



**City of Leavenworth
Department of Community Development**

Planning Commission Meeting

September 7, 2016

7:00 PM

City Hall Council Chambers

MINUTES

1. Meeting called to order at 7:00 PM

2. Members Present:

Chairman Larry Hayes, Pete Olson, Anne Hessburg, Andy Lane, Chuck Reppas, Scott Bradshaw, and Joel Martinez.

3. Staff Present:

Nathan Pate and Joel Walinski

Chairman Hayes noted that Mayor Farivar and Councilmember's Bretz and Neighbors were in attendance.

4. Approval Minutes

No minutes were available for approval.

5. Two presentations from representatives of the primary and organized groups actively working to speak to the topic of overnight / short-term / vacation rentals

a. Introduction - Joel Walinski, City Administrator

City Administrator Joel Walinski stated that there will be two presentations; one is by the Come Stay in Our Village Coalition and the other is by Leavenworth Neighbors Unite. He added that the presentations will be limited to 15 minutes and once the presentations have been completed, the Planning Commission may direct questions to the groups.

b. Mr. Daniel Eby and Mr. Greg Morisoli with Come Stay in Our Village Coalition

Daniel Eby 12933 Timber Ridge Canyon, outside of Leavenworth: Mr. Eby stated that he is a business and property owner in Leavenworth. He said that he is one of the founding members of the Come Stay in Our Village Coalition. They are a Coalition of City residents, business owners, property owners and managers who are who are advocating for short term rentals, tourism, and property rights, and the ability to buy, sell, and rent residential property. He said that the format of the presentation is answering the City's original questions that began in the spring Leavenworth

Courier newspaper regarding short term rentals. He said that they have asked the City to end the current ban and work with the Coalition to outline reasonable regulations and guidelines that make it a benefit for everyone to work together.

Should short term rentals be allowed in residential neighborhoods? A rental is a rental. The nature of use does not change when the duration drops from 30, to 29, to 2. Washington Courts have stated the following, “that homeowners have the right to rent their homes, and that the rental of a home for less than a month is no different than renting for longer than a month.” Secondly, “a vacation rental used as a home for the purpose of eating, sleeping, used as residential and not commercial, no matter how short the rental duration.” While we disagree with the City Attorneys position on the viability of a (inaudible) short term rental, and his interpretation of (inaudible) in Washington, we do agree that the City should choose to allow short term rentals with reason of regulation.

Why should the only choice be an outright ban? Outright bans are taking the property rights, drives the practice underground, and with this approach the City loses its best (inaudible) and resources for careful management and oversight of short term rentals, something that does not happen with long term rentals which have many more issues than neighbors.

Talk to us about (inaudible), some of our companies have over 30 years of experience in taking care of short term rental guests in Leavenworth. We advise that local government should be the easiest candidate to approach and should place the least amount of restrictions and regulations, all with varying cautions are restricting property rights. Even the white paper authored by the legal firm hired by the City. While stating that a complete ban may be enforceable, a list of the fact of a real option is available in allowing short term rentals and gives multiple examples of regulation that could be used in (inaudible). I quote from your Attorney, “there has been little litigation of these types of regulations.” There certainly is not the same prospect of the City sticking to a complete ban. Does it seem reasonable to open up the City to lawsuits costing the City several hundred thousand dollars defending an outright ban of tourists in residential areas after promoting the City as the go to place in Washington to stay?

The reason there has been a growth of short term rentals is a natural outcome from all of the promotion by the City, the County, and your local Chamber; of which the City of Leavenworth is the biggest beneficiary of this intensive drive for tourism. Hotels cannot handle the number of guests in the County. Today’s guests are now demanding homes. If you look at the online petitions at careto.com, you’ll see many comments to the City, and it is cost prohibitive for many families to stay in Leavenworth.

Yes, once you experience an authentic Leavenworth, they want to feel like a local, part of the magic is being where the people live. If you ban short term rentals in the City’s residential areas, you might as well place signs on every street other than Front and Commercial that you can’t stay here and you’re not welcome here. But there is a giant here and that is the tourist and Greg’s going to introduce us to another giant. But remember this was a dying town until tourism revived it.

