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## **REGULAR PLANNING COMMISSION MEETING MINUTES**

Monday, January 26, 6:00 p.m.  
Council Chambers, Garibaldi Meeting Hall

### **PUBLIC HEARING - APPLICATION FOR THE CONDITIONAL USE OF A BED AND BREAKFAST IN THE R-1 ZONE**

Hearing called to order at 6:05 p.m. by Chair Bil Luth. Present were Commissioners Emmy Lou Orahood and Nick Stumpf. Others in attendance were Dale Jordan, Planner; Kevin Greenwood, Administrator; Wayne Schultz, Public Works Director; City Councilors Terry Kandle and Roberta Bettis; Bill Holmstrom and Bill Gibson.

Chairman Luth stated that this was a quasi-judicial hearing to consider the conditional use of a Bed and Breakfast in the R-1 zone applied for by Crispin Matanguihan, 1209 Garibaldi Ave. Luth described the applicant and subject properties and asked if any one objected to the jurisdiction of this commission. Luth asked if any member of the Commission had a bias or ex-parte contact to declare. Cm Orahood stated that she lives within 200 feet of the subject property and stated that she could be impartial in her decision. Hearing no other objections, statements or questions Luth asked Jordan for the staff report.

Jordan reviewed his written report and noted that all required criteria in the code had been met. Jordan noted that his recommendations for conditions of approval were based on his interpretation of the overall code and explained that Commission could alter or delete those conditions from their approval. He added that the applicant lives in Chicago is not in attendance tonight, but that he had had a conversation with Matanguihan and that the applicant was still interested in pursuing the CU. This is the first request under the CU amendment. Noted that the property will continue to look like a residence. No public comment was received at city hall or by the planner.

Luth stated that this commission would make a decision tonight after this meeting based on the testimony presented, stated that a failure to raise a relevant issue during this hearing would preclude an appeal based on that issue.

Jordan noted that this use will "run with the property" and will continue to be allowed in the event of a sale. Commission discussed about the cramped parking in the yard that would require cars to back out into the highway. Cars parking in the yard would not appear as a typical residential use. There is a 2-car garage on the premises and there is a requirement that two parking spaces be provide (one for each guest room) though the applicant has showed a total of seven spaces (three in the yard, two in the garage and two in the driveway). Discussion about landscaping to obscure parking and lack of space for boat trailers. It was agreed that there is not enough space for trailers. Jordan discussed that the property is currently on the market and noted that the CU goes along with the property. Discussion about speeds and most felt that coming down the hill speeds would be 40MPH.

No one in the audience made comment.

Hearing no further questions or comments, Luth closed the hearing at 6:19 p.m.

I. CALL TO ORDER

Regular planning commission meeting called to order at 6:19 p.m. by Chair Bil Luth.

II. MINUTES -REGULAR PLANNING COMMISSION MEETING AND HEARING - NOVEMBER 24, 2008.

**MOTION made by Orahood to accept the November 24<sup>th</sup> minutes as presented. Seconded by Stumpf. AYES - Luth, Stumpf, Orahood. MOTION PASSED.**

III. NEW BUSINESS - APPLICATION FOR THE CONDITIONAL USE OF A BED AND BREAKFAST IN THE R-1 ZONE

Jordan suggested adding language for requiring a turnaround spot so cars could enter the highway safely adding and concealing the parking with landscaping. Commission also felt that all other Bed and Breakfast requirements be met. **MOTION made by Orahood to approve the application for conditional use dated December 16, 2008, subject to the condition on page 6 of the staff report dated January 13, 2009, with amendments to reconfigure parking so that cars may enter Garibaldi Ave. (US101) nose first, concealing parking with landscaping and that the applicant will follow all requirements pertaining to the Garibaldi bed and breakfast (GMC 12.145.010). Seconded by Stumpf, AYES - LUTH, STUMPF, ORAHOOD. MOTION PASSED.** Jordan and Luth noted the completeness of the application and thanked Mr. Boring.

IV. OTHER ITEMS

Commission agreed to cancel the February 23<sup>rd</sup> regular meeting since no applications have been received. Luth will be unavailable for the March meeting and Orahood will be unavailable in April.

Greenwood noted that newly elected city council member, Betty Thomas was named liaison to the Planning Commission by Mayor McCarthy..

V. ADJOURNMENT

Meeting adjourned by Luth at 6:27 p.m.

ATTEST:

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William Luth, Chair

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Kevin M. Greenwood, Secretary