

MINUTES

Members Present: Chair Butler; Commissioners Chroust-Masin, Drabkin, Hall, Hillestad, Stassens, Thomas, Tiedge

Members Absent: Commissioner Morgan

Staff Present: Mr. Pomeroy, Ms. Kindel

1. Approval of Minutes: July 17, 2014

Chair Butler called the meeting to order at 6:30 p.m., and called for action on the Planning Commission minutes from the July 17, 2014, meeting. Commissioner Stassens MOVED to APPROVE the minutes as presented; SECONDED by Commissioner Chroust-Masin. Motion PASSED unanimously.

2. Public Hearing (Quasi Judicial)

◆ Docket CU 8-14

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

Location: 310 NE Oregon Street, and is more specifically described as Tax Lot 4300, Section 21AC, T. 4 S., R. 4 W., W.M.

Applicant: Denny and Lucetta Elmer

Chair Butler opened the public hearing at 6:33 p.m., and requested disclosures, abstentions, or objections to jurisdiction. Commissioners Stassens and Chroust-Masin both disclosed that they were acquainted with the applicants, but stated that fact would not affect their decision on the application request. There were no other disclosures, and Chair Butler called for the staff report.

Mr. Pomeroy said the conditional use permit application met the applicable criteria, and staff had recommended approval, subject to one condition.

Chair Butler called for the applicant's testimony.

The applicant, Denny Elmer, said he agreed with the staff report and findings, and had nothing further to add.

There was no proponent testimony, and Chair Butler called for opponent testimony.

Glen Rice said he was not really in opposition to the application request, but had questions. He explained that he lived next door to the subject site, and asked whether approval of the use would devalue the properties in the vicinity.

Commissioner Butler said that he was not aware of any property devaluation because of the establishment of a vacation home rental, and speculated that neighborhood values would actually increase because the condition of such establishments was generally improved and well maintained in order to attract clientele.

Mr. Rice asked whether the vacation rental would be subject to the conditions of the noise ordinance.

Chair Butler said that the noise ordinance would apply to every residence in the city; so if guests at the vacation rental were too loud, he could contact the police department to complain. In addition, he explained that approval of a vacation home rental establishment required that a contact person live within the city limits and be available to address any complaints.

There was no further testimony from opponents, and Mr. Pomeroy affirmed that no public agencies had provided comments after the staff report had been completed.

Mr. Elmer informed the Planning Commissioners that he had talked to Mr. Rice and assured him they would be available to immediately address any issues associated with the establishment, should they arise. He waived the seven-day time period allowed for submission of final written arguments in support of the application.

There was no further testimony, and Chair Butler closed the public hearing at 6:41 p.m.

Commissioner Hillestad asked if the treasurer or assessor had accumulated any information with regard to possible declining values of properties adjacent to vacation rentals.

Mr. Pomeroy advised that would be a question for the county assessor's office; and in response to a question from the Chair, said staff was not aware of any devaluation.

There was no discussion of the application request by the Planning Commissioners and Commissioner Hall **MOVED**, based on the findings of fact, the conclusionary findings for approval, and the material submitted by the applicant, to **APPROVE CU 8-14**, subject to the condition of approval as provided in the staff report; **SECONDED** by Commissioner Chroust-Masin. Motion **PASSED** unanimously.

3. Old/New Business

Mr. Pomeroy advised the Commissioners that they would have a request to consider at the September meeting for a conditional use permit to operate a waste transfer station with an expanded recycling facility. If time allowed, he said the meeting would also include a public hearing on the zoning ordinance text amendment for the review process for vacation home rental and bed and breakfast facilities.

4. Adjournment

Commissioner Hall MOVED to adjourn the meeting; SECONDED by Commissioner Chroust-Masin. Motion PASSED unanimously, and Chair Butler adjourned the meeting at 6:44 p.m.

Doug Montgomery
Secretary