Over two million come a year to see this village. They not only pay for lodging with 477 million dollars in Chelan County, and much of this is spent here in our local economy in Leavenworth providing for most of our jobs in stores, restaurants, and (inaudible). In fact we estimate that the upper valley brings in well over \$500,000 as much revenue as the Leavenworth short term rentals and throughout the City and UGA bringing in somewhere between \$120,000 - \$150,000. Cities

around the state would give their right arm for this kind of tourism and the revenue that it brings and we get to live here.

What does a neighborhood look like? Our opposition seems to have gotten it wrong. Leavenworth is not our private neighborhood. We cannot control who our neighbor is. A neighborhood is made up of many parcels and therefore many different types of owners; some are full time residents, some are landlords and therefore host long term rentals and others use their home as a second home or perhaps let family stay there on visits or even rent their homes out on weekends. Neighbors cannot restrict who buys the property next door to them, nor should they tell their neighbor what they can and cannot do. All of us, including the opposition can be (inaudible) and hospitable to those who own second homes. Is there a loss of community character with this additional use? Remember that the use has not changed, it's a residential use of a home, so the community character is whatever the neighbors and owners in that area make it. Remember that what we like in a neighbor cannot be legislated; it can only be fostered by hospitality, friendliness, and a welcome hand. Thank you for the opportunity. I urge you as the Planning Commission to do the right thing and work hard to offer solutions that help everyone and not just the people who (inaudible).

Greg Morisoli 1788 Spring Street, Leavenworth: If short term rentals were allowed with a paid business license, what needs to be included in the licensing? For example, inspections for rental properties with a penalty for landlords who crowd more occupants in than the City allows.

The premise that the relationship between vacation rental and the City needs to be adversarial, is wrong. Vacation rentals meet a very important niche market; Leavenworth's overall tourists package. They should be considered an asset to Leavenworth. Any regulation of rental property needs to be consistent regardless of rental duration, short, or long term.

As for business license for rental properties, I think it's very important to realize that rental property is a rental property; all the same actions take place regardless if the property rents for a two night period or a 30 day period. Any (inaudible), reclining, sleeping are same no matter the duration of the rental stay. If business licenses are required for rental properties, then all properties that are made available for rent should be licensed. Licensing them would allow the City to (inaudible) a data bank for tax collection and any monitoring of rental properties.

As for occupancy levels, the City of Anaheim spells out a fair solution. The owners shall limit overnight occupancy and short term rental unit with specific number of occupancy with a maximum number of overnight occupants not to exceed two persons within each rental unit plus an amount that would not exceed three persons per bedroom within each rental unit. The planning director may make unusual size, interior layout, parking, or other physical characteristic, approve a greater maximum number of overnight occupants as part of a short term rental permit application renewal.

As for parking, the maximum number of vehicles allowed in a short term rental property shall be limited to the number of available off street parking spaces. The owner must make a sufficient number of off street parking spaces accessible to a tenant to accommodate the number of vehicles allowed, not commercial vehicles, no RV's, no trailers, no exceptions.

What care of the property and clean up should be needed? Without exception, vacation rental properties need to be very well maintained. Renters, you, the curb appeal of properties online; its

imperative owners maintain their properties to a very high standard to attract renters. I believe this is a nonissue.

Listed below is another ordinance that the City of Anaheim worked out on this issue. Garbage receptacles were the only curb appeal issue addressed. They stated that trash and refuse shall not be left stored in the public view except in proper containers for the purpose of collection by a responsible trash hauler between the hours of 5:00 PM and 8:00 PM the day of the scheduled trash collection.

It is important to point out that the monthly rentals are the most unkept yards in the neighborhood, the landlord has relinquished the responsibility of maintenance to the monthly renter. The monthly renter is not invested in the property so the motivation for maintenance is minimal. From the curb appeal, the vacation rental is an excellent neighbor

Does the owner need to live on site or hire a property manager? During the licensing process, obtaining all necessary contact information for 24 hour contact is good business. Anaheim laid out a good set of guidelines to give to each renter that achieves a quality environment for the neighbors of the City. Each lease or agreement for a short term rental unit shall include the following terms: notifications and disclosures which will also be posted in a conspicuous location within the short term rental. So they have laid out a list of guidelines, occupancy levels, parking requirements, trash pickup, notifications if they exceed occupancy, renters are given the names of the owners for immediate calls for any emergencies.

It is important to remember that Leavenworth set a path to create a tourist destination to save the economy of the dying logging town. It has been a decade's long struggle; the City has succeeded in a very big way. What we are seeing is success. It has changed the Community and the need for vacation rental is part of the change. A vote against vacation rentals in Leavenworth is a vote against tourism.

