



**Agenda Planning Commission
Open Public Hearing
Gig Harbor Civic Center
Thursday, June 2, 2022
6:00 P.M.**

Planning Commissioners and staff will be participating in this meeting remotely via Zoom. Members of the public are encouraged to view and comment during the meeting using the Zoom platform at <https://zoom.us/j/95353411299> or by calling (253) 215- 8782 and entering Meeting ID 953 5341 1299.

- I. Call to Order & Roll Call:**
- II. Approval of Minutes:**
- III. Agenda Items for Formal Review**
 - a. Short Term Rental Regulations
 - 1. Announcement of Application
 - 2. Open Public Meeting Announcement
 - 3. Staff Report
 - 4. Public Comment (See Assistance Memo)
 - 5. Discussion
- IV. Other Business Next meeting Thursday, June 16, 2022**
- V. Adjournment**

PUBLIC COMMENT & DECORUM

Commenters will be allotted 3 minutes per individual, unless revised by the Chair. In-person comments shall be made from the microphone, first giving the speaker's name and address. When there are 30 seconds remaining, staff will alert you to summarize your comments. At the end of your comments, staff will notify you it has come to the end of your comment period. Anyone making "out of order" comments may be subject to removal from the meeting.

Public comment may be made remotely via Zoom or by phone during designated portions of the meeting. To speak during the meeting, press the Raise Hand button near the bottom of your Zoom window or press *9 on your phone. Please refrain from raising your hand until the Chair has announced that the Commission has opened the public comment portion of the meeting. Your name or the last three digits of your phone number will be called out when it is your turn to speak. When using your phone to call in, you may need to press *6 to unmute yourself. All speakers will have up to three minutes to speak.

All remarks shall be addressed to the Commission as a body and not to any specific Commissioner. All speakers shall be courteous in their language and deportment and shall not engage in or discuss or comment on personalities or indulge in derogatory remarks or insinuations with regard to any councilmember, the Chair, or any member of the staff or the public.

There will be no demonstrations during or at the conclusion of any public comment. These guidelines are intended to promote an orderly system of holding a public meeting, to give every person an opportunity to be heard and to ensure that no individuals are embarrassed by voicing their opinions.

AMERICANS WITH DISABILITIES (ADA) ACCOMMODATIONS ADA accommodations can be provided upon request. Those requiring special accommodations should contact the City Clerk at cityclerk@gigharborwa.gov or (253) 853-7613 at least 24 hours prior to the meeting.



DRAFT Planning Commission Minutes
Gig Harbor Civic Center
Thursday, May 19, 2022
5:00 P.M.

- I. **Call to Order** 5:00 p.m.
- II. **Roll call** Chair Hoeksema, Commissioner Brown, Commissioner Soltess, Commissioner Grina, Commissioner Bennett & Commissioner Bradbury

* Commissioner Krawczyk excused

Staff: Carl deSimas, Principal Planner; Jeremy Hammar, Associate Planner & Michelle Thomas, Planning Technician
- III. **Approval of Minutes**: April 28, 2022 Motion Bradbury/Grina All in favor minutes approved as written
- IV. **Agenda Items**
 - a. OPMA Update discussion by City Clerk, Josh Stecker new OPMA guidelines
 - b. Public Comments *Start time 5:40 PM
 - i. Ann Jolie
 - ii. Glenn Peterson
 - c. Short Term Rentals Study Session Staff & Commissioners discussion of proposed Ordinance*start time 5:50 PM
Motion to continue past 8:00 PM for 15 minutes Brown/Soltess all in favor
- V. **Other Business** Next meeting Public Hearing Thursday, June 2, 2022 at 6:00 PM
- VI. **Adjournment** Motion Soltess/Grina All in favor meeting adjourned at 8:12 PM



Staff Memorandum

TO: Planning Commission

FROM: Carl de Simas, Principal Planner
Planning Division

SUBJECT: Short-Term Rental Public Hearing

DATE: May 26, 2022

At the upcoming Planning Commission (PC) meeting on June 2, 2022, A Public Hearing will be held to hear public testimony regarding the draft short-term rental (STR) regulations and further discuss refinements and edits to those. At our May 19th Study Session, the PC reviewed and proposed edits to draft regulations dated May 13, 2022. Staff has used that information to inform the current draft, which is dated May 26, 2022.

The current draft of the regulations includes:

1. Draft of new Chapter 17.XX GHMC Short-term rentals
2. Amended Chapter 17.04 GHMC adding a definition for short-term rentals
3. Amended GHMC 17.14.020 adding short-term rentals to the land use matrix

As noted previously, these regulations, once determined complete by the PC, will spur additional amendments to other code sections including, but not limited to: Chapter 19.01, Chapter 17.04, and Chapter 17.72. Those amendments will be included in the final draft of the ordinance which will be delivered to the City Council for their consideration.

In the interim since the PC last met on May 19, 2022, Staff has been busy reviewing the draft regulations internally and with the City's legal team. Because of the likely need for several substantive changes to the draft regulations, Staff is recommending that the PC hold another public hearing on June 16, 2022 to give the public ample opportunity to respond to those changes. Staff will provide some background and insight into the proposed changes during deliberations after the public hearing has concluded on June 16th. Due to the complex nature of these regulations, an additional Public Hearing will be necessary.

Prior to the next public hearing staff will make available the revised version of the draft regulations for public review and for the PC's consideration. A draft ordinance will also accompany the draft at that time.

As always, please feel free to contact me directly with any questions. Thank you

Chapter 17.04

Definitions

17.04.XXX Short-term rental.

“Short-term rental” means an owner-occupied single-family dwelling unit or accessory apartment, or portion thereof, that is offered as a rental to guests by a legal short-term rental property owner for fewer than thirty consecutive nights; and, where the short-term rental of the entire single-family dwelling unit is limited to no more than 90 days per calendar year.

Chapter 17.XX

Short-Term Rentals

Sections:

- 17.XX.010 Intent.
- 17.XX.020 Applicability.
- 17.XX.030 Application procedures.
- 17.XX.040 Criteria for short-term rental permit approval and business license renewal.
- 17.XX.050 Duration of approval.
- 17.XX.060 Inspections, enforcement, and permit revocation.

17.XX.010 Intent.

This chapter is intended to provide regulations and procedures for the review of short-term rental applications. These regulations are intended to:

- A. Protect Neighborhoods from adverse impacts of short-term rentals.
- B. Permit residents to offer their residences for short-term rentals subject to reasonable city regulations.
- C. Minimize impacts on long-term housing availability, attainability, and affordability.

17.XX.020 Applicability.

- A. The provisions of this chapter shall apply to all property owners seeking to operate a short-term rental within a legally established single-family dwelling unit or accessory apartment on a parcel owned by the same and that is established as their primary residence.
- B. Short-term rentals shall not be allowed in the following dwelling unit types:
 - 1. Tiny homes
 - 2. Housing subsidized by a government agency
 - 3. Housing exempt from taxes or local impact fees

17.XX.030 Application procedures.

In order to operate a short-term rental within the City of Gig Harbor, a property owner must obtain an approved short-term rental permit and City of Gig Harbor business license.

- A. Type of permit. An application for a short-term rental shall be processed as a Type II procedure as set forth in Title 19 GHMC.
- B. In addition to the requirements of GHMC 19.02.002, the following items must be provided for a complete application:
 - 1. Narrative describing the proposed short-term rental operation including, but not limited to:
 - a. Type of dwelling unit
 - b. Required listing or booking platforms, as approved by the Director
 - c. Number of rooms to be rented
 - d. Expected number of days to be rented in the calendar year – whole unit and portion of unit keep
 - e. Rental fee per night – may be a range
 - 2. Site plan demonstrating the following:
 - a. Number of available off-street parking spaces

17.XX.040 Criteria for short-term rental permit approval and business license renewal.

The director shall approve applications for a short-term rental use, or renew a short-term rental business license, if the applicant demonstrates compliance with the following:

- A. Short-term rentals shall be permitted in all zones where single-family dwelling units are permitted consistent with Chapter 17.14 GHMC.
- B. No more than one short-term rental may be permitted within 150-feet of another permitted short-term rental. The distance shall be measured from the parcel boundary.
- C. The number of rooms rented shall be limited to 2 bedrooms unless the rental period is within the 90 calendar days during which the entire dwelling unit may be rented.
- D. The maximum occupancy of each room rented shall be limited to 2 adults and 2 children unless the building code further restricts the number of occupants.
- E. The dwelling unit shall maintain all applicable performance standards for the zoning district and as required by local, state and federal law.
- F. Emergency and property owner contact information shall be clearly posted within the unit at all times.
- G. Short-term rentals must be listed through a director-approved third-party platform.
- H. Listings for short-term rental units shall include the short-term rental permit number City of Gig Harbor business license number.
- I. Off-street parking must be provided for all guests and available at all times during the guest's stay.
- J. The short-term rental shall be conducted in such a manner as to give no outward appearance nor manifest any characteristics of a business, in the ordinary meaning of the term, that would infringe upon the right of the neighboring residents to enjoy a peaceful occupancy of their homes.
- K. Signs shall not be permitted.
- L. A short-term rental permit issued to one person shall not be transferable to any other person; nor shall a short-term rental permit be valid at any address other than the one appearing on the permit.
- M. Property owners, or their designee be available at all times and able to respond within one hour to complaints, tenant concerns, inquiries and investigations conducted by City Officials.
- N. Prior to issuance of a City of Gig Harbor business license the property owner must provide proof of liability insurance with a coverage amount of not less than \$1,000,000.
- O. Good Neighbor Policy
 - 1. A Good Neighbor Policy, in a form provided by the City, shall be signed by the property owner and posted on site in a visible location. It shall be the responsibility of the property owner to ensure the policy is enforced.
- P. A guest log shall be maintained by the property owner and provided to the City at the time of business license renewal. The logbook shall contain the following:
 - 1. Name and home address of all guests
 - 2. License plate numbers

3. Dates of stay

Q. The following activities are not permitted at short-term rental properties: weddings, meetings, receptions, seminars, auctions, parties, and activities of a similar nature.

17.XX.050 Duration of approval.

- A. An approved Short-term Rental permit shall be issued to the legal property owner of record and considered expired if one or all the following criteria exist:
1. Property ownership changes; or
 2. The property owner no longer possesses a valid City of Gig Harbor business license.

17.XX.00 Inspections, enforcement, and permit revocation.

- A. Prior to permit issuance, and prior to business license renewal, the short-term rental unit shall be inspected by City Officials to ensure consistency with all applicable local, state and federal codes.
- B. Enforcement shall be conducted consistent with all applicable Gig Harbor Municipal Code enforcement provisions. In addition, violations of this chapter shall be subject to a \$500 fine for the first offense and \$1,000 fine for each repeat offense.
- C. An approved short-term rental permit may be revoked for one or more of the following reasons:
1. The approval was obtained by fraud or erroneous information was presented by the applicant;
 2. The short-term rental is being operated contrary to the provisions of this title, or any other applicable ordinance, statute, law, or regulation.
 3. Three violations within any 12-month period of time.

Chapter 17.14

Land Use Matrix

17.14.010 Interpretation of land use matrix.

- A. The land use matrix in this chapter identifies uses permitted in each individual zoning district. The zoning district is located on the vertical column and the use is located on the horizontal row of this matrix.
- B. If a dash appears in the box at the intersection of the column and the row, the use is not permitted in that district.
- C. If the letter “P” appears in the box at the intersection of the column and the row, the use is permitted in that district.
- D. If the letter “C” appears in the box at the intersection of the column and the row, the use is conditionally permitted subject to the conditional use permit review procedures and criteria specified in Chapter 17.64 GHMC.
- E. If a footnote appears in the box at the intersection of the column and the row, the use may be permitted subject to the appropriate review process indicated above and the specific conditions indicated by the corresponding footnote.
- F. All applicable requirements shall govern a use whether or not they are cross-referenced in the matrix. To determine whether a particular use is allowed in a particular zoning district and location, all relevant regulations must also be consulted in addition to this matrix. (Ord. 1045 § 1, 2006).

17.14.020 Land use matrix.

Uses	PI	R-1	RLD	R-2	RMD	R-3	RB-1	RB-2	DB	B-1	B-2	C-1	PCD-C	ED	WR	WM	WC	PCD-BP	PCD-NB	MUD
Short-term rental ³²	-	P	P	P	P	P	P	P	P ³¹	P ¹⁴	P	P	P ¹⁴	-	P	P	P	-	P ¹⁴	P

14 Residential uses shall be located above a permitted business or commercial use.

31 Permitted above and below street-level nonresidential uses.

32 Short-term rentals are subject Chapter 17.XX GHMC.

Short-term Rental Good Neighbor Policy per Gig Harbor Municipal Code 17.XX

1. A Good Neighbor Policy shall be presented to the tenant as part of the contract and must be posted on site in a visible location. It shall be the responsibility of the property owner to ensure the policy is enforced. The following provisions shall be included in the policy:
 - a. 24-Hour contact information
If at any time during your stay you have concerns regarding your neighbors or issues that may arise in the dwelling unit, please call the contact provided by the operator and posted in the unit. In the event of an emergency, please call 911.
 - b. General respect for neighbors
Please remember you are within a neighborhood. Please express a general regard and respect for your neighbors. Respect neighboring privacy and property. Be friendly, courteous, and treat your neighbors like you'd like to be treated in your home neighborhood.
 - c. Noise
Be considerate of the neighborhood and your neighbor's right to quiet enjoyment of their home and property, especially between the quiet hours: 10 PM to 8 AM.
 - d. Maintenance and garbage disposal
Be sure to pick up after yourself and keep the property clean, presentable, and free of trash. Place trash, compost, and recycling in the designated containers on site.
 - e. Pets
Promptly clean-up after your pets, prevent excessive and prolonged barking, and keep pets from roaming the neighborhood. Control aggressive pets and abide by local leash laws. Store pet food indoors and in a secure location to reduce the likelihood of pest problems.
 - f. Parking and traffic safety
Parking shall be limited to off-street spaces provided. Drive safely and slowly through neighborhoods and watch for pedestrians and children playing.
 - g. Events not permitted
Events including weddings, banquets, parties, seminars, or other events are not permitted.

h. Tenant responsibility

Overnight guests and visitors are expected to follow this Good Neighbor Policy. Please be sure to read your rental agreement for additional terms and conditions and be aware that there may be consequences for failure to follow the policy.

DRAFT

From: [Carl de Simas](#)
To: [Michelle Thomas](#)
Subject: FW: Airbnb reviews for Marcia Owens at 7514 Pioneer Way Gig Harbor
Date: Wednesday, May 25, 2022 2:49:27 PM
Attachments: [Airbnb reviews 7514 Pioneer Way Gig Harbor_Marcia Owens.pdf](#)

Hi Michelle,

Please record as a public comment for the upcoming public hearing. Will you also please respond to Marcia Owens and let her know that we have received her comment?

Thank you,

Carl

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Carl de Simas | Principal Planner
Community Development | 3510 Grandview Street | Gig Harbor, WA 98335
P (253) 853-7628 | F (253) 858-6408 | www.cityofgigharbor.net

From: Marcia Owens <marciajoyowens@hotmail.com>
Sent: Wednesday, May 25, 2022 1:29 PM
To: Carl de Simas <cDesimas@gigharborwa.gov>; Mayor & Council
<mayorandcouncil@gigharborwa.gov>
Subject: Airbnb reviews for Marcia Owens at 7514 Pioneer Way Gig Harbor

Please find attached my Airbnb reviews. These are only a few of the many reviews for my Airbnb at 7514 Pioneer Way in Gig Harbor. Please take into consideration the enormity of how this will affect my life with regard to the proposed regulation that is being considered by the Gig Harbor Planning Commission.

Marcia Owens
253 405-2079

May 25, 2022

Gig Harbor Planning Commission, Carl De Simas, Gig Harbor City Council, and Mayor,

Hello, my name is Marcia Owens. I am the owner of the home located at 7514 Pioneer Way, Gig Harbor. I am in favor of fair and reasonable Short-Term Rental regulations.

In August of 2015 I lost my husband in a traumatic accident. This shocking, life changing event changed the course of my life. I was forced to sell my home on the Key Peninsula, and find a means to financially support myself. I bought land, then built a new home in which I can still not financially afford to live in. Rather, I live in a room provided by a friend and use my home as a short-term rental property in order stay afloat in our ever-increasing cost of living part of the world.

My short-term rental is not an extra source of income and is not an extra property. My business is my SOLE source of income. I cannot pay my bills, cannot afford gas, cannot eat without the income from my short-term rental.

My goal is to one day live in my home full-time. Without the income from my property that goal will never be achieved.

I cannot make it financially by the following proposed regulation by the Gig Harbor Planning Commission and possibly passed by the City Council of Gig Harbor: Live on the property being used as a short-term rental—Owner Occupied.

My home is a two-bedroom, two-bathroom home. A small portion of short-term rental clients seek to rent “rooms” within an occupied home. By changing my rental from an entire home to an available room would make it impossible to maintain the income required to support myself.

As mentioned above, my primary goal of my short-term rental is to provide financial stabilization in hopes to one day reside in my home as my primary residence. It is of my own benefit to choose wisely who utilizes my home as a short-term rental. I have restrictions in place to protect the longevity of my home and maintain good relations with my neighbors. I am in continual communication with my neighbors and have received zero complaints to date. I do not allow pets, smoking, or parties at my short-term rental. I have a Ring(video doorbell) with multiple cameras on my property in order to make sure that my property is not being abused and to make sure the rules in place are being followed.

If the proposed regulation of only Owner Occupied short term-rentals is passed, I will be forced to sell my property and move out of Gig Harbor. If this regulation is adopted, it will not be an inconvenience; it will be another traumatic event that yet again changes the course of my life.

Sincerely,

Marcia Owens

Attached are several recent reviews from my Guests.

5/25/22

Please note that these are just a few of the many reviews for my Airbnb.

Marcia Owens

253 405-2079



Today

Inbox

Calendar

Insights

Menu ▾

[All listing reviews](#)

Mary Huebner

CK in: Apr 21 - Apr 24, 2022: CK out

5 STAR Modern Bungalow in the heart of Downtown



Overall rating

Public review

Marcia's house is beautifully decorated with a fabulous kitchen that is well stocked with lots of extras. Bedrooms were very comfortable with updated bathrooms. Location is also close to downtown for shopping and restaurants. Patio and yard are a definite bonus. Loved staying here to explore Gig Harbor and Tacoma.

Feedback

Accuracy

5 ★

Check-in

5 ★

Cleanliness

5 ★

Communication

5 ★

Location

5 ★

Value

5 ★

From: Airbnb automated@airbnb.com

Subject: Read Josef's review

Date: Nov 2, 2021 at 6:47:59 AM

To: marciajoyowens@hotmail.com



Here's what Josef wrote



Josef Aidt

Check in: 10/20/21
Check Out: 10/25/21

Beautiful home in Gig Harbor equipped with quite possibly every amenity you can want. There was a plethora of cookware and no shortage of spices or gadgets, as well as many restaurants in the area (Il Lucano was a particular favorite of ours, and for coffee, William Patrick's Coffee). For the house, we did not experience a single issue, everything was labeled, and the house was very clean upon arrival. Given this and although Marcia being quick to respond, we did not have to reach out past check-in. Marcia has done a phenomenal job with the place and I am so glad we were able to stay there to experience Gig Harbor and the surrounding area.

Josef's private feedback for you:

"Hello Marcia, the house was wonderful! We enjoyed every bit of it and had a great time around the area -- the Italian restaurant Il

From: Airbnb automated@airbnb.com
Subject: Read Jennifer's review
Date: Oct 1, 2021 at 9:49:57 AM
To: marciajoyowens@hotmail.com

Pg 1 of 2



Here's what Jennifer wrote



Jennifer Harryman

check in: 9/17/21
check out: 9/21/21

Wow! This AirBNB was the best! The location is fantastic. You can walk out the door and down the street 5 minutes and be right in town on the harbor with amazing views and great restaurants. Netshed 9 for breakfast was awesome on the patio. It's a nice central location for visiting Mount Rainier and Olympic National Park. The bed is super comfy. The fireplaces are cozy as well as the outdoor fire table. We encountered rain two of our three days there so only got to use the patio one evening as it is open. Marcia was easy to communicate with and added many personal touches. We didn't use the kitchen because we were out so much but it's a dream! We'd love to stay here again. It was also so nice to have the laundry area. Thanks for a great first trip to Washington.

Jennifer's private feedback for you:

"Thanks so much for all! This was favorite AirBNB and we just loved Gig Harbor and the Washington National Parks. It was so great to be able to stroll through the area and be so close to everything. The only thing that would've made this stay even better is for the upper window above the bed to block the neighbor's flood lights that really shine directly in the bedroom. Maybe a darker shade would do the trick. It was super bright in the room."

Now that you've both written reviews, we've posted them to your Airbnb profiles.

While Jennifer's feedback can't be changed or removed, you can write a response that will appear directly below it.

[Write a response](#)

Common questions

How do reviews work?

