

EXCERPT OF PLANNING COMMISSION MINUTES OF DECEMBER 14, 1988U 88-11, GEORGE AND ROSEMARY FAULDS - PUBLIC HEARING

Chairperson Barrett described the use permit request of George and Rosemary Faulds (U 88-11) to increase the number of Bed and Breakfast units from two to three at an existing Bed and Breakfast facility located at 1503 Lake Street (APN 11-153-10).

Jo Noble, Associate Planner, presented a Staff Report dated 12-7-88 and summarized the recommended findings and conditions.

Chairperson Barrett opened the public hearing and asked three times to hear comments from proponents. George Faulds, Applicant, commended the Planning Staff and concurs with the information presented by Staff.

Chairperson asked three times for comments from opponents. There was no response. The hearing was closed although Chairperson Barrett reserved the right to reopen the hearing later, if necessary.

During deliberations the Commission and Staff discussed the Staff analysis of project compliance with Section 17.35.040C4 pertaining to special circumstances which must be considered. There was general agreement that this code section should be revised. The Commission also expressed concern that the size and location of guest parking adjacent to Fair Way is inadequate. It was suggested that guest parking be relocated behind the fence at the northeast corner of the property and that a sign indicating "guest parking" be installed.

On motion of Commissioner Atkinson, seconded by Commissioner Dinsmoor and unanimously carried, the Planning Commission approved U 88-10, George and Rosemary Faulds, to increase the number of bed and breakfast units from two to three at 1503 Lake Street (APN 11-153-10) based on the facts and findings of Staff Report dated 12-7-88 with the following conditions:

1. That the existing double garage shall not be converted to uses that would prevent vehicle storage.
2. That the applicants adjust the business license and transient tax documents for inclusion of the additional bed and breakfast unit.
3. That the proposed project shall be established in substantial conformance with the site plan dated 11-7-88 excepting that parking spaces 3, 4, 5 and 6 shall be relocated behind the existing fence at the northeast corner of the property.

4. That the applicant install a sign designating guest parking to the approval of the Planning Director.

5. That any significant change of use or deviation from approved plans, as determined by the Planning Director, shall require an amendment to this use permit.