Randy Sexaur, 12570 Ranger Road, Leavenworth: Mr. Sexaur read from the packet, "Since the courts in Washington State have ruled that there is no difference between short-term and long-term rentals, we believe that fair and equitable regulation can be applied equally to both visitors and residents alike. This makes it easy for the sheriff to enforce and easy for our community to follow. Here are some examples that provide illustrations for some of the common concerns for all types of rental:

- 1) Short term rentals are used between 100 and 120 days per year. Much less than full time residents or long term rentals.
- 2) Noise: Current code is enforceable as it stands now. Any resident or occupant of any property making noise or disturbances after 10:00 PM can be reported to the Sheriff who has the authority to deal with them accordingly. Title 9 and 9.33. The Sheriff's office has confirmed more calls come from regular residents and long term rentals than short term rentals.
- 3) Parking: Current city codes outline parking regulation in the City of Leavenworth. Vacation rental owners and managers are willing to limit the number of cars at each property based on local ordinances and the size of each home. We believe that simple parking ordinances or any amendments to the code should apply to guests, visitors, and residents alike. Title 10.08.
- 4) Occupancy: Vacation rental owners and managers are willing to limit the number of occupants for each property based on local ordinances and the size of each home. We believe that this can and should apply to long term rentals as well. One example would be a maximum of two people per bedroom and two additional per property.

- 5) Emergency Contact: Vacation rental owners and managers are happy and willing to give the City their 24 hour contact number and believe that this should apply to long-term rentals as well.
- 6) Collecting and Paying City Hotel Taxes: Opening up the entire city to short term rentals encourages property owners to collect and pay for the City hotel taxes. We believe the City is losing tax revenue and would gain revenue if it encourages the hospitality and lodging industry in all areas of the City. Further applying these taxes to all rentals, short and long-term could thereby provide additional revenue.
- 7) We are willing to work with the City to address any other concerns in these areas to make it work for everyone.

The larger the lot, might make some of the impact on neighbors a little easier because of the natural buffer that may be created with a larger property; however, is this fair and equitable to the owner who may have a smaller property? My feeling is that it should be made to work for everyone.

Just some thoughts to consider: To ban nightly rentals seems counter to what Leavenworth stands for – tourism; a homeowner should have flexibility on how they use their property. Do we really want tourists to go elsewhere because we don't allow nightly rentals? This has created an avenue for some people to be able to afford to live here by renting a room in their home. Do you want to take that away? Do you want to remove jobs that nightly rentals support? You are taking away the right to make an income for some people. Just because a group makes the loudest noise doesn't mean their cause is right; this ban on nightly rentals is comparable to banning a home office if you are a lawyer, accountant, engineer, developer or any other trade that makes a living out of their home. Is the City aligning themselves with the Chamber who is promoting tourism in Leavenworth? We would like to see you recommend to the City to give us one year to make this work for everyone. The last part of the packet is regarding affordable housing. Thank you.

Carl Florea, 204 West Street, Leavenworth: Well it wasn't too many years ago that I sat in those seats so I know that you guys have a very difficult, impossible task. What you guys have to do is plan for the whole of the City to try to balance all of the needs, all of the competing requirements of maintaining a healthy community; two of those are a healthy economy. We know that you can't run and keep a community alive, they pointed it out, we were dying without the tourism. We transformed and we've got an economic engine, that's one part. The second part of that, and every law that gives you power to control recognizes both of these as competing and needed necessary for a healthy community and the other part is housing, residential housing for the workforce.

There's an assumption in this state that if you create jobs you're creating the housing to house the workers for those jobs. That's an assumption. It doesn't work. We're finding that just about everywhere it's not working. The ideal is for you to plan, would be okay we're planning for our economic growth and we're planning for our residential growth that relies on that economic engine. I just have to differ with the previous speaker that said one thing, that Leavenworth is all about tourism. Nothing should be all about your economic engine, that's one part of it. You guys have to say, but we have another part, and that is housing the workforce, the people that are keeping that economic engine going, and the state is saying that you have a requirement to plan for both of those.

