

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, August 14, 2018 at 7:00 p.m. Commissioners present were Cathy Yasuda, Helen Dickinson, Jim Ashley, Terry Heitz, Barry Carlman, Doug Deardorff, Mike Smith, Carrie Grant and Suzanne Percy.

Guests included Ron Carroll, Sheryl Seeliger, Michael and Sara Moscrip, Danny Conner, David McNamee, Russ Roberts, Robert R. Frye, Kirk Redlin, Brian Howell and Rick Watkins.

Commissioner Deardorff made the motion to approve the July 10, 2018 minutes. Commissioner Smith seconded the motion. Motion carried.

Public Hearings:

Opening the hearing at 7:01 p.m., Rick Watkins explained public hearing procedures and asked the commissioners to disclose any conflicts. No conflicts were declared.

Copper Creek LLC - Conditional Use Permit to Allow Bed and Breakfast at 2033/2037 Copper Creek Drive: Ron Carroll testified he owns the duplex at 2033/2037 Copper Creek Drive, residing in one unit and renting out the other. Mr. Carroll explained he had used the unit for a long term rental and in May 2018 started doing short term rentals. Mr. Carroll explained tenants have been travelers through the area and create no more traffic than long term rentals.

Mr. Carroll testified he advertises through Airbnb with an occupancy maximum of eight people, has four spaces in the driveway in addition to the garages for vehicles, and has time periods of noise reduction that guests agree to. Mr. Carroll explained guests are rated by owners through Airbnb so owners are aware before they rent to potential guests.

Rick Watkins read written testimony received from Russ Roberts at 1075 NW 21<sup>st</sup> Street in opposition to the proposal.

Kirk Redlin (400 NE 16<sup>th</sup> Street) testified in favor of the proposal believing the impact is low and makes Fruitland accessible to those who would otherwise have to go to Ontario, Oregon.

Michael Moscrip (2056 Spring Creek Drive) testified in opposition of the proposal citing the lot was for residential use and not for commercial use. Mr. Moscrip cited the activity was against the homeowner's association agreement.

Russ Roberts asked if there would be signage allowed, citing the homeowner's agreement and asked if the commission would recognize the agreement.

Ron Carroll testified he was given approval for a rental at the time of purchase and not aware of the difference between long term and short term rentals. Mr. Carroll doesn't believe the short term rental is creating a disruption to the community or how it will be detrimental to property values, believing the activity beneficial to the community.

With no further testimony, the hearing was closed at 7:27 p.m.

Regular Meeting

Decisions:

Copper Creek LLC - Conditional Use Permit to Allow Bed and Breakfast at 2033/2037 Copper Creek Drive: Commissioner Deardorff made the motion to approve a conditional use permit for a bed and breakfast at 2033/2037 Copper Creek Drive with the stipulation of two cars per unit allowed. Commissioner Heitz seconded the motion. Motion carried.

Steve Dominguez - Conditional Use Permit Transition Proposal for 1011 NW 16<sup>th</sup> Street: The commission discussed the proposal to allow the showing and sales of vehicles on the front portion of the property until the dealership is constructed as proposed in the conditional use permit. Commissioner Carlman made the motion for the Zoning Administrator to send correspondence to Mr. Dominquez granting approval of the proposal with the following stipulations: all vehicles are to be operable; no storage behind the building frontage; submittal of a progress report bi-monthly. Commissioner Smith seconded the motion. Motion carried.

Zoning Administrator Comments:

Public Notification: Rick Watkins explained the notification requirements by state statutes and city ordinances for public hearings. Mr. Watkins further explained notifications are accomplished by publication in the legal paper, mailing to property owners within 300' feet and the posting of a notice sign on the property.

Chairman Carlman adjourned the meeting at 8:04 p.m.

---

Barry Carlman, Chairman

ATTEST:

---

Beth Earles, Secretary

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, August 14, 2018 at 7:00 p.m. Commissioners present were Cathy Yasuda, Helen Dickinson, Jim Ashley, Terry Heitz, Barry Carlman, Doug Deardorff, Mike Smith, Carrie Grant and Suzanne Percy.

Guests included Ron Carroll, Sheryl Seeliger, Michael and Sara Moscrip, Danny Conner, David McNamee, Russ Roberts, Robert R. Frye, Kirk Redlin, Brian Howell and Rick Watkins.

Commissioner Deardorff made the motion to approve the July 10, 2018 minutes. Commissioner Smith seconded the motion. Motion carried.

*Public Hearings:*

Opening the hearing at 7:01 p.m., Rick Watkins explained public hearing procedures and asked the commissioners to disclose any conflicts. No conflicts were declared.

Copper Creek LLC - Conditional Use Permit to Allow Bed and Breakfast at 2033/2037 Copper Creek Drive: Ron Carroll testified he owns the duplex at 2033/2037 Copper Creek Drive, residing in one unit and renting out the other. Mr. Carroll explained he had used the unit for a long term rental and in May 2018 started doing short term rentals. Mr. Carroll explained tenants have been travelers through the area and create no more traffic than long term rentals.

