

**COLUMBIA CITY PLANNING COMMISSION
PUBLIC HEARING / REGULAR SESSION
VIA "ZOOM MEETING"
OCTOBER 19, 2021 - 6:30 P.M.**

PLANNING

COMMISSIONERS:

Kelly Niles, Chair
Barbara Gordon, Vice-Chair*
Coralee Aho
Doug Calkins
Dana Marble*
Bill Amos

*Denotes Commissioner absent

STAFF:

Lauren Scott, City Planner
Helen Johnson, Planning Administrative Assistant

OTHERS:

Aleksandr Deryavko, applicant
Finos & Frankie Lunsford, 2210 First Street
Kay Brown, 2100 The Strand
Jan Schollenberger, 2215 First Street

MEETING TO ORDER:

Kelly called the meeting to order at 6:33 p.m.

APPROVAL OF MINUTES:

IT WAS MOVED (BILL) AND SECONDED (DOUG) TO APPROVE THE MINUTES OF THE APRIL 20, 2021, MAY 18, 2021, JULY 6, 2021 AND JULY 20, 2021 MEETINGS. MOTION CARRIED UNANIMOUSLY.

CITIZEN INPUT AND REQUESTS:

None.

KELLY CLOSED THE REGULAR SESSION AND OPENED THE PUBLIC HEARING.

PUBLIC HEARING:

Kelly stated the hearing this evening is quasi-judicial, the applicant is Aleksandr Deryavko and he is requesting approval from the Planning Commission for a conditional use permit for a short-term vacation rental located at 2210 The Strand.

Conflicts of Interest or Ex-parte Contacts:

Kelly asked if anyone had anything to declare. None were declared.

Staff report:

Lauren stated this short term vacation rental is coming before the Planning Commission because the rental has four or more bedrooms triggering a conditional use permit. She said as outlined in the staff report all the findings have been met or can be met through the operating requirements. Lauren mentioned the rental is an existing single family residence and there are no modifications planned.

Applicant presentation:

Aleksandr Deryavko introduced himself and explained they are using this home as a vacation property for themselves and family. He stated they also want to offer it as a vacation rental through Airbnb and VRBO.

Input in favor:

None.

Input in opposition:

Frankie Lunsford, 2210 First Street, stated she is against the proposal. She expressed her concerns about people coming and going at all hours of the day and night, not knowing who people are, leaving trash, racing up and down the streets, parking and partying late at night. Frankie said this is a residential older community and we don't need it.

Finos Lunsford, 2210 First Street, Frankie's husband spoke asking for details about the lengths of rentals, how it will be policed and monitored.

Kelly stated most of those questions are addressed with codes and he deferred to staff to answer those concerns. Lauren stated she and Helen would respond at the end of testimony.

Written materials submitted:

Helen read into the record an email from Gary Sailer, who owns vacant land at 2215 The Strand. His key concerns were use of parking on the property first, include in rental agreement laws pertaining to fireworks for those who may not be familiar with Oregon's laws, include Columbia City's municipal code information about noise and a safety concern for rental occupants and the Columbia River. He suggested signs and life jackets.

Applicant rebuttal:

Aleks stated he will include language in the lease for future renters to first use the property and garages for parking purposes. He commented there is plenty of parking on the property for renters. He also spoke addressing the noise to say contract outlines a 9:00 or 10:00 p.m. quiet time. Aleks stated they understand and respect the community that is why they have fallen in love with the community because it is quiet. Very nice community and they want to keep it that way. He stated he has given out his phone number to at least one neighbor, but provided it to anyone who would like it. He encouraged people to call with questions or concerns to contact him directly. Lastly he spoke to swimming and water levels. Aleks stated that is a concern of theirs as well and have outlining information in their rental agreement, posted 3 to 4 signs outside and there are two life rings, one in the house and one on the dock. He stated there are also 12 life jackets supplied in the house. Aleks also stated there are no fireworks allowed. He did state he does have cameras located externally on the house.

Questions from Lunsford's: Arrivals and departures happening at all hours of the day and night? Cars racing up and down the streets? Aleks answered to say unfortunately he is unable to control arrival times and departure times. He did say their official check-in time is 4:00 p.m. and check-out time is 11:00 a.m. Lauren also explained that under the City Code short term rentals just like any other use needs to comply with the noise limits and other nuisances and the City is in charge of enforcing those. She also stated that short term rentals are required to post contact numbers for both managers and city information. Helen added that upon approval of short term vacation rentals, neighbors within a certain radius are advised in writing with the contact information for the rental and the City.

Questions from Jan Schollenberger, 2215 First Street, what is the definition of a short term rental? Lauren said the definition is outlined under the City's municipal code for business license and transient room tax. Helen looked it up and clarified it is 30 days or less. Helen also asked Aleks if he has a minimum stay requirement. He stated it ranges from 3 to 4 nights. Another question Jan asked of Aleks was if the vacation rental would be a temporary thing or long term? Aleks said they anticipate it to be long term.

Kelly spoke to remind the public that were participating in the hearing how important it is to recognize when it is appropriate to reach out to the Police in regards to a nuisance of speeding or noise and not necessarily the rental property owner.

Staff comment:

Nothing additional was stated by staff.

KELLY CLOSED THE PUBLIC HEARING AND RECONVENED THE REGULAR SESSION.

Bill stated he was sure with an expensive piece of property such as this it is sure to have high end rental tenants and what a great way to afford a vacation getaway location for the applicant's family. He also spoke to the concern of people coming and going at odd hours, that can't be determined and the owner is willing to put his phone number out there and is saying I want to be a good neighbor, asking for neighbors to please let him know if they have questions or concerns.

IT WAS MOVED (BILL) AND SECONDED (CORALEE) TO APPROVED THE CONDITIONAL USE OF A SHORT TERM VACATION RENTAL AT 2210 THE STRAND, PER THE STAFF REPORT AND IT'S CONDITION OF APPROVAL. MOTION CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

There will be two variance applications for November's meeting. The meeting is scheduled for November 16, 2021 at 6:30 p.m. via Zoom.

ADJOURNMENT:

Meeting adjourned at 7:00 p.m.

Kelly Niles
Planning Commission, Chair

Attest by:

Helen K Johnson
Planning Administrative Assistant