Pg 1 of 2

From: Airbnb automated@airbnb.com
Subject: Read Donna's review
Date: Aug 9, 2020 at 10:28:23 AM
To: marciajoyowens@hotmail.com



Here's what Donna wrote

Roden - English

CK in: 8/1/2020
CK out: 8/8/2020

"We have stayed at vacation rentals across the country; these accommodations were top of the line. I booked this trip well before COVID - the bungalow was super clean - with plenty of soap and hand sanitizer. The kitchen was so well stocked with every piece of cooking equipment imaginable. We were out there to spent time with our children - which generally means, mom cooks for the family. The way the kitchen is set made this a joy. We were able to have two family meals complete with appetizers - and able to serve on fitting platters. We used the grill outside - we sat and dined al-fresco and we spent time sitting around the outdoor gas fire pit. These accommodations are located on the main access leading to the waterfront area. Because it is so far off the road, hearing road noise was not an issue - there was even some construction across the street that we did not hear. We loved the fact that we could walk from the house to the coffee shop and then to the Heritage Distillery (our favorite place). Walking there was a piece of cake, walking back to the bungalow was a bit more challenging because it is totally

uphill; we just thought of it as a workout. Our home has cathedral ceilings, and when we run the dishwasher it can be heard over everything else. I ran the dishwasher after a big family meal and there were comments about the quietness of it. I even found myself having to put my ear to it to see if it was done. (I gotta get me one of these) We also loved the shower - I have never experienced a rain-head shower; I am not bugging my husband to install one in our bathroom. This along with a cathedral ceiling made showering pure bliss. My husband loved the handheld device in the shower. He commented on the strong water pressure. I have nothing negative to say about our experience at this Gig Harbor rental. I wish Marcia lived closer to me so she could help me with some decorating. There was nothing we did not like. We are in preliminary planning for a winter trip to the area. Once we are firm on our plans, we will be contacting Marcia."

Donna's private feedback for you:

"Everything was superb - I would suggest having a more detailed binder - specifically with regards to where the silverware is located and how to work the heating and cooling system. We were able to figure it out - somewhat, but there are many parts of the country where using a mini-split is nothing folks are familiar with. We did love that you left many flyers to local hot spots - we also appreciated your communication via the app-We never felt like we were confused about things."

From: Airbnb automated@airbnb.com
Subject: Read Alice's review
Date: Aug 7, 2021 at 7:19:54 PM
To: marciajoyowens@hotmail.com



Here's what Alice wrote



Alice Loo

Check in: 8/4/21
Check out: 8/7/21

Lovely well-stocked home that is a chef's dream. Walking distance to downtown and all it has to offer as well as an easily accessible fun trolley ride to uptown Gig Harbor. The thoughtful touches throughout (dishes of candy, bowl of fresh fruit, etc.) were much appreciated!

Now that you've both written reviews, we've posted them to your Airbnb profiles.

While Alice's feedback can't be changed or removed, you can write a response that will appear directly below it.

[Write a response](#)

Common questions

From: Airbnb automated@airbnb.com
Subject: Read Paula's review
Date: Jul 3, 2021 at 11:21:53 PM
To: marciajoyowens@hotmail.com



Here's what Paula wrote



Paula Stegall

Check in: 6/28/21

Check out: 7/2/21

This is the place to stay in peaceful Gig Harbor. We've stayed at three places in the area in the past, and this was by far our favorite. We had everything we needed and more. It was often hard to choose between the indoor space and the outdoor space, so we just alternated. The kitchen was extremely well stocked for anything, the bedrooms were super comfortable, and the baths were relaxing and luxurious. And A/C during the historic heat wave was a huge bonus. It was an easy walk to the harbor (Farmers Market on Thursday, a sunrise boat tour with On Time Boat Charter, and dinner at Tides Tavern). We hope to come back soon! Thank you, Marcia, for a wonderful excursion.

Paula's private feedback for you:

"We had everything we needed and thoroughly enjoyed our stay."

From: Airbnb automated@airbnb.com
Subject: Read Chris's review
Date: May 9, 2021 at 6:12:12 PM
To: marciajoyowens@hotmail.com



Here's what Chris wrote



Chris Shreeve

Check in: 5/5/21
Check out: 5/9/21

If you are looking for a prime location, beautiful interior and fun outdoor area in Gig Harbor... this is it! The interior was fun with lots of natural day light. Great outdoor seating area with BBQ and fireplace. Walking distance to downtown GH where all of the great bars and restaurants are on the waterfront. 10/10 will stay again.

Chris's private feedback for you:

"What a wonderful place! We're moving to Gig Harbor in October/November and will make sure to recommend your property to family staying in the area."

Now that you've both written reviews, we've posted them to your Airbnb profiles.

[Today](#)[Inbox](#)[Calendar](#)[Insights](#)[Menu](#) [< All listing reviews](#)**Mary Urback****ck.in:** Feb 13 - Feb 16, 2022 **:ck out**

5 STAR Modern Bungalow in the heart of Downtown

**Overall rating****Public review**

Truly a 5-star accommodation.

Private note

We appreciated that the house was fully stocked with useable kitchen items. The house was warm and inviting which added to the comfort of the stay. The photographs were very representative of the Joanne Gaines Magnolia house you have created. You do have a 5-star accommodation; hopefully, Gig Harbor will not severely restrict Airbnb (temporary rentals) as is apparently under consideration. Thank you also for accommodating our schedule.

Feedback**Accuracy**

5 ★

Check-in

5 ★

Cleanliness

5 ★

Communication

5 ★

Location

From: [Carl de Simas](#)
To: [Tomi Kent Smith](#)
Cc: [Michelle Thomas](#)
Subject: RE: STR Proposed Ordinance..PLEASE READ INTO PUBLIC RECORD
Date: Wednesday, May 25, 2022 3:17:49 PM
Attachments: [STR.pdf](#)

Thank you, Tomi! We will add this to record for the upcoming public hearing.

We appreciate your participation. Please let us know if you have any questions.

Thank you,

Carl

--

Carl de Simas | Principal Planner
Community Development | 3510 Grandview Street | Gig Harbor, WA 98335
P (253) 853-7628 | F (253) 858-6408 | www.cityofgigharbor.net

From: Tomi Kent Smith <tomikent@msn.com>
Sent: Wednesday, May 25, 2022 3:07 PM
To: Carl de Simas <cDesimas@gigharborwa.gov>
Subject: Re: STR Proposed Ordinance..PLEASE READ INTO PUBLIC RECORD

Resent

Sent from my iPad

On May 25, 2022, at 14:57, Carl de Simas <cDesimas@gigharborwa.gov> wrote:

Hi Tomi,

Thank you for forwarding this along. We are unable to open a .pages file type however. Could you please resend it as a PDF or an RTF of some kind? I think ODT might work as well. Let me know if I can help!

Carl

--

Carl de Simas | Principal Planner
Community Development | 3510 Grandview Street | Gig Harbor, WA 98335

P (253) 853-7628 | F (253) 858-6408 | www.cityofgigharbor.net

From: Tomi Kent Smith <tomikent@msn.com>

Sent: Wednesday, May 25, 2022 12:33 PM

To: Mayor & Council <mayorandcouncil@gigharborwa.gov>

Cc: Carl de Simas <cDesimas@gigharborwa.gov>; Katrina Knutson
<kknutson@gigharborwa.gov>

Subject: STR Proposed Ordinance..PLEASE READ INTO PUBLIC RECORD

Sent from my iPad

May 25, 2022

Planning Commission, Mayor and Councilmembers

RE: STR Proposed Ordinance

I live in Millville having purchased my home in 1982. The property and house were included in Joseph Dorotich and John Novak's plat for the Town of Millville in 1888, yes the house is 134 years old. Just as a reminder, Joseph Dorotich and John Novak were some of this community's early property developers.

If we were still living back then, the idea of a rooming house might have made sense. When the owner living in the house rented out a room or two and the remainder of the house was shared by owner and guests. However in 2022, this type of arrangement no longer makes sense nor is it desirable. As a result, I do not have a STR.

However, three immediate neighbors do have STRs. Next door, the house has been operated as a VRBO since shortly after the owner married approximately 5-6 years ago. Very few people were aware that it was or is a VRBO. It is excellently managed and operated and has an abundance of 5 star recommendations.

Their rear property line abuts the rear property line of a STR on Ross Street which is one of the very few permitted STR as it was going through the process when the so-called emergency moratorium was put into effect. It too is excellently managed and operated. The Ross location has as a neighbor another recently available STR.

None of these STRs are parking on the streets. They're parking on parking spaces on the properties, and I am aware because i walk by them every day.

Susanne's Bakery & Deli, Millville Pizza, Brix 25, and Netshed #9 are all in the immediate neighborhood and benefit from the guests of the STR, as do other businesses in the downtown corridor.

These STRs are paying revenue taxes which are directed to the State, and then to the community itself. Gig Harbor is also receiving a benefit from the STRs. Should they be permitted? Yes. There should be reasonable regulations but the property owner should be allowed to exercise their rights as well. I believe that if you were to review an actual contract with all the attachments between an STR owner and the STR rental organization it would assist you in this procedure. I do believe more guidance in this decision would be of benefit.

Tomi Kent Smith
3414 Harborview Drive

From: [Carl de Simas](#)
To: [Dowd House](#)
Cc: [Michelle Thomas](#)
Subject: RE: STR Regulations Letter, Please Submit for the record
Date: Thursday, May 26, 2022 7:46:42 AM
Attachments: [FinalDowdSTRLettertoPlanners.Council.Mayor.docx](#)

Christy and Mike Dowd,

Good day and thank you for providing your comments on this project. Please know that your comments will be provided to the Planning Commission and will be added to the record for consideration. A public hearing is scheduled for June 2, 2022 at 6:00 PM. Information about this hearing and the project in general can be found at the project web site at: <https://www.cityofgigharbor.net/749/Short-Term-Rental-Moratorium>.

Please let us know if you have any questions. Thank you again for your participation.

Carl

--

Carl de Simas | Principal Planner
Community Development | 3510 Grandview Street | Gig Harbor, WA 98335
P (253) 853-7628 | F (253) 858-6408 | www.cityofgigharbor.net

-----Original Message-----

From: Dowd House <dowdhouse@gmail.com>
Sent: Thursday, May 26, 2022 6:28 AM
To: Carl de Simas <cDesimas@gigharborwa.gov>; Mayor & Council <mayorandcouncil@gigharborwa.gov>
Subject: STR Regulations Letter, Please Submit for the record

Hello,

Please see our attached letter re: support for STR regulations and comments from us based on the Planning Commission discussions and read it into the record of your next Planning Commission and City Council meetings.

Thank you,

Christy and Mike Dowd

May 25, 2022

Dear Planning Commission, Mayor and City Council members,

Please read this letter into the records.

We live in Millville, are members of the local GHSTRA and have been closely following the STR discussions held by the Planning Commission and would like to share our current STR situation with the Planning Commission, the Mayor and the City Council.

We currently own an STR in Bend, Oregon where we are licensed and have had zero complaints. This STR is managed by a professional management company and we perform all routine maintenance.

We also have long term rental business licenses in Washington State, the City of Tacoma and the City of Gig Harbor where we have owned and managed our own long term rentals for the past 10 years. We are also long term members of both the Washington Landlord Association (WLA) and the Rental Housing Association of Washington (RHAWA). In the past few years, we have found the ever evolving landlord/tenant laws to be overwhelming to keep up with and have sold all but a few of our investment houses. The houses we do still own supplement our retirement income, but more importantly, are wonderful places to live that we share with family, friends and guests who can appreciate the great things in our part of the state.

We currently own an STR a few blocks from our current permanent residence in the Millville District of Gig Harbor. This house was a long term rental until last fall when our son began renting it from us. This STR is occupied by our son for about 9 months out of the year then is an STR during the summer months. Our son is a seasonal fisherman in Alaska during the late spring to early fall. Rather than having a house sit vacant during the summer, it is important for it to be regularly occupied and maintained while he is gone to keep the house in good working condition and have the income to pay the mortgage during the time he is not paying rent. Our STR is also used to house relatives who frequently visit during the summer months. Our STR is managed by us, who live two blocks away, along with our professional co-host, Vacasa. Our STR has a maximum occupancy of 4 persons, no pets allowed, and a 2 or 3 night minimum stay depending on the summer dates. We have ample parking for up to 4 cars. We agree that the city should require an STR license, fees and certain regulations in order to keep our neighborhood quiet, control the traffic and gain some revenue from these fees.

Based on the information we've received by watching the Planning Commission meetings and being a part of the GHSTRA we would like to make the following comments and hope our perspective will be considered in any decisions that may be made by the Planning Commission, City Council, and Mayor.

~Our house is a 1,000 square foot, 2 bedroom, 1 bath home all on one floor. If we were to rent out one bedroom and owner occupy at the same time, there would be no privacy for anyone and it would be difficult to rent. We wouldn't make nearly enough money to pay the mortgage this way.

~Our wonderful small businesses benefit from tourists spending their money downtown. We have a binder in our rental home that recommends many local restaurants and shops to our guests.

~It is beneficial to have STR's in the downtown/Millville area as this would help control traffic in and out of downtown. Our guests are able to park at our STR and walk all around the Millville area without ever having to drive, decreasing the amount of traffic there would be if they were guests staying on the outskirts of downtown Gig Harbor or in unincorporated Pierce County.

~The house directly next door to our STR is also an STR. This house is not owner occupied. After many months and fees, I believe these investors were approved as an STR with a conditional use permit. Is it fair for them to have afforded this process with excessive time and money, while we as 10-year homeowners of our property next door would be unable to use our property as an STR? The property line/privacy between the two houses entrances/entertaining areas are steps away from each other-it just makes sense to have another STR next door during these busy summer months. As a side note, there have been no issues with our neighbor's STR, and we have had nothing but positive interactions with both the homeowners and their guests next door.

~In the past, we have inquired about city licensing in Gig Harbor and were told by the city that it wasn't necessary and there was not a process for this. Recently, we discovered online that we could obtain a long term rental business license for the City of Gig Harbor through our current state business license renewal, so we did. But, at that point, there was still no way to obtain an STR license for Gig Harbor. Then, last fall the 'Emergency' Moratorium was put into place, leaving us no opportunity to submit proper applications for an STR license.

It is our hope that the Planning Commission, Mayor and City Council will consider our concerns when discussing the possibility of future STR regulations. Please reach out to us if you need to clarify any information or have any questions for us.

Respectfully,

Christy and Mike Dowd
Dowdhouse@gmail.com
253-381-5323

From: [guy hoppen](#)
To: [Michelle Thomas](#); [Carl de Simas](#)
Cc: [Tracie Markley](#)
Subject: Re: Revised Staff Memo Short Term Rental Regulations Public Hearing
Date: Friday, May 27, 2022 8:03:45 AM
Attachments: [image001.png](#)

Carl, Michelle,

Read through the STR public comments.

I am not a proponent of an outright STR ban, however my primary question to those creating STR policy and interested citizens is: What policy - e.g. required owner occupancy for designated time frames, a cap on STR numbers, etc. - will prevent neighborhoods such as Millville from becoming predominantly STR properties over time?

It seems possible, and maybe likely, that certain downtown neighborhoods would end up as short term tourist lodging for Gig Harbor, the theme park, rather than a community of neighbors. That potential outcome, and whether it matters one way or the other to our community, should be considered in developing policy.

Guy

On 05/26/2022 4:42 PM Michelle Thomas <mthomas@gigharborwa.gov> wrote:

Sorry for the additional email. Here is a revised meeting packet with corrected hearing dates on the Staff Memo.

Michelle Thomas

[City of Gig Harbor](#) | Planning Technician

Planning Division

Phone: 253.851.6170

Direct Phone: 253.853.8255

3510 Grandview Street, Gig Harbor, WA 98335



Disclaimer: Public documents and records are available to the public as required under the Washington State Public Records Act (RCW 42.56). The information contained in all correspondence with a government entity may be disclosable to third party requesters under the Public Records Act.

From: Michelle Thomas
Sent: Thursday, May 26, 2022 3:50 PM
To: Carl de Simas <cDesimas@gigharborwa.gov>
Subject: Short Term Rental Regulations Public Hearing

Good Afternoon,

Attached is the agenda and meeting materials for next week's public hearing on the Short Term Rental Regulations draft that the Planning Commission will be reviewing. These materials are also available on the City's website here: <https://www.cityofgigharbor.net/749/Short-Term-Rental-Moratorium>

Michelle Thomas

[City of Gig Harbor](#) | Planning Technician

Planning Division

Phone: 253.851.6170

Direct Phone: 253.853.8255

3510 Grandview Street, Gig Harbor, WA 98335



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From: [Josh Stecker](#)
To: [Carl de Simas](#)
Cc: [Michelle Thomas](#)
Subject: FW: STR
Date: Friday, May 27, 2022 8:12:15 AM
Attachments: [STR May 26th, 2022.pdf](#)

In case this didn't come to you.

~Josh

From: Allison Merwin <allisonlovesflowers@gmail.com>
Sent: Thursday, May 26, 2022 10:36 PM
To: Mayor & Council <mayorandcouncil@gigharborwa.gov>
Subject: STR

Hello, Please see attached as to what STR's mean to my family, Thank you!

May 26th, 2022

Planning Commission, Mayor, and Councilmembers-

I am a Gig Harbor resident (lower peacock hill/downtown), and also a Downtown Gig Harbor business owner. I'm writing today to tell you I believe in fair and reasonable short term rental regulations. I do not agree, and do not find it fair or within the rights of the city to enforce short term rentals to be owner occupied.

My husband and I have lived and owned a home in Gig Harbor since 2006, and shortly after we opened a downtown brick and mortar store, The Gig Harbor Fly Shop. Our children have been born and raised here and we have put down our "roots". Gig Harbor is home!

In 2015 my parents, Tom and Suzanne Dooley, bought a 1940's farmhouse at 10915 Peacock Hill (just blocks away from our house). My parents are not permanent residents, however they visit often and stay for weeks at a time. When they don't have the home blocked off for personal use it is a short term rental. It is a small 1,300 sq ft home, with a max occupancy of 6 people. It often rents to couples or small families for 3-5 days. The home is currently not in the city limits but zoned to be annex'd in as it's only 2 miles from the harbor itself (across from Harbor Hill). We have a 5.0 "exceptional" rating and I am happy to provide reviews from what our guests have said about our home, our town, and our local businesses. They are an important part of our local economy and choose to spend their money here!

Besides bringing business to the local shops, and restaurants this home also provides me with a job. Being blocks away from my home, I manage, clean, maintain, and provide recommendations to visitors from best fish n'chips, to places for pedicures, to best beaches at low tide. As my parents are newly retired they haven't decided where they are "settling down" and this house has provided them with much respite, time with the grandkids/family, and a little extra income.

Short term vacation rentals are needed for the lively-hood of our city. We aren't a town with many hotels and short term rentals provide the type of housing our guests are looking for.

Please read this letter into the record.

Thank you, Allison Merwin

From: [Carl de Simas](#)
To: [Michelle Thomas](#)
Subject: FW: Commentary re: draft STR ordinance
Date: Friday, May 27, 2022 9:34:36 AM
Attachments: [STR response.docx](#)

For the record....

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Carl de Simas | Principal Planner
Community Development | 3510 Grandview Street | Gig Harbor, WA 98335
P (253) 853-7628 | F (253) 858-6408 | www.cityofgigharbor.net

From: Jeanne Juneau <jjuneau98@gmail.com>
Sent: Friday, May 27, 2022 9:05 AM
To: Carl de Simas <cDesimas@gigharborwa.gov>
Subject: Commentary re: draft STR ordinance

Thank you for your work on this issue. I have attached a letter with my thoughts and look forward to following the discussion.

Thank you,
Jeanne Juneau

May 27, 2022

Attention: Carl de Simas, Principal Planner, Planning Division, City of Gig Harbor

Re: Public Testimony re: Short Term Rental (STR) Draft Regulations

PLEASE READ THIS LETTER INTO THE PUBLIC RECORD

I am writing in general support of the draft ordinance by the Planning Commission to regulate STRs in Gig Harbor. However, there are two provisions with which I take issue and request further analysis:

1. Limitation of STRs within 150 feet of each other (based on parcel boundary), and
 2. Requirement of a guest log with home addresses of all guests and license plates of vehicles
-
1. Regarding the 150-foot limitation, this makes sense in limiting density of STRs within condo/apartment complexes, gated communities, or side-by-side contiguous properties in particularly dense areas (e.g., historic district). However, it seems overly restrictive where STR parcels back-up to one another (with access on separate streets), or where parcels are separated by roadways. Furthermore, the limitation of one STR license to be issued within the 150 radius creates unnecessary competition (neighbor-against-neighbor) for STR business, with the potential for animus and bad-faith behavior as a result.

In my opinion, the many other restrictions within the draft ordinance (owner-occupation, limit on number of rooms for rent, limit on number of rental days when property is unoccupied, parking requirements, prohibition of meetings, parties, etc.) is more than sufficient to limit the number of STRs in the City. Therefore, I recommend that any density restriction be limited to the historic district and/or to multi-unit complexes.

2. The draft ordinance requires that STRs use approved 3rd party listing/booking platforms. It should follow, then, that STR owners should not be held accountable to provide information about guests that the listing/booking platforms do not make available. For example, Air BnB and VRBO do not provide home addresses for the party who makes the booking, much less for all guests in the group. License plate information is of limited value since guests often travel in rental cars or borrow vehicles from local relatives/friends. Some of my STR guests do not have vehicles since my location is well-served by the transit center on Kimball Drive. Again, 3rd party listing/booking platforms do not provide license plate information.

If STR license renewal will require applicants to submit a guest log, and if the ordinance requires bookings through an approved 3rd party platform, it seems reasonable, therefore, to require the guest log to contain no more information than is provided by the 3rd party platform, specifically the name of the person who makes (and pays for) the rental, the dates of rental and the total amount paid. This information should be sufficient to document that the City is getting its cut for lodging taxes and that provisions of the ordinance are being followed.

Thank you to the Planning Commission and City staff for your hard work on this complex issue.

Jeanne Juneau

3012 Hunt Street

Gig Harbor, WA 98335

From: [Carl de Simas](#)
To: pkatich@comcast.net
Cc: [Michelle Thomas](#)
Subject: RE: Public Comments-Planning Commission 5.26.2022 draft Short Term Vacation Rental Ordinance
Date: Friday, May 27, 2022 10:26:26 AM

Peter and Elizabeth Katich,

Good day and thank you for providing your comments on this project. Please know that your comments will be provided to the Planning Commission and will be added to the record for consideration. A public hearing is scheduled for June 2, 2022 at 6:00 PM. Information about this hearing and the project in general can be found at the project web site at:

<https://www.cityofgigharbor.net/749/Short-Term-Rental-Moratorium>.

