

**MINUTES  
MAUPIN PLANNING COMMISSION  
MEETING  
August 10, 2021  
6:00 - 7:50 p.m.  
Civic Center and Zoom**

**PRESIDING:** Suze Riley, Chair

**COMMISSION PRESENT:** Dale Madden, Suze Riley, Michael Jones

**COMMISSION ABSENT:** Jessy Rose, Andrew Kreipe, City Manager Lewis

**STAFF PRESENT:** City Recorder Wolfe, Planner Kirk Fatland, Community Liaison Wesson

**VISTIORS PRESENT:** Rod Woodside, Christine & Todd Fruehling

**CALL TO ORDER/ ROLL CALL/ PLEDGE OF ALLEGIANCE.**

The meeting was called to order by Chair Riley at 6:15 p.m. Roll Call of Planning Commission was conducted by Recorder Wolfe.

**CONSENT AGENDA: Approval of Minutes of April 23, 2021:**

It was moved by Commissioner Madden, Seconded by Commissioner Jones, and passed unanimously on a 3 to 0 vote (Ayes: Madden, Riley, Jones, Nays: 0); the Commission approves April 23, 2021 minutes and Consent Agenda as presented with the removal of item #4 Site plan review for use of RV for on site manager in RC zone.

**AUDIENCE PARTICIPATION.**

None.

**DRAC SIGN PERMIT:**

Commissioners reviewed and discussed the documentation that was presented for the DRAC sign design and placement.

Commissioner Jones made a motion to approve DRAC sign design and placement with pending approval from City Manager Lewis. Commissioner Madden second the motion. Motion passed unanimously on a 3 to 0 vote (Ayes: Riley, Madden, Jones; Nays: none)

**RC ZONING REVIEW:**

Commission continued review, discussion, and possible modifications to the RC zone. Would like to be provided a map with highlighted areas that are affected by the zoning change. It is obvious that the current zoning does not address the needs of current vacation rental units. Urge the Council to re-visit this problem and widen the scope of properties that could be vacation rentals, with a cap on number of units. Perhaps a data driven pilot / lottery (with a one year only basis) could be used to limit the number of units and see how many owners actually do want to rent their homes out. There is only one permitted vacation rental in town and it's time to expand the program. The City now has an (abatement officer) Community Liaison, Brett Wesson, to help with the concerns raised with vacation rentals. We are a progressive safe and modern society and would like to keep it that way.

Based on discussion, Commissioner Madden made a motion to request Council to re-visit the current vacation rentals and widen the scope of properties and create a pilot program.

Commissioner Jones second the motion. Motion passed unanimously on a 3 to 0 vote (Ayes: Riley, Madden, Jones; Nays: none)

**STAFF REPORT:**

Planner Fatland gave brief review of the of his staff report, Accessory dwellings on residential-lots (in packet).

Commission discussed the options available to allow Accessory Dwellings Units (ADU). Outright permitted use in residential zones, single family dwelling. Attached or detached. Single family homes that can be remodeled to separate unit space with its own bathroom and kitchen and/or interior door. Discussion included detached Accessory Dwellings being converted to use, should SDC be required if homeowner hooked up to water/sewer separate from main dwelling and parking requirements. Question was raised what triggers the use of SDC's?

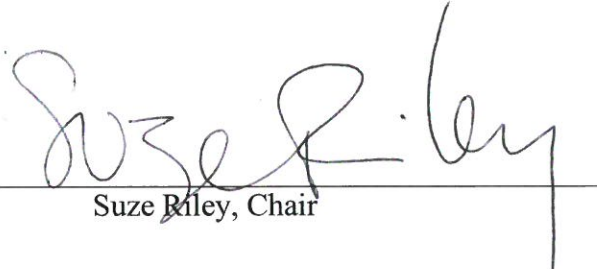
Commissioners requested Planner Fatland to amend/clarify definitions of ADU (connection between dwellings, change to allow rental of extra space i.e., basements, attics, no parking requirements).

**COMMUNICATIONS:** NONE

**NEXT MEETING:** September 14, 2021 AT 6:00 PM

**ADJOURN:** Chair Riley adjourned the meeting at 7:50 p.m.

Respectfully submitted by  
Christine Wolfe  
City Recorder

  
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Suze Riley, Chair