



NOTICE OF DECISION AND ORDER

Conditional Use Permit CUP-24-3

MAILED May 15, 2024

APPLICANT: Mary Valitski

PROPERTY OWNER: Jetty Street LLC

SUBJECT OF REVIEW: Establish a vacation rental use at 976 Fourth Avenue

HEARING AND RECORD

At the May 9, 2024, meeting, the Warrenton Planning Commission approved the Conditional Use Permit for a vacation rental at 976 Fourth Avenue. The approval is based on the submittals from the applicant, findings of fact related to the proposed development in the staff report, and testimony heard at the public hearing on May 9, 2024. The approval is subject to four conditions of approval.

CONDITIONS OF APPROVAL

1. Submit a complete Homestay Lodging application within 180 days of the approval of CUP-24-3.
2. The structure shall comply with all applicable provisions of Chapter 8.24 Homestay Lodging Standards while being used as a vacation rental.
3. All tenants shall be advised by the property owner(s) that the Warrenton Police Department will strictly enforce violations of city code, disturbances, or disorderly conduct and owners will be notified of all issues.
4. The owner shall provide a responsible party who can respond to the condition of the property within 12 hours as a part of their Homestay Lodging application.

Copies of all submittals and related documents are available by contacting the Warrenton Planning Department at (503) 861-0920 or planning@warrentonoregon.us.

Type III decisions are final and effective one day after the appeal period expires. The appeal period is May 16, 2024 – May 30, 2024. **This decision is final and effective on May 31, 2024.** Failure of any person to receive mailed notice shall not invalidate the decision, provided that a good faith attempt was made to mail the notice.

RIGHT TO APPEAL

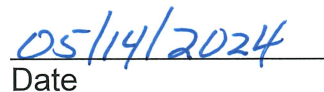
In accordance with Warrenton Municipal Code 16.208.050(H), any person with standing to appeal may appeal the Planning Commission's decision by filing a Notice of Appeal according to the following procedures:

1. Time for filing. A Notice of Appeal shall be filed with the Community Development Director within 14 days of the date the notice of decisions was mailed.
2. Content of Notice of Appeal: The notice of appeal shall contain:
 - A. An identification of the decision being appealed, including the date of the decision.
 - B. A statement demonstrating the person filing the notice of appeal has standing to appeal.
 - C. A statement explaining the specific issue raised on appeal.
 - D. If the appellant is not the applicant, a statement demonstrating that the appeal issues were raised during the comment period.
 - E. Filing fee.
3. The appeal of a Type III quasi-judicial decision shall be limited to the specific issues raised during the written comment period or at the public hearing unless the City Commission allows additional evidence or testimony concerning any other relevant issue. The City Commission may allow such additional evidence if it determines that such evidence is necessary to resolve the case. Written or oral comments received during the comment period or public hearing will usually limit the scope of issues on appeal. Only in extraordinary circumstances should new issues be considered by the City Commission on appeal of a Type III Quasi-Judicial Decision.

For questions, please contact the Warrenton Planning Department at (503) 861-0920 or planning@warrentonoregon.us.


Chris Hayward, Chair

Warrenton Planning Commission


Date