Please let us know if you have any questions. Thank you again for your participation.

Carl

--

Carl de Simas | Principal Planner

Community Development | 3510 Grandview Street | Gig Harbor, WA 98335

P (253) 853-7628 | F (253) 858-6408 | www.cityofgigharbor.net

From: pkatich@comcast.net <pkatich@comcast.net>
Sent: Friday, May 27, 2022 10:10 AM
To: Carl de Simas <cDesimas@gigharborwa.gov>
Cc: Katrina Knutson <kknutson@gigharborwa.gov>; Jeni Woock <jWoock@gigharborwa.gov>
Subject: Public Comments-Planning Commission 5.26.2022 draft Short Term Vacation Rental Ordinance

Dear Mr. DeSimas: The following are my comments on the city's draft Short-Term Vacation Rental Ordinance that will be considered by the Planning Commission at its public hearing scheduled for June 2, 2022:

My wife and I strongly support the city's efforts to regulate this quickly expanding form of land use which threatens to adversely impact the homogeneous single-family character of our historic Millville District neighborhood. We believe the 150-foot "separation requirement" between short term vacation rentals set forth in proposed subsection 17.XX.040.B is an excellent requirement for ensuring that our neighborhood doesn't transition into a series of abutting short-term vacation rentals located "should-to-shoulder" up and down once quiet

residential streets. In conjunction with this proposed ordinance, the city should create a new GIS map layer that identifies the location of all legally established short-term vacation rentals. Based on my review of the draft ordinance, the following revisions are necessary:

1. Subsection 17.XX.030.B.2 (Application Procedures) should be revised to include an additional demonstration (subsection B.2.b) that the subject site contains code required lot size and open space to support the commercial use of a single-family dwelling as a short-term vacation rental. Residential properties that are currently nonconforming to lot area and lot width requirements should not be allowed to be further intensify their residential use through the establishment of a short-term vacation rental.
2. Subsection 17.XX.040.I (Criteria for short-term rental permit approval and business license renewal) should be revised to require that code required off-street parking for the single-family dwelling be maintained along with the provision of a specified number of off-street parking stalls to serve any proposed short-term vacation rental.
3. A specified number of off-street parking stalls must be provided to serve a short-term vacation rental based on the maximum capacity of the proposed rental. This, together with maintaining code required parking for the residents of the dwelling, will minimize impacts to on-street parking in the neighborhood in which the proposed rental is located. Gig Harbor Municipal Code Chapter 17.72 (Off-Street Parking & Loading Requirements) should be amended to include the number of off-street parking stalls required to serve the short-term vacation rental.

Enforcement:

The city's current zoning enforcement policy is complaint-based and only initiated when a neighboring resident and/or property owner files a formal complaint with the city regarding an alleged violation. This often forces the complainant into a confrontational situation with the alleged zoning violator and creates unhealthy tension within the neighborhood

at large both during the investigation of the violation and long after it's over.

The draft ordinance contains many requirements that need to be met by the short-term vacation rental operator and enforced by the city. Our neighborhood has at least four illegally established short-term vacation rentals and I have serious reservations concerning the city's ability to enforce this proposed ordinance unless a robust enforcement program is established to address this issue. Until the city's zoning enforcement program changes from a reactive complaint-based approach to a proactive approach with city enforcement staff taking the lead I have little faith that the requirements of the proposed ordinance can be enforced in the manner proposed.

Last, what are the city's plans for addressing the many illegal short-term vacation rentals that are currently operating within the city, including those that have started operation during the current moratorium on such uses? Identification of the rentals is relatively easy as all are advertised on various web sites and social media platforms. Many of these rentals have been illegally remodeled without benefit of building and other required permits from the city, and without benefit of city and state business licenses. The city needs to develop an approach for reviewing each of the currently operating short-term vacation rentals to determine if they were legally established in accordance with all building, zoning and other related Gig Harbor Municipal Code requirements, and ensure that any that weren't legally established under the requirements that existed at that time be required to comply with the requirements of the proposed short-term vacation rental ordinance.

Thank you for your efforts to date on the development of the proposed ordinance. Please forward my comments to the Planning Commission for its consideration.

Sincerely,

Peter & Elizabeth Katich
3509 Ross Avenue
Gig Harbor, WA 98332

From: [Carolyn Allen](#)
To: [Michelle Thomas](#)
Subject: Re: Carolyn Allen--corrected copy
Date: Tuesday, May 31, 2022 7:29:23 AM
Attachments: [image001.png](#)
[STR letter to Council and Mayor.docx](#)

Michelle,

My apologies. Please let me know if the letter comes through.

Thank you,
Carolyn

On Tuesday, May 31, 2022, 07:05:55 AM PDT, Michelle Thomas <mthomas@gigharborwa.gov> wrote:

Ms. Allen there is nothing attached

Michelle Thomas

[City of Gig Harbor](#) | Planning Technician

Planning Division

Phone: 253.851.6170

Direct Phone: 253.853.8255

3510 Grandview Street, Gig Harbor, WA 98335



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From: Carolyn Allen <cdsunharbor@yahoo.com>
Sent: Monday, May 30, 2022 2:28 PM
To: Michelle Thomas <mthomas@gigharborwa.gov>
Subject: Carolyn Allen--corrected copy

Michelle,

Found a couple of typos. Please post this letter to the website (packet) for Public Input.

Thank you,

Carolyn

May 30, 2022

Mayor and Council:

My name is Carolyn Allen. I reside at 3526 Harborview Drive, Gig Harbor, WA 98332. I am a co-founder of Gig Harbor Short-Term Rental Alliance and a lifelong resident of Gig Harbor.

I do not presently own a Short-Term Rental, but have long term rentals, and have been a long term rental landlord for 35 years. As a property owner, I have an investment in the future of short-term rental regulations within the City of Gig Harbor.

I am in support of fair and reasonable Level I Housing regulations.

Though I agree with many of the Draft Ordinance items, I have serious concerns with several regulations proposed by the Gig Harbor Planning Commission and City Staff—some of which are legal concerns.

I will address those sections and subsections of the Draft Ordinance of which I have concerns:

17.04.XXX Short-term rental

“Short-term rental” means an owner-occupied single-family dwelling unit or accessory apartment, or portion thereof, that is offered as a rental to guests by a legal short-term rental property owner for fewer than thirty consecutive nights; and, where the short-term rental of the entire single-family dwelling unit is limited to no more than 90 days per calendar year.

Disagree. There is absolutely no basis in which to form the designation of “Owner-Occupied.” A Public Record Search for complaints and/or police calls regarding Short-Term Rentals within the city have proven to be zero (0).

Furthermore, 98% of the present 33 short-term (home) rentals are non owner-occupied. The ramifications for such a drastic change would place undue hardship on the owners, and a reduction in revenue for our downtown business owners.

17.XX.010 Intent

A. *Protect Neighborhoods from adverse impacts of short-term rentals.*

Short-term rentals have been a part of our city for an estimate of 6+ years. The need to protect neighborhoods from what adverse impacts of short-term rentals? Again, zero complaints, zero police calls. I ask the City, mayor and City Council to compare the police calls and citizen complaint numbers from residential owner-occupied homes and long-term rentals to the number of short-term rental complaints and calls.

This further explains why an “Emergency” need for a Moratorium was unfounded. There was no emergency.

C. *Minimize impacts on long-term housing availability, attainability, and affordability.*

We have no evidence that any of the short-term rentals within the city have had an impact on long-term housing, availability, attainability, and affordability. Simply put, Gig Harbor is a beautiful city. It is

close to the water; many homes have breathtaking water views. Gig Harbor is an expensive place to reside. Period. It has nothing to do with short-term rental ownership.

The median home price for the a home in the City of Gig Harbor is \$840,000. Recent sales show home sales in the City of Gig Harbor well over \$1,000,000. I reaffirmed with the Pierce County Assessor's office why the \$2,300 rise in my 2022 property taxes. Her answer was simple: "Recent home sales within City is what have driven up your property taxes." The official went on to say, "And we're a year behind in assessment adjustments."

Our research supports our claim that individuals, not big corporations, are the matrix of current short-term rental ownership, and that short-term rentals support aging in place, and the financial ability to sustain rising costs in property taxes, insurance, and proper home maintenance. I ask that you interview those owners who do own a short-term rental within the city to confirm this claim.

17.XX.030 Application procedures

A. *Type of permit. An application for a short-term rental shall be processed as a Type II procedure as set forth in Title 19 GHMC.*

One of the goals of establishing fair and reasonable regulations for Gig Harbor short-term rentals was to streamline the process. Establishing a new permit (Type II) closely resembles the CUP process. Either the owner is able to meet all requirements and agrees to the regulations established or not. I do not agree with the posting of a sign on the owner's property and the other unnecessary steps involved with the Type II permit. This is a mechanism for neighbor to neighbor tension, and building animosity in a neighborhood.

B.

1. b. *Required listing or booking platforms, as approved by the Director.*

It would be nearly impossible for the City to keep up with the ever developing booking platforms that emerge daily. Requiring a STR owner to adopt the companies the City Director approves is intrusive and I question the legality of the limiting factors and requirement. Think about other entities that require a City business license. Do you restrict any other businesses, forcing them to abide by your approved online advertising and booking procedures? Is it fair to restrict short-term rental advertising and booking for short-term rentals, but not the local hair salon, barber shop, or mechanic shop?

c. *Number of rooms to be rented*

Not only is limiting a STR owner to no more than 2 rooms is fundamentally wrong, The City has no basis for this limitation as long as the owner can comply and abide by all required regulations. In reviewing various public records, which I requested from the City, I recall one in particular that caught my attention. We are not Normandy Park; we are not King County, nor do I believe our regulations should mirror Normandy Park's, which they do. Furthermore, the number of rooms to be rented can be changeable. You are asking owners to estimate an entire year of specific number of rooms rented. Not all families need more than 1 room. Would the City ask this of a long-term rental owner? Would you ask a restaurant to give you an estimate in advance as to how many tables will be booked for dinner for an entire year?

If the home has 3 bedrooms, then the parking requirement meets a 3 bedroom home. If it's a 4 bedroom home then the parking requirement fulfills a 4 bedroom home. Simple, clear, and streamlined. Fire and

safety inspections must be passed as well to fulfill appropriate size and design of the home. All licenses and permits must be paid. The short-term rental owner must agree to the adopted regulations.

d. *Expected number of days to be rented in the calendar year—whole unit and portion of unit keep*

I do not understand the last half of the statement. “Portion of unit keep.” Again, this is an intrusive and illogical question. What one can “Expect” in term of days per year to be rented can be subject to change by a host of factors such as: Family/friends coming to stay in the home rent free, owners deciding to long term rent the home due to poor expected weather and occupancy, unforeseen circumstances such as personal family issues, health, etc. “Expected” then becomes a guess not a fact.

e. *Rental fee per night—may be a range*

Again, this is a changeable and an illogical question. An owner may advertise 100.00 nightly but end up giving a discount for a 28 day stay, or in an extended adverse weather year such as this year, 2022, the nightly fee could greatly fluctuate. An owner’s response would be a guess, not factual information. Would you ask a local restaurant to give you an expected price for their dinner entrees for a year in advance? Would you ask a local automotive repair shop to give you their oil change prices for a year in advance? Is what you are asking fair and reasonable?

17.XX.040 Criteria for short-term permit approval and business license renewal

B. *No more than one short-term rental may be permitted within 150-feet of another permitted short-term rental. The distance shall be measured from the parcel boundary.*

I question the legality of limiting property rights, and granting licenses to some but not all if they meet the requirements and regulations. In addition, you are creating a competitive negative to neighbor environment and possible legal ramifications from this limitation.

C. *The number of rooms rented shall be limited to 2 bedrooms unless the rental period is within the 90 calendar days during which the entire dwelling unit may be rented.*

No basis. No logic. Why can the home be rented as non-owner occupied for 90 days but not the other 275? What makes those 90 days unique? Again, ZERO filed complaints, ZERO police calls on present STRs, most likely operating for approximately 6+ years.

G. *Short-term rentals must be listed through a director-approved third-party platform.*

Repeat statement of **17.XX.030. B. 1.** Disagree. See answer above.

N. *Prior to issuance of a City of Gig Harbor business license the property owner must provide proof of liability insurance with a coverage amount of not less than \$1,000,000.*

This should be at the owner’s discretion. Major online booking platforms provide \$1,000,000 in liability insurance.

P. 1. 2. *A guest log shall be maintained by the property owner and provided to the City at the time of business license renewal. The logbook shall contain the following:*

- 1. *Name and home address of all guests***
- 2. *License plate numbers***

3. Dates of stay

I seriously question the legality of this practice. Providing personal information of each guest to the City then becomes Public Information. Would the City want to be responsible and possibly sued for publicizing each guest's personal information on the internet or elsewhere?
(Compare this to HIPPA laws).

3. Q:

The following activities are not permitted at short-term rental properties: weddings, meetings, receptions, seminars, auctions, parties and activities of similar nature. Please define all of the above and I would recommend you remove, "And activities of similar nature," unless you can define "all activities of similar nature."

My response to **17.XX.030 3. Q.** is also my response to **1. (page 6)** of the Short-term Good Neighbor Policy per **Gig Harbor Municipal Code 17.XX**

If the City details what type of activities are not permitted on an owner's personal property, each activity should be clearly defined. Please clearly define "Event."

Please also abide by the 1st Amendment as you construct this delicate regulation.

I have included some scenarios I would like you to consider as you approach this specific regulation:

Scenario #1: Great Grandma is turning 100. She resides at Cottesmore Nursing Home off of Reid Road. Her family resides in Seattle. They have decided to have a quiet, family "Birthday Party," complete with pizza and salad from Millville Pizza, Strawberry Cake from Suzanne's, and want to pick up a quart of ice cream from the new Ice Creamery downtown. The total number at the "Party" is 9, 4 will be spending the night, the other two couples are returning to Seattle. Great Grandma makes 9. (Two vehicles)—The daughter and son-in-law picked up Great Grandma.

The party is from 12p.m.-2p.m. (because great grandma gets tired and needs to get back for a nap). They have their 2 hour "Party," take Great Grandma back, who was overjoyed to spend time with her family for her 100th birthday. 4 stop by the Tides for a beer together to toast Great Grandma, then return to Seattle. The other 4 members are going to spend the night in the Short-Term Rental. They had picked up a bottle of Cocoa Bomb from Heritage Distillery, and are going to toast Great-Grandma with a shot, reminisce, then call it a night. In the morning they head to Devoted Kiss for Breakfast, then check out. Under your Draft Resolution, this would not be allowed. This was a PARTY. I ask, is this a fair and reasonable regulation? Please define "party."

Scenario #2: A local realtor would like a water view STR in which to hold her 5 day seminar with her team. She is the only one spending the night each night but has 6 employees that are planning to attend the 5 day seminar. Adequate parking is available. She will provide breakfast delivered each day from Netshed 9, and lunch delivered from a different restaurant all 5 days. Under your Draft Proposal this is not allowed and the local Realtor would need to take her business and people to another city or to the county. This was to be a SEMINAR. I ask, is this a fair and reasonable regulation? Please define "seminar."

Scenario #3: 4 ladies from a Bellingham Methodist church want to stay at a downtown short-term rental so they can have 4 ladies from the Gig Harbor Methodist Church, who they know, join them for a bible study in a lovely home with a view of the Gig Harbor Bay. They wish to order breakfast delivered from Netshed #9, have their study meeting then walk the harbor, stopping in every shop and later having dinner at Il Luciano's. The 4 ladies from Bellingham rode in one car, and the Gig Harbor ladies rode to the STR in one car. Parking limits could easily be met. Under the present regulations, the owner would have to tell the women that the bible study meeting is not allowed as Gig Harbor regulations prohibit a meeting. Please define "meeting."

Scenario #4: Bob and Sally met at the Tides Tavern 3 years ago, struck up a conversation, began dating, and are now engaged. The couple wishes to have an intimate wedding in a beautiful Gig Harbor STR over looking the water on a hot Summer day, as they met in August of 2019. Gig Harbor has sentimental meaning to both. They want only their 3 grown children to attend and the officiant. They plan to celebrate after the ceremony at Anthony's with a table for six. They've ordered a cake from Suzanne's to enjoy back at the short-term rental before the grown children return to their homes in Silverdale. The couple would arrive in one car, the officiant in another car, and the 3 children would ride together. The owner has plenty of off-street parking to meet the parking regulations of the STR. The owner would need to disallow the couple to marry in her home if the present Gig Harbor Short-Term regulations prohibit a wedding in a Gig Harbor short-term rental. Please define "wedding."

Scenario #5: Robert has just graduated from the University of Puget Sound law school. His mother and father wish to invite Robert and his fiancée, and two other couples over to a Gig Harbor Short-Term Rental after the ceremony for a short reception. They wish to have Brix deliver meals for the reception. They plan to have guests arrive at 5p.m. and the reception is to be over at 8p.m. The parents have invited Robert and his fiancée to spend the night if they wish. The guests understand the parking limits and would gladly abide by the limits. The STR owner would have to deny the guests as under the present proposed regulations, a reception is not allowed. Please define "reception."

Scenario #6: The Peninsula School District Parents of Seniors have planned to rent a local STR to conduct their online auction to raise money for the Senior Class graduation festivities. They asked if they could have the 3 organizers and the auctioneer conduct the auction in the large living room of the home. The owner, under the present regulations, would have to deny the parent organizers the rental of the home as auctions are not allowed in Gig Harbor Short-Term Rentals. Please define "auction."

In my opinion, there is much work to be done to define the many terms listed in the regulations as restrictions. Please give the terms more of your time and thought. If size of the "event" but not the event itself, is of concern, then please spell out limits. If a term cannot be defined, then it should not be part of the Ordinance.

17.XX.00 Inspections, enforcement, and permit revocation

The very nature of this document is punitive, overly restrictive, and I believe constructed to discourage a property owner from owning a short-term rental. Furthermore, the exorbitant fines of 500.00, 1,000.00, 1,000.00, with no prior warning, confirms the intent of the Ordinance. When I recently emailed the City and asked what other fines are imposed at the City level, the response from a City planner was "There are none." These fines are consistent with ones of criminal penalties.

Speaking to a local attorney, his remark, “The City is making owning a Short-Term Rental unattractive and difficult so you choose to not own one.” I question where the City’s focus lies. Do we want Gig Harbor to be a Welcoming City? Does the City care about the Downtown Business owners? Does the City care that 98% of the present 33 Short-Term Rentals are non-owner occupied, and for many are a retirement supplement that supports their high property taxes in the City of Gig Harbor? Does the City care that some will need to sell their homes if the regulation becomes owner-operated? Does the City look at the statistics and realize they are imposing great burden on owners with no basis? ZERO complaints and ZERO police calls.

In closing, the group I am closely involved with, the Gig Harbor Short-Term Rental Alliance, began as a supportive group of community individuals with sincere intentions to work together with the City to help draft fair and reasonable regulations for short-term rentals, which never existed in our municipal code.

I have watched several, obviously biased individuals on the Planning Commission during their public meetings with an attitude of imposing harsh restrictions with little regard for downtown business development, the financial impact on the owners if their proposals are adopted, and an attitude of distrust for owners of local short-term rentals. The above attitudes have no basis—unless personal.

I ask, what is the problem and how do we resolve the problem? If there is no problem, then why the harsh and rigid restrictions? Why demand owner-occupied when you know the results will be devastating for the owners, and greatly impact downtown businesses?

I have hope that the Gig Harbor City Council, which now has some fresh, bright, talented, and open-minded individuals, will do what’s right for the city residents, the Downtown business district, and the rights of all property owners.

And most importantly, I am hopeful the City Council will respect the laws that are associated as they approve or disapprove regulations in the proposed Draft Ordinance.

Carolyn Allen

From: [Josh Stecker](#)
To: [Michelle Thomas](#); [Carl de Simas](#)
Subject: FW: Letter regarding STR"s
Date: Tuesday, May 31, 2022 8:31:18 AM
Attachments: [LtrToMayorAndCouncil.pdf](#)

This one looks like it came to Council only.

From: Bonnie O'Malley <bonnie@exhibitease.net>
Sent: Saturday, May 28, 2022 11:27 AM
To: Mayor & Council <mayorandcouncil@gigharborwa.gov>
Subject: Letter regarding STR's

Attached, please find my response to the draft proposal regarding STR regulation. Please read this letter in to your record.

Regards,

Bonnie O'Malley, Co-Owner
ExhibitEase LLC
203-481-0792
www.exhibitease.net

WBENC Certified

5.28.22

TO: mayorandcouncil@gigharborwa.gov

RE: Short Term Rental Regulation

FROM: Bonnie O'Malley, 8101 Bayridge Ave., Gig Harbor, WA 98332

I respectfully request that the following letter be read into the record for future reference by all involved parties.

I am a co-founder of The Gig Harbor Short Term Rental Alliance; an organization formed for the purpose of educating the general public and assisting city government with the fair and beneficial regulation of Short Term Rentals in our city. To date, we have spent innumerable hours in discussion with other municipalities and organized groups such as ours researching regulations that have already been implemented, the effects of those regulations on property owners, communities and businesses affected by them, as well as the legality of such regulations. Very early in the process, we submitted recommendations to the Planning and Zoning Commission for their consideration based on our research.

Like most hot topics in today's world, the controversy over the existence of Short Term Rentals has been blown out of proportion by the sensationalist reporting of isolated incidents in areas that are considered "party destinations". I know this first hand, as I owned two rental homes in Lk. Havasu City, Arizona. My homes were a mixed use of STR and longer term rentals. The interesting point was that it didn't matter what the length of rental was, only that regulations were implemented and enforced equally for all home owners. In my opinion, the bottom line is that ordinances for Residential Neighborhoods should be the same, regardless of the matrix of the occupants.

