



Planning Commission Meeting

September 12, 2024

CALL MEETING TO ORDER

Meeting called to order at 7:00 p.m.

ROLL CALL

Commissioners Present:

Jason Dale (Chair)
Abby Seits (Student)
Michael Griffiths- Via Zoom
Randy Rickert
Jose Villalpando

Commissioners Absent:

Linda Newton-Curtis
Kriss Wright
Layne Quinn (Vice Chair)

Staff Present:

Planning Manager: Clay Downing
Assistant Planner: James Dingwall
Administrative Assistant: Fé Bates

PUBLIC COMMENTS

None

CONSENT CALENDAR

Approve [July 11 Minutes](#)

Action: Approve the minutes from July 11, 2024
Motion: Commissioner Griffiths
Second: Commissioner Rickert
Voice Vote: Unanimous Yes

Chair Dale informed Commissioners of a change in the order of the agenda to allow the Planning Manager Clay Downing to update the Commission of a decision that was made by the City Council to an appeal to a decision the Planning Commission passed at the July 11, 2024, Commission meeting on project CUP23-0019. Planning Manager Clay Downing informed the Commission of the City Council approval of an applicant appeal of

CUP23-0019 which had requested a conditional use permit to operate a vacation rental home at 215 N School Street. On September 11, 2024, the City Council approved City Council Order No. 2024-0046 which rescinded Planning Commissioner Order No. 2024-05 and approved the conditional use permit as previously recommended by staff.

QUASI-JUDICIAL PUBLIC HEARINGS

CUP24-0001: Conditional use permit to use a single-family dwelling as a vacation rental home at 300 W Forth St.

Assistant Planner Dingwall presented the Staff report to the Planning Commission and answered Commissioners questions about it.

Chair opened the floor Public Testimony:

PROPONENT: Applicant Jeremy Jerniga testified to the Commissioners in regard to his application and answered questions from Planning Commissioners.

Chair Closed the Public Testimony and asked for final comments from Staff:

Staff recommended approval of CUP24-0001 a conditional use permit to use a single-family dwelling as a vacation rental home at 300 W Forth St.

Chair Opened the floor for Planning Commissioners deliberation:

After Discussion Planning Commission chose to:

Action: Approve CUP24-0001 as a vacation rental home at 300 W Forth St
Motion: Commissioner Rickert
Second: Commissioner Villalpando
Roll Call Vote: 5 Yes ; 3 Absent

CUP24-0002: Conditional use permit to use a single-family dwelling as a vacation rental home at 503 S Edwards St.

Assistant Planner Dingwall presented the Staff report to the Planning Commission and answered Commissioners questions about it.

Chair opened the floor Public Testimony:

PROPONENT: Applicant Lisa Ewedemi testified to the Commissioners in regard to her application and answered questions from Planning Commissioners.

Chair Closed the Public Testimony and asked for final comments from Staff:

Staff recommended approval of CUP24-0002 a conditional use permit to use a single-family dwelling as a vacation rental home at 503 S Edwards St.

Chair Opened the floor for Planning Commissioners deliberation:

After discussion the Planning Commission chose to:

Action: Approve CUP24-0002 as a vacation rental home at 503 S Edwards St.
Motion: Commissioner Rickert
Second: Commissioner Villalpando
Roll Call Vote: 5 Yes ; 3 Absent

ITEMS FROM STAFF

Planning Manager Downing reviewed with the Commission the anticipated schedule of land use projects for the upcoming months.

Planning Manager Downing updated the Commission of the City Council actions taken on various Community Development Projects.

He explained the upcoming Planning Commission work sessions that is to take place at the November and December Planning Commission meetings regarding the Development Code amendments that the Community Development Department has been working on.

Planning Manager Downing informed the Commission that the Vacation Rental regulations update project is anticipated to launch this fall and the steps staff and City Council is taking in anticipation of the upcoming work.

Commissioners were reminded that their term as commissioner was going to expire on December 31, 2024 and that they will have to re-apply with the City Recorder to stay on as a Planning Commissioner.

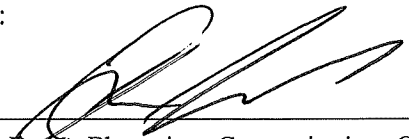
ITEMS FROM COMMISSIONERS

None.

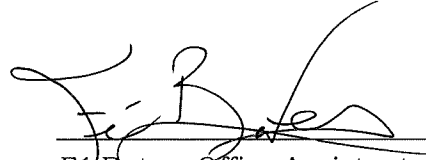
ADJOURNMENT

Meeting adjourned at 7:46 p.m.

Attest:



Jason Dale, Planning Commission Chair



Fé Bates, Office Assistant