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MAUPIN PLANNING COMMISSION MEETING

July 14, 2020

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MAUPIN PLANNING COMMISSION MEETING

July 14, 2020

6:00 p.m.

ZOOM/TELECONFERENCE MEETING

PRESIDING: Dale Madden

Commission Present: Dale Madden, Suze Riley, Denis Carlsen

Commission Absent: Andrew Kreipe, One Vacancy

Staff Present: City Recorder/ZOA DeOra Patton, City Recorder Christine Kurtz, City Planner Dan Meader, Planner Kirk Fatland, City Manager/ZOA Kevin Lewis

Visitors Present: Mark Allen, Medy Gantz, Todd Gruener, Randy Klettke, Valerie White, Tammy Creel, John Bildsoe, Mauntrece, Kathy Peck

**CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE.** The meeting was called to order by Chairman Madden at 6:06 p.m. Roll Call of Planning Commission was conducted by Recorder Patton. Chairman Madden led the Commissioners in the Pledge of Allegiance.

**PUBLIC HEARING TO CONSIDER THE PROPOSED MAUPIN CITY ZONING ORDINANCE AMENDMENT THAT WOULD ALLOW SHORT TERM RENTALS IN THE THREE CITY COMMERCIAL ZONES.** Notice of this hearing was published on the City's website and posted locally.

Planner Meader announced the purpose, this hearing to be a legislative review of zoning ordinance amendment to make recommendation to the Maupin City Council. Planner Meader describes the ordinance and definitions.

**AUDIENCE PARTICIPATION.** Chairmen Madden opened the hearing for public commentary from proponents. Proponents expressed the following concerns:

- Vacation rentals will generate much needed revenue in Maupin
- Vacation rentals will create incentive for home owners to maintain the appearance of their properties
- Polling of neighbors resulted in a large majority in favor of vacation rentals

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- Neighbor experience with current legally operating Bed & Breakfast in town has been only positive.
- Higher quality homes are going to be in demand and more zones should be included
- Local residents have business expertise in real estate, property management, and vacation rental ownership
- Vacation rentals allow people to visit and experience Maupin as a local and sells them on relocating, retiring, and investing in the Maupin community long term
- Inquiry by Tammy Creel on duplex (staff will research and respond)

Chairmen Madden opened the hearing for public commentary from opponents. There were no opponents. There was no submitted written testimony. There were no other public agencies present.

Planner Kirk Fatland was asked to report on building code research. Planner Fatland stated that the building code regulations for vacation rentals are not different than single family dwelling code requirements.

Chairman Madden asked for Planning Commissioner commentary. Commissioner Riley commented that with the new running track being built, Maupin was going to require a lot more housing, much more housing than is even available under this proposed zoning ordinance amendment. If this ordinance does not pass, Commissioner Riley believes it would be short sighted. Commissioner Madden shared a community poll showing 25 yes to 2 no in favor of vacation rentals.

City Recorder, DeOra Patton called for any additional comments for the Planning Commission. Tammy Creel, resident, stated that if the track does get completed there would need to be even more housing. She is interested in learning how she can best market, as a local realtor, Maupin properties for vacation rental use.

Close of Public Hearing. It was moved by Commissioner Riley, seconded by Commissioner Fuller, and unanimously passed; the Commission closes the public portion of the hearing.

Deliberation/Decision. Based on discussion, it was moved by Commissioner Riley, seconded by Commissioner Madden, motion is unanimous (Ayes: Riley, Madden, Carlsen; Nays: none); The commission makes recommendation to the City Council to adopt the Maupin City zoning ordinance amendment that would allow short term rentals in three commercial zones.

Planner Meader acknowledged the Commission's recommendation will go to the Council at a hearing on Wednesday July 22, 2020.

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**NEXT MEETING:**

**ADJOURN:** Chairman Madden adjourned the meeting at 6:47 p.m.

Respectfully submitted by  
Christine Kurtz  
City Recorder

SIGNED \_\_\_\_\_  
Chairman