



**Planning Commission Minutes
Willamette Activity Center Room 8
June 24, 2014
7:00 P.M.**

1.0 Open Meeting

7:05 P.M.

Commissioners Present

George Custer, Chairperson
Keith Brown, Vice Chair
Amy Kordosky
Matt Altemus
Teresa Freborg (absent)
James Affa
Gary Carl

Staff Present

Louis Gomez, City Administrator
Jackie Taylor, Assistant Planner

2.0 Citizen Input

Nancy Kelly – Zach Volpe, owner and operator of North Fork Automotive is not abiding by the conditions of his conditional use permit.

He is operating at all hours of the night and has people stopping by to talk late into the night. This is every night, not once in a while.

Commissioner Custer said they have not ignored her concerns from before, that is certainly not the case. He asked Louis for an update on this concern.

Louis said he is talking to the Police Department and is asking for all documentation when Ms. Kelly has called them. He has asked the Police Department to document any times that Mr. Volpe is there after business hours.

3.0 Consider Approval of Minutes

Motion: Commissioner Carl moved to approve the minutes from the May 20, 2014 Planning Commission Meeting. Commissioner Brown seconded the motion.

G. Custer (Aye), M. Altemus (Aye), G. Carl (Aye), A. Kordosky (Aye), K. Brown (Aye). Motion carried 5-0

4.0 Action/Discussion Items

4.1 Variance Submitted by Shannon Stewart 47434 Hwy 58, 21-35-18-14 1004

a) Conflicts of Interest/Exparte Contacts – None

b) Staff Report – Louis gave the staff report to the Commission. Mrs. Stewart was not able to attend because she had to run her other establishment. They painted the building in numerous colors. The colors are ok it's the pattern that requires the variance.

Commissioner Kordosky asked if we are still doing the Cascadia Theme along the Hwy.

Louis said we are but, that is only for new construction.

Commissioner Custer said he is guessing they are going for the Retro look.

Louis said that is right, that is the look they are going for.

c) Open Public Hearing – 7:35 P.M.

d) Statements in Favor – Fred Ulrich said he lives less than a block from this location and it is a vast improvement.

Nancy Kelly said we have asked businesses to make improvements and that's what they did.

Sandy Price said she would hate to tell them they can't have the variance when we are trying to get businesses to open here.

e) Statements in Opposition – None

f) Statements in General – None

g) Close Public Hearing – 7:37 P.M.

h) Commission Discussion – Commissioner Carl said he is in favor of them improving the building. What he doesn't like is setting the precedent of doing it first and then come and asks for a variance.

Louis said that is our fault, we didn't tell them up front. We now have the sign code, the zoning codes and ordinances with the color pallets with the business licenses now. We did not give them that packet when they applied for their business license.

- i) Finding of Fact – Louis went over the finding of facts with the Commission.
- j) Commission Action

Motion: Commissioner Carl moved to approve the Variance to allow the painted pattern on a Commercial Building in C-3 Highway 58 Sub district 58 21-35-18-14 01004 Stewarts 58 Drive In. Commissioner Affa seconded the motion.

G. Custer (Aye), G. Carl (Aye), K. Brown (Aye), A. Kordosky (Aye), J. Affa (Aye), M. Altemus (Aye).
Motion carried 6-0

4.2 Variance submitted by UBRA, 47859 Berry Street, 21-35-17-00 0700

- a) Conflicts of Interest/Exparte Contacts – Commissioner Carl declared a possible conflict of interest and will abstain from voting.
- b) Staff Report – Louis gave the staff report.
- c) Open Public Hearing – 7:35 P.M.
- d) Statements in Favor –

Commissioner Brown asked how big the billboard going to be.

Commissioner Custer said it is 8 ½ 'tall by 20' long.

Commissioner Carl said the sign has been designed by a professional Engineer, they have the necessary permits and the City Council has approved their request. Now they are asking for the variance because this exceeds the size limits.

Louis said the issue is not the size of the sign; the issue is because it is considered off premise type advertising.

