

MINUTES

Members Present: Chair Butler; Commissioners Chroust-Masin, Hillestad, Koch, Morgan, Stassens

Members Absent: Commissioner Drabkin, Hall, Tiedge

Staff Present: Mr. Pomeroy, Ms. Haines, Ms. Kindel

1. Approval of Minutes – August 15, 2013

Chair Butler called the meeting to order at 6:31 p.m., and called for action on the minutes from the August 15, 2013, Planning Commission meeting. Commissioner Koch MOVED to approve the minutes as presented; SECONDED by Commissioner Morgan. Motion PASSED unanimously.

2. Public Hearing (Quasi Judicial)

◆ Docket CU 7-13

Request: Approval of a conditional use permit to allow for the operation of a vacation home rental business within an existing residence.

Location: 407 NE 7th Street and is more specifically described as Tax Lot 14000, Section 21BB, T. 4 S., R. 4 W., W.M.

Applicant: Brad Allen

Chair Butler opened the public hearing at 6:35 p.m., and requested disclosures, abstentions, or objections to jurisdiction. There were none from the Planning Commissioners that were present, and Chair Butler called for the staff report.

Mr. Pomeroy explained that the application was a request for a conditional use permit for a vacation home rental. He stated that the staff report had included a thorough description of the proposal and the site, and the conclusionary findings showed that the proposal met all of the approval criteria. He said staff recommended approval of the application with no conditions of approval.

Chair Butler called for the applicant's testimony.

Brad Allen said the subject property was ideally suited for a vacation home rental, given its close proximity to downtown McMinnville, and pointed out that there were a lot of people interested in vacationing here. The proposed use of the home, which was included on McMinnville's historic registry, would ensure that it would be well-cared for and preserved, he said.

Commissioner Hillestad asked whether there would be any restrictions on the hours when the swimming pool located on the subject site could be used. He said noise associated with use of the pool was a potential problem with neighbors, although there were nuisance ordinances that might address such issues.

Discussion ensued as regard restrictions for use of the pool. Mr. Pomeroy confirmed that there were no city regulations that would restrict pool use in residential zones, and Commissioner Stassens stated that, since there were no such restrictions for residents of a single-family home, it was not an issue in this matter either.

Commissioner Morgan suggested that the applicant take proactive steps to implement noise control measures with regard to the pool, out of consideration for adjacent homeowners.

Following the disclosure by the applicant that the pool was not heated, Commissioner Koch said that, by virtue of that fact, he believed pool use would be limited. The applicant said he envisioned guests might simply want to sit around the pool for the ambiance, and noted it would be covered in the winter months.

There was no proponent or opponent testimony, and Chair Butler called for the public agency report.

Mr. Pomeroy said all public agency testimony had been included in the staff report.

The applicant waived the seven-day time period allowed for submission of final written arguments in support of the application, and Chair Butler closed the public hearing at 6:47 p.m.

There was no discussion of the application by the Planning Commissioners, and Commissioner Koch MOVED, based on the findings of fact, the conclusionary findings for approval, and the material submitted by the applicant, to APPROVE CU 7-13; SECONDED by Commissioner Morgan. Motion PASSED unanimously.

3. Work Session (continued from August 15, 2013, meeting)

◆ Planning Commission Training / Discussion

After noting the absence of three Commissioners, and Mr. Pomeroy's announcement that the next Planning Commission meeting would be in November due to the lack of pending applications that would trigger an October meeting, Chair Butler opened the public hearing at 6:50 p.m., and by consensus, continued the work session to the November 21, 2013, Planning Commission meeting at 6:30 p.m., in the Civic Hall hearing room.

4. Old/New Business

There was no discussion with regard to old or new business.

5. Adjournment

Commissioner Chroust-Masin MOVED to adjourn the meeting; SECONDED by Commissioner Koch. Motion PASSED unanimously, and Chair Butler adjourned the meeting at 6:51 p.m.

Doug Montgomery
Secretary