Now, I don't have any problem with adding nightly rentals, I've used nightly rentals, we gathered our family to rent a home and do it. There's a place for that, it's called commercial zone, because how does that differ? Despite what they're saying, how does that differ from a hotel that rents 60

rooms to a mini hotel that is renting out 6 rooms, the same function is the same, you're giving a service a place for that tourist and it is taking away from them a residential neighborhood. In my knowledge, you do have the difficult piece of trying to balance and get both, so that's my preamble.

We want to protect the housing that we got. We've got housing, it's in crisis and we'll get to that and we'll talk about what's happening to that housing. Its ownership and monthly rentals. We need more of it, who doubts that, who's going to tell me we don't, we've got enough. If what they're talking about is converting some of this residential to this commercial usage, I'd say fine in an ideal world. If we had too much housing, if we were overabundant and our economic engine wasn't working, wasn't producing units. We've got one coming on line down by the high school, overnight rentals, it'll serve that economic engine. We've got another one being built out at Safeway to serve that economic engine. The economic engine's working, but what about maintaining the quality of a thriving residential neighborhood, and we're going to get to the problem. We think the problem isn't in the code banning them, the problem is that it's not being enforced. We'll talk about that later.

Here's the City of Leavenworth, its 1.36 square miles, 788 acres, the residential zone that we're talking about is roughly a half of a square mile. You've already got places for your overnight rentals, that's the economic engine, there's a place for it, I'm not anti, there's a place for it. It's just not in the residential. Over half of the City is already zoned for some commercial use and can be, and those nightly rentals, a lot of homes in that commercial zone. There are a lot of homes that could be converted. Leave the residential for residents.

Now, there's a lot of reasons why that balancing act is still not working, we've got a crisis, we know it, look at the front page of the Echo today. Our Mayor spoke about it, all the Cities are thinking about it. We're not doing a good job of providing housing for the workforce. Commercial is the exchange of goods and services for a fee, now if that's not a nightly rental.

If you want to be welcoming, I welcome a lot of people into my home, I just don't charge them. They come to Leavenworth cause it's a beautiful place to come and that's our curse, we are so beautiful, everybody wants to be here, and we'll get to that problem. So, you can do it, I can be as welcoming as I want to be, I just don't charge them money.

Affordable housing means you're not spending more than 30% of your income for your housing cost and utility cost. In May of 2016 there were only eight single family homes in the City of Leavenworth that were under \$250,000. Who are those affordable to? Right here, who can afford \$250,000? If you're making \$28 an hour and have \$42,000 to put down, that's going to be an affordable house to you. These are affordable for some people, some people have created jobs that they can afford these and more power to them. We've got some people who do online work and it doesn't matter where they live, and they're buying up here. I'm just asking you to think, how many of the jobs downtown that this economic engine, how many that they're talking about that we're going to increase that by getting more tourists into the residential. How many of those folks are going to be able to afford any of this? None! And how much is being created to house them, like we're supposed to have the mandate to? How many has been created in the last 25 years, we'll get to that too.

This is the key, right here in the City of Leavenworth, this is a snapshot from the Census, this is stuff many of you have already seen. 2010 Census data, what were the changes that happened in that 10 year period in the Cities of Chelan County? If you notice there is one City that actually lost

residents. What city is that? Leavenworth. Why do you lose residents? It used to be because you don't have an economic engine, and so it's dying. That's what was happening before, so we've got to get an economic engine. That's not the problem because I've lived here that whole course of time and before, for 30 years, and I've seen an economic engine boom and create lots of jobs, so the problem isn't that we've decreased because we're not creating jobs; we've decreased because we don't have any affordable homes for them.

They've mentioned that we can't dictate who we sell them (houses) to, you're right, you can't; we are already competing with the west siders who want their second homes over here. They're some of the nicest people. This isn't about who's good and who's bad, they're wonderful people that come here and some of them end up retiring here and they're my best friends. But, guess what? That's taking away, right in here in this 10 year period there's a 12% increase in the number of housing units in Leavenworth during that 10 year stretch. 12% increase. What increase, how many occupied units, that means people living permanently, people there as their primary residence, 1% growth out of that 12% that we grew. 1% grew in occupancy. You know what I know? I know that in that 10 year period Share Community Land Trust created 20 homes that required people to occupy them and live in them and contribute to the economy of the upper valley Leavenworth. That was a requirement of getting that home, those were 20 of them, I don't know how many of that 1% represents, but I bet that's a big chunk. The other 60% increase in vacant homes. What does vacant home mean? It means it's those second homes, it's not their primary residence.