GHSTRA has repeatedly requested documentation of "problems" that were the supposed source of urgency that initiated the moratorium on Short Term Rentals. Such documentation does not exist. Very subjective personal bias on the subject however has been very obviously demonstrated by individuals with direct decision-making influence at the city government level. We propose working together to make certain that the regulations that are implemented are fair and

unbiased to property owners, that they continue to benefit tourism and the support of small businesses in our community, and that they protect the rights of neighboring properties while preserving the unique charm of our very special city.

My STR, if it is permitted, will be my “Plan B” solution to averting financial issues resulting from prolonged illness in our household. It will be the difference between my ability to “age in place” in my own home, or to spend the remainder of my life coping with the rising cost of living; especially imminent increasing taxes and property maintenance.

In my humble opinion, I would submit the following in response to the May 26, 2022 Planning Commission DRAFT proposal to the City Council:

17.XX.010 Intent: Agreed

17.XX.020 Applicability

A. I disagree with the language that an STR must Be within a “Primary Residence” or otherwise “Owner Occupied”. Although my personal STR will fall within these parameters, I see No reason why an owner must reside on the premises providing They can satisfy the stipulations of either responding themselves Within the agreed complaint resolution timeframe, or have a Designed responsible party to perform that function.

B. Agreed

17.XX.030 Application Procedures:

A. Agreed

B1B. The City Should Not be Allowed to Require A Third Party Plat-
Form for Marketing. I question the legality of this requirement

B1E. Why does the City need to know Rental Fees?

B. Balance of B Section Agreed

16.XX040 Criteria

A. Agreed

- B. 150 feet is not a reasonable parameter for determining the location of STR's. The City must explore the legal ramifications Of any limits on the number and location of STR's
- C. Cap the number of rooms that can be rented based on what constitutes an "Inn". The 90 day absentee stipulation needs to be addressed elsewhere and is not relevant here. It actually is not Relevant at all, because "Owner Occupied" should not be relevant
- D. Agreed
- E. Agreed
- F. Agreed
- G. An owner should be allowed to "Market" their STR on any forum of their choice; including privately on their own website, etc. If the goal is to control tax revenue by making a third party responsible for the collection and submission of such taxes, this is a problem. I would challenge this from a legal standpoint.
- H. Agreed
- I. Agreed
- J. Agreed
- K. Agreed
- L. Agreed
- M. Agreed
- N. Agreed
- O. Agreed
- P. Absolutely not. This is an infringement of the use of personal information. I could see all kinds of legal ramifications of requiring an owner to share this information; placing liability on both the property owner and the city.
- Q. This point requires further consideration and clarification. First and foremost, as stated here, it would prevent the home owner from hosting any of these gatherings if they operate as an STR, thereby limiting the personal use of their property in ways that are not limited for any other resident. This would not acceptable, and probably not legal. Perhaps the wording should be that the property can not be rented for "Events", which would then designate reasonable limitations.

17.XX.050 A. Agreed

17.XX.00 A. Agreed

B. Fines must be consistent with the same language / fines in place for any other resident who violates Municipal Code. To do otherwise is probably not legal.

C. Agreed ~ with the stipulation that violations must be documented and any complaining parties must put their complaints in writing and the STR owner must be presented with a written complaint specifying the infraction with the date and time, and signed by the complainant.

Respectfully Submitted Via E-Mail

Bonnie O'Malley

From: [Carl de Simas](#)
To: [Michelle Thomas](#)
Subject: FW: Short Term Rental Regulation
Date: Tuesday, May 31, 2022 3:00:34 PM
Attachments: [Denise Peterson letter.docx](#)

Hi Michelle,

Please add to the record for Thursday. Will you also please respond to Denise and let her know that we received her comment?

Thank you,

Carl

--

Carl de Simas | Principal Planner
Community Development | 3510 Grandview Street | Gig Harbor, WA 98335
P (253) 853-7628 | F (253) 858-6408 | www.cityofgigharbor.net

From: DENISE PETERSON <peterson.denise@comcast.net>
Sent: Tuesday, May 31, 2022 2:54 PM
To: Carl de Simas <cDesimas@gigharborwa.gov>; Mayor & Council
<mayorandcouncil@gigharborwa.gov>
Subject: Short Term Rental Regulation

Thank you for your time. Let's try and find a way to make this equitable for all parties involved.

Regards,
Denise Peterson

May 31st, 2022

Planning Commission, Mayor and Council members,

My name is Denise Peterson. I reside at 9821 Franklin Avenue, Gig Harbor, WA 98332.

I respectfully request that the following letter be read into the record for future reference by all involved parties.

Gig Harbor is a vacation destination. The hosts of our short-term rentals are fully aware that disrespecting our neighborhoods and city could ultimately impact all owners of short-term rentals. Consequently, we are committed to upholding above and beyond, the promises we have posted in the STR platforms, since they are directly linked to bookings and our continued reputations as hosts/owners.

At the last meeting, Mr. Stecker, explained conflicts of interest to the Gig Harbor Planning Commission, and that if any member had any interest in or could profit from their decisions related to the proposed Draft Ordinance for Short-Term Rentals, they should disqualify themselves. Having been in attendance at prior meetings, there is an obvious conflict of interest among some members of this Commission. The underlying predetermined dislike for STRs was evident and the tainted recommendations were based on their biases. How then can we expect a fair and reasonable outcome and ensure that decisions were made impartially?

Some of the proposed Ordinances seem reasonable but there are some that are of grave concern. Please see below.

Item #1

Why was there an EMERGENCY moratorium followed by an extension of such moratorium?

To date there are no documented complaints or police calls on any of the short-term rentals in Gig Harbor.

The platforms used for STRs booking show the reviews of prior guests and ratings are based on 5 stars. I have seen many of these reviews. They have a 5 star rating which translates into our hosts doing a fantastic job at exhibiting, maintaining, and managing their properties. Their investments improve the appearance of their homes, and aesthetics of the overall area and neighborhoods.

Item #2

Why is there a limit of 90 days per calendar year "owner occupied" for an entire single family dwelling?

Of the 33 STR rentals determined by the Gig Harbor Short-Term Alliance Study, 98% are NOT "Owner Occupied." The results of the Ordinance allowing only Owner-Occupied short-term rentals would have a significant financial impact for these owners.

These rentals do not have any known impact on long term rentals since there has been an influx of new affordable housing all around Gig Harbor. And I must add, with no improvements to the infrastructure. Roundabouts do not address the increased traffic volume. Many areas have been destroyed to accommodate the new housing developments. This should be more of a concern to the City than a few short-term rentals that support our local downtown business district and the City tax revenue.

Item #3

What would be the benefits of requiring STRs to use platforms approved by the City Director?

Do other businesses have this same requirement to use approved advertising? I ask, is this a fair and reasonable requirement/regulation?

Item #4

Why limit STRs to 2 rooms maximum and limit STRs to no more than 1 within 150ft of another.

Many of our STRs with 3 plus rooms cater to families with children. It is a place that makes their trip feel more wholesome, special and memorable. The family is able to stay in a home atmosphere. Many owners include welcome notes and gift baskets with prepaid gift certificates to area restaurants, items for the children, and choose to send personalized text messages at check-ins to make guests aware of some of the wonderful family activities and locales Gig Harbor has to offer. In addition, many of us have brochures inside our short-term rentals to promote and support Gig Harbor businesses—and of course we choose to have an online directory of Gig Harbor businesses as well on our platform sites. Guests love to feel that their family is welcome to visit and stay in Gig Harbor. Offering a limit of 2 rooms would restrict many visitors to our city, and discourage families to choose Gig Harbor over another city.

We offer an increased room inventory for tourists since our small town does not have hotel room capacity for seasonal stays or accommodations for major events--People depend on short-term rentals to fill the gaps. In addition, many families prepare some of their meals and bring their pets, while visiting, which may not be an available option at area hotels.

What is the logical reasoning behind this proposed regulation? If the short-term rentals have no signage, proper off-street parking, and do not cause a disturbance to the neighborhoods, why the harsh and limiting regulation? Does the City realize that at present there are several short-term rentals that would no longer be allowed to offer their property as a short-term rental? Does the City realize the financial ramifications to these property owners?

Data provided on AirDNA show that there are approximately 33 STR's in the City Limits. These 33 rentals support the \$1,067,532 in tax revenue for the city.

When STRs are used well, they enhance our community. Here are some of the notable reviews left by several of our guests:

Public review--Ethan:

"Views views and more views. Great restaurants within 100 feet. Waterfront a couple hundred feet away. Great walking downtown. New TV's so you can stream from your favorite app. All new kitchen and appliances. The entire place is brand new inside. Dad

was very comfortable. Water pressure was really good and having 2 1/2 baths was great. Felt very safe and secure. Can't wait to go back during the summer so we could use the outdoor furniture but storm watching during the winter was pretty cool."

Public review--Joseph:

"We couldn't have been more surprised by the beauty of the home comfort in the class is definitely fit and will be back just to all my friends the host was amazing thoughtful and kind."

Public review--Gideon

"We stayed here to celebrate my wife's birthday and it was the perfect getaway. This place is cozy, calm, and comfortable. The view is wonderful. It looks right out onto the water and on a clear day, you can see Mount Rainier right in front of you. The amenities are excellent. Everything is clean and works well, and the design of the place is excellent. Anelisse was the perfect host, very clear with communications and extremely thoughtful (she even left a very thoughtful birthday present for my wife). Highest compliment! We hope to come back again at some point in the not-too-distant future".

We have all done an amazing job with our rentals. The public reviews prove the hard work and diligence to excellence our Gig Harbor short-term rental owners provide.

Placing many of these concerning restrictions will impact us financially and many of us would not be able to keep our property that was intended for retirement.

I do agree there should be some permitting and regulations but they should be reasonable, fair, and comparable to the other businesses that require a City business license.

Please carefully consider the ramification your decisions will have on our short-term rentals.

Denise Peterson

From: [Carl de Simas](#)
To: [Michelle Thomas](#)
Subject: FW: Letter submission for STR commission- deadline June 1st
Date: Wednesday, June 1, 2022 7:37:55 AM
Attachments: [STR Gig Harbor letter-Husain.pdf](#)

Hi Michelle,

Please add to the record and provide a response to Michelle Husain.

Thank you,

Carl

--

Carl de Simas | Principal Planner

Community Development | 3510 Grandview Street | Gig Harbor, WA 98335

P (253) 853-7628 | F (253) 858-6408 | www.cityofgigharbor.net

From: Michelle Husain <michellehusain@gmail.com>
Sent: Tuesday, May 31, 2022 7:05 PM
To: Carl de Simas <cDesimas@gigharborwa.gov>; Mayor & Council <mayorandcouncil@gigharborwa.gov>
Cc: Ali A. Husain <ali_husain@apple.com>; Sarah Kowash <sarahannevc@hotmail.com>; cdsunharbor@yahoo.com
Subject: Letter submission for STR commission- deadline June 1st

Hello,

Please find attached my letter submission with feedback regarding the short-term vacation rental licensing changes and moratorium. My understanding is that the current deadline for these letters is June 1, 2022 at 12:00 p.m. I appreciate confirmation that this e-mail and attached letter were received and will be included for consideration.

Thank you for everything you do for the community of Gig Harbor. Even and especially in times of passionate discussion about the issues that affect the City, we appreciate you.

Take care,

Michelle Husain
3505 Ross Ave.
Gig Harbor

Michelle Husain
3505 Ross Ave.
Gig Harbor, WA 98332
harborswalk@gmail.com

May 31, 2022

To: Gig Harbor Short-term Rental Planning Commission, Mayor, City Council, and Carl De Simas

Re: Short-term Rental Licensing and Moratorium

I respectfully request that the following letter be read into the record for future reference by all involved parties.

My name is Michelle Husain, and I am the owner of a city- and state-licensed short-term vacation rental, located at 3505 Ross Avenue in the Millville district of Gig Harbor. We obtained a Lodging Level I Conditional Use Permit in October 2021. This process was time consuming, expensive, and often quite confusing, despite City employees' positive efforts. It makes absolute sense to me that short-term vacation rentals should follow a new, separate process that distinguishes this type of rental from a hotel, etc. I appreciate the work the commission and council is doing to move us closer to a reasonable licensing process for all.

My husband and I purchased our Gig Harbor vacation home in November 2020. We have family in Gig Harbor and visit 4-6 times per year. Owning a second home in the area makes sense for us. We have been able to live in this home during severe wildfires in our local area, and during the Covid-19 pandemic. We also plan to live full-time in the home upon retirement. When we are not living in our home, we prefer to allow others to share in the peace and beauty it affords.

Simply put, I love Gig Harbor! I also have a secret to share: I think I might be what you consider a "California investor". Honestly, it stings a bit that there seems to be a stigma attached to that phrase. In fact, I try every day to demonstrate that having a diverse group of people passionate about investing in Gig Harbor is a good thing.

Here is a short list of some of the ways that we positively invest in Gig Harbor:

Purchased a home in the area
Established a licensed, short-term vacation rental, easing potential local lodging shortages
Donated a stay valued at \$1400 to Pioneer Elementary School's 2021 auction
Sponsored Discovery Elementary School's 2022 Color Run
Pay nightly lodging tax to the city, contributing to \$125,000 in lodging tax community grants
Donate 5% of each stay to local food banks and non-profit organizations
Purchase Gig Harbor Candy Co. and Carl's Pond Winery products and gift them to guests
Procure advertising materials from the Gig Harbor Waterfront Association and display in home
Offer a local guide with suggestions for downtown dining, activities, and events
Partner with local realtor to provide client referrals, and client/colleague accommodations

Here is a short list of ways we invest in the safety and stability of our Millville neighborhood:

- Disallow neighborhood street parking and provide 6 parking spots on property for our guests
- Monitor the exterior of our home with Ring doorbell and driveway cameras
- Monitor the interior of our home with NoiseAware- a decibel alarm that alerts us to noise levels
- Offer high-end accommodations to meet the needs of typical Gig Harbor guests
- Strictly disallow parties and events, in accordance with Airbnb and Vrbo's own policies
- Strictly disallow pets of any kind
- Maintain vacation rental-specific home insurance
- For insurance purposes, ask for names and ages of all guests staying on property
- Communicate clearly all Gig Harbor and Airbnb/Vrbo rules and expectations
- Offer discounted stays to neighbors (who like to have extra space for out-of-town guests)
- Engage in weekly yard and garden maintenance services
- Utilize the help of local family members to address any urgent guest needs
- Regularly engage in open, positive exchanges with immediate neighbors to foster goodwill

Essentially, I have done literally everything I can think of to be a good citizen and neighbor in the Gig Harbor community. I have great relationships with many folks in town, and have had zero complaints of any kind in regard to my short-term rental. This Californian is passionate about positively investing in Gig Harbor now, and for many years to come. I hope we can agree that this is a good thing.

I strongly agree with the need to regulate short-term vacation rentals in a way that benefits and protects the greater Gig Harbor community. However, there are aspects of the current proposal with which I do not agree.

I strongly object to the notion that there is currently a negative impact on local neighborhoods in relation to short-term rentals. Let me be plain: most, if not all, local short-term rental owners intentionally offer higher-end lodging, priced accordingly, to reflect the standard expected by the local community and out-of-town family and visitors. By making this strategic offering, the misuse of our property (i.e., loud parties or events) is a non-issue. We simply do not attract the "types" of guests that the commission and council may envision or fear. There is no evidence to suggest otherwise. It is also due to this lack of evidence that I strongly object to a 150' (or any) distance restriction between short-term vacation rentals.

I strongly object to intrusive data collection on the part of the City. Information regarding the way in which we advertise our vacation rental, the amount of insurance we chose to purchase, the nightly rate we expect to maintain, and the personal data of our guests is simply not required to keep local residents safe and secure. Additionally, Airbnb and Vrbo place strict limits on the information we are allowed to collect from guests, and we can be banned from the sites for breaking these rules. For example, Airbnb considers it a breach of contract if we were to ask the guest for their e-mail address. We absolutely would not be allowed to collect physical addresses.

I strongly object to a 90-day limit on vacation rental activities, a requirement that hosts live at their rental property full time, and to a two-room lodging maximum. To me, these proposals suggest that the City is attempting to make owning a short-term vacation rental very difficult, or virtually impossible. If I am misreading the intention, it might be worth the commission and council's time to further explain the explicit reasoning behind these specific proposals.

Please, I urge the commission and council to be positive investors in our community by enacting data-driven, common sense rules for short-term vacation rentals. I urge members to think about *what is actually happening now* versus what is imagined or feared. It is imperative that we respond to the actual needs of the community to best serve everyone in an honest, respectful manner. Thank you for all that you do for the City of Gig Harbor.

Respectfully,

Michelle Husain

From: [Carl de Simas](#)
To: [Michelle Thomas](#)
Subject: FW: Alex Grundmann letter opposing STR regulations in Gig Harbor
Date: Wednesday, June 1, 2022 8:04:31 AM
Attachments: [lettertocitycouncil.docx](#)

Hi Michelle,

Please add to the record and provide a response to Alex.

Thank you,

Carl

--

Carl de Simas | Principal Planner
Community Development | 3510 Grandview Street | Gig Harbor, WA 98335
P (253) 853-7628 | F (253) 858-6408 | www.cityofgigharbor.net

From: alex grundmann <alexgrundmann1@gmail.com>
Sent: Tuesday, May 31, 2022 10:09 PM
To: Carl de Simas <cDesimas@gigharborwa.gov>; Mayor & Council
<mayorandcouncil@gigharborwa.gov>
Subject: Alex Grundmann letter opposing STR regulations in Gig Harbor

Please see the attached document.

Thank you,
Alex

Planning commission, Mayor and City Council Members

My name is Alex Grundmann,

I am writing this letter in opposition to the recently proposed STR regulations. It seems that the city is trying to solve a problem that has as of yet to my knowledge, and per the public records requests or other individuals, been nonexistent .

My W-2 job is working for the Washington State Ferries my wife and I have also over the past used various forms of real estate investing to supplement our income. This includes both long and short term rentals in multiple states. We have often used STR's when traveling for pleasure with my family and also for work. When I have to travel for work to at ferry routes such as Anacortes it often makes sense to rent an STR for a few days rather than commute for 6 or more hours per day.

As of now these regulations will not directly affect our rentals as our properties are just outside of the city limits. However they will affect my parents rental which we help operate. From some of the comments made in past meetings and in news articles throughout the country, it seems that there is a perception that anyone who invests in real estate has endless resources and are in business to prey on others.

In the case of my family and that of many others that I have spoken with, using the STR strategy is a way to supplement income and help offset ever rising property taxes and more recently the rise in gas prices and other goods. We are also only operating as a rental occasionally at this time as the residence is a primary residence and it is often burdensome to not be able to have the grand kids over for periods of time and to get it rent ready. But the choice of when and whether it is beneficial to rent out the house should be up to the homeowner, not the city.

.
In regards to the proposal that a property owner must use an approved platform, it should not be the decision of the city to decide which tech companies should win or lose. Many STR operators prior to the rise of the online rental platforms and still to this day choose to use direct booking through their personal website, word of mouth or other sources.

These platforms are a good tool for some investors but they are not the end all be all. They have just spent a lot of money and done a great job marketing themselves. Using direct booking is not only beneficial to the STR host but also the guest as they will be able to have a more affordable stay due to not having to pay the substantial service fees that the platforms charge. Forcing owners to use a particular platform would be like telling consumers that they can only purchase Kleenex branded tissues because they are the most recognized brand of tissues.

I have heard mention that wild parties being thrown are a concern. I don't want people having parties in my properties any more than you or anyone else wants them to be having a party. I care about respecting my neighbors and having a good relationship with those around me. Also,

there is an added financial burden due to cleaning costs and potential repairs to damaged items in the house. It is also important to recognize as I'm sure you're all already aware, Gig Harbor is not exactly a party destination. Our guests are typically families, business professionals or those who just want to get out of the city for a few days.

I urge the City Council and planning commission to reconsider these regulations and not attempt to fix something that currently is not broken.

Thank you,

Alex Grundmann

From: [Carl de Simas](#)
To: [Michelle Thomas](#)
Subject: FW: Public Comment on Gig Harbor Short Term Rental Regulations
Date: Wednesday, June 1, 2022 8:08:55 AM

Hi Michelle,

Please add to the record and provide a response. Please let Carly know that we do not read public comment into the record, but do provide the written comments to the Planning Commission for their consideration ahead of the hearing. Please let others who requested their comments be read into the record know this policy as well. They are welcome to appear at the hearing and state their comments as well.

Thank you,

Carl

--

Carl de Simas | Principal Planner
Community Development | 3510 Grandview Street | Gig Harbor, WA 98335
P (253) 853-7628 | F (253) 858-6408 | www.cityofgigharbor.net

From: Carly Grundmann <cargrundy1@gmail.com>
Sent: Wednesday, June 1, 2022 6:48 AM
To: Carl de Simas <cDesimas@gigharborwa.gov>; Mayor & Council <mayorandcouncil@gigharborwa.gov>
Subject: Re: Public Comment on Gig Harbor Short Term Rental Regulations

Here is my letter edited, please use this one.
THANKYOU so much for your consideration!
Carly Grundmann

May 31, 2022

To the City of Gig Harbor Counsel Members,

My name is Carly Grundmann, I own 2 separate properties in Gig Harbor, WA. One is located at 6624 46th Ave NW and the other is at 2916 96th St. NW.

I would like this letter read into public record, please.

I am writing to make my opinion of the short term rental regulations known to be not in support of over-reaching regulations. Also, not in support of the moratorium and the extension that was placed and extended without public comment.

While I do not currently own a short term rental, I do own long term rentals on 46th avenue. Skanski (off Hunt) in Gig Harbor. In fact it is right across the street from Skanski Point, the subdivision of about 250 small “smart” homes that the city council approved within city limits.