Mr. Carroll testified he advertises through Airbnb with an occupancy maximum of eight people, has four spaces in the driveway in addition to the garages for vehicles, and has time periods of noise reduction that guests agree to. Mr. Carroll explained guests are rated by owners through Airbnb so owners are aware before they rent to potential guests.

Rick Watkins read written testimony received from Russ Roberts at 1075 NW 21<sup>st</sup> Street in opposition to the proposal.

Kirk Redlin (400 NE 16<sup>th</sup> Street) testified in favor of the proposal believing the impact is low and makes Fruitland accessible to those who would otherwise have to go to Ontario, Oregon.

Michael Moscrip (2056 Spring Creek Drive) testified in opposition of the proposal citing the lot was for residential use and not for commercial use. Mr. Moscrip cited the activity was against the homeowner's association agreement.

Russ Roberts asked if there would be signage allowed, citing the homeowner's agreement and asked if the commission would recognize the agreement.

Ron Carroll testified he was given approval for a rental at the time of purchase and not aware of the difference between long term and short term rentals. Mr. Carroll doesn't believe the short term rental is creating a disruption to the community or how it will be detrimental to property values, believing the activity beneficial to the community.

With no further testimony, the hearing was closed at 7:27 p.m.

Regular Meeting

Decisions:

Copper Creek LLC - Conditional Use Permit to Allow Bed and Breakfast at 2033/2037 Copper Creek Drive: Commissioner Deardorff made the motion to approve a conditional use permit for a bed and breakfast at 2033/2037 Copper Creek Drive with the stipulation of two cars per unit allowed. Commissioner Heitz seconded the motion. Motion carried.

Steve Dominguez - Conditional Use Permit Transition Proposal for 1011 NW 16<sup>th</sup> Street: The commission discussed the proposal to allow the showing and sales of vehicles on the front portion of the property until the dealership is constructed as proposed in the conditional use permit. Commissioner Carlman made the motion for the Zoning Administrator to send correspondence to Mr. Dominquez granting approval of the proposal with the following stipulations: all vehicles are to be operable; no storage behind the building frontage; submittal of a progress report bi-monthly. Commissioner Smith seconded the motion. Motion carried.

Zoning Administrator Comments:

Public Notification: Rick Watkins explained the notification requirements by state statutes and city ordinances for public hearings. Mr. Watkins further explained notifications are accomplished by publication in the legal paper, mailing to property owners within 300' feet and the posting of a notice sign on the property.

Chairman Carlman adjourned the meeting at 8:04 p.m.

---

Barry Carlman, Chairman

ATTEST:

---

Beth Earles, Secretary

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, August 14, 2018 at 7:00 p.m. Commissioners present were Cathy Yasuda, Helen Dickinson, Jim Ashley, Terry Heitz, Barry Carlman, Doug Deardorff, Mike Smith, Carrie Grant and Suzanne Percy.

Guests included Ron Carroll, Sheryl Seeliger, Michael and Sara Moscrip, Danny Conner, David McNamee, Russ Roberts, Robert R. Frye, Kirk Redlin, Brian Howell and Rick Watkins.

Commissioner Deardorff made the motion to approve the July 10, 2018 minutes. Commissioner Smith seconded the motion. Motion carried.

Public Hearings:

Opening the hearing at 7:01 p.m., Rick Watkins explained public hearing procedures and asked the commissioners to disclose any conflicts. No conflicts were declared.

Copper Creek LLC - Conditional Use Permit to Allow Bed and Breakfast at 2033/2037 Copper Creek Drive: Ron Carroll testified he owns the duplex at 2033/2037 Copper Creek Drive, residing in one unit and renting out the other. Mr. Carroll explained he had used the unit for a long term rental and in May 2018 started doing short term rentals. Mr. Carroll explained tenants have been travelers through the area and create no more traffic than long term rentals.

Mr. Carroll testified he advertises through Airbnb with an occupancy maximum of eight people, has four spaces in the driveway in addition to the garages for vehicles, and has time periods of noise reduction that guests agree to. Mr. Carroll explained guests are rated by owners through Airbnb so owners are aware before they rent to potential guests.

Rick Watkins read written testimony received from Russ Roberts at 1075 NW 21<sup>st</sup> Street in opposition to the proposal.

Kirk Redlin (400 NE 16<sup>th</sup> Street) testified in favor of the proposal believing the impact is low and makes Fruitland accessible to those who would otherwise have to go to Ontario, Oregon.

Michael Moscrip (2056 Spring Creek Drive) testified in opposition of the proposal citing the lot was for residential use and not for commercial use. Mr. Moscrip cited the activity was against the homeowner's association agreement.

Russ Roberts asked if there would be signage allowed, citing the homeowner's agreement and asked if the commission would recognize the agreement.

Ron Carroll testified he was given approval for a rental at the time of purchase and not aware of the difference between long term and short term rentals. Mr. Carroll doesn't believe the short term rental is creating a disruption to the community or how it will be detrimental to property values, believing the activity beneficial to the community.

With no further testimony, the hearing was closed at 7:27 p.m.

