



Agenda Item No.: 14.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 27, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: SUP-3790 - SPECIAL USE PERMIT PUBLIC HEARING - APPLICANT: FERGUSON MOTEL - OWNER: SONA, INC. Request for a Special Use Permit FOR 22 RESIDENCE HOTEL UNITS WITHIN AN EXISTING 63 UNIT MOTEL at 1028 Fremont Street (APNs 139-35-211-025 and 139-35-211-026) (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

IF APPROVED, C.C.: 07/07/2010

IF DENIED, P.C. FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

5

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcard
7. Submitted after Final Agenda - Condition Confirmation Letter, Concern Letter and Support Postcards

Motion made by BYRON GOYNES to Approve subject to conditions and the following added condition as read for the record:

A. There shall be a one-year review after issuance of a business license for the subject use at a Public Hearing of the Planning Commission.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

GLENN TROWBRIDGE, VICKI QUINN, BYRON GOYNES, RICHARD TRUESDELL, KEEN ELLSWORTH, STEVEN EVANS, GUS FLANGAS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

PLANNING COMMISSION MEETING OF: MAY 27, 2010

Minutes:

CHAIR TRUESDELL declared the Public Hearing open.

STEVE GEBEKE, Planning and Development, explained the request is to allow for 22 rooms of an existing 68-room motel to be converted into a hotel residence use. The subject site consists of two parcels and the use complies with Title 19 requirements for the hotel residence use and can be conducted in a manner that is harmonious and compatible with surrounding properties. Staff recommended approval.

RAKESH and PHILIP PATEL, 1028 Fremont Street, concurred with staff recommendation.

COMMISSIONER GOYNES verified with DOUG RANKIN, Planning and Development, that a business license was for a hotel residence pending action at this meeting.

The Commissioner confirmed with MR. PATEL that the 22 rooms will be used as an extended stay and the rest will be for one week or less rentals. COMMISSIONER GOYNES cautioned the applicant that he does not want cars with expired license plates left in the parking lot.

COMMISSIONER EMMONS asked if a one-year review could be imposed, either administratively or at a public hearing, if this area has had problems. MR. PATEL agreed to the added condition.

CHAIR TRUESDELL declared the Public Hearing closed.