I can list the many reasons I find these regulations overreaching and how they affect me, but first I would like the counsel to reflect on the rich history of Gig Harbor. This quaint fishing village was founded on bravery and entrepreneurship. The fishermen that founded our beautiful city supported their families by fishing these abundant waters. As they found success, they brought their fellow countrymen and families to live and fish in this community. As such, the community flourished and these brave, entrepreneurial men’s names are adorned and celebrated across our city.

Over 100 years later the entrepreneurs of Gig Harbor that make this city so special and charming are suffering. First came two years of Covid and the shutdown. Then, as the state opened up and traveling picked up, the city decided the Harborview and Stinson wasn’t safe and needed a roundabout, shutting off two-way traffic through downtown for 3 months. Now, both those are behind us and the city would like to heavily regulate and dare is say, ‘cash in’ the short term rentals that private citizens own the land and building.

By heavily regulating short term rentals this affects the foot traffic of small businesses like Suzanne’s Bakery, Devoted Kiss Cafe, the General Store, and 7 Seas Brewery. It’s essentially throttling and cutting off tourism to Gig Harbor by making short term rental owners jump through hoops and pay fees to rent out their private homes on the property they own and pay taxes on.

Heavily regulating short term rentals affects small, entrepreneurial businesses like mine. My W-2 job is working in operations for Alaska Airlines (which does NOT pay handsomely). Through our rentals, I have been able to put my husband through school to become a Washington State Ferry Captain and put my children in local private school. Without our side income from rentals in Gig Harbor, I’d be living off the state (and Alaska Airlines).

With news of these new regulations, we’re putting our plans on hold to build two short term rentals on our properties. This will affect the local to Gig Harbor architect, the local tradesmen and women who will construct our homes, the small businesses like Tickled Pink and Dolly Llama which we will support and buy furnishings for two homes. Not to mention the local downtown restaurants that are with walking distance of these two would-be short-term rentals.

From what I understand, this moratorium started based in uneducated fear that was brought to a former counsel person and has turned into a chicken little “the sky is falling” situation.

There have been ZERO complaints to the local police to a Gig Harbor short term rental, there have been no issues reported at all. There was no public comment or research done before putting a moratorium, and extension on short term rentals.

I urge the counsel to step back and reevaluate:

- if this is indeed an actual 'problem' that needs heavy regulation.
- Do we really need to throttle tourism to downtown Gig Harbor?
- Is this how the Gig Harbor city council will conduct business, on hearsay, no public comment, and little research?

If the answers are a resounding YES! Please do heavily regulate short term rentals.

I urge the city council to reflect on how this city was founded, and where you'd like to see it go. Because these decisions and regulations you make today will affect the city and its small businesses and entrepreneurs, like myself, for the next 100+ years. Can you imagine if the "itch's" that founded this city were heavily regulated? What would this city look like today?

I strongly urge the city council and planning commission to understand where short term rental regulations will affect the people, small businesses, and tourism of Gig Harbor. And ask them to consider why they will allow RUSH development, a big company, to build 250+ smart homes in city limits (Skansie Point) but wants to throttle the "ma and pa" small time investors, and small local business that give this town the character it has.

Please reconsider no short term rental regulations.

Thank you,
Carly Grundmann.

On Tue, May 31, 2022 at 10:17 PM Carly Grundmann <cargrundy1@gmail.com> wrote:

May 31, 2022

To the City of Gig Harbor Counsel Members, Mayor, and City Planners:

My name is Carly Grundmann, I own 2 separate properties in Gig Harbor, WA. One is located at 6624 46th Ave NW and the other is at 2916 96th St. NW.

I would like this letter read into public record, please.

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While I do not currently own a short term rental, I do own long term rentals on 46th avenue. Skanski (off Hunt) in Gig Harbor. In fact it is right across the street from Skanski Point, the subdivision of about 250 small “smart” homes that the city council approved within city limits.

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Over 100 years later the entrepreneurs of Gig Harbor that make this city so special and charming are suffering. First came two years of Covid and the shutdown. Then, as the state opened up and traveling picked up, the city decided the Harborview and Stinson wasn’t safe and needed a roundabout, shutting off two-way traffic through downtown for 3 months. Now, both those are behind us and the city would like to heavily regulate and dare is say, ‘cash in’ the short term rentals that private citizens own the land and building on.

By heavily regulating short term rentals this affects the foot traffic of small businesses like Suzanne’s Bakery, Devoted Kiss Cafe, the General Store, and 7 Seas Brewery. It’s essentially throttling and cutting off tourism to Gig Harbor by making short term rental owners jump through hoops and pay fees to rent out their private homes on the property they own and pay taxes on.

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With news of these new regulations, we’re putting our plans on hold to build two short term rentals on our properties. This will affect the local to Gig Harbor architect, the local

tradesmen and women who will construct our homes, the small businesses like Tickled Pink and Dolly Llama which we will support and buy furnishings for two homes. Not to mention the local downtown restaurants that are within walking distance of these two would-be short-term rentals.

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I urge the counsel to step back and reevaluate if this is indeed an actual ‘problem’ that needs heavy regulation.

- Do we really need to throttle tourism to downtown Gig Harbor?
- Is this how the Gig Harbor city council will conduct business, on hearsay, no public comment, and little research before placing and extending a moratorium?
- Do small businesses and entrepreneurs need more roadblocks to success?

If the answer is yes, then please heavily regulate short term rentals!

I urge the city council to reflect on how this city was founded, and where you’d like to see it go. Because these decisions and regulations you make today will affect the city and its small businesses and entrepreneurs, like myself, for the next 100+ years. Can you imagine if the “itch’s” that founded this city were heavily regulated? What would this city look like today?

I strongly urge the city council and planning commission to understand where short term rental regulations will affect the people, small businesses, and tourism of Gig Harbor. By heavily regulating short term rentals the city will be affecting my ability to support my young family.

Thank you,
Carly Grundmann.

From: [Josh Stecker](#)
To: [Carl de Simas](#)
Cc: [Michelle Thomas](#)
Subject: FW: STR Regulation comments.
Date: Wednesday, June 1, 2022 11:12:50 AM
Attachments: [STR Planning Commission Letter. Rachel Criddle.pdf](#)

FYI

From: Rachel Criddle <rachel.criddle@hotmail.com>
Sent: Wednesday, June 1, 2022 11:10 AM
To: Mayor & Council <mayorandcouncil@gigharborwa.gov>
Subject: STR Regulation comments.

Please see my attached comments regarding the proposed STR regulations.

Thank you,

Rachel Criddle
253-225-4410

June 1, 2022

Planning Commission, Mayor and Council members,

My name is Rachel Criddle. I am a life-long Gig Harbor area resident and a current short-term rental (STR) owner. My STRs are located in small towns in Washington, Oregon, and Idaho, but none of them are in the city of Gig Harbor.

Gig Harbor remains an attractive destination for travelers and STRs provide numerous benefits to our neighborhoods and communities. So far, the City of Gig Harbor has not provided any evidence of the detrimental effects of STRs, only fear-based concerns of what could happen if STRs are left unregulated. I can tell you from personal experience STR owners work hard to maintain a quality stay for their guests. With each home I spend upwards of \$40,000-50,000 just to furnish it and make it ready to host guests so we definitely discourage parties or rowdy behavior.

My perception of the Gig Harbor Planning Commission is that some members harbor negative biases toward STRs. I believe this is contributing toward unreasonable and very restrictive proposed ordinances, not to mention the questionable legality of the proposed items.

1. Why is there a limit of 90 days per calendar year "owner occupied" for an entire single-family dwelling and otherwise limited to two bedrooms?

Of the 33 STR rentals determined by the Gig Harbor Short-Term Alliance Study, 98% are NOT "Owner Occupied." The results of the ordinance allowing only owner-occupied STRs would have a significant financial impact for these owners.

What is the reasoning behind the arbitrary 90-day designation?

Where did the suggestion for the arbitrary two bedrooms come from? This does not take into account the design and build of the property. This proposed ordinance is limiting property rights. All of my STRs have more than two bedrooms. Current STR operators in Gig Harbor would have to shut down their business to comply with this restriction or only operate at a fraction of their normal capacity. Please consider that STR owners run their properties like a business. The expenses would remain the same, but this proposed ordinance would significantly reduce the income. Also, allowing for two or more bedrooms entices families who want to travel together. In that effect this limitation would also hurt our downtown businesses.

2. What would be the benefits of requiring STRs to use platforms approved by the City Director?

This requirement should be completely removed. I have never been instructed which platforms I must use for listing my STRs. What other businesses does the City of Gig Harbor regulate where the advertising platform is dictated? Third party platforms change rules and requirements often. Owners should be able to shift their business to other platforms as needed. Additionally, there are numerous start-up platforms that offer benefits to owners, such as Houfy.com, that are not widely known. This platform is free to the host and the guest and I prefer to use it when renting to family and friends. I also list on Facebook and Instagram and take direct bookings. Owners should be able to continue to take direct booking as this saves us significant booking fees that would be charged through Airbnb or VRBO.

3. Why limit STRs to no more than one within 150ft of another?

This is an overstep of individual property rights. As a homeowner I am not responsible for what happens two doors down, nor would I necessarily know if my neighbor was operating an STR. This has no basis for suggestion. If limiting STRs in Gig Harbor is the goal then I suggesting limiting the total number of available permits. This allows individual property owners to still have full individual rights to do as they choose with their property.

4. What is the purpose of the guest log book containing home addresses of all guests and license plate numbers?

This is an overstep of individual privacy. This information is not required nor provided by third party booking platforms such as Airbnb and VRBO. I have never asked for a license plate number for my guest and do not think STR owners should be burdened with this additional requirement.

5. Why are signs not be permitted?

Two of my STRs have ordinances that require signs posted on the front of the property that are visible from the street indicating the name of the owner/business and a contact number incase of emergency. This could help reduce calls to the police or City by concerned neighbors by improving access to the owner. I recommend you reconsider allowing a small (not more than two square foot) sign if an owner chooses.

I strongly agree that there should be a permitting process and regulations in place for STRs, but they should be reasonable and fair. They should also be comparable to other businesses within the City of Gig Harbor that require a business license. Also, they should be similar to what other small communities have already implemented for STR regulation.

I urge you to consider the implications for small business owners of STRs when determining the final process.

Thank you,

Rachel Criddle
253-225-4410

From: [Josh Stecker](#)
To: [Carl de Simas](#)
Cc: [Michelle Thomas](#)
Subject: FW: Gig Harbor STR
Date: Wednesday, June 1, 2022 2:06:27 PM
Attachments: [Document.docx](#)

From: dave baumgardner <d1baum@yahoo.com>
Sent: Wednesday, June 1, 2022 10:02 AM
To: Mayor & Council <mayorandcouncil@gigharborwa.gov>
Cc: annjolie@smartchoicepet.com
Subject: Gig Harbor STR

Dear Mayor and Council,

Here is my response to STR action in Gig Harbor. Please enter into the record.

Thank you.

David Baumgardner
(253) 961-6915

David Baumgardner
PO BOX 294
Gig Harbor WA 98335
D1baum@yahoo.com

May 30, 2022

Dear Gig Harbor City Council,

I am writing to say that the attempt by Gig Harbor to regulate the Short Term Rentals (STR) is a poorly thought out attempt to infringe on property owners rights and is going to create more problems than it is trying to solve. It is apparent that reasonable due diligence and research has not been done by Commission and it is obvious that the predisposition of the Commission is against STR's with not much consideration of the benefits of STR to the community.

A few obvious questions.

1. What are the specific complaints or concerns you are trying to solve? Who lodged the complaint and what were the problems? Too many people in a room? Too many cars? I assume these are widespread and numerous as you proclaimed an "emergency moratorium".
2. What is the demographic of the typical STR guests in Gig Harbor? Age? Reason for visit? Length of visit? Income range? How many guests stayed in STR's within city limits in the last 12 months? 24 months? Answering these would be beneficial to understand the dynamic.
3. What is ability of Inn at Gig Harbor and Best Western to handle their normal clientele as well as all of the STR clients now without a pace to go?
4. How are local business impacted by reduction in revenue given no more or reduced STR? Is Gig Harbor planning to close their tourism office?
5. How many STR owners were interviewed/consulted in this process in order to better understand the owners business model, intent, with a goal of considering both sides of an issue in order to solve actual problems?

Consider the following sample of specific questions.

17.04.xxx "Short-term rental means "owner-occupied" In regards to an "accessory apartment..."... so I need to occupy both my residence and the "accessory apartment"? How do I do that? "90 day" max? So I live in my house for 9 months and move out for 3 months? What time does an owner need to be home at night to be owner occupied? Midnight? What if I arrive home at 12:01 AM? What if I work grave yard and leave my house at 11:30 pm ? What if I am a commercial pilot and have a 5 day trip? Does that count against my 90 days? Where did 90 days limit come from? Why not 89 or 92?

C. "...limited to 2 bedrooms". I have a 5 bedroom house...why is limit to 2 bedrooms? If I have the 4 people per bedroom, can I let 2 of those 8 people sleep in 3rd or 4th bedroom? Who will be checking where these 8 people sleep? Will I get a fine if someone falls asleep on the couch?

D "Max occupancy is 2 adults and 2 children per room". What age is a child? What about special needs children over your arbitrary age? What if adult child has mental ability of a child?. If I own a 3 bedroom house and my current family is (2 adults, 2 teenagers, and 2 children aged 12 or under for) total of 6,

can they all sleep in 1 bedroom and 8 STR guests occupy the other 2 rooms for a total of 14 people? (As a side note, the more people you squeeze into a space is going to attract a "different" type of renter.)

G. STR must be listed through "director approved" third party platform. I assume you are aware that you have excluded VRBO from business in Gig Harbor as they do not offer "rooms" on their platform, only full house rentals, no owner occupied. I am guessing you will hear from their legal department.

K. "No signs should be permitted". How about a sign that says "security monitoring"? How about a sign that says "happy spring"? How about a political sign? How about a sign that says "Welcome"?

L. "Guest Log". Is this legal? Does Inn at Gig Harbor provide this? What is Gig Harbor doing with the information?

Q. "They following activities are not permitted...."

"Weddings" How about a wedding of 4 people with Groom, Bride, witness and Justice of the Peace? How about my grandparents renewing wedding vows with 7 people? "Parties" How about a birthday party of 6 people for my 3 year old? How do you define a party? Cake? Pizza? A balloon? Singing? "Meetings" how about a Bible Study of 8 people? "Reception" what if our son graduates from UPS and we meet back at house for a BBQ with 10 people? Guess these are all illegal activities!

17.XX.00

So you are going to fine someone \$500 for a 3 year olds birthday party? And \$1,000 for a Bible Study? And another \$1,000 for a BBQ reception for a graduate?

The Commission has not thoroughly thought through these arbitrary restrictions and has neglected to acknowledge any benefit to the community for STR. There is a way to reasonable manage STR concerns which is a win/win for all, but not the way Commission and Council is going about it! The Commission should be dismantled and a new panel of community representatives, a member(s) of Commission, A member of Council and STR owner representatives, should be created to address the very specific issues and concerns of STR in the community and not just try to crush the entire STR platform.

David Baumgardner

From: [Josh Stecker](#)
To: [Carl de Simas](#)
Cc: [Michelle Thomas](#)
Subject: FW: Short Term Rentals Rules and Regulation Proposal
Date: Wednesday, June 1, 2022 2:06:50 PM
Attachments: [Dahl STR Letter.docx](#)
[Grandview Guest Suite Reviews.pdf](#)

From: Diane Dahl <ddahl2@yahoo.com>
Sent: Wednesday, June 1, 2022 10:49 AM
To: Mayor & Council <mayorandcouncil@gigharborwa.gov>
Cc: Carolyn Allen <cdsunharbor@yahoo.com>
Subject: Short Term Rentals Rules and Regulation Proposal

Please see attached letter and reviews.

Thank you,
Diane

June 1, 2022

Dear Gig Harbor Mayor, City Council and Planning Commission,

Thank you for the opportunity to be able to introduce myself, tell my story and my thoughts about the proposed rules and regulations for Short Term Rentals in Gig Harbor, WA.

My name is Diane Dahl. My husband David and I were so fortunate to be able to purchase our home at 3505 Grandview St, Gig Harbor, WA in November 2019. Prior to this, we lived in North Gig Harbor, at The Ridge for 7 years. As we prepare to retire, moving from our two story home, into a one level home was a perfect for us. Additionally having the ability to use the existing ADU above our garage, not only for visiting family, but as an STR will help us actually reach our retirement goals.

Our ADU has 1 large bedroom with king size bed, sitting area, kitchenette and full bathroom. It has its own entrance and private deck with a lovely view overlooking The Harbor and my husband's gorgeous landscaping.

Since moving into our home, we listed our ADU on the Airbnb website. This is the only platform we list with. Airbnb does such a good job, offers insurance for both loss and liability, and collects and pays all sales and lodging tax to WA State and Gig Harbor. We also carry our own insurance with USAA.

This is already a very regulated industry. We are rated and our guests are rated giving us the opportunity to accept their reservation or not. As Hosts, our guest rate us in the categories of Cleanliness, Accuracy, Communication, Location, Check-in and Value. Poor reviews equal fewer reservations.

Honestly, after working in the banking / lending industry for the past 35 years, I find this one of the most exciting and rewarding things I have ever done. We pride ourselves in offering our guests the best stay possible. We make sure our "Grandview Guest Suite" is not only spotlessly clean but provides all the comfort our guests enjoy including comfy King Size bed, leather sofa and chair in sitting area, Nespresso Coffee, snacks and soft linens.

We just love meeting everyone, showing off our home, yard and more particularly promoting Gig Harbor! We are so proud of our beautiful little town! We always offer advice and keep brochures, books and information about what to do, where to go and all the great places to shop, get coffee and dine out.

I do keep a good record of all our guests, who they are, what city they come from, and why they are here. We do not ever get their address or license plate numbers. That is against the Airbnb regulations and would be a true invasion of their privacy.

Who are these guests? Of the approximate 150 guests we've had in the past 2.5 years, about 25% are just coming for a getaway, 25% are here to visit family, weddings etc., 30% are true tourists, 10% are patients at The Hanger Clinic, and the rest for work or looking to move to Gig Harbor. All of our guests want to see and enjoy all that Gig Harbor has to offer!

After hearing about the new proposed regulations regarding Short Term Rentals, I joined the GHSTRA group and got involved. All of us are for Fair and Reasonable Rules and Regulations. The Goal of the City Council should be that to keep our City with the quaint small town feel, but also make sure they make the right decisions that will actually Help all of the citizens and business owners. Without our shops and restaurants, hotels and STR's we would not have the Tourists who help our town survive.

Many of the proposed rules and regulations that are being discussed will virtually eliminate most STR's. to suggest all STR's must be Owner Occupied, or sleep in one bedroom and let guest sleep in the other two...who wants to do that? What good will that do? Why do we need to put up a huge Orange Sign in our front yard, stating a permit is under review. I live across from City Hall, and have so many cars, city works, police cars, walkers, runners go past my house daily. Do you know how many people are going to call The City Planning office and ask what the heck is happening?

We offer such a unique and different experience than what few hotels we have. There are homes large enough to allow an entire family visit for vacation, weddings, funerals and family reunions. I have just one bedroom, but find couples who want somewhere safe, clean and close to town. This is so important to offer this in our community rather than have these same families need to travel back to Tacoma, eat and shop there.

The STR's not only bring in a large amount of tax into our City that long term rentals don't, but directly support all of our local businesses that have so struggled in the past couple of years who also bring in revenue for the City.

A big question I have for the Council is, "What is the actual problem created by our STR's? What have we done wrong?" I could list so many more things we have done right! We have so much pride in our home and neighborhood. We want to be not only a Good Neighbor, but also a Helpful Neighbor. We've personally donated weekends in our STR to various Non-Profit Auctions, including The Point Defiance ZOO, Lighthouse Christian School and others supporting our Veterans, and First Responders. It's our Pleasure to help!

In closing, please know that all of us do our best to do what's right. We follow rules but need those to make sense and work for all of us and our lovely town to be The Best it can be. It might be a Great Idea, to meet with some of us along with other downtown business owners and come up with a good set of ideas, rules and regulations that benefit us all.

Sincerely,

Diane Dahl

360-271-4040

***Please see attached my STR listing on Airbnb Website, and a hand full of the 151 Reviews!

Please log into the Airbnb website, to see my entire listing and read all the reviews!!!

https://www.airbnb.com/rooms/40725376?source_impression_id=p3_1654105305_cl28G3tjltDZ9z0N

Grandview Guest Suite

(★ 4.99 · [151 reviews](#) · Superhost) [Gig Harbor, Washington, United States](#)

[Share](#) [Save](#)



[Show all photos](#)

Entire guest suite hosted by Diane

2 guests · 1 bedroom · 1 bed · 1 bath



Self check-in

Check yourself in with the smartlock.



Diane is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

aircover

Every booking includes free protection from Host cancellations, listing inaccuracies, and other issues like trouble checking in.

[Learn more](#)

Newly renovated bright and spacious private 1 bedroom suite. Private bedroom has high end, King size mattress with premium Marriott bedding! Gorgeous full bath has all the amenities you need. Enjoy a glass of wine and take in the Harbor views. Or cuddle up on the spacious couch and watch TV and relax. Mini fridge/freezer, sink,...

