

**CITY OF STEVENSON
PLANNING COMMISSION MEETING MINUTES**

10.j

July 13, 2015

MEMBERS PRESENT Paul Hendricks, Shawn Van Pelt, Karen Ashley, Valerie Hoy-Rhodehamel

STAFF PRESENT Ben Shumaker

PUBLIC PRESENT Rick Jessel, Mary Repar, Scott Anderson, Bernard Vasari, Bruce Nissen, Julie Mayfield

Preliminary Matters

1. **Public Comment Option** **Hendricks** selected Public Comment Option #2.
2. **Minutes:** **Hoy-Rhodehamel** moved and **Ashley** seconded to approve the minutes of June 8, 2015 as amended. Motion approved unanimously. Correction on page two (2) gender discrepancy.
3. **Public Comment Period** **Jessel** said he didn't get an email about this early meeting time, he would like to get the information ahead of time. **Jessel** didn't get a copy of the emailed questionnaire on June 8th and he asked to be notified of Planning Commission Meetings, he didn't get a notice and is concerned about the process as he is the only one concerned with vacation rental at the moment. **Shumaker** said the questionnaire had been sent directly to Jessel by email and doesn't understand why he did not receive it. **Jessel** said that being not informed has been a consistent issue, no public notices, and no notices on light posts continues to be a problem with open public process. **Repar** thanked the Public Works Staff for their work last week on broken water pipes. She discussed the issue of water, that water is our life and the stop gap for everything. She said we need to pay more attention to it in our development. She is concerned about fires, there was no water pressure when the pipes broke. Water is not a private commodity and she wants to make note of this here.

New Business

4. **Variance Request:** **Shumaker** said the Applicant requested to be removed from the agenda.
5. **Zoning Interpretation:** M1 Light Industrial District: Tasting Room and Restaurant

Tasting room with a cidery/winery/brewery and a Restaurant with a cidery/winery/brewery. Planning commission is given the opportunity to interpret the Zoning Code to determine whether a tasting room and/or food service associated with on-site winery, cidery, and/or brewery is of the same general character as the principal and conditionals uses or customarily incidental and subordinate to those uses.

Planning commission and the public discussed six (6) key questions. **Bruce Nissen owner of Jester & Judge**, manufacturer of hard cider products Jester & Judge trade name. Nissen said that only after understanding that WA State

would not allow minors that they decided to do something food-wise so it could be a family experience. Based upon the laws of the state, they chose to move forward with the food service. Incidental and Customary; he believes in the quality of his product and they are donating all of the tasting money, the revenue is not the core of what they do and quite incidental from a fiscal standpoint. Regarding the customary/common aspect, he challenged the Commission to name a brewery that does not have food and would walk out if they could name one. The Commission could not name one. **Nissen** acknowledged there is also some safety sound logic to providing food, and makes good sense. To him this is simply a pride point for their business and not the primary purpose of their business. He referenced parking conflicts with due to kite boarders use of the recreation area. He doesn't usually associate recreational space with industrial space and doesn't feel his food service is any greater conflict with that use. **Repar** said she's visited many places and most places that sell alcohol sell food. Skunk Brothers and the Cidery business, the comp plan our port district in the future would be more diverse. She sees it as adding diversity. She thinks you have to have food with liquor for safety and health. She doesn't see it as strange, it enhances the port district. Food is always an invitation to participate. She would like to see the Commission work in the language that this is something good to have in our community. **Van Pelt** asked about the division line between the commercial and industrial districts. **Shumaker** said between Clark & Lewies and the Tichenor Building. **Ashley** said she agrees with **Repar**, the comp plan reflects that. **Shumaker** indicated that one provision of the comp plan, 5.8 preserve industrial lands for industrial uses; would be the only provision that could give the Commission pause in the interpretation. He asked if the Commission was worried the interpretation might lead to an industrial area full of restaurant uses. He asked if the current zoning allows this flexibility or do we need an amendment. If you believe the current text fits and its incidental and subordinate to the operation, there is no problem in proceeding.

There was a detailed discussion. **Hendricks** would like to add and discuss the zoning change later. **Van Pelt** asked if there are construction-related difference based on the type of buildings if zoning changed. **Shumaker** responded that the building code occupancy classes apply regardless of zoning decisions. He also noted differences with signage and tighter constraints on uses in the commercial district versus industrial. **Hendricks** said that planning commission and the public are in agreement.

Ashley, modified the draft findings of fact and moved to interpret the Zoning Code to allow a tasting room and/or food service associated with on-site winery, cidery and /or brewery as customary and incidental to the use in SMC 17.32.010(A). **Hoy-Rhodehamel** seconded. Unanimous approval

Old Business

6. Shorelines Program Update: Review of Visioning/Public Involvement Activities.

Shumaker gave an update, draft meeting notes were provided and he wanted to discuss the interviews with shoreline stakeholders. He provided the results of the interviews from the envisioning meeting. **Shumaker** had a few questions for planning commission which were answered. **Hendricks** said they were discussing the county land west of the Fairgrounds, but there is no

reason not to include east of there. It was everyone's memory that it was the western portion. **Shumaker** said they can discuss eastern portion later. The Commission indicated that the discussion included the River Point and Tichenor Buildings of the Port, **Shumaker** said he will just expand it. A special meeting was set for next week on Tuesday July 21st at 6:00 pm to discuss Shoreline. **Vasari** said he can make it to the meeting.