We're competing not just to house our workforce, we're competing with all of the people with money. They can come over here and buy a second home. Now I don't resent that, this is just the facts, that's who we're up against, it's not just housing our own, but housing all the people with money who can out bid our people. So, we've got a crisis, the crisis is housing for residential and if you're going to be a healthy community you've got to protect your residential, period, that's your job, do that as well, allowing the nightly rentals to come in to that space that's so tiny as it is. Until we address it, until we have abundance, you're only going to throw gasoline on the fire and that's what we're concerned with. We've got a fire, we've got the issue, and it's a huge issue, and the real issue is enforcement.

Travis Blue, 504 Ash Street, Leavenworth: They talked about Anaheim quite a bit and so I want to quote the Los Angeles Times, July 1, 2016, "In response to vocal complaints from residents, the Anaheim City Council voted to ban all future short term rentals in residential areas of the City and give existing rental operators 18 months to close up shop following a five hour meeting..." So, the star witness shut it down.

I want to talk about maintaining quality of thriving residential neighborhood. The City of Leavenworth has studied this issue before and their conclusion was that short term rentals is not compatible with our thriving community. In fact one year ago they wrote a letter in response to finishing touch rental agreement letter, and I want to highlight part of the letter. It says, "the Leavenworth City Council specifically amended the City Code in the 1990's to eliminate transient accommodations to the single family and multi-family zones of the City based on finding a lack of compatibility with the solitude, privacy, and family oriented lifestyle that our residents wish to maintain. So, we're not asking for any change, its been studied before, this is what the conclusion was, and we agree with this, and the 1998 code is here, highlighted part, it prohibits all activities of the commercial nature to those which would tend to be inharmonious or (inaudible) to the preservation of the residential environment and we have an amazing residential environment in Leavenworth.

The three founders of the Come Stay in our Village Coalition do not live in our village and that is important to know, that they want us to bring people in, but they don't want their neighbors to be (inaudible). Nobody is telling them to not buy the house next door and rent out the house next door for overnight rentals. Nobody is trying to control what they do with their neighbors in their neighborhood. All we're asking is that our neighborhood maintain its integrity and its amazingness.

It's been brought up to our coalition; our coalition is made up of residents in Leavenworth and the opposition coalition is made up of people not in Leavenworth.

The second thing is tourists are our friends, it's been brought up several times that we're not welcoming, and we're extremely welcoming. If someone call's BFF's are people who come in from out of town. I've had some people camping out in front of my house and I noticed that they were sleeping in their van and I went out and invited them over for coffee and so they came in for coffee, so tourists are our friends and I think everybody here recognizes that if you live here, because tourism is here. None of us want to get rid of tourism and in fact I think it's kind of a joke to say that overnight rentals are going against tourism. None of us want to get rid of tourism, we're all for tourism. We just want our neighborhoods to be in our neighborhoods, so, tourists are our friends.

What are tourists not? Tourists are not my daughters soccer coach, tourists are not the youth baseball coach, basketball coach, tourists are not the mountain biking coaches, tourists are not the cross country coaches, tourists are not the ones building the trails so that tourists can come and ride them, tourists are not the ones teaching your kids, they're not the ones helping the neighbors raise vegetables for the Chelan County Fair, and tourists are not the ones who carried my daughter home when she crashed on her bike, that's what tourists aren't.

The more I thought about the oppositions stance about our community, the more that made me sad, because I recognize that they don't understand what kind of community that we have. I was sad because I don't think that they've ever experienced such a supporting and loving community. I was sad because I don't think they've ever been to a block party or maybe never even hosted a block party and been with their neighbors. I was sad because they probably don't walk over on a Saturday morning to their neighbors and have coffee, or walk over after school when they're all worn out and just talk with their neighbors and share with their neighbors. I was sad because they've probably never walked by their neighbors on a cold snowy evening and been drawn into a snowball fight with the neighborhood kids. I was sad because I don't think they've ever experienced the kind of community that the (inaudible) of Leavenworth have. Because I'm convinced that if they've experienced the kind of community that we have, they wouldn't be asking us to change it.

c. Mr. Zeke Reister and Mr. Matt Fields with Leavenworth Neighbors Unite

Mr. Zeke Reister: It's essential that there is education for making information available to city residents about the...we support education and enforcement of city residential code. We need to have education to make information available, we need enforcement to monetary punish should be well published, and that they (inaudible). Ten of these should be assigned for first, second, and subsequent violations. We need to initiate monetary fines and end with cost and determination of city services. Commercial entities (inaudible) are prohibited in the residential zone. Monetary fines are normal consequence for violating established zoning laws such as the sanctuary of a residential neighborhood. As a last piece for empirical evidence, we submit that there are now 291

neighbors to date who have signed the petition to maintain the city code that bans residential overnight rentals.

