PRESIDING: Dale Madden

Commission Present: Dale Madden, Denis Carlsen, Andrew Kreipe, Suze Riley

Commission Absent: Carol Beatty

Staff: Recorder DeOra Patton, Planner Dan Meader

Visitors Present: Karen Tacker, Susan Kay, Mia Sheppard, Peter Simonson

CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE. The meeting was called to order by Chairman Madden at 6:12 p.m. Roll Call of Planning Commission was conducted by Recorder Patton. Chairman Madden led the Commissioners in the Pledge of Allegiance.

CONSENT AGENDA: APPROVAL OF MINUTES OF FEBRUARY 20, 2019. Removed

PUBLIC HEARING TO RECEIVE PUBLIC TESTIMONY AND CONSIDER A REQUEST FOR A CONDITIONAL USE PERMIT APPLICATION BY MIA & MARTIN SHEPPARD TO OPERATE A BED & BREAKFAST FACILITY IN THEIR HOME AT 501 ELROD PLACE. For the record, notice of this hearing was published, posted locally, and mailed to property owners within 100 feet of the subject site.

Planner Meader announced the purpose, this hearing to be a quasi-judicial hearing, to consider a request by Mia Sheppard to allow the establishment of a Bed and Breakfast facility in her home at 501 Elrod Place. He announced the rules of procedure and cited the ORS Statute rules pertaining to testimony and evidence, the raising of issues, continuances, and failure to raise an issue precluding appeal to the City Council or Land Use Board of Appeals.

There were no abstentions from any Commissioner, and no audience objections to the Commission or any of its members to hear the matter.

Chairman Madden opened the hearing, and Planner Meader paraphrased his written Staff Report providing the process, discussion on off-street parking, criterion and findings to Sections 3.5B Medium Density Residential Zoning and Article 5 Conditional Use Permit Standards of the City Zoning Ordinance, and Staff recommendation that noted Findings 2, 3 and 4 of the Conditional Use Permit Standards have been left blank for the reason he has not been able to view the site and the Commission will have to rely upon their own knowledge of the area. He further acknowledged there are letters on file in opposition of the CUP based upon the traffic and parking situation, and if felt necessary, the Commission could continue the hearing until next month and allow the weather to break so the site investigation could be completed.

Proponent Testimony:

Applicant Mia Sheppard acknowledged the off-street parking, 5 spaces in front of the house and garage. She stated the Bed & Breakfast facility will have minimal adverse effect; the traffic will be minimal being mostly for clients of their guided fishing business. She stated the facility will help offset property tax fees on the property.

Peter Simonson, 511 Elrod, stated he is confident Mia will do a good job, they have ample parking, it seems to be a perfect situation to have and think things will work out pretty well.

Opponent Testimony:

Susan Kay, 405 Elrod Avenue, paraphrased her written letter of March 7, 2019 acknowledging concern for traffic. The only access to the proposed site from Highway 197 is a very narrow alleyway, Elrod Place, until it becomes a private road. The alley is the only access for many of the homes, and it is gravel with pot holes from current traffic and the City does not provide services to this alley. Additional traffic will disrupt the quality of life in the neighborhood with the alley being more degraded and dust. She also expressed concern on parking. Currently, the Sheppard's park their boat on Elrod Avenue and/or Elrod Place, both areas not on their property. With the amount of parking needed for the Sheppard's vehicles and boats, it does not appear that there will be enough parking for two additional off-alley parking spaces for the two rooms they want to rent.

Karen Tacker, 402 Elrod Place, filed a written letter of March 7, 2019 opposing putting a business in this residential area, concerns with the alley access, and the Sheppards currently having a parking problem with their vehicles/boats. Being in attendance, Mrs. Tacker further expressed concern on vehicle speed in the summer time, and acknowledged she and her husband purchased their property and built a home because it was residential and she likes the quiet residential character.

Recorder Patton read a written letter of March 7, 2019 by Joe and Kathi Ringo, 603 Elrod Avenue that also expressed concern about traffic coming and going on their alley road of which the west part of the alley is private property and not maintained by the City. The area is zoned residential and not intended to be commercial. The Sheppard's lot does not have parking on the narrow alley to adequately support any more cars, their boats are parked in what would be their parking spaces, and the alley is sometimes blocked.

Rebuttal: Mia Sheppard submitted the following testimony. She thinks the road should be paved. She is the highest paying tax payers. She tells everyone who comes there to slow down. The speeders are Joe and Kathi Ringo. There are commercial uses already on the road at the end of the street, the South County Youth Program and area just rezoned commercial. It is a private road but get people traveling it in the summer time looking for outfitters and turn around at her

place. They are going to do the best and will set conditions for clients of no dogs and no children. It will be quiet. They are a guide company and the B&B is for clients.

Agencies: none

Chairman Madden closed the public portion of the hearing and called for Commission deliberation.

Chairman Madden recognized there is commercial use and opportunity/probability for additional commercial use at the end of the alley.

On inquiry by Commissioner Kreipe, Mia Sheppard affirmed she has had people stay in her home before with no problem of parking. As to comments, Planner Meader clarified there has been no development plan submitted with the recent recreational commercial rezone of lots at the end of the alley from Highway 197 and that it was noted in his staff report that development would undoubtedly have to open the alley up to 32-feet wide for turn around. In further discussion, Planner Meader affirmed the access is an alley up to Sheppard's property, then it is a private drive owned by owners on both sides of that drive and on up the hill to Elrod Avenue.

On inquiry by Commissioner Carlsen, Mia Sheppard submitted looking at a rental season of May 1 to end of October.

Commissioner Carlsen suggested the Commission view the site. Commissioner Kreipe reported on his having been on the site in the past and the property having enough room for parking.

Further discussion was held on the private driveway.

It was moved by Commissioner Riley, seconded by Commissioner Kreipe, and passed on a 3 to 0 with 1 abstain vote (Ayes: Riley, Kreipe and Madden; Abstain: Carlsen); the Commission approves the Conditional Use Permit for a Bed & Breakfast facility as presented by Mia Sheppard. Commissioner Carlsen submitted, as to his abstention, he supports the idea of housing rental but he is concerned about the residents of that street.

Planner Meader announced the procedure for appeal, if any.

AUDIENCE PARTICIPATION.

Susan Kay submitted concern on the parking of boats by Mia & Martin Sheppard on Elrod Avenue and sometimes making it difficult to travel around.

A verbal proposal by Andrew Kreipe to add/place a 96 square foot pre-fab building on property to the front of Deschutes River Adventure to help with rafter's check-in and refreshments was talked about. It was determined Mr. Kreipe will have to file a Site Plan Review application with the City and go through the public hearing process.

COMMUNICATIONS. Recorder Patton presented notice of the City/Econorthwest Economic Opportunities Analysis Group activity and discussion being held March 14, 2019.

NEXT MEETING: Date to be determined.

ADJOURN: Chairman Madden adjourned the meeting at 7:10 p.m.

Respectfully submitted by
DeOra M Patton
City Recorder

SIGNED Dale Madden
Chairman