

FINAL ACTIONS
Planning Commission Meeting of June 14, 2016

June 20, 2016

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
<p>1. Call to Order.</p> <ul style="list-style-type: none"> Meeting called to order at 6:00 p.m., by the PC Chair, Mr. Keller. All Planning Commission members present. Also present were Greg Kamptner, David Benish, Elaine Echols, Amanda Burbage, Amelia McCulley and Sharon Taylor. 	
<p>2. Other Matters Not on the Agenda from the Public.</p> <ul style="list-style-type: none"> There were none. 	<u>Clerk:</u> No action required.
<p>3. Review of Board of Supervisors Meeting – June 1, 2016 and June 8, 2016.</p> <ul style="list-style-type: none"> Mr. Benish provided an overview of the June 1, 2016 and June 8, 2016 Board of Supervisors meetings. 	<u>Clerk:</u> No action required.
<p>4a. Joint Work Session with Board of Supervisors: <u>ZTA-2016-00003 Farm Winery, Brewery & Distillery Events</u> to begin with staff presentation, public comment and possible Planning Commission and Board of Supervisors direction on questions posed by staff.</p> <ul style="list-style-type: none"> Received. 	
<p>Recess. The Planning Commission recessed at 8:00 p.m. and reconvened at 8:14 p.m.</p>	
<p>Mr. Palmer left the meeting at 8:14 p.m.</p>	
<p>4a. Continuation of ZTA-2016-00003.</p> <ul style="list-style-type: none"> Provided direction to staff as summarized in attachment 1. 	<p>Next Steps:</p> <ul style="list-style-type: none"> Staff to draft ordinance and seek feedback from stakeholders. Staff to schedule future work session with tentative dates on August 23 or September 13.
<p>5. Other Public Comments.</p> <ul style="list-style-type: none"> The Planning Commission waived receipt of other public comments. 	
<p>6. Old Business.</p> <ul style="list-style-type: none"> There were none. 	<u>Clerk:</u> None.
<p>7. New Business.</p>	<u>Clerk:</u> None.

<ul style="list-style-type: none"> • Mr. Benish requested anyone interested in participating in the Certified Planning Commission Program to contact him. • Commissioners Firehock and Keller announced that they would not be present at the next Planning Commission meeting. • Announced that Commissioner Lafferty would serve as Acting Chair at the June 21, 2016 meeting. 	
<p>8. Adjourn to June 21, 2016, 6:00 p.m., Lane Auditorium.</p> <ul style="list-style-type: none"> • The meeting was adjourned at 9:50 p.m. 	

/sct

ATTACHMENT 1 – PC and BOS Comments and Directions to Staff.

ATTACHMENT 1

Outcomes of Planning Commission – Board of Supervisors Discussion Farm Winery, Brewery & Distillery (FWBD) Events

June 14, 2016

Direction to Staff – Primary Agricultural Use

- 51% requirement should apply to farm wineries, but not to breweries and distilleries.
- Consider including lands under co-op arrangement in the 51% amount.
- Consider a sliding scale for farm breweries and distilleries.
- Consider whether breweries and distilleries should be allowed to satisfy minimum ag product requirement through other on-site ag uses not necessarily related to beverage production.
- 1 acre of on-site ag is too small, consider a higher number.
- Exemptions for crop damage and for the first five years of operation are reasonable.
- On-site fermenting requirement is reasonable.
- Consider adding an on-site bottling requirement with allowance for mobile bottling equipment.
- Tasting room with regular business hours is reasonable. Important to allow for flexibility. Consider wording that distinguishes that hours are open to the general public.

Direction to Staff – Event Impacts

- No special use permit for outdoor amplified music. Keep zoning clearance requirement and continue to monitor to see if there are issues.
- No cap on the number of events – unfairly disadvantages new FWBDs.
- Increased setbacks especially important on smaller properties. Consider a uniform setback of 125' or greater. Allow for relief by special exception.
- Support a minimum road width standard adequate for two cars to pass.
- Concerns about a paving standard – may have unintended consequences that incentivize paving rural roads.

Direction to Staff – Grandfathering

- Existing farm wineries, breweries and distilleries should be grandfathered from any change in regulations. This grandfathering provision should extend to the construction of new buildings.
- Address how existing FWBDs who lease property would be protected.

Other Comments

- Concern about event impacts on smaller properties.
- Consider a scoring system based upon site specific conditions like parcel size, amount of on-site ag, years in business, road conditions, parking, etc. to evaluate events eligibility and frequency.
- Would like to see RA accident data relative to growth in the number of FWBD.
- Would like more information on the typical number of events per year at farm wineries.
- Would like more information on the roads serving existing FWBD – are they paved?
- Need more feedback from neighbors on impacts.

(See the minutes for details.)