7. Zoning Amendments

Overnight Lodging, Parking, Animals. Request for special meeting
Shumaker said the questionnaire for overnight lodging is running right now. He would like to know how planning commission would like to proceed. He also sent the questionnaire to all interested parties that were involved. This was done on July 1, 2015 and will close on July 31, 2015. He said he will remind everyone prior to the close date, thus far he has eighty six (86) responses. **Jessel** looked at the questionnaire and discussed the noise/litter/drunken driving questions and said the rest of the questions were how they used the vacation rental. He said this isn't asking the public if they want vacation rentals next to their homes. **Jessel** feels the questionnaire is biased and sent to people with an interest in vacation rentals. He thinks vacation rentals will cause problems and most people don't want to be next to a vacation rental. The goals of the tourism development is to maintain the small town atmosphere. This is a divisive issue in Hood River and the San Juans. If you want to do it, you should do it in a way that is extremely public. If people want it that's fine otherwise that's going to come back and bite you because of negative views in people's perception of the city and how they do business. Encourages as much publicity as possible. It is a big deal in all the communities he has looked at. He has info on Cannon Beach and Seaside and he can bring by for **Shumaker** to make copies. The people, regular residents don't want empty houses with strangers in throughout the year. He asked for careful consideration. **Repar** said she hasn't seen the survey and wants to know if it's going to be in the paper. **Shumaker** said he submitted it to the paper, but he is unsure if they will print it. **Repar** discussed Hood River, she said you lose your sense of community. Something to consider more closely is that those rentals are like hotels or motels and can add traffic and then they leave. She wants to see a community that is vested in itself. She thought they were doing a survey to see how many were actually doing airbnb in our community already. **Shumaker** said his take away from the previous meeting was to contact gorge radio and the newspaper and develop a questionnaire for the public. He did not do gorge radio, but did act on the others. He summarized **Jessel**'s comments as asking the Planning Commission to reevaluate their public participation expectation established at the May meeting. **Jessel** said the questionnaire has nothing to do with zoning or people's feelings about vacation homes next to them. He asked how you would feel about a vacation rental next to you. He is concerned because the questionnaire doesn't ask that specific question. **Shumaker** said the questionnaire was designed to focus the 1st page on respondent's own travel experiences, the 2nd page on respondents' experiences as a neighbor and the 3rd page on whether they want to be a proprietor. **Shumaker** explained the questionnaire in detail and explained that **Jessel**'s question is addressed. **Jessel** disagrees. **Vasari** thought the survey was well rounded. A way to find out if there was a critical problem renting short term. He thinks there is a difference in overnight and short term rental. Regarding the property value, it

adds to the value of the community housing instead of reducing. Results will be reported at the Aug. 10th meeting. **Shumaker** said his email lists are limited but if **Jessel** has additional people he would like him to send to let him know. **Repar** wants to know if there is a Face Book Share. **Shumaker** said he is limited on his Facebook knowledge, but the Pioneer shared this information on their Face Book page and perhaps they could share this way. **Van Pelt** said you can share the Pioneer post. **Hendricks** wants to interview people adjacent to rental properties to find out their experience. Planning Commission would like White Salmon comparables instead of the comparables that were presented by **Jessel** from beach towns, large cities in other countries and states.

Staff Reports

8. Verbal Reports:

Cascade Avenue, WRIA, County Property on Rock Cove, Serial Meetings **Shumaker** said the Cascade Ave project is moving forward. The final construction plans are posted on the wall.

Water Resource Inventory Area is down to the final draft of a detail implementation plan. Our area stretches from to west side of Stevenson all the way to the Little White Salmon River. When it is finalized, it will be submitted to the county for final adoption. Stevenson is in a good position as far as water rights go.

The county property on west side of rock cove has a grant from the EPA and received results of a Phase 1 Environmental Assessment that did not recommend sampling or Phase 2 protocols, meaning it looks clean. This removes one barrier for the county's sale of the property and they are looking at a Department of Ecology grant to remove others. Grant money is available for brown area development.

Shumaker discussed Serial Meetings and provided a handout for discussion. A discussion was had on city signage. Shumaker approached The Crossing owner and asked if she could speak with a business owner about their signage. She wasn't confident he would pursue the information given to him. She suggested maybe five (5) dos and five (5) don'ts for new businesses with Chamber and EDC. She felt that the soft way was the best way for the city to approach this business owner. **Shumaker** said in this case the business owner is doing the best they can with their resources. **Repar** wanted to know if they had a business license with the city. **Shumaker** said he will talk to the administrative department about the city business license.

9. Permit Update

Shumaker said there are quite a few more single family residential starts for this year, this is a sign of active development.

Discussion

10. Commissioners' Updates New minute taker position open

11. Thought of the Month

Firewise flyer was given to Planning Commission for their review.

Shumaker is personally asking the county fair board not to have fireworks this year. He is requesting this on his own as a resident of the City of Stevenson. **Repar** would like to get behind a legislative ban.

Adjournment

Meeting adjourned at 7:34 pm.

Approved____; Approved as Amended _____

Paul Hendricks, Chair

Date

Minutes by Melissa Anderson