Regular Meeting

Decisions:

Copper Creek LLC - Conditional Use Permit to Allow Bed and Breakfast at 2033/2037 Copper Creek Drive: Commissioner Deardorff made the motion to approve a conditional use permit for a bed and breakfast at 2033/2037 Copper Creek Drive with the stipulation of two cars per unit allowed. Commissioner Heitz seconded the motion. Motion carried.

Steve Dominguez - Conditional Use Permit Transition Proposal for 1011 NW 16<sup>th</sup> Street: The commission discussed the proposal to allow the showing and sales of vehicles on the front portion of the property until the dealership is constructed as proposed in the conditional use permit. Commissioner Carlman made the motion for the Zoning Administrator to send correspondence to Mr. Dominquez granting approval of the proposal with the following stipulations: all vehicles are to be operable; no storage behind the building frontage; submittal of a progress report bi-monthly. Commissioner Smith seconded the motion. Motion carried.

Zoning Administrator Comments:

Public Notification: Rick Watkins explained the notification requirements by state statutes and city ordinances for public hearings. Mr. Watkins further explained notifications are accomplished by publication in the legal paper, mailing to property owners within 300' feet and the posting of a notice sign on the property.

Chairman Carlman adjourned the meeting at 8:04 p.m.

---

Barry Carlman, Chairman

ATTEST:

---

Beth Earles, Secretary

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, August 14, 2018 at 7:00 p.m. Commissioners present were Cathy Yasuda, Helen Dickinson, Jim Ashley, Terry Heitz, Barry Carlman, Doug Deardorff, Mike Smith, Carrie Grant and Suzanne Percy.

Guests included Ron Carroll, Sheryl Seeliger, Michael and Sara Moscrip, Danny Conner, David McNamee, Russ Roberts, Robert R. Frye, Kirk Redlin, Brian Howell and Rick Watkins.

Commissioner Deardorff made the motion to approve the July 10, 2018 minutes. Commissioner Smith seconded the motion. Motion carried.

*Public Hearings:*

Opening the hearing at 7:01 p.m., Rick Watkins explained public hearing procedures and asked the commissioners to disclose any conflicts. No conflicts were declared.

Copper Creek LLC - Conditional Use Permit to Allow Bed and Breakfast at 2033/2037 Copper Creek Drive: Ron Carroll testified he owns the duplex at 2033/2037 Copper Creek Drive, residing in one unit and renting out the other. Mr. Carroll explained he had used the unit for a long term rental and in May 2018 started doing short term rentals. Mr. Carroll explained tenants have been travelers through the area and create no more traffic than long term rentals.

Mr. Carroll testified he advertises through Airbnb with an occupancy maximum of eight people, has four spaces in the driveway in addition to the garages for vehicles, and has time periods of noise reduction that guests agree to. Mr. Carroll explained guests are rated by owners through Airbnb so owners are aware before they rent to potential guests.

Rick Watkins read written testimony received from Russ Roberts at 1075 NW 21<sup>st</sup> Street in opposition to the proposal.

Kirk Redlin (400 NE 16<sup>th</sup> Street) testified in favor of the proposal believing the impact is low and makes Fruitland accessible to those who would otherwise have to go to Ontario, Oregon.

Michael Moscrip (2056 Spring Creek Drive) testified in opposition of the proposal citing the lot was for residential use and not for commercial use. Mr. Moscrip cited the activity was against the homeowner's association agreement.

Russ Roberts asked if there would be signage allowed, citing the homeowner's agreement and asked if the commission would recognize the agreement.

Ron Carroll testified he was given approval for a rental at the time of purchase and not aware of the difference between long term and short term rentals. Mr. Carroll doesn't believe the short term rental is creating a disruption to the community or how it will be detrimental to property values, believing the activity beneficial to the community.

With no further testimony, the hearing was closed at 7:27 p.m.

*Regular Meeting*

Decisions:

Copper Creek LLC - Conditional Use Permit to Allow Bed and Breakfast at 2033/2037 Copper Creek Drive: Commissioner Deardorff made the motion to approve a conditional use permit for a bed and breakfast at 2033/2037 Copper Creek Drive with the stipulation of two cars per unit allowed. Commissioner Heitz seconded the motion. Motion carried.

Steve Dominguez - Conditional Use Permit Transition Proposal for 1011 NW 16<sup>th</sup> Street: The commission discussed the proposal to allow the showing and sales of vehicles on the front portion of the property until the dealership is constructed as proposed in the conditional use permit. Commissioner Carlman made the motion for the Zoning Administrator to send correspondence to Mr. Dominquez granting approval of the proposal with the following stipulations: all vehicles are to be operable; no storage behind the building frontage; submittal of a progress report bi-monthly. Commissioner Smith seconded the motion. Motion carried.

Zoning Administrator Comments:

Public Notification: Rick Watkins explained the notification requirements by state statutes and city ordinances for public hearings. Mr. Watkins further explained notifications are accomplished by publication in the legal paper, mailing to property owners within 300' feet and the posting of a notice sign on the property.

Chairman Carlman adjourned the meeting at 8:04 p.m.

---

Barry Carlman, Chairman

ATTEST:

---

Beth Earles, Secretary