



MINUTES

Planning Commission Meeting & Public Hearing

Tuesday, September 12, 2023

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

Call to Order / Roll Call of City Council and Staff / Pledge of Allegiance

Chair Whitaker called the meeting to order at 4:33 p.m. Roll Call of Planning Commission and Staff was conducted by City Recorder Christine Wolfe.

Presiding: Lauren Whitaker

Commission Present: Suze Riley, Andy Kreipe, Jessy Rose, Michael Jones

Commission Absent: None

Staff Present: Recorder Wolfe, City Planner Kirk Fatland, Administrative Assistant Bronte Dod

Visitors Present: Medy Gantz, Colleen Strohm

Consent Agenda

Commissioner Kreipe moved to approve the consent agenda as presented. Chair Whitaker seconded. No further discussion. The motion passed unanimously on a 5-0 vote. (Ayes: Whitaker, Kreipe, Riley, Jones, Rose; Nays: None)

Public Comment

Colleen Strohm commented that she is starting a newspaper for South Wasco County and the first issue will be published on October 1. She is going to go to City meetings and report on what happens.

Commissioners discussed the goal of restricting STR licenses and general questions about short term rental regulations. Commissioners and staff discussed details about the administrative process.

Commissioner Rose said she would like more time to research ways to place a cap on STRs. Chair Whitaker said she would like to find ways to regulate STRs that prioritize long term rentals.

Commissioner Rose made a motion to recommend to Council a moratorium on STR permits until more regulations are established. Chair Whitaker second. The motion failed on a 2-3 vote. (Ayes: Whitaker, Rose; Nays: Kreipe, Riley, Jones).

Consider: Short Term Rental Regulations

Medy Gantz commented that her said impression from the City Council meeting was that the discussion should be about placing a cap on licenses. She said feelings about STRs are strong in the community and discussion has been going on for a long time. The public is concerned about vacation rental growth.

Commissioner Jones proposed capping short term rental licenses at 3 percent of houses. Planner Fatland advised about options for placing an STR cap and recommendations to Council.

Commissioner Riley moved to recommend to Council to institute a maximum number of STR permits that cannot exceed 3 percent of residential homes; one owner can only have one permit; this policy is

reviewed every other year unless maximum number of permits is reached before then. No second. Motion failed.

Commissioners discussed the intent of Council and more ways to limit the number of short term rentals.

Jones moved to recommend to Council to institute a maximum number of STR permits that cannot exceed 3 percent of residential homes. Riley second. No further discussion. The motion passed on a 3-2 vote. (Ayes: Kreipe, Riley, Jones. Nays: Whitaker, Rose.)

Commissioners said that Council should expect a follow-up that Planning Commissioners will explore more options that are tied to objectives. Commissioners would specifically like to know what objectives they should focus on when recommending regulations. Discussion about amending the ordinance for more clarity about license renewal.

Adjourn

The next meeting will take place on Monday, October 16, 2023 at 4:30 p.m. The meeting was adjourned at 6:31 p.m.

Respectfully Submitted by Christine Wolfe, City Recorder

SIGNED: _____


Lauren Whitaker, Planning Commission Chair

ATTEST: _____


Christine Wolfe, City Recorder