[Show more](#) >

Where you'll sleep



Bedroom
1 king bed

\$95 night

★ 4.99 · [151 reviews](#)

CHECK-IN
7/10/2022

CHECKOUT
7/13/2022

GUESTS
1 guest



Reserve

You won't be charged yet

\$95 x 3 nights \$285

Cleaning fee \$35

Service fee \$45

Total before taxes \$365

[Report this listing](#)

What this place offers



Garden view



Harbor view



Wifi



Free parking on premises



TV with standard cable



Central air conditioning

Cleanliness	5.0
Accuracy	5.0
Communication	5.0
Location	5.0
Check-in	5.0
Value	5.0

**Stephanie**

May 2022

5 stars! Cannot recommend this stay enough! Diane and David were the ultimate hosts. The Grandview Guest Suite was amazingly appointed - so tidy and had everything you could possibly need. We visited Washington to see both Rainier and Olympic and this location was a wonderful...

[Show more >](#)**Jane And Paul**

May 2022

We thoroughly enjoyed our time in this cozy, clean and welcoming home away from home. We traveled across country from CT to stay here and have found this place to be one of the best ones we have ever stayed in. Diane and Dave are great people who welcomed us and checked us to...

[Show more >](#)**Kelli**

May 2022

We couldn't have been happier with our stay. Having experienced our fair share of Airbnb's, it is evident Diane spares no expense making this guest suite as cozy as possible. We were happy to arrive finding it exceptionally clean, stocked with soft towels, ample amounts of plush throw...

[Show more >](#)**Dennis**



Dennis
April 2022

Diane and David are great hosts. Friendly and willing to help you if you are needing anything refilled. Room was private and had a wonderful view. Deck was great for taking coffee in the morning, yard was well landscaped and very pleasant to look at or explore. Other Gardeners would be...

[Show more](#) >



Cresaya
April 2022

This conveniently located, stylish suite has a view of the harbor, is impeccably clean, and is set in a stunning garden. It has every amenity you could desire, including keyless checkin, a stocked kitchenette, and a very comfortable bed. I highly recommend this suite and these hosts.

[Show more](#) >

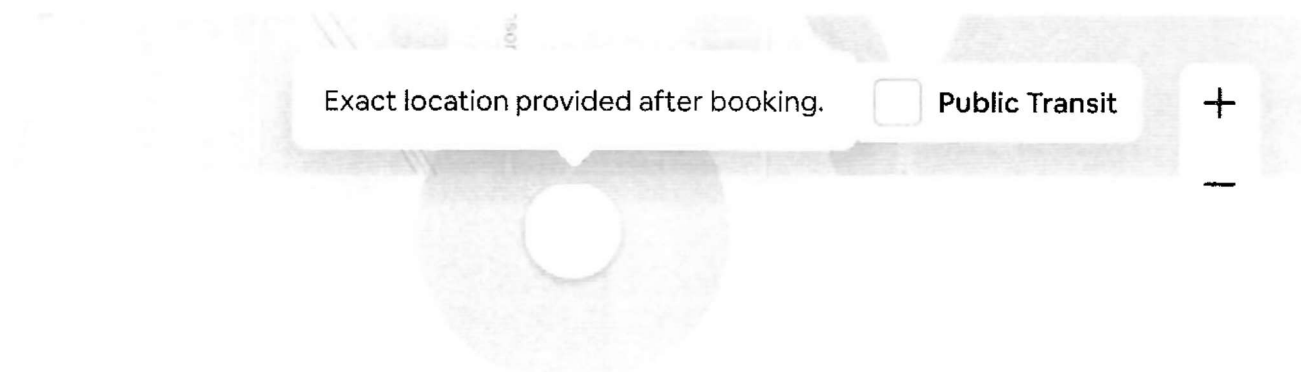


Anthony
April 2022

Diane and her Gig Harbor apartment belong on the Mount Rushmore of my Airbnb experiences.

Show all 151 reviews

Where you'll be



Gig Harbor, Washington, United States

The park across the street has walking trails, with a playground and skate park on the backside. We are 1 block to Starbucks, Subway, Kinza Teriyaki (the best!), Wet Coast Brewery Taproom, Old Town Bicycle, and more fun shops! Kimball's Coffeehouse, a Running store, and more are just a few steps further. Many guests enjoy the walk to town for shopping, dining and sightseeing!

[Show more](#) >



Hosted by Diane

Joined in December 2019

★ 151 Reviews

✓ Identity verified

🏆 Superhost

During your stay

We are happy to be a resource for you and can be as available as you like, we love meeting new people and sharing stories. If that isn't your thing, we'll keep to ourselves.

Diane is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Response rate: 100%

Response time: within an hour

[Contact Host](#)

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.



Jane And Paul

May 12 - May 17, 2022
Grandview Guest Suite

(* These are just a few of our 150+ Reviews)



Overall rating

Public review

[Reply](#)

We thoroughly enjoyed our time in this cozy, clean and welcoming home away from home. We traveled across country from CT to stay here and have found...[read more](#)

Private note

We thoroughly enjoyed our time in this cozy, clean and welcoming home away from home. We traveled across country from CT to stay here and have found this place to be one of the best ones we have ever stayed in. Diane and Dave are great people who welcomed us and checked us to make sure that everything was ok. Dave the gardens are absolutely beautiful and Diane we couldn't ask for a cleaner place to stay. We really enjoyed our time with family and hope to be able to stay at your place the next time we return to Gig Harbor.

Stephanie

May 20 - May 25, 2022
Grandview Guest Suite



Overall rating

Public review

[View reply](#) >

5 stars! Cannot recommend this stay enough! Diane and David were the ultimate hosts. The Grandview Guest Suite was amazingly appointed - so tidy and had everything you could possibly need. We visited Washington to see both Rainier and Olympic and this location was a wonderful "home" while we were there. And the towels! Wow! Top notch. The bed was amazingly comfortable and having a Nespresso at our disposal in the morning was excellent. The view from the balcony while drinking coffee in the mornings was to die for. We will definitely return!

Private note

Thank you so much for your hospitality! We had a wonderful time and we hope to return. I'm so glad that after a year and a half we were finally able to visit!

Feedback

Kelli

May 1 - May 7, 2022
Grandview Guest Suite



Overall rating

Public review

[Reply](#) >

We couldn't have been happier with our stay. Having experienced our fair share of Airbnb's, it is evident Diane spares no expense making this guest suite as cozy as possible. We were happy to arrive finding it exceptionally clean, stocked with soft towels, ample amounts of plush throw blankets and pillows, a comfortable mattress with soft sheets, and delicious coffee. Diane checked in on us to make sure we had everything we needed for our stay, and even let us pet her adorable puppy. We are looking forward to booking again.

Feedback

Shannon

Mar 12 - Mar 17, 2022
Grandview Guest Suite



Overall rating

Public review

Diane was lovely. She answered everything in a timely manner and was readily available. The AirBnB itself had pretty much everything you could need, from extra pillows and blankets, to lots of little kitchen appliances, and even creamers and water bottles in the fridge on arrival. Super clean, friendly host, and great location. Would definitely recommend and will be booking again!

Private note

Thanks for all your help and messages. They made the trip go smoothly. We will make sure to book again when we return :)

Feedback

Accuracy

5 ★

Linda

Feb 5 - Feb 9, 2022
Grandview Guest Suite



Overall rating

Public review

By far our best Airbnb experience! From the great description online, to communication from the host, to an absolutely lovely, met all of our needs, even ones we didn't know we had, separate suite with a king-size bed, to convenient location to downtown and the Cushman Trail! Thank you Diane & Dave! You are host extraordinaries! Can't wait to visit again and see your beautiful yard in all its glory! ❤️

Private note

Diane, Nothing could have been more lovely. This was by far our best Airbnb experience!! My husband was starting to wonder if a hotel would just be better. Thank you! Linda

Ray

Dec 3 - Dec 5, 2021
Grandview Guest Suite



Overall rating

Public review

[View reply](#) >

This is a great accomodation and location for visiting Gig Harbor. The view is spectacular, and the guest suite is cozy even for winter days when you don't feel like going out. Even better would be sitting on the deck in summer, which we intend to enjoy. Diane's special brand of hospitality, warmth and communication puts this one over the top; it's one of the best Airbnbs you can find.

Private note

Thanks again for your hospitality, warmth and personal touch, this was so much more than the usual Airbnb transaction

Feedback

Accuracy

5 ★

Check-in

5 ★

Jody

Nov 21 - Nov 22, 2021
Grandview Guest Suite



Overall rating

Public review

Our stay was terrific! The garden, even in November, was beautiful, the apartment was clean and comfortable, and the view was stunning. We enjoyed walking into town for dinner and slept very well in the extremely comfortable king-sized bed. Diane was responsive and helpful. We have nothing but good things to say about our visit!

Private note

Thanks so much for a lovely stay! We appreciate your willingness to answer all of our questions, too. We'd love to visit you again and recommend your place to others who visit Gig Harbor.

Brittany

Sep 23 - Sep 26, 2021
Grandview Guest Suite



Overall rating

Public review

The Grandview Guest Suite was perfect for my husband and I for a long weekend in Gig Harbor. The suite is cozy, clean, and beautifully decorated. The location is in a safe neighborhood and is perfect for access to downtown Gig Harbor or getting on major routes out of town. The host, Diane, is helpful and there was great communication before and during our stay. Perks to the suite include a Nespresso maker, deck overlooking beautiful gardens and a view of the harbor, and lots of hummingbird visitors. We'd definitely stay again!

Feedback

Accuracy

5 ★

Check-in

5 ★

Violet

Sep 27 - Oct 5, 2021
Grandview Guest Suite



Overall rating

Public review

The Grandview Suite is the best experience we have ever had with Airbnb. Immaculate, modern and comfortable. Very private with Harbor views, beautiful yard w/ incredible gardens! In town location, walking distance to everything you need and Cushman trail. Diane and Dave go above and beyond to make sure you have everything you need. They are so kind and are wonderful hosts! I'm already planning our next stay here.

Private note

Thank you so much for our fabulous stay at your guest suite! You made us feel so welcome and exceeded our expectations. Looking forward to our next stay, Violet and Mario 😊

Donna Jean

Sep 14 - Sep 16, 2021
Grandview Guest Suite



Overall rating

Public review

[View reply](#) >

The Grandview Suite was one of the best Airbnb stays we have experienced, and we have been using Airbnb for years. The apartment was impeccable and spotless. Diane attention to detail shows everywhere and she responded to any of our communications so quickly. The private deck overlooking their gardens was a big bonus!! They went above and beyond to accommodate our check-in, due to a middle of the night airline arrival. Can't say enough. Would definitely book again and recommend this gem of a place to stay!!

Private note

This was one of the best Airbnb stays we have had! Thank you so much for your time and sharing your garden with us!

Feedback

Accuracy

5 ★



Today

Inbox ¹¹²

Calendar

Insights

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[All listing reviews](#)

Jacquie

Sep 11 - Sep 13, 2021

Grandview Guest Suite



Overall rating

Public review

Dave and Diane have created a place that is cozy, warm, inviting with great views of the water and an oasis of beauty in their garden, deck and yard. We loved walking around and seeing all the love and passion that they have poured into the spaces. It rejuvenated our souls after not being able to experience traveling much lately. The location is within walking distance or a short drive to all the things we wanted to do in Gig Harbor. Diane's recommendations were spot on, and their place was a wonderful place of respite, comfort and joy. We were not able to get to all of the things we wanted to see and do, so will definitely return when we can. Our number one choice to stay will be in their guest suite. Thanks for a wonderful stay, and take good care!

Private note

Thanks to you and Dave, Diane. Your place is absolutely beautiful and has such a joyful and relaxing spirit. As seasoned folks with back issues, the only think I would recommend is a couch that sits higher up. We have risers under our couch legs and they have made a world of difference for us at home. Though the couch is very comfortable, we avoided it once we realized how hard it was for us to get off of it gracefully (though we did have some laughs about the antics it took). A special thanks for the tomatoes, apples, pear and palm plant. We learned a great deal from Dave during the tour of the yard, and it has inspired Mike to consider doing more on our balcony. Dave's card should come in handy as we step out on faith in learning something new that might bring us even a small bit of what y'all have created in your yard. Thanks again and we look forward to staying with y'all again soon!

Feedback

* Since Jacquie's stay, we purchased a new leather sofa & chair from Macy's!

Accuracy

5 ★

Check-in

5 ★



Today

Inbox ¹¹²

Calendar

Insights

Menu ▾



1

[← All listing reviews](#)

Shannon

Aug 6 - Aug 8, 2021

Grandview Guest Suite



Overall rating

Public review

This is a super sweet airbnb- clean and welcoming. Diane and Doug are the best kind of hosts- adding all the little extras (yummy cookies upon arrival!) and give privacy, while friendly and available. The view is lovely and yard/landscaping are immaculate. Such a lovely balcony to have a glass of wine in the evening and cup of coffee in the morning. A 5 minute drive to the town and loads of cute shops and places to eat. We loved our stay! Highly recommend.

Feedback

Accuracy

5 ★

Check-in

5 ★

Cleanliness

5 ★

Communication

5 ★

Location

5 ★

Value

5 ★

Todd And Nicole

Jun 24 - Jun 25, 2021
Grandview Guest Suite



Overall rating

Public review

Diane is a lovely host. She greeted us at check in and was very friendly. My mother and I were here in gig harbor for a week of training for my exosym leg devices at the Hanger clinic. Diane was very friendly and we enjoyed talking with her. Her space is clean. We enjoyed her beautiful garden and the humming birds :).

Private note

Thank You for having a clean place to relax while I finished my training week at the Hanger clinic! My mom and I loved the garden and sitting on the outside deck and enjoying the views!

Allie

May 15 - May 18, 2021
Grandview Guest Suite



Overall rating

Public review

Diane and her Airbnb was absolutely fantastic. It was clean, quiet and had all the necessities for a comfortable stay. The location is also just a walk away from local restaurants. Diane was a perfect host. The check-in process was seamless. Her hospitality was second to none!

Private note

Diane! Sorry for the late review! We LOVED your place. It was so well put together that we took some photos for ideas if we ever do an AirBNB. Thanks also for your communication and check ins!

Feedback

Accuracy

5 ★

Check-in

5 ★

From: [Josh Stecker](#)
To: [Carl de Simas](#); [Michelle Thomas](#)
Subject: FW: STR
Date: Wednesday, June 1, 2022 4:47:55 PM

From: Ann Jolie <annjolie@smartchoicepet.com>
Sent: Wednesday, June 1, 2022 4:43 PM
To: Mayor & Council <mayorandcouncil@gigharborwa.gov>
Subject: STR

Please read into the record. This is my letter to the Mayor, Council and Planning Commission

Mayor and City Council of Gig Harbor, Planning Commission

Re STR

I am writing to you concerning your Short-Term Rental Regulations and Proposals for the City of Gig Harbor. Version Dated May 26th, 2022

17.04.xxx Short-term rental.

"Short-term rental" means an Owner-occupied single family dwelling unit or accessory apartment, or portion thereof, that is offered as a rental to guests by a legal short-term rental property owner for fewer than thirty consecutive nights; and, where the short-term rental of the entire single-family dwelling unit is limited to no more than 90 days per calendar year

-

This description will close 98% of all short-term rentals in your city. My research shows you currently have approx. 30 short term rentals in your city that are available to families who are visiting Gig Harbor. These do not appear to fit into your description of owner occupied and primary residence as you require in section 17.xx.020 of your draft. Probably no need to go any further as you will not have anyone to regulate and no tax generated to track.

-

17.xx.010 Intent

A. Protect Neighborhoods from adverse impacts of short-term rental.

What are the adverse impacts?

It is important to identify and publish the adverse impacts you are trying to protect the neighborhoods from. What are the current issues you are having and what issues do you foresee in the future? Do you need to better track STRs to ensure they are charging and remitting taxes to the city? Do you have an issue with parties? Has street parking by STR guests become a problem? Why is this issue before you now? It is hard to understand and appreciate what you are attempting to accomplish when the problem, if there is one, is not clearly identified. Please identify the issues.

You should also consider if the Regulations that you are imposing will have an adverse effect on your community. Will you create more harm than good?

What are the adverse impacts the regulations may have on the neighborhoods and businesses in Gig Harbor? This is a very important part of the equation. Are there unintended consequences to your residents?

How many businesses and residents will be adversely affected?

What is the Financial Impact to your city, residents and businesses by reducing your available visitor lodging by 98%?

How much revenue will the city forgo in lodging tax, sales tax and taxes paid by businesses that may no longer exist when you remove STR created revenue?

Who will be the most affected? Your residents? Restaurants? Water Rentals? Hanger Clinic patients? Realtors?

Who are the people who stay in STR's in your city?

When do they stay?

How much do they spend?

What is their average age and income level?

Do you know this information? Do you know that over 48% of the guests that stay in Short Term Rentals in Gig Harbor are here to visit family that live in your city? 12% are here to home shop? 3% are staying at a short-term rental while healing from a surgery done at a local facility? Do you know the average stay length of visitors to your city? (4 days) Do you know how much the average family spends in shopping and services in your area? (\$970.00) What is the occupancy of your hotels in the area and is this sufficient to host your tourists? Should your visitor center stop trying to promote tourism if your city cannot house the people you are trying to attract?

If your intent is to Protect Neighborhoods from adverse impacts of short-term rentals, then it would be very important to understand the adverse impact on the city and residents by reducing or greatly restricting these short-term rentals.

B Permit residents to offer their residences for short-term rentals subject to reasonable city regulations.

The proposed regulations are not reasonable.

C Minimize the impacts on long-term housing availability, attainability and affordability.

AVAILABILITY- I would imagine you have done a survey of how many people would sell their STR if they could only rent it out for 30 days or longer?

How many homeowners owned their homes before using it as a STR and how many would still own their homes if there was no such thing as STR's?

How many people would sell their STRs with your new regulations in place?

Since people can only sell their homes one time, how many homes would that put on the market in Gig Harbor?

Would the number of homes it would make available be enough to drive the prices of homes down in Gig Harbor?

How many people are buying homes in your area for the sole purpose of using them as an STR? Is Gig Harbor a prime location for an STR being that Short Term rentals here are very seasonal?

Is this the town a savvy investor would pick to own short term rental or are the short-term rentals a

way in which a homeowner helps cover the rising cost of living in Gig Harbor?

ATTAINABLE- Homes are attainable in your city.

AFFORDABILITY- To whom and compared to where and what?

If you are comparing to Malibu then you are very affordable, if comparing to Mississippi then you are way out of the ballpark. What makes the homes prices rise and fall does not have much to do with people renting out their homes or rooms in their homes. If you were a year around vacation spot like Miami or Hawaii, then the threat of investors coming in and buying up homes to rent as short-term rentals may be of a concern. The return on investment in those and other hot, year around vacation spots is very high. In areas where vacation rentals are seasonal and the return on investment is low, you will find that most STRs are family owned and operated. If you had a million dollars to spend on a STR you would be way better off buying one in an area that has 365-day opportunity. Gig Harbor has an average of 139 sunny days in a year, California has 283 sunny days. Where would you purchase a vacation rental if your only goal was financial? The main reason Gig Harbor is seeing such an increase in STRs is because they are very lacking in hotel accommodations and your tourism bureau is doing a great job in promoting tourism. You are also a growing city. In 2015 my parents came for a visit and had to stay at a 2-star hotel in the bad side of Tacoma because there were no rooms in any decent hotel within 20 miles of Gig Harbor. You did have some STRs, but they were all full. Your city is growing, people have family and friends who come to visit. Hotels fill up and rates skyrocket during your summer season. The number one reason people stay in STRs is for the kitchen so the family can eat meals together. The second largest reason is they can all be under the same roof and not split between hotel rooms. There is a demand. Once the supply exceeds the demand you will see a decrease in rates charged per night by STR owners which will further discourage people from opening a str for just financial reasons.

17.xx.020 Applicability

A The provisions of this chapter shall apply to all property owners seeking to operate a short-term, rental within a legally established single family dwelling unit or accessory apartment on a parcel owned by the same and that is **established as their primary residence**.

Is this going to be as determined by Washington State Law of 6 months and 1 day with mail and utilities in their name? If so, why are you limiting the STR to 3 months unoccupied? Why are you requiring this to be the primary residence of the owner? Do you want to encourage unrelated families to stay in the same home? Would you allow strangers to sleep in the same house as your kids? What is the owner supposed to do with all their belongings when they move out for three months? Maybe you should require them to take all their medications with them, so no stranger has access to these while in their home. Why can it not be an owner's vacation home? I am certain the intent here is to shut down all STR's in your city.

Who wants to move out of their own home for 3 months leaving all their personal paperwork, bedding, medicines and belonging for others to use?

Most FAMILY short-term customers do not want to stay in someone's personal home among all their

family photos and drawers full of clothing. They do not want their children in the same house as a stranger. You will find that your proposed 2-room owner occupied home will mostly attract young, mainly male travelers. Is this who you want? This requirement will shut down 99% of all STRs in your city. You will no longer need to regulate them as there will not be any. You will remove most if not all your city revenue from STR rentals. You will most likely have an uptick in STRs outside your city limits and the county will get all your tax dollars. Your local business owners will be furious, and they will lose in the long run. This is so restrictive it appears to be an attempt to shut down all STRs from your city. It seems like you are fearful of big investors buying up all the homes and using them as short-term rentals so you believe that if the owner must live there for 6 or 9 months during the year then you will shut down this big perceived threat.

Big investment companies will not come and live in the home for 1 day out of the year. You might as well just Ban short term rentals and only allow bed and breakfasts without the breakfast because that will be the result.

Please explain what you are going to consider to be someone's primary residence and how many days they need to be "home" during the year for them to meet your requirements.

17.xx.030

b. Required listing or booking platforms, as approved by director

VRBO and Airbnb are the two main booking platforms. VRBO only allows full house rentals without others living in the homes. You are going to pretty much be forcing people to use AIRBNB which will most likely end up with a captive market for Airbnb and higher charges to your customer.

Are you doing this to insure you get your tax revenue (which is substantial, we generated 80,000 dollars in taxes this past year)?

You will have very little revenue if you require owner occupied housing and it should be easy for you to track your 1 or 2 short term rentals. Why require this?