- e) Statements in Favor - Mr. Patel owner of the Best Western Hotel; 90% Of his guests don't even know we have an uptown. He feels we do need to have a sign somewhere letting people know about Uptown.

Denise Cater; owner of the 72 Oaks Bed & Breakfast and the Hitching Post. She thinks this is a great idea; anything that promotes the City is a good idea.

Steve Saxon is in favor of the sign, in doing this we might get the rest of the City to get on board and promoting our town as a whole. We are showing pride in our businesses.

Sandy Price; she is in favor because she is the one who answers the Chambers phone, people do not know about the uptown, that we have a post office and banks.

- f) Statements in Opposition – None

g) Statements in General - Pastor Fred Ulrich asked if we are going to cut any of the trees down for this sign. He is a little concerned that we do have a lot of signs in that area.

Commissioner Custer said no we are not. The sign will be right in front of the trees.

Nancy Kelly said we have a lot of traffic uptown and people have trouble finding their way back to the Highway.

Commissioner Custer said that is a concern and we have other committees working on this very issue. That is a concern.

h) Close Public Hearing – 7:27 P.M.

i) Commission Discussion - Commissioner Altemus asked what the Billboard is going to be made of.

Commissioner Custer said it will have a vinyl wrap, most billboards are made of this now.

Commissioner Brown asked about the lifespan of the billboard. He is concerned about the upkeep of it later on down the road.

Commissioner Carl said the life expectancy is 3-4 years; UBRA has already discussed not only maintenance but replacement of the sign. It's not that expensive so when it starts looking deteriorated they will replace it.

j) Finding of Fact

Commissioner Custer went over the findings of fact.

k) Commission Action

Motion: Commissioner Brown moved that after completing the finding of fact he moves to approve the variance to allow an off premise directional Billboard in C-3 Hwy Sub district for, 47859 Berry Street 21-35-17-00 00700. Commissioner Affa seconded the motion.

K. Brown (Aye), A. Kordosky (Aye), G. Custer (Aye), J. Affa (Aye), M. Altemus (Aye). Motion carried 5-0

Louis said Commissioner Brown needed to get out of here tonight after the action items.

Commissioner Custer said that is not an issue and he is excused.

Louis gave an update on the visitor center; we are trying to get a crosswalk in, the city has been in discussions with the property owner of the property on Rock Road and Highway 58 for a visitor's center.

There is a good probability through swap or purchase the City will be able to put our visitor's center at that location. He is hoping to have something to take to City Council within the next 3-4 weeks.

Commissioner Affa asked at what point does different colors on a building become a pattern.

Louis said that would be a judgment call on his part, that is some of the latitude that he has.

4.3 LID Recommendations from the U of O Community Planning /DEQ

15.02 Mobile Home Park Sub district (/MHP)

(3) Uses and Structures Permitted conditionally in Residential Districts

There was discussion on green roofs; it wouldn't hurt to leave it. Some of the newer mobile homes might be sturdy enough to hold them, and there is the club house and restrooms.

Louis said we can let it be their call.

Commissioner Kordosky said so this will open it up to anyone to just put some dirt on their roof and decide to plant their crop. It won't be structurally sound.

Louis said this is only in the mobile home park and it is their call. They will have to request a permit.

Motion: Commissioner Carl moved that we add the suggested language in paragraph (g) in its entirety beginning with Stormwater mitigation measures and ending in the words rain barrels, green roofs. Commissioner Affa seconded the motion.

M. Altemus (Aye), J. Affa (Nay), G. Custer (Aye), A. Kordosky (Nay), G. Carl (Aye). Motion failed 3-2

Motion: Commissioner Kordosky moved that we add the suggested language in paragraph (g) in its entirety beginning with Stormwater mitigation measures and ending in the words rain barrels and to exclude green roofs. Commissioner Affa seconded the motion.

