

Cambridge Planning Commission Meeting
Wednesday April 12, 2023
5:00 P.M.
Cambridge Community Building

Pursuant to notice published in the Valley Voice, March 30, 2023 and attached to these minutes, the Cambridge Planning Commission met for regular meeting beginning at 5:00 P.M. Present were Chairman Jason Cobb, Planning Commission Members Jason Weiss, Vicki Brown, and Austin White. Also present for the meeting was City Clerk/Treasurer Courtney Stanton. Chairman Cobb called the meeting to order at 5:00 P.M. and noted the open meet act is posted on the east wall of the meeting room and available for public inspection.

Public Hearing –

Consideration of a Conditional Use Permit Application for a Short term rental in an “R-1” Single Family Residential District and “R-2” Multi Family Residential District. Chairman Jason Cobb opened the Public Hearing at 5:01 P.M. There were no public comments. Chairman Cobb closed the Public Hearing at 5:02 P.M.

Chairman Cobb stated City Zoning allows a Short-term Rental in R-2 and R-1 zoning areas with a Conditional Use Permit. The minimum requirements for a conditional use permit were submitted in writing to the Planning Commission. Chairman Cobb read aloud the minimum requirements of a conditional use permit and given below.

A conditional use permit shall not be granted unless specific written findings of fact directly based upon the particular evidence presented support the Minimum Requirements.

1. The proposed conditional use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitations.
The proposed conditional use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitations.
2. The proposed conditional use at the specified location will not adversely affect the welfare or convenience of the public.
The conditional use permit will not adversely affect the welfare or convenience of public.
3. The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.
The conditional use permit will not cause substantial injure to the value of other property in the neighborhood.
4. The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to:

- a. The location, nature and height of buildings, structures, wall and fences on the site, and,
- b. The nature and extent of landscaping and screening on the site.

Consideration was given to the location, nature and height of buildings, structures, wall and fences on the site. The nature and extent of landscaping and screening on the site, and determined conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the determining whether the conditional use will so dominate the immediate neighborhood.

5. Off-street parking and loading areas will be provided in accordance with the standards set forth, in these regulations, and such areas will be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect.

Sufficient off street parking.

6. Adequate utility, drainage, and other such necessary facilities have been or will be provided.

Adequate utility and drainage.

7. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.

There is adequate access roads or entrance and exit drives.

Jason Weiss stated the motion, seconded by Austin White, to approve of a Conditional Use Permit Application for Roger and Kathleen Seymour for Short term rental in an "R-1" Single Family Residential District and "R-2" Multi Family Residential District. Voting yes were Jason Cobb, Jason Weiss, Austin White, and Vicki Brown; none voted no. Motion carried unanimously by Planning Commission Members present.

Minutes of March 8, 2023 – The Planning Commission Members received a copy of the minutes of March 8, 2023 prior to this meeting. Jason Weiss stated the motion, seconded by Austin White, to approve minutes of March 8, 2023. Voting yes were Jason Cobb, Jason Weiss, Austin White, and Vicki Brown; none voted no. Motion carried unanimously by Planning Commission Members present.

Site Plan and Land Use Applications:

Andy Sickels – 902 Furnas – 30' x 40' Garage Addition- Austin White stated the motion, seconded by Jason Weiss, to approve the site plan and land use permit application Andy Sickels – 902 Furnas – 30' x 40' Garage Addition. Voting yes were Jason Weiss, Austin White, Jason Cobb, and Vicki Brown; none voted no. Motion carried unanimously by Planning Commission Members present.

City of Cambridge – Cambridge Downtown Park (Rotary Project) - Update Electrical, Shade Shelter - Jason Cobb stated the motion, seconded by Jason Weiss, to approve the site plan and land use permit application City of Cambridge – Cambridge Downtown Park (Rotary Project) - Update Electrical, Shade Shelter. Voting yes were Jason Weiss, Austin White, Jason Cobb, and Vicki Brown; none voted no. Motion carried unanimously by Planning Commission Members present.

Planning Commission reviewed Floodplain Management Ordinance and agreed it was ready to be sent to Chad Dixon. Chad Dixon will send to the State and FEMA for their approval.

Vicki Brown would like to resign from Planning Commission. Jason Weiss stated the motion, seconded by Jason Cobb, to approve resignation of Vicki Brown. Voting yes were Jason Weiss, Austin White, Jason Cobb, and Vicki Brown; none voted no. Motion carried unanimously by Planning Commission Members present.

Barb Stoddard has shown an interest in becoming a member of the Planning Commission. Jason Weiss stated the motion, seconded by Jason Cobb, to approve Barb Stoddard as Planning Commission member to replace Vicki Brown. Voting yes were Jason Weiss, Austin White, Jason Cobb, and Vicki Brown; none voted no. Motion carried unanimously by Planning Commission Members present.

The regular meeting will be May 10th, 2023 at 5:00 P.M. Jason Weiss stated the motion, seconded by Austin White to adjourn at 5:30 P.M. Voting yes were Jason Cobb, Austin White, Vick Brown, and Jason Weiss; none voted no. Motion carried unanimously by Planning Commission Members present.