



**Planning Commission Minutes
Willamette Activity Center Room 8
December 17, 2013
7:00 P.M.**

1.0 Open Meeting

7:00 P.M.

Commissioners Present

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

Staff Present

Louis Gomez, City Administrator
Jackie Taylor, Assistant Planner

2.0 Citizen Input

None

3.0 Consider Approval of Minutes

Motion: Commissioner Brown moved to approve the October 16, 2013 meeting minutes and Commissioner Freborg seconded the motion.

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

4.0 Action Items

**4.1 Final Plat submitted by Al Peterson at 76118 Rigdon Drive, 21-35-21-11
0500**

Louis said the City Engineer has reviewed the plat and has found the plat to be generally in compliance with the City Code. The recommendation from the City Engineer is that the plat is ready for final approval.

Motion: Commissioner Brown to approve the final plat for Al Peterson at 76118 Rigdon Drive map/tax lot 21-35-21-11 0500 as submitted. Seconded by Commissioner Affa.

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

4.2 Minor Partition submitted by Delbert Spencer, 48365 E 1st Street/76458 Beech Street Map/Tax lot 21-35-16-14 05700

a) Conflicts of Interest/Exparte Contacts

None

b) Staff Report

Louis gave the staff report, Mr. Spencer is asking for a minor partition for the property mentioned above. In that particular district as far as the size goes they go by an average, which the partition meets the required lot size.

Commissioner Affa asked for clarification, if it gets sold as a home it stays a home.

Louis said that is correct, but it can also be used as a business as long as it stays the same use. It is a dual use building. Once it becomes a business however it can't go back to a home.

Louis said a lot of the documents turned in were done by Mr. Spencer which is allowable on the initial steps. When we get ready for the final steps then we will need the survey done by a surveyor. What Mr. Spencer is doing is ok and he would recommend approving this.

Open Public Hearing 7:14 P.M.

c) Statements in Favor

Del Spencer said it sounds like Louis put everything down that he wants. He asked if after this is approved will he have to hire a surveyor.

Louis said yes he will and then we will send it to the county.

d) Statements in Opposition

None

e) Statements in General

None

f) Close Public Hearing

7:17 P.M.

g) Commission Discussion

Commissioner Kordosky asked if this has to be either commercial or residential.

Louis said it can be dual; you can use 25% as your residence.

Louis explained that there are two structures on this property, one is a home and one is a business. The one up top is being used as residential, if at any time they use it as a business then it can only be used as a business.

They both have separate water and electric meters, they are separate.

Commissioner Freborg said as long as there is a platted easement, then he has protected the future owners of the property.

h) Finding of Fact

Commission Chair Custer read the findings of fact

i) Commission Action

Motion: Commissioner Brown moved to approve the land partition and plat for Delbert L. Spencer, assessor's map 21-35-16-14; tax lot 05700. Commissioner Kordosky seconded the motion.

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

5.0 Discussion Items

5.1 Storage Units at 48553 Hwy 58, Fortek Inc. possible variance at another date.

Louis said the last time we were here; there was a dispute on the zoning. We have the proper maps and the correct zoning is Light Industrial.

Louis asked the building inspector if they can use the storage containers and he said yes, they can use them, it is legal.

Commissioner Custer said it is legal from a building standpoint, but not necessarily from the City standpoint.

Louis said from a zoning standpoint they are allowed in light and limited industrial and in heavy industrial.

Commissioner Freborg said she is still not clear on where this property is, she has looked at it a dozen times and when she tries to compare it to the map she does not see a light industrial zone.

There was more discussion on whether the Commission had the right maps to show the correct zoning.

Commissioner Freborg said she has a bad map, hers does not show the property as limited industrial. Commissioner Freborg said she wants the right map showing the correct zoning and the ordinance showing the change. She wants the audit trail.

Louis said this is a 2009 map, the correct map is 2011.

Commissioner Freborg asked when the zoning changed, if this map is not correct when did it change.

Louis said it hasn't changed; it's been the same since 2004.

There was discussion on how the boxes were laid out on the lot and if they are even or not.

Commissioner Custer said that is out of their scope.

This is going to be tabled until we get the correct maps.

Louis said C-3 ends at Salmon Creek Bridge; that is issue #1. Louis read from the zoning book, this property does not fall from the hwy 58 rules.

Jackie and Louis will get the Commissioners the correct maps.

Louis said this isn't even an action item, it's a discussion item. Suppose this is limited industrial, would you give them a variance?

Commissioner Kordosky said he would have to clean it up.

Louis said he would have to ask the building inspector if we could require him to do what he asked, as far as bolting them together etc...

The Commission discussed the setbacks, which is what Mr. Asher will be asking the variance for. The storage is allowed.

Louis said they can ask for some conditions because he is asking for a variance.

Matt Steele PUD

Louis received a possible text amendment from Matt Steele; this is the person that wanted to put the PUD at the end of Thatcher Lane. Because of the upcoming increases in structures in flood plains, the FEDS are seriously looking at almost tripling and even more on the cost for flood insurance.

Because of that he wants to propose a text amendment; Louis will bring this to the next meeting. Louis has a planner from LCOG looking at it. Mr. Steele is looking into putting in an RV Park. It might fit down there, its right by the river. It will be a nice one like Casey's RV Park.

Commissioner Brown said one of his biggest concerns is that RV Parks sometimes turn in to permanent residences.

6.0 Work session

- **Uptown Design Code**
- **Sign Code**

7.0 Positive Comments and Constructive Input

None

8.0 Announcements

None

Meeting Adjourned

Chair Custer adjourned the meeting at 8:07 p.m.

Signed:

George Custer Chairman Date

Attest:

Susan LaDuke, City Recorder Date