G. Custer (Aye), M. Altemus (Aye), J. Affa (Aye), G. Carl (Nay), A. Kordosky (Aye). Motion carried 4-1

15.02 Mobile Home Park Sub district (/MHP)

(4) Installation and Construction

Commissioner Custer likes the word preferably where appropriately gives you a lot of leeway there.

Motion: Commissioner Kordosky moved to accept the changes as written to section (4) (n)

G. Custer (Aye), G. Carl (Aye), A. Kordosky (Aye), J. Affa (Aye), M. Altemus (Aye). Motion carried 5-0

15.02 Mobile Home Park Sub district (/MHP)

(9) Space Coverage and Density

Commissioner Carl said this seems complex and unworkable to him.

Commissioner Custer said you will still have to submit your landscaping plans with lot coverage to the engineer.

Louis said in this case when the plans come in that is something they are looking for. Our review is primarily zoning. Most of this would be up to Jackie and The Building Department.

Motion: Commissioner Affa moved to accept 15.02 (9) sub section (d) Space Coverage and Density as presented. Commissioner Kordosky seconded the motion.

A. Kordosky (Aye), G. Custer (Aye), J. Affa (Aye), G. Carl (Aye), M. Altemus (Aye). Motion carried 5-0

15.02 Mobile Home Park Sub district (/MHP)

(11) Landscaping

Commissioner Altemus asked if this was amending what is in our packets?

Louis said this is amending the existing code manual.

Motion: Commissioner Carl moved to accept the recommended language of section 15.02 sub section (11) regarding landscaping as presented. Commissioner Affa seconded the motion. Commissioner Affa seconded the motion.

M. Altemus (Aye), J. Affa (Aye), G. Custer (Aye), A. Kordosky (Aye), G. Carl (Aye). Motion carried 5-0

15.03 Manufactured Home Subdivision Subdistrict (/MHP)

(2) Installation and Construction

Commissioner Carl said we are setting up areas where crime can be committed, where drug trafficking can take place; we are having site obscuring fences or hedges. He realizes it is to hide storage areas but, we also need to realize when we create these site obscuring nooks and crannies in the MHP's we might be contributing to problems that we already have.

Louis said he looks at it like these are already allowable things in our code. If St. Vincent DePaul doesn't want to have fences or anything like that they don't have to.

Commissioner Custer said common storage areas "shall" be surrounded except at entry and exit places.

Louis said they have their variance already and he doesn't know that they are putting in any new Mobile Home Parks. This is for new development.

Commissioner Altemus said shall is a strong word; he is all for using the word may instead.

Motion: Commissioner Carl moved that paragraph (h) be amended and adopted as written with the change of the word shall to may and everything else to remain the same. Commissioner Affa seconded the motion.

G. Custer (Aye), M. Altemus (Aye), J. Affa (Aye), G. Carl (Aye), A. Kordosky (Aye). Motion carried 5-0

15.03 Manufactured Home Subdivision Subdistrict (/MHP)

(7) Space coverage and Density

Motion: Commissioner Carl moved that we adopt section 15.03 sub section (7) as proposed and written to reflect 55% instead of 65%. Commissioner Kordosky seconded the motion.

G. Custer (Aye), G. Carl (Aye), A. Kordosky (Aye), J. Affa (Aye), M. Altemus (Aye). Motion carried 5-0

15.03 Manufactured Home Subdivision Subdistrict (/MHP)

(9) Landscaping

Commissioner Kordosky asked if the City gets anything in return for adopting the new system.

Louis said yes, we keep DEQ off of us.

Motion: Commissioner Affa moved that we accept 15.03 sub section (9) with the added language as presented. Commissioner Carl seconded the motion.

A. Kordosky (Aye), G. Custer (Aye), J. Affa (Aye), G. Carl (Aye), M. Altemus (Aye). Motion carried 5-0

B.

7.0 Positive Comments and Constructive Input

None

8.0 Announcements

None

Meeting Adjourned

Chair Custer adjourned the meeting at 8:26 p.m.

Signed:

George Custer Chairman Date

Attest:

Susan LaDuke, City Recorder Date