

Planning Commission
Hearing Minutes
Zoom/In-Person

Wednesday, February 9, 2022

6:00 p.m.

New City Hall: Second Floor Assembly Room 206 N.5th Street

Call to Order/ Roll Call 6:01 pm

Present: Commissioner Michael Card, Councilor Liaison Steve Casaleggio, Commissioner Roger Thom, Commissioner Michael Schwartz, Vice Chair Brad Bennington, and Chair Mark Thomas

Absent: None

Staff Present: Planning Director Foster, City Planner Thompson, and Planning Technician Oliver

Introductions and Review of Agenda:

Minutes: September 29th, 2021 stand as amended

Officer Elections:

Commissioner Bennington nominated Mark Thomas as Chair of the Planning Commission, seconded by: Commissioner Card

Vote: All Ayes, none opposed, Mark Thomas accepted, and is the Chair of Planning Commission

Commissioner Card nominated Brad Bennington as the Vice Chair of Planning Commission, seconded by: Commissioner Schwartz

Vote: All Ayes, none opposed, Brad Bennington accepted, and is the Vice Chair of the Planning Commission

General Public Comment: None

a) **File No. 2022-001 Performance Review**

Address: 135 East E Street

Request: To Operate A Short-Term Vacation Rental in Building “B”

Applicant/Agent Mama Tried LLC/ Michael Thornton

Public Hearing Opened: 6:10 pm

City Planner, Zac Thompson presented his staff report for the record, and answered questions of the Commission regarding building “B” and the condition of that building. Planner Thompson reported that it’s been used for a variety of Commercial and Professional activities since 1976. The first proposal was to operate a Short Term Vacation rental in the main dwelling which has already been approved. Now they would like to operate the same way in building “B” at the same location.

Discussion between commissioners and agent

Parking was the main discussion as the commission wanted to make sure that the site provided enough parking on site and would not spill out into the street. Commissioner Bennington addressed his concerns of approving so many short- term vacation rentals in town where the owners don’t live on site, and the negative impact it could have on Jacksonville and its future. Families could be living in these homes instead of short time vacationers and we need to focus on providing homes for families to live in when our housing market is already falling short.

The Applicant's Agent Michael Thornton P.O Box 476, Jacksonville OR, 97530 presented his case to the Commissioners and answered questions of the Commission. He was able to prove that the parking need was indeed met. The agent was asked if the carport would remain, and it will.

(Discussion between commissioners and staff)

Public Comment: None

Rebuttal Testimony: None

Move to: Close the public hearing

Motion by: Commissioner Thom

Seconded by: Commissioner Card

Vote: All Ayes, Public hearing is closed

(Discussion between commissioner and staff)

Move to: Approve the 2022-001 Performance Review and adopt the findings of fact from the Staff report dated January 27, 2022 and direct staff to prepare a final order of approval for File Number 2022-001, a request to operate a short-term vacation rental in building "B" located at 135 East E Street with staff recommended 6 conditions as presented in the staff report

Motion by: Commissioner Thom

Seconded by: Commissioner Card

(discussion on the motion) Vice Chair Brad Bennington is concerned with the future impact on Jacksonville if we continue to allow these types of businesses

Roll-Call Vote:

Commissioner Card	Yes
Commissioner Thom	Yes
Chair Schwartz	Yes
Vice Chair Bennington	No
Chair Thomas	Yes

Business from Commission and Staff

Planning Director Report: *The CAC is looking into Short-Term Vacation Rentals now- it's allowed under our current code in the Historic and General Commercial Zones. The City Council will be having a Study Session on March 15th. We have two interested parties who want inside City limits.*

City Council Liaison Report: *We are excited about the updated Code and the work the CAC is doing. The Municipal code update is going great. We will be working on Title 4 next which will be Commissions, and Committees and their duties serving in these roles.*

Vice Chair Bennington commented on what a great job the Planning Department does with the amount of building permits, and planning applications being processed and issued with such a small staff. It's a great achievement.

Adjourn: 7:00 pm



Mark Thomas, Planning Commission Chair



Diane Oliver, Building/Planning Technician

Date of Approval: 3-9-22