

White Salmon Planning Commission Meeting

A G E N D A

November 24, 2020 – 5:30 PM (Note Change In Date)

Via Zoom Teleconference

Meeting ID: 811 3955 6419 Passcode: 577349

Call in Numbers:

669-900-6833

929-205-6099

301-715-8592

346-248-7799

253-215-8782

312-626-6799



We ask that the audience call in instead of videoing in or turn off your camera, so video does not show during the meeting to prevent disruption.

Thank you.

Call to Order/Roll Call

Approval of Minutes

- 1.** Approval of Meeting Minutes - October 28, 2020

Action Items

- 2.** Short-term Rental Guidance for Comprehensive Plan Update
 - a. Presentation and Discussion
 - b. Action

Adjournment

File Attachments for Item:

1. Approval of Meeting Minutes - October 28, 2020



CITY OF WHITE SALMON
Planning Commission Meeting - Wednesday, October 28, 2020
DRAFT

COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT

Commission Members:

Ross Henry, Chairman
Greg Hohensee
Seth Gilchrist
Michael Morneault (Logged off at 5:36 p.m.)

Staff Present:

Erika Castro Guzman, City Associate Planner
Jan Brending, City Clerk-Treasurer

Absent:

Tom Stevenson

CALL TO ORDER/ ROLL CALL

Ross Henry, Chairman called the meeting to order at 5:31 p.m. There was three audience members attending by teleconference. A quorum of planning commissioner members was present.

APPROVAL OF MINUTES

1. Approval of the minutes of September 23, 2020.
Moved by Seth Gilchrist. Seconded by Greg Hohensee.
Discussion: None
Motion to approve meeting minutes, as is, of September 23, 2020. CARRIED 4–0.
2. Approval of the minutes of October 14, 2020.
Moved by Greg Hohensee. Seconded by Michael Morneault.
Discussion: None
Motion to approve meeting minutes, as is, of October 14, 2020. CARRIED 4–0.

ACTION ITEMS

3. **Proposed Amendments to WSMC 17.78 Wireless Telecommunication Towers and Facilities**
 - a. **Presentation**
Jan Brending, Clerk-Treasurer presented the proposed amendments to WSMC 17.78 Wireless Telecommunication Towers and Facilities for public hearing review and planning commission recommendation to the City Council for adoption.
 - b. **Public Hearing**
Seven public comments were read regarding the proposed amendments to WSMC 17.78 Wireless Telecommunication Towers and Facilities.
 - Kent and Barbara Bleakly, White Salmon, WA.
 - Brittany Bernard, White Salmon, WA.
 - Camille Bush, White Salmon, WA.
 - John Head, White Salmon, WA.
 - Kyla Rae, White Salmon, WA.
 - Marya Gendron, Husum, WA.
 - Nancy Tissing, White Salmon, WA.

c. **Discussion and Action**

The Planning Commission recommended the following changes:

- WSMC 17.78.015: A, “The general purpose of this chapter is to regulate the placement, construction, modification, and demolition of wireless telecommunications towers...”
- WSMC 17.78.015: B, Addition of “2. To permit the leasing of city owned property to wireless operations;” and renumber thereafter.
- WSMC 17.78.025: D-13, Second Sentence. “In order to provide information to its citizens the applicant shall be required to provide copies of...”
- WSMC 17.78.060: Label the two paragraphs A and B.
- WSMC 17.78.060: A, First Sentence. All landscaping on a parcel of land containing tower(s), antenna support structure(s), or telecommunication(s) facilities shall be in accordance with the applicable landscaping requirements in the zoning district where the tower, antenna support structure, and/or telecommunications facilities are located...”
- WSMC 17.78.065: A-6, Spell out what EIA means.
- WSMC 17.78.100: Move the definitions chapter section after the purpose chapter section.

Moved by Seth Gilchrist. Seconded by Greg Hohensee.

Discussion: Commissioner Hohensee stated that Commissioner Morneault commented about monochrome structures and guy wires, but he feels that they’re probably already addressed in the building codes and shouldn’t be addressed in this code. Chairman Henry said he agreed that the wireless tower code had enough in it to probably alleviate any concerns.

Motion to recommend to the City Council that the proposed amendments to WSMC 17.78 Wireless Telecommunications Towers and Facilities be adopted as amended.
CARRIED 3–0.

ADJOURNMENT

The meeting was adjourned at 7:01 p.m.

Ross Henry, Chairman

Erika Castro Guzman, Associate Planner

File Attachments for Item:

2. Short-term Rental Guidance for Comprehensive Plan Update

a. Presentation and Discussion

b. Action



AGENDA MEMO

Needs Legal Review: No
Planning Commission
Meeting Date: November 24, 2020
Agenda Item: Short-term Rental Guidance for Comprehensive Plan Update

Action Required

Develop a consensus for short-term rental guidance for Comprehensive Plan Update.

Motion

Motion to forward to land use consultant short-term rental guidance for Comprehensive Plan Update.

Explanation of Issue

The Planning Commission has held two workshops to discuss the short-term rental guidance. Outcomes from those two meetings are included below (taken from meeting minutes). Draft guidance statements have been developed from the discussions. These statements are not recommendations but to be used for initiating the discussion on what guidance the Planning Commission would like to provide to the land use consultant as an outcome of the previous two workshops.

We are requesting the Planning Commission review, discuss and then determine what guidance you would like to provide to the city council.

Workshop Outcomes

- Allow short-term rentals with possible limits to the number of short-term rentals
- Keep regulation and guidance simple so that enforcement is not a burden on limited city staff
- Should short-term rentals be an outright use in all zones or require a conditional use permit in some
- Address parking
- Make sure short-term rentals do not detract from the neighborhood
- Identify different types of short-term rentals, i.e. renting out one or two rooms, renting out an entire house when the home owner is not present, or renting out an accessory dwelling unit while living in the main home, or the investor who does not live on the property at all and is renting short-term rentals as full business
- Must meet health, safety and building codes
- Short-term rentals can be a source of income to the city through sales tax revenue

Guidance

1. Short-term rentals provide economic opportunities to the City of White Salmon through sales taxes and lodging taxes. Short-term rentals provide a place for tourists to stay while visiting White Salmon. There is limited overnight lodging in the White Salmon area and without short-term rentals, tourists would likely stay overnight in Hood River possibly limiting the amount of dollars that could be spent in White Salmon.
2. Short-term rentals could have an impact on the housing market in White Salmon if not managed.

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3. The number of short-term rentals should be limited as to prevent an impact on attainable housing.
 4. Short-term rentals should be permitted through a conditional use permit to address things like parking, compatibility with neighborhood.
 5. Different types of short-term rentals should be identified: i.e. renting out one or two rooms of a house with the owner onsite, renting out the entire home with the owner not present, renting out an accessory dwelling with the owner onsite, or the investor who not live on the property at and is renting the property for short-term purposes as a business.
 6. Short-term rentals in commercial zones are permitted in the same fashion as a residential use (conditional use permit) and must be located on the second and/or third floors and not on the street level portion of the facility.
 7. Short-term rentals must meet health, safety and building code requirements.