You propose-In order to operate a short-term rental within the city of gig harbor, a property owner must obtain and approved short-term rental permit and a city of Gig Harbor business license.

If you renew these yearly, please consider that short term rentals are booking a year in advance in many cases. If a permit expires in Oct but in June, str's are accepting bookings for next May, are they in violation of doing business without a license? Will there be fine?

Why 2 bedrooms and 8 people? If you have a 5-bedroom house and 3 bedrooms are empty, why can't they spread out? Why not just cap the number of people to a safe number and not dictate what rooms they can stay in? This makes no sense at all. None. If you think about it, you are allowing a family of 6 to live in a 3-bedroom home and then all cram in one bedroom for 9 months (since they live there you cannot tell them where they can sleep or cap the number of kids they have in their household). Then they can STR the other two bedrooms to 8 more people if everyone has a place to park???? You have 14 people in a three-bedroom home, and all is good on your end?

I have operated my high-end short-term rentals for many years. We do not have any issues with parties, events or loud, rude guests. Airbnb and VRBO have also put in place many filters and tools

that will prevent unwanted or unruly guests from booking. You have an age requirement, mine is 25 plus. You have min rental days, mine are 3-day min on weekends to discourage parties. You can charge a very high deposit that will not be returned if the guests do not follow the rules. There are pet restrictions, rental agreements and many other tools available. You can require a guest to submit a request to book and provide you with a narrative of why they are coming to the area. You can request valid government ID and a verified e-mail address. We have outside cameras, we check our guests in.

They also will block any user with an auto message if the user has ever had a negative review that indicates the guest had a party or did not follow house rules.

I have had a least two requests to book that were denied by Airbnb because it was the guests birthday weekend and they lived within 25 miles. They identified that the likelihood of a party was high and refused the guest with a health and safety denial.

This is an industry that has grown to fill a need. We did not create the need; we are filling it. By shutting down STRs you have not addressed the issue. People want a safe place to stay while visiting Gig Harbor. They want their family in the same house, with a kitchen. They want privacy.

Please take some time to understand the demographic of your short-term rental customer. Reach out to some of them before you ban them from staying in your city. I am more than happy to provide you with my guest lists and phone numbers. Call me and other owners of STR's in and around your city. I will be more than happy to walk you through how I oversee my homes and I am sure other owners would do the same.

Ann Jolie
5202 Cromwell Dr NW
Gig Harbor, WA 98335
(909) 772-8810

From: [Josh Stecker](#)
To: [Carl de Simas](#)
Cc: [Michelle Thomas](#)
Subject: FW: Please find the attached documents re:STR
Date: Wednesday, June 1, 2022 4:48:09 PM
Attachments: [STR Comments\[39\].pdf](#)
[Letter from Mark Hoppen.pdf](#)

From: Kirsten Moran <kmoran03@gmail.com>
Sent: Wednesday, June 1, 2022 4:28 PM
To: Mayor & Council <mayorandcouncil@gigharborwa.gov>
Subject: Please find the attached documents re:STR

Hello, Please see the attached documents and put into the record for the meeting tomorrow.

Thank you,

Kirsten Moran

To City Council and Mayors office:

June 1, 2022

My name is Kirsten Moran and I live in Gig Harbor. I grew up in Gig Harbor, graduated from Peninsula high school, and my family has lived here since the early 80's. I love this town, the businesses, and restaurants. Long-time residents have watched urban growth and traffic affect the quaintness of this town and are grateful for the last remaining charm that has been preserved. As 100's of homes have been built, massively impacting traffic, and overcrowding our schools, now we find ourselves at risk for our constitutional right to own and use our land and private property often many of which have been owned for decades.

In my journey to financially support our vacation home, the "Emergency" moratorium was put in place for short term rentals. I have watched planning meetings from September of 2021, read the publicly available email correspondence within the city, and attended the City Planning meetings to follow the discussions. My goal was to understand what drove the "Emergency" need for the moratorium, what were the issues and what were the complaints that were impacting our town? An Emergency Moratorium is driven by a crisis, extreme issue or something impacting the town- by this definition, there should not even be an Emergency Moratorium. There is no crisis, no violations documented or data to support an emergency. From what I have read in email exchanges between council, planning and the former mayor, (that are public record) it is clear it was a few people that just do not want STR's. One clearly stated he does not want them, encouraged City Council not to use the land-use route and even suggested there is no value in the revenue brought in by short term rentals. See Attached.

Another question is whether there are OPMA violations preventing the public from comments-RCW [42.30.030](#) in September of 2021? Why was it considered "a hornet's nest" if there were to be public testimony? Why are we being compared and dictated to follow paths, processes, and restrictions that someone thinks were good for Normandy Park? Why was there such a rush to push the moratorium through without public comment? One former councilmember communicated the urgency to get the issue on to a City Council agenda, as it was "Time Sensitive." Why was it time sensitive? Also, why do public records indicate Council and city leaders then, and still, do not even know how many STR's are within the city limits? How is there a crisis if the foundation of how many STR's are within city limits is not known and without documented studies?

- According to the website these were the reasons for the emergency moratorium, nothing in the below seems to be an emergency or crisis.
 - Review current conditions and analyze POTENTIAL issues related to short term rentals.
 - **POTENTIAL** issues are not a current crisis
 - What current conditions, complaints or issues forced the decision for the moratorium?
 - Consider adjustment of regulating codes pursuant to short term rentals
 - Fully evaluate the number of existing short-term rentals,
 - City first reported 58, then 44. We can only find appx. 33, removing boats and bed and breakfasts.
 - Since this has started, no data has been presented during the meetings on how many within city limits are affecting neighbors or the community and in fact, emails between City Council members, and staff, have indicated they have no exact numbers.
 - No data has been provided for any complaint or any impact to warrant an emergency
 - Positive and negative effects on the community
 - No impact study of negative affects
 - No revenue studies on how hundreds of booked nights by our guests who eat out potentially three meals a day and shop while in town.
 - No positive mention even in the meetings of what visitors enjoy about our local businesses
 - Any necessary mitigation that may be needed.
 - There is nothing to mitigate because there is no case that has been made

What I come away with after each meeting is none of what has been done is supported by the data, just fear and what ifs. Where are the studies to substantiate these decisions that are being made and presented to the council? (Why 150 ft vs 100 or less? Why do 3 bedrooms have limits, but 2 bedrooms do not? Why do STR's have to be owner occupied? Why are such decisions being made by a minority, non-elected group (Planning Committee) that impact the ability for residents to keep their homes, funnel business to our local stores and restaurants, and employ service workers? The Gig Harbor Planning Committee and Building and Planning Committee, on record, have falsely claimed that there were complaints,

quoted inaccurate sale prices and rental data, and randomly stated how many homes were short term rentals trying to instill fear in the populous. If you read the attached letter sent to all City Council, Planning and the Mayor, you will notice it is because one person adamantly just does not want STR's. The approach seems to be 'Since it might happen, let us look at what we did at Normandy Park' did and just try that vs. What is best for OUR community?

What has also been obvious is the negative slant and tone from some of the Planning Committee with comments like "taking a bite" when discussing fines etc. This does not build trust and further begs the question-is there an ulterior motive or some conflict of interest here? The meetings do not even discuss any positive outcomes of having STR's or recognize what they do offer to tourism in this town.

Does anyone on the Planning Commission or Council own a STR in another state? Would they impose these extreme restrictions to their own STR? Do they have someone else managing their non-owner occupied STR?

What is known by STR owners but should be known by city leaders is that STR's have a higher accountability than residential or long-term renters; our reviews from our guests make or break our ability to book future guests. Do owners get penalized because they have weeds or unappealing homes? Do long-term property owners get penalized? Our neighbor relations matter. Where are the filed complaints from STR's? We are required to keep the home in pristine rentable condition which requires money to do so. I would argue that the STR's in this town enhance neighborhood value.

Here are comments on the proposed ordinances coming from the Planning Committee:

1. **Short-term rentals must be owner occupied.** What is the data or driving factor in this part of the ordinance? It implies that the STR is the primary residence of one family.
 - a. This single rule will wipe out most available STR's in Gig Harbor and force current STR owners to have to sell their homes.
 - b. The current study we did found that of the 33 listed on Airbnb and VRBO (not boats or BB's) 14 made their homes available more than 125 days a year and most were 250-362 days a year.
 - c. How is the city going to compensate the STR's for loss of revenue that have thrived supporting local tourism for years? Do they care?
 - d. Does the Planning Commission even know, consider or care how much it costs to maintain these STR's?
 - e. What if it is a vacation home that was inherited and willed to a family with the express request to keep it in the family? The inheritor has the obligation to pay all the bills out of pocket, sell the house against the wishes of the deceased or rent it on a short-term rental basis to cover expenses and keep it in the family.
 - f. Why is this the city's business who owns the property? A Planning Commission that knew about a guy that sold a car dealership in Westlake Village, CA and bought a bunch of STR's is not what is happening in our town. According to public data, we have less STR's now than we had in 2019.
2. **Limit number of days the home can rent out 3 bedrooms, but 2 bedrooms are fine.** There was no reasoning behind this decision and fiscally it does not even make sense for the city businesses and restaurants.
 - a. If a family of 6, two parents, 4 children (come in one SUV) stay in a 3-bedroom home, that would mean they are paying for a party of 6 for dinner vs a party of 4. So, by preventing additional guests you are cutting revenue by one-third for our restaurants and stores.
 - b. Does the City tell hotels that a family or friend group is only allowed to have 2 rooms at a local hotel?
 - c. Does the City tell long-term rentals they can only rent two of the three bedrooms in a home?
 - d. Is the City really going to take the risk of collecting and protecting personal information of everyone that stayed at an STR? How will they protect that data? How will they guarantee it will not get in the wrong hands?

- e. Are we to ask our guest that have a group of three if they slept in two of the bedrooms or if they each took their own room?
 - f. There are very few options for larger families or groups to stay together in Gig Harbor. From our study, there are about **8 STR's** with 3+ bedrooms that offer this option in the city limits. **Why is the city concerned with 8 homes-this is a waste of tax dollars?** We see large groups of families come in for weddings, parades, and graduations that must separate all over town because we do not have enough accommodations.
 - g. Our guests are families, volunteers for 'Permission to Start Dreaming' events, not teenagers setting up parties. Clearly there has been no demographic study on who visits our town.
3. **150 ft rule whereby only one will be permitted within that range.**
- a. What data supports why 150ft is better than 50? Is it because some guy did it at another city like Normandy Park?
 - b. How is the city going to decide who gets to keep their STR available and which ones will have to shut down?
 - c. How will the City compensate the STR's that the city denies a permit to after they have already established good neighborhood practices and provided the city with tax revenue?
4. Limits on how many nights a home can be rented.
- a. If the home were rented long term, wouldn't it have more traffic and neighborhood impact than a home that was rented for 200 days a year?
 - b. How is the city going to compensate the STR's that have been renting for years upward of 200-300 days a year with no complaints all while the city received tax revenue.

STR's were historically allowed in Gig Harbor and the Planning Commission has failed to show the public what is the purpose of such restrictions.

The community, and press were falsely misled that there were 58 STR's, then the number was once again falsely stated as 44, another misleading statement. We asked for the actual numbers from the Planning Commission and City, and they are yet to provide any factual proof or evidence, just guesses and hearsay. How can rules be made when they do not even know how many there are to even impact anything.

Our data compiled from online sources, suggests that there are approximately 33 +/-2 STR's in the city limits that are NOT a boat, bed and breakfast, tiny home or any part of the city's dwelling category for STR. There are 152 total encompassing all rentals with a Gig Harbor mailing address...this expands some into the KPN but the highest concentration is in the GH downtown area. Let us assume that 33 is the number for now, we as a community are spending hours and thousands of tax-payer dollars on 33 homes, around 20% of what is available outside of city limits. These 33 homes bring in close to \$1.1M in revenue for homeowners in GH. This \$1.1 million pays mortgages, T&I, utilities, landscaping, house cleaners and bills to upkeep for 33 homes. It also allows the homeowners to keep their homes, plan for/enjoy retirement and leave assets to their children while respectfully supporting the tourism and local businesses. It also provides tax revenue to the city (although this does not seem to matter to a particular citizen that has the ear of the council). How much tax revenue does the city receive from long-term rentals? I would imagine none.

The lack of evidence that STRs do/might disrupt neighborhoods, the fact that STRs were historically allowed, and the fact that the right to rent property is a fundamental right of private property ownership (regardless of how many days or bedrooms) shows extreme overreach and perhaps nefarious behavior on the part of city government.

Effective policy making with data and evidence builds trust and supports our community.

The Planning Commission has failed to produce any compelling reasons for such ordinances, have launched an attack on an exceedingly small minority of up-standing owners and now threatens to take away revenue for our local restaurants and businesses.

The Planning Commission has been driving decisions by fear, what ifs, this happened over there, and a few people that just do not want STR's. The current copy and paste approach is breeding animosity. My suggestion is to dismantle the current approach and form a group that has the interest of all parties, so we produce a win/win that promotes thriving businesses, thriving families and a thriving culture of inclusiveness. We need to start over and evaluate data, statistics, public records, complaints, and issues AND acknowledge all the positive aspects the STR's provide to this City.

Regards,

Kirsten Moran

FW: Short Term Rentals

From
Tony Piasecki
To
Daniel P. Kenny
Recipients
dpkenny@omwlaw.com

Daniel,

FYI. This might come up tonight.

Tony

From: hoppenm@gmail.com <hoppenm@gmail.com> **Sent:** Saturday, September 25, 2021 11:18 AM **To:** Robyn Denson <rdenson@gigharborwa.gov>; 'T.E. Markley' <traciemarkley@gmail.com>; Bob Himes <bhimes@gigharborwa.gov>; Spencer Abersold <SAbersold@gigharborwa.gov>; JFranich@cityofgigharbor.net; Jeni Woock <jWoock@gigharborwa.gov>; Le Rodenberg <lrodenberg@gigharborwa.gov>; Kit Kuhn <Kkuhn@gigharborwa.gov>; Tony Piasecki <Tpiasecki@gigharborwa.gov> **Subject:** Short Term Rentals

Council members,

As a City of Gig Harbor home owner, I am concerned about the future regulation and administration of short term rentals (i.e. Airbnbs and VRBOs, etc.) within the city limits. I think that *land use* regulation of these commercial uses in R-1 or R-2 zones is a slippery slope, and that business license regulation of these uses, if such uses are allowed at all, is the prudent route to regulation and administration. I also think the RCW definition of short term rentals is the best method of defining these commercial uses in code.

To change the Business License section of the code, you are required to have two readings of an ordinance. Upon the first reading of an ordinance, you normally take public testimony. So, you would not have an additional public hearings unless desired. If the City Council, however, construes this as a land use issue, then it is customary, statutorily proper, and prudent to declare a moratorium and simultaneously schedule a later public hearing. The reason I recommend not using a land use route toward legislation and administration of short terms rentals is that the issue of grandfathered rights and vesting can be avoided.

Also, an adjustment to the business license code costs Katrina Knutson no time in her Community Development Department because business licenses are not in her wheelhouse, and because business license review is not subject to Planning Commission review. All that is normal practice, aside from Council readings and public testimony about the ordinance, is for the City Attorney to craft the ordinance and for the Interim City Administrator to craft the staff memo.

What follows is a new subset of the Normandy Park Business License code, adopted in March, 2020, about one month before I retired. The pertinent sections are highlighted in yellow. **I recommend that the provision expressed in 4.02.035 – (1) (a), (b), (c), and (d) – be adopted as part of any regulatory code.** If you can't just say no, then please do this, or something very, very much like it. NMPC 4.020.030 (4) is a weak, feel-good provision, but I doubt it would ever cause a problem. Interestingly, Ogden Murphy Wallace crafted these provisions.

4.02.030 Business license required.

(1) No person shall transact, engage in or carry on any business, trade, profession, occupation or calling in the city of Normandy Park without first having been issued a business license unless such activity is exempt as provided in NPMC 4.02.050.

(2) All licenses issued pursuant to the provisions of this title shall be displayed in a prominent and conspicuous location at the premises. If the person is engaged in business within the city and does not conduct it upon premises, then he/she shall carry the license upon his/her person.

(3) For the business of short-term rentals, the city expressly adopts by reference the provisions of Chapter 64.37 RCW, as now enacted and as hereafter amended; further, a short-term rental is different from the following: (a) a bed and breakfast house, which requires a conditional use permit consistent with the land use chart in NPMC 18.10.060; (b) a guest house, which is regulated in the zoning code; and (c) a home occupation, which is regulated by Chapter 18.200 NPMC; and provided further, the guest of any short-term rental owner or operator complying with this chapter shall not be considered a transient as defined in the zoning code. (Ord. 1006 § 2, 2020; Ord. 985 § 1, 2018; Ord. 826 § 1, 2008).

4.02.035 Short-term rentals – Special provisions.

The following special provisions are applicable to short-term rentals:

(1) Short-term rentals are permitted for up to two rooms within a single-family residence; provided, that:

(a) An owner who operates a short-term rental shall continuously occupy his or her residence during the term of any and all short-term rental agreements;

(b) Only one short-term rental agreement may be in effect for a single-family residence at any one time;

(c) Not more than two rooms shall be rented in any residential dwelling of any kind, either short-term or long-term rentals; and

(d) Short-term rentals are prohibited in detached accessory structures, guest houses, recreational vehicles, and house trailers.

(2) An owner who operates a short-term rental is responsible for ensuring compliance with all applicable state requirements, including but not limited to the requirements of RCW 64.37.030, as now adopted or hereafter amended; all city zoning code requirements, including but not limited to those related to the number of unrelated people occupying the short-term rental unit; and all city parking provisions applicable to single-family residences set forth in the zoning code. Prior to issuance of a short-term rental business license, the applicant must demonstrate the existence of adequate off-street vehicle parking, which must be used by all household vehicles including any and all short- and long-term renters outside of the required setbacks within the applicable zone.

(3) Short-term rental agreements shall include provisions requiring owners to exercise best efforts to resolve conflicts with neighbors related to issues such as noise, littering, parking, and trespassing, and the owner of a short-term residential unit shall be responsible to the city for exercising best efforts to help ensure such conflicts are resolved as a condition of maintaining a business license under this chapter.

(4) Violation of Normandy Park code regulations regarding noise, littering, parking, and trespassing may result in the issuance of corrective action, the revocation of the short-term rental business license, and civil penalties as provided in this code.

(5) The city clerk or designee may impose such additional requirements as may be necessary, consistent with the police power authority of the city, to protect the public health, safety and welfare in the issuance of business licenses related to short-term rentals.

(6) It shall be the responsibility of the person owning a single-family residence used as a short-term rental to ensure the lodging excise tax provided for by Chapter 3.15 NPMC is timely paid. (Ord. 1006 § 3, 2020).

Again, I think it's critical that all short term rentals: 1) be "owner present;" 2) have no more than one short term rental agreement in effect at the same time; 3) have a limit on the number of people and rooms that can be rented; 3) be clear that only rooms in primary residences can be rented; 4) have adequate parking off-street corresponding to rentals; and 5) conform to the state statute. And, of course, this code and city implementation of this code needs clarify that business licenses can be administratively revoked for violation of these business license standards.

This issue is a hornets' nest. And once Council has public testimony, it will likely be testy. You might even meet fancy talking out-of-city or state people, who talk about the great revenue benefit of short term rentals. Regardless, there is no public tax revenue incentive that outweighs the cost of collection. The industry seems to believe that all hotel/motel tax goes to the city, which of course is not true.

Potential land use applicants should be warned about the perils of filing a wasted permit fee, if the business license approach is used. In Normandy Park, I did refund one such fee to an applicant; such refunds are unseemly.

Having said all this, and talking about viable options, my view is please just outright ban these commercial uses in residential zones. My wife and I are entitled to the integrity of our property value and reasonable repose. When you have a short term rental next to you, you never know what to expect, and I think that's unreasonable because it changes from day to day. Short term rentals can reduce your expectation of security. Experiencing a long-term renter next door is an entirely different circumstance. Some Airbnb/VRBO operators are wonderful people with quiet, well-appointed, well-managed operations, but that is not uniformly the case.

I'll explain what I mean with examples:

If you use the business license approach like Normandy Park, then short term renters wouldn't even have to change anything they already do, as long as they're at home and don't get the bright idea to hire a property management company to "keep things going" while they're on vacation, or for that matter start advertising for gourmet cooking classes for short term renters. Alternatively, a foreign investor, who wants to buy up houses in an R-1 area for long-term capital growth, and who then rents them for up to eight short term renters per house a night, using a property management company to be on site, will be stopped, vested rights or not.

Just remember that when four partying people, who inhabit an Airstream trailer placed just within the setbacks – and the home owner is building an unpermitted shelter roof over the Airstream – and another four different renters are in the adjacent family house, with cars that are not only in the driveway but all over the street, and the same guy that owns the house wants to buy three more houses in the same block, and he doesn't live in any of them, but has a so-called property management company nominally managing the VRBO or Airbnb rentals, that you'll wish you at least had an ordinance just like Normandy Park's.

If you go the business license route and make it known, then I believe there is time of a study session about this issue, or maybe even a study session with public testimony. But, if you intend to go in a land use direction, which I think is a slippery slope and utterly unnecessary, then a moratorium is in order.

Mark E. Hoppen

8133 Shirley Avenue

Gig Harbor, WA 98332

(253) 279-2415 cell

image001.gif

image001.gif

From: [Josh Stecker](#)
To: [Carl de Simas](#)
Cc: [Michelle Thomas](#)
Subject: FW: Resend of GHSTRA Letter
Date: Wednesday, June 1, 2022 4:54:00 PM
Attachments: [RE-Send Ltr from GHSTRA.docx](#)
[Re-sendLetter from Mark Hoppen.pdf](#)

From: Bonnie O'Malley <bonnie@exhibitease.net>
Sent: Wednesday, June 1, 2022 4:54 PM
To: Mayor & Council <mayorandcouncil@gigharborwa.gov>
Subject: Resend of GHSTRA Letter

Please replace the previous letter sent today from GHSTRA with the attached and read this one into the record. The previous version cut the attachment from our letter. This includes the full email written by Mark Hoppen and referenced in our letter.

