



MINUTES

Planning Commission Meeting & Public Hearing

Tuesday, June 13, 2023

Maupin Civic Center (507 Grant Ave.) and virtually on Zoom

Call to Order / Roll Call of City Council and Staff / Pledge of Allegiance	<p>Commissioner Jones called the meeting to order at 4:32 p.m. Roll Call of Planning Commission and Staff was conducted by City Recorder Christine Wolfe.</p> <p><i>Presiding:</i> Michael Jones</p> <p><i>Commission Present:</i> Suze Riley, Andy Kreipe, Jessie Rose</p> <p><i>Commission Absent:</i> Lauren Whitaker (excused)</p> <p><i>Staff Present:</i> Recorder Wolfe, City Planner Kirk Fatland, Administrative Assistant Bronte Dod</p> <p><i>Visitors Present:</i> Medy Gantz, John Wood, Nicole Wood, Mark Roper, Michelle Taylor, Norm Ballou</p>
Consent Agenda	<p>Recorder Wolfe announced that the Lot Line Adjustment application was removed from the agenda at the request of the applicant. The applicant will bring the application to the commission at a future date to be determined.</p> <p>Commissioners decided to approve the April 11, 2023 meeting minutes at the next Planning Commission meeting.</p>
Public Comment	<p>No public comment.</p>
Public Hearing: OLCC Liquor License for 609 S Hwy 197	<p>Public notice of the hearing was published on the city website, posted locally, and mailed to property owners.</p> <p>Commissioner Jones opened the public hearing to consider the Greater Privilege Liquor License application submitted by Oh Nice Holdings LLC for 609 S Hwy 197 at 4:39 p.m. and read the guidelines. No conflicts of interest were declared.</p> <p>Planner Fatland reviewed the staff report.</p> <p>Applicant Michelle Taylor said there was nothing additional to add from their application. The business hours will remain the same.</p> <p>Commissioner Jones asked for public testimony. There was none. Commissioner Jones closed the public hearing at 4:46 p.m.</p> <p>Commissioner Rose moved to recommend to City Council to approve the Greater Privilege Liquor License application submitted by Oh Nice Holdings LLC for 609 S Hwy 197. Commissioner Jones second. No further discussion. The motion passed unanimously. Ayes: Jones, Rose, Kreipe, Riley; Nays: None; Abstain: None</p>
Public Hearing: Comprehensive Plan/Zoning Map Amendment to Redesignate 199 Elrod Avenue from Medium Density Residential to Recreational Commercial	<p>Public notice of the hearing was published on the city website, posted locally, and mailed to property owners.</p> <p>Commissioner Jones opened the hearing to consider a Comprehensive Plan/Zoning Map Amendment to Redesignate 199</p>

Elrod Avenue from Medium Density Residential to Recreational Commercial at 4:47 p.m. and read the guidelines. No conflicts of interest were declared.

Planner Fatland presented the staff report.

Commissioner Rose said this was a controversial decision when it was made; the decision was made that Council only wants STRs in RC zones. Commissioners are now looking at a decision that includes determining criteria for rezoning. With property owners applying for rezones and commissioners looking at each on a case-by-case basis, commissioners should consider a work with session with councilors for criteria regulating short term rentals. Planner Fatland said Councilors have discussed the pitfalls of regulating STRs by zone.

Commissioner Kreipe said that the property is adjacent to properties that are zoned RC and Industrial; the neighborhood is already a commercial area. Said that this area may be a better spot in town for rezoning to RC than the east side. Planner Fatland said this case is not considered spot zoning. Commissioners discussed zoning in the area. Commissioner Rose said that neighboring properties are probably going to apply for similar rezoning if this is approved.

Commissioner Jones said that he doesn't think regulating STRs by zoning is fair. Said he does not feel comfortable approving this because this is ultimately a question for City Council. He said STRs have done damage in small communities like Maupin and nobody wants that. Commissioner Kreipe agreed that they have done damage when they are regulated improperly. Commissioner Jones asked about newer research on STRs and to reevaluate the approach.

Commissioner Riley said the commission should vote no on this application and have a working session with Council to reevaluate STR regulation.

Applicant Testimony: Property owner John Wood said that they are not requesting the zone change to be empty homeowners; they live here part time and have long-term plans to become full-time residents. Mr. Wood said he is a volunteer firefighter on the MVFD and is here regularly for training. There is already an STR in the area and adding an additional one wouldn't bring more commercial use. Using the home as an STR part-time would help them financially.

Commissioner Jones said that their testimony was "fantastic" and would bring context to City Council about why they should reevaluate STR regulations. Commissioner Kreipe said he is their neighbor and thinks allowing them to use their house as an STR is a great idea.

Commissioner Jones asked for public testimony.

Proponents: None.

Opponents:

Medy Gantz (504 First Street): This situation is what opponents to allowing STRs in RC knew would happen. For years this has been a long, grueling discussion about STRs. Said she was against allowing STRs in RC at all because of the potential for residential properties to rezone. Agreed with current number of properties zoned RC and possibly turning the east side to RC to open use for STRs. There is a housing issue in Maupin and other towns are having issues being overrun by STRs. She is opposed to this zone change.

Mark Roper said that a joint work session between commission and council is necessary to discuss what the goals and direction are for zoning.

Commissioner Jones closed hearing at 5:15 p.m. and moved to commissioner deliberation.

Commissioner Jones said that Council should see these cases, knowing that Council will deny it. Planner Fatland advised on Council options. Discussion about how many STRs exist in Maupin; how commission should vote and what recommending approval would like to the Council. Consensus that a joint work session is needed.

Commissioner Rose said that Council guidance is to limit STRs in Maupin. It is hard to be a renter in Maupin and there is a lack of housing. [*Recorder's Note: Commissioner Rose was excused from the meeting early due to an emergency.*]

Commissioner Kreipe moved to recommend to City Council a comprehensive plan/zoning map amendment to rezone 199 Elrod Avenue from Medium Density Residential to Recreational Commercial. Commissioner Riley seconded the motion. No further discussion. The motion passed on a 3-0 vote. Ayes: Kreipe, Riley, Jones; Nays: None; Abstain: None; Absent: Rose

Adjourn

Commissioners would like to continue the discussion about STR regulations and RC zoning with Council in a joint work session and request that Council schedule a date. Commissioners also requested an update on the Staats Avenue/Second Street utility extension and street project. The next meeting will take place on Tuesday, July 11 at 4:30 p.m. The meeting was adjourned at 5:43 p.m.

Respectfully Submitted by Christine Wolfe, City Recorder

SIGNED: 

Michael Jones, Planning Commission Acting Chair

ATTEST: 

Christine Wolfe, City Recorder