14	Will there be a penalty associated with each violation of the standards set in the STR section of the code?	Enforcement of Title 17 is found under GHMC 17.07 and GHMC 19.16. GHMC 5.01 (Business License and Regulations) includes penalty language for a business' failure to obtain a license and if in violation of any ordinance of the CoGH.	
15	Parking	A Lodging, Level 1 presently requires 1.25 spaces for each room rented in addition to 2 spaces for the single-family residence.	
16	In what zones should STRs be allowed?	Lodging, Level 1 is presently: Permitted in: R-3, RB-1, RB-2, DB, B-1, MUD; and Conditionally permitted in: R-1, R-2, B-2, C-1, WR, WM, WC; and Not permitted in: PI, RMD, RLD, PCD-C, ED, PCD-BP, PCD-NB	
17	Requirement to operate through a 3 rd party platform (i.e. AirBNB, VRBO)?	Staff has noted this provision in other codes. Verified at time of License renewal?	
18	Good neighbor policy required to be posted on site?	This is typical of most codes.	