Regards,

Bonnie O'Malley, Co-Owner
ExhibitEase LLC
203-481-0792
www.exhibitease.net

WBENC Certified



6.1.22

TO: mayorandcouncil@gigharborwa.gov

RE: Short Term Rental Regulation

FROM: Carolyn Allen, Founder, 3526 Harborview Dr., Gig Harbor, WA 98332

Bonne O'Malley, Co-Founder, 8101 Bayridge Ave., Gig Harbor, WA 98332

Please Note: This letter is written on behalf of the Gig Harbor Short Term Rental Alliance LLC and we respectfully request that this letter and the email document dated September 25, 2021 written by Mark Hoppen to then-acting members of the Gig Harbor City Council and possibly others (referenced and attached), be read into the record for future reference by all involved parties.

As The Planning Commissioners and City Council Members are mostly aware, we have formed the Gig Harbor Short Term Rental Alliance LLC in response to action taken by the Council instituting a Moratorium on the Licensing of Short Term Rentals in the City of Gig Harbor.

It has been our purpose from the beginning, as STR Owners, Potential Owners and various interested parties, to research and educate the public and the governing bodies as to the benefits of STR's to the greater good of our community. You are now in the possession of a substantial number of letters written to your attention, not only to address benefits, but also as requests for clarification of the reasoning behind the Moratorium and the proposals that the Planning Commission and City Council are seeking to implement.

Of major concern to our members is the question of how this "Tempest in a Teapot" came about, without, by admission of City Administration, any documentation of complaints to warrant this action. One of the questions that you will find throughout the letters you are tasked to read and archive is the question of where this controversy originated.

Through the diligent research and cooperation of members of our group, we have now unearthed the attached document from Public Record, which seems to us to be the source of the conflict. Our interpretation is that it was written not as a specific

complaint, but was allegedly advisory as to the evasive actions that the City Council could take to shut the STR concept down in our city. It appears to be “special interest” in nature, in it’s direction to the Governing Officials at the time; many of whom remain in the same or related positions currently, and who will be a part of the decision-making process with regard to the regulation of STR’s. Please reference all of the names that appear on the email correspondence.

We strongly suggest that all parties consider this information with an eye to the legal ramifications of all suggested regulations. We are open for discussion with regard to all of the proposed regulations, but we request that each and every one be thought out very carefully and justified as to how they serve the greater good of the community and not a handful of individuals with power, influence and special interests.

Regards,

Carolyn Allen
Bonnie O’Malley

FW: Short Term Rentals

From
Tony Piasecki
To
Daniel P. Kenny
Recipients
dpkenny@omwlaw.com

Daniel,

FYI. This might come up tonight.

Tony

From: hoppenm@gmail.com <hoppenm@gmail.com> **Sent:** Saturday, September 25, 2021 11:18 AM **To:** Robyn Denson <rdenson@gigharborwa.gov>; 'T.E. Markley' <traciemarkley@gmail.com>; Bob Himes <bhimes@gigharborwa.gov>; Spencer Abersold <SAbersold@gigharborwa.gov>; JFranich@cityofgigharbor.net; Jeni Woock <jWoock@gigharborwa.gov>; Le Rodenberg <lrodenberg@gigharborwa.gov>; Kit Kuhn <Kkuhn@gigharborwa.gov>; Tony Piasecki <Tpiasecki@gigharborwa.gov> **Subject:** Short Term Rentals

Council members,

As a City of Gig Harbor home owner, I am concerned about the future regulation and administration of short term rentals (i.e. Airbnbs and VRBOs, etc.) within the city limits. I think that *land use* regulation of these commercial uses in R-1 or R-2 zones is a slippery slope, and that business license regulation of these uses, if such uses are allowed at all, is the prudent route to regulation and administration. I also think the RCW definition of short term rentals is the best method of defining these commercial uses in code.

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Mark E. Hoppen

8133 Shirley Avenue

Gig Harbor, WA 98332

(253) 279-2415 cell

image001.gif

image001.gif

From: [Josh Stecker](#)
To: [Carl de Simas](#); [Michelle Thomas](#)
Subject: FW: Short Term Rentals
Date: Wednesday, June 1, 2022 4:48:52 PM
Attachments: [Victoria Burgess letter to Mayor and Council.pdf](#)

From: Diane Dahl <ddahl2@yahoo.com>
Sent: Wednesday, June 1, 2022 3:46 PM
To: Mayor & Council <mayorandcouncil@gigharborwa.gov>
Subject: Short Term Rentals

Good Afternoon,

I wanted to forward this email I received from Victoria Burgess / Windermere Real Estate, Gig Harbor.

She asked me to share this with the Mayor and Council.

Thank you again,
Diane

Diane Dahl

To: Diane Dahl
Subject: FW: Short Term Rentals, new proposed Rules and Regulations in Gig Harbor

From: Team <victoria@homeintheharbor.com>
Sent: Wednesday, June 1, 2022 1:48 PM
To: Diane Dahl <Diane.Dahl@movement.com>
Subject: Re: Short Term Rentals, new proposed Rules and Regulations in Gig Harbor

Hi Diane,

I support the Short Term Rentals for especially downtown Gig Harbor. As you know, I live in downtown in Greyhawk. I don't see why it would be a bother for anyone in downtown to have visitors come to our area. I have personally rented homes in other towns and very much enjoy having a "home" vs. a "hotel". It makes me more comfortable to stay in the area for a longer period of time where I am spending money on restaurants and shopping in the local stores. I have even gone to towns by boat and chosen to stay in an air bnb for the weekend instead of being on my boat.

The short term rentals also do a service to our local folks who are sometimes between housing for a week or two when they are selling and buying. You and the council may not be aware that this year the Waterfront Inn changed hands. I don't believe that the new owners intend to continue the business for more than a year or two. This will reduce the amount of rental rooms available to visitors coming to our town.

Please feel free to share my comments with the city council.

VICTORIA BURGESS
Broker / REALTOR®
(253) 265-1777
Team@HomeInTheHarbor.com

WINDERMERE GIG HARBOR

On Jun 1, 2022, at 11:31 AM, Diane Dahl <Diane.Dahl@movement.com> wrote:

From: [Josh Stecker](#)
To: [Carl de Simas](#)
Cc: [Michelle Thomas](#)
Subject: FW: STR
Date: Wednesday, June 1, 2022 4:49:10 PM
Attachments: [str.docx](#)

From: Ann Jolie <annjolie@smartchoicepet.com>
Sent: Wednesday, June 1, 2022 4:49 PM
To: Mayor & Council <mayorandcouncil@gigharborwa.gov>
Subject: STR

Mayor and City Council of Gig Harbor, Planning Commission

Re STR

I am writing to you concerning your Short-Term Rental Regulations and Proposals for the City of Gig Harbor. Version Dated May 26th, 2022

17.04.xxx Short-term rental.

“Short-term rental” means an Owner-occupied single family dwelling unit or accessory apartment, or portion thereof, that is offered as a rental to guests by a legal short-term rental property owner for fewer than thirty consecutive nights; and, where the short-term rental of the entire single-family dwelling unit is limited to no more than 90 days per calendar year

This description will close 98% of all short-term rentals in your city. My research shows you currently have approx. 30 short term rentals in your city that are available to families who are visiting Gig Harbor. These do not appear to fit into your description of owner occupied and primary residence as you require in section 17.xx.020 of your draft. Probably no need to go any further as you will not have anyone to regulate and no tax generated to track.

17.xx.010 Intent

A. Protect Neighborhoods from adverse impacts of short-term rental.

What are the adverse impacts?

It is important to identify and publish the adverse impacts you are trying to protect the neighborhoods from. What are the current issues you are having and what issues do you foresee in the future? Do you need to better track STRs to ensure they are charging and remitting taxes to the city? Do you have an issue with parties? Has street parking by STR guests become a problem? Why is this issue before you now? It is hard to understand and appreciate what you are attempting to accomplish when the problem, if there is one, is not clearly identified. Please identify the issues.

You should also consider if the Regulations that you are imposing will have an adverse effect on your community. Will you create more harm than good?

What are the adverse impacts the regulations may have on the neighborhoods and businesses in Gig Harbor? This is a very important part of the equation. Are there unintended consequences to your residents?

How many businesses and residents will be adversely affected?

What is the Financial Impact to your city, residents and businesses by reducing your available visitor lodging by 98%?

How much revenue will the city forgo in lodging tax, sales tax and taxes paid by businesses that may no longer exist when you remove STR created revenue?

Who will be the most affected? Your residents? Restaurants? Water Rentals? Hanger Clinic patients? Realtors?

Who are the people who stay in STR's in your city?

When do they stay?

How much do they spend?

What is their average age and income level?

Do you know this information? Do you know that over 48% of the guests that stay in Short Term Rentals in Gig Harbor are here to visit family that live in your city? 12% are here to home shop? 3% are staying at a short-term rental while healing from a surgery done at a local facility? Do you know the average stay length of visitors to your city? (4 days) Do you know how much the average family spends in shopping and services in your area? (\$970.00) What is the occupancy of your hotels in the area and is this sufficient to host your tourists? Should your visitor center stop trying to promote tourism if your city cannot house the people you are trying to attract?

If your intent is to Protect Neighborhoods from adverse impacts of short-term rentals, then it would be very important to understand the adverse impact on the city and residents by reducing or greatly restricting these short-term rentals.

B Permit residents to offer their residences for short-term rentals subject to reasonable city regulations.

The proposed regulations are not reasonable.

C Minimize the impacts on long-term housing availability, attainability and affordability.

AVAILABILITY- I would imagine you have done a survey of how many people would sell their STR if they could only rent it out for 30 days or longer?

How many homeowners owned their homes before using it as a STR and how many would still own their homes if there was no such thing as STR's?

How many people would sell their STRs with your new regulations in place?

Since people can only sell their homes one time, how many homes would that put on the market in Gig Harbor?

Would the number of homes it would make available be enough to drive the prices of homes down in Gig Harbor?

How many people are buying homes in your area for the sole purpose of using them as an STR?

Is Gig Harbor a prime location for an STR being that Short Term rentals here are very seasonal?

Is this the town a savvy investor would pick to own short term rental or are the short-term rentals a way in which a homeowner helps cover the rising cost of living in Gig Harbor?

ATTAINABLE- Homes are attainable in your city.

AFFORDABILITY- To whom and compared to where and what?

If you are comparing to Malibu then you are very affordable, if comparing to Mississippi then you are way out of the ballpark. What makes the homes prices rise and fall does not have much to do with people renting out their homes or rooms in their homes. If you were a year around vacation spot like Miami or Hawaii, then the threat of investors coming in and buying up homes to rent as short-term rentals may be of a concern. The return on investment in those and other hot, year around vacation spots is very high. In areas where vacation rentals are seasonal and the return on investment is low, you will find that most STRs are family owned and operated. If you had a million dollars to spend on a STR you would be way better off buying one in an area that has 365-day opportunity. Gig Harbor has an average of 139 sunny days in a year, California has 283 sunny days. Where would you purchase a vacation rental if your only goal was financial? The main reason Gig Harbor is seeing such an increase in STRs is because they are very lacking in hotel accommodations and your tourism bureau is doing a great job in promoting tourism. You are also a growing city. In 2015 my parents came for a visit and had to stay at a 2-star hotel in the bad side of Tacoma because there were no rooms in any decent hotel within 20 miles of Gig Harbor. You did have some STRs, but they were all full. Your city is growing, people have family and friends who come to visit. Hotels fill up and rates skyrocket during your summer season. The number one reason people stay in STRs is for the kitchen so the family can eat meals together. The second largest reason is they can all be under the same roof and not split between hotel rooms. There is a demand. Once the supply exceeds the demand you will see a decrease in rates charged per night by STR owners which will further discourage people from opening a str for just financial reasons.

17.xx.020 Applicability

A The provisions of this chapter shall apply to all property owners seeking to operate a short-term, rental within a legally established single family dwelling unit or accessory apartment on a parcel owned by the same and that is **established as their primary residence**.

Is this going to be as determined by Washington State Law of 6 months and 1 day with mail and utilities in their name? If so, why are you limiting the STR to 3 months unoccupied? Why are you requiring this to be the primary residence of the owner? Do you want to encourage unrelated families to stay in the same home? Would you allow strangers to sleep in the same house as your kids? What is the owner supposed to do with all their belongings when they move out for three months? Maybe you should require them to take all their medications with them, so no stranger has access to these while in their home. Why can it not be an owner's vacation home? I am certain the intent here is to shut down all STR's in your city.

Who wants to move out of their own home for 3 months leaving all their personal paperwork, bedding, medicines and belonging for others to use?

Most FAMILY short-term customers do not want to stay in someone's personal home among all their family photos and drawers full of clothing. They do not want their children in the same house as a stranger. You will find that your proposed 2-room owner occupied home will mostly attract young, mainly male travelers. Is this who you want? This requirement will shut down 99% of all STRs in your city. You will no longer need to regulate them as there will not be any.

You will remove most if not all your city revenue from STR rentals. You will most likely have an uptick in STRs outside your city limits and the county will get all your tax dollars. Your local business owners will be furious, and they will lose in the long run. This is so restrictive it appears to be an attempt to shut down all STRs from your city. It seems like you are fearful of big investors buying up all the homes and using them as short-term rentals so you believe that if the owner must live there for 6 or 9 months during the year then you will shut down this big perceived threat.

Big investment companies will not come and live in the home for 1 day out of the year. You might as well just Ban short term rentals and only allow bed and breakfasts without the breakfast because that will be the result.

Please explain what you are going to consider to be someone's primary residence and how many days they need to be "home" during the year for them to meet your requirements.

17.xx.030

b. Required listing or booking platforms, as approved by director

VRBO and Airbnb are the two main booking platforms. VRBO only allows full house rentals without others living in the homes. You are going to pretty much be forcing people to use AIRBNB which will most likely end up with a captive market for Airbnb and higher charges to your customer.

Are you doing this to insure you get your tax revenue (which is substantial, we generated 80,000 dollars in taxes this past year)?

You will have very little revenue if you require owner occupied housing and it should be easy for you to track your 1 or 2 short term rentals. Why require this?

You propose-In order to operate a short-term rental within the city of gig harbor, a property owner must obtain and approved short-term rental permit and a city of Gig Harbor business license.

If you renew these yearly, please consider that short term rentals are booking a year in advance in many cases. If a permit expires in Oct but in June, str's are accepting bookings for next May, are they in violation of doing business without a license? Will there be fine?

Why 2 bedrooms and 8 people? If you have a 5-bedroom house and 3 bedrooms are empty, why can't they spread out? Why not just cap the number of people to a safe number and not dictate what rooms they can stay in? This makes no sense at all. None. If you think about it, you are allowing a family of 6 to live in a 3-bedroom home and then all cram in one bedroom for 9 months (since they live there you cannot tell them where they can sleep or cap the number of kids they have in their household). Then they can STR the other two bedrooms to 8 more people if everyone has a place to park???? You have 14 people in a three-bedroom home, and all is good on your end?

I have operated my high-end short-term rentals for many years. We do not have any issues with parties, events or loud, rude guests. Airbnb and VRBO have also put in place many filters and tools that will prevent unwanted or unruly guests from booking. You have an age requirement, mine is 25 plus. You have min rental days, mine are 3-day min on weekends to discourage parties. You can charge a very high deposit that will not be returned if the guests do not follow the rules. There are pet restrictions, rental agreements and many other tools available. You can require a guest to submit a request to book and provide you with a narrative of why they are coming to the area. You can request valid government ID and a verified e-mail address. We have outside cameras, we check our guests in.

They also will block any user with an auto message if the user has ever had a negative review that indicates the guest had a party or did not follow house rules.

I have had a least two requests to book that were denied by Airbnb because it was the guests birthday weekend and they lived within 25 miles. They identified that the likelihood of a party was high and refused the guest with a health and safety denial.

This is an industry that has grown to fill a need. We did not create the need; we are filling it. By shutting down STRs you have not addressed the issue. People want a safe place to stay while visiting Gig Harbor. They want their family in the same house, with a kitchen. They want privacy.

Please take some time to understand the demographic of your short-term rental customer. Reach out to some of them before you ban them from staying in your city. I am more than happy to provide you with my guest lists and phone numbers. Call me and other owners of STR's in and around your city. I will be more than happy to walk you through how I oversee my homes and I am sure other owners would do the same.

Ann Jolie
5202 Cromwell Dr NW
Gig Harbor, WA 98335
(909) 772-8810

From: [Josh Stecker](#)
To: [Michelle Thomas](#); [Carl de Simas](#)
Subject: FW: Short-term rentals
Date: Wednesday, June 1, 2022 4:55:22 PM

From: glenn peterson <glenn1peterson@gmail.com>
Sent: Wednesday, June 1, 2022 4:54 PM
To: Carl de Simas <cDesimas@gigharborwa.gov>; Mayor & Council
<mayorandcouncil@gigharborwa.gov>
Subject: Re: Short-term rentals

I request the following letter be read into the record for future reference by all involved parties.
Thank you.

On Fri, May 27, 2022 at 10:13 AM glenn peterson <glenn1peterson@gmail.com> wrote:

5/27/22

Dear Council Members:
Re: STR's
From: Glenn Peterson

This story starts with a group of unelected commissioners able to work on a project where personal preferences and biases appear to create conflicts of interest with the public's interest. Truly a 'fox in the hen house' situation. We heard about a commissioner's frustration with losing a licensing fight involving a bed and breakfast; anecdotal information regarding impact to crime, disturbances, and affordable housing.

Unfortunately, the process has reflected personal preferences and biases. Discussions had limited notice of the public's right to comment; research wasn't geared toward understanding issues for collaborative solutions, but to eliminate or restrict STR's out of existence. As one commissioner stated – we can make them more restrictive and reduce them later. And so it occurred, the proposed STR code may be the most restrictive in the nation. Please note:

- Proposed reg's would unreasonably reduce property rights, expand local gov't bureaucracy, reduce business/personal income, while further increasing taxes/costs.
- No real discussion related to trends in data, root causes, and potential solutions related to crime, disturbances, and affordable housing.
- Focus on personal residences.

- o STR's – whole house - limited to 90-days in a year. Why? If I'm out of town more than 90 days, the house is vacant and more prone to property crime.
- o Owner occupied – essentially removes anyone not using their home as a primary residence. Why?
- o 150' radius between STR's– why? Commissioners noted that 'it looked better than the 300' radius'.

Gig Harbor needs STR's, fair reg's make sense with true collaboration. All of this work to date **relates to about 50-STR's** and driven by a few who want to frame the issue as they see it – as one commissioner noted 'we need to take a defensive position'. The commissions work doesn't represent the diversity of GH; the proposed reg's don't address real issues or solutions. Please consider:

- Local businesses benefit from STR's – several STR's provide gift certificates to local restaurants for guests to help promote GH.
- Diversity of lodging - GH needs diversity of lodging. The proposed reg's essentially eliminate STR options for visitors.
- Loss of STR income – with a fixed income, several homeowners may lose their homes, the extra income is needed to help make ends meet.
- Improvements - STR's allow for more more improvements and upkeep/maintenance.
- Housing prices are going up in GH and throughout WA, but limited to no impact due to STR's.
- Police service calls – many thousands of calls for disturbances and crime, we've not been able to identify data related to or influenced by STR's.

I and many others are willing to work with the Council on fair regulations that support the spirit and character of GH.

Thank you for your consideration.

Glenn Peterson

From: [Carl de Simas](#)
To: [Michelle Thomas](#)
Subject: FW: STR proposal
Date: Thursday, June 2, 2022 8:35:11 AM
Attachments: [Document1.pdf](#)

Hi Michelle,

Not sure if we received this one yesterday via another channel, but it was hung up in my Sendio.

Thanks,

Carl

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Carl de Simas | Principal Planner
Community Development | 3510 Grandview Street | Gig Harbor, WA 98335
P (253) 853-7628 | F (253) 858-6408 | www.cityofgigharbor.net

From: Geri Barkhoff <geri.barkhoff@gmail.com>
Sent: Wednesday, June 1, 2022 9:29 AM
To: Carl de Simas <cDesimas@gigharborwa.gov>; Mayor & Council
<mayorandcouncil@gigharborwa.gov>
Subject: STR proposal

Please see attached letter regarding my thoughts on your proposal on STR.

Thank you
Geri Barkhoff

May 31, 2022

Dear Gig Harbor Mayor and Council Members:

I respectfully request that the following letter be read into the record for future reference by all involved parties.

We're long-term residents of Gig Harbor, my family dates back to the early settlement years, and we are very disappointed with the limitation on short-term rentals directed at homeowners. Businesses with pre-existing licenses, bed and breakfasts seem to be grand-fathered, yachts excluded; and certain ADU's excluded. The common theme is these rentals are typically run as businesses and have the resources to fight the proposed law and would benefit significantly from the proposed law.

When we learned about the STR discussion and checked into a potential permit, we weren't able to do this due to the 'emergency' declared regarding short term rentals. The true source of the emergency is not known, but the pause was approved. With all of the development we have in Gig Harbor, many homes built identically, some with only paint differences and limited distance between them, this appears to be more of an emergency that affects the look and feel of Gig Harbor. Again, the theme appears to be big business wins, homeowners lose.

Laws that help our city and balance the needs of residents makes sense. These proposed short-term rental laws don't make any sense and appear to have been a fear campaign from the beginning. A well run short-term rental helps maintain the look and feel of Gig Harbor, those that aren't well run can't last due to the rating process and can be enforced with sensible laws.

Sincerely,


Geri Barkhoff