Chairman Larry Hayes asked if there were any questions.

Commissioner Lane stated for clarification that there currently is not a ban on overnight rentals. What the code allows is Bed & Breakfasts (B&B's) which are permitted and owner occupied. All of the potential for overnight rentals is not allowed, but if you have a permit for a B&B, you can have that type of overnight rental; that's what the code allows now. One thing that is important to me and further clarification as this discussion continues is the impact of overnight rentals on housing costs; some are saying that affordable housing isn't a factor at all in this discussion and certainly there are a lot of different things that impact housing costs. What would be helpful in the future is to see if anybody has data or information from realtors that indicate what component, if any, overnight rentals have on the price of housing. Some communities have looked at the question and I have seen some reports that have been arguing one side or the other. If anybody can find data that another city has looked at, ideally a city that is tourist driven like Leavenworth, I would love to see it. The information that you have provided has been helpful.

Commissioner Hessburg thanked everyone for attending. She noted that this isn't a public hearing, but a Planning Commission meeting where they are studying agenda items. She said that she appreciates the participation and added that this is exactly how our community needs to be participating.

Development Services Manager Nathan Pate called for a short break to clear the room at 7:40 PM. Meeting resumed at 7:42 PM.

6. Second Reading - Recreational vehicle parks (formerly Camp Grounds) to the TC listed uses. Review CUP criteria, address Park Models, and update other existing uses / criteria for recreational vehicle parks Chapters 18.51 and 18.44.

Manager Pate reminded the Commissioners of the last meeting where there was a lot of testimony from a particular interest group who wished to see changes. He addressed the August 2016 draft where those changes have been incorporated and accepted by the Planning Commission. He said that the outstanding pieces have been highlighted and noted that he has received additional comments that were emailed to the Planning Commission members regarding the text changes; those text changes were also transmitted to the two parties who were representing the group.

Manager Pate went on to address the highlighted sections of the draft which reflect the Commissioners requested changes and stated that the density for tent spaces has been changed to buildable acres rather than gross acres. There was discussion of also changing RV spaces to buildable acres rather than gross acres and decided to remain consistent and make the change. Manager Pate addressed the requested change to the next section that reads, "Each tent camping space shall be a minimum of 600 square feet in size. Tent camping space shall include space for cooking/eating, tent set up area, which shall accommodate no more than two (2) tents per tent camping space, and parking." There was a discussion regarding the inclusion of off-site parking to coincide with the included parking. He went on to address the parking changes to include, "At least one parking space for each 25 RV campsites and/or tent sites;" 25 RV campsites was changed from 15 sites. There was discussion regarding the parking number being the minimum number of spaces required, although the developer may add additional spaces if desired. Commissioner Hessburg brought up that there is day use parking, overflow parking, and campsite parking and therefore she would like to see some

additional research prior to making a decision regarding required parking stalls. Commissioners Lane and Hessburg stated that they will look into local campgrounds and report back at the next meeting. Manager Pate went on to address the changes to the accessory uses and stated that Retail Space has been removed from Management Headquarters and listed as a separate use. Manager Pate confirmed that Commissioners will need to readdress pump stations as requested by the Public Works department and the State Department of Health. There was discussion of monitoring the dump station. On a final note, Commissioners addressed landscaping and fencing in regard to developed land versus non developed land and landscaping in lieu of fencing. Commissioners requested the removal of visual screening from section I.

7. Study - Ida Allen Trust rezone from RL 6 to LI (Private Land use Designation and Zoning Map amendment)

Manager Pate stated that this rezone is a conversion from residential to light industrial. He said that it will be an expansion in the light industrial area. He stated that there is currently 5.5 acers of light industrial zoning in the City which is the area of the City shops. Commissioners looked at the area and discussed the buffers around the property in question. There were no objections from the Planning Commission and the next step will be a public hearing.