



Planning Commission Minutes  
Audio / Video Teleconferencing  
City Hall Conference Room  
January 26, 2021

- 1.0 Open Meeting** 7:00 P.M.
- Commissioners** Kevin Gobelman, Chairperson  
Gail Partain – Vice Chairperson  
Robert Baker  
John McClelland  
Dan Barclay  
Jeffrey Reed
- Staff Present** Bryan Cutchen, City Administrator  
Jackie Sims, City Recorder/ Assistant Planner
- 2.0 Citizen Input-None**
- 3.0 Consider Approval of Minutes- None**
- 4.0 Action Items**
- 4.1 To request a Tentative Partition for Hiland Ranch Properties located at assessor's map and tax lot 21-35-16-00 TL 1300**
- a. Conflicts of Interest/Exparte Contacts- None
  - b. Public Hearing Procedures
- Commissioner Gobelman- read the procedures
- c. Open Public Meeting- 7:08 pm
  - d. Impartialities/disclosers/abstain from voting/have financial gain/direct private interest or cannot be impartial- None
  - e. Declare contact with applicant or have outside information-none
  - f. Objection to jurisdiction or impartiality-

Commissioner Baker- objects to the fact that he just received the packet yesterday and has not had adequate time to review the packet.

Commissioner Gobelman- there is a section in the hearing where we can make a motion to keep the record open for an additional seven days if we require additional time. We want to work as a team and understand what is before us and make the right decision.

g. Approval criteria

Commissioner Gobelman- read the approval criteria.

h. Staff Report and Conditions- Henry Hearley read the staff report and conditions

i. Commission questions for staff-None

j. Testimony

Statements in Favor-

Sharon Lose- she lives in Elk Meadows and she is in favor of this proposal.

Donald Nickell- he is in favor of this application. He is asking you give the owner or representative to give their thoughts.

Statements in Opposition-

Scott Peterson 47683 W 2<sup>nd</sup> Street- he owns four lots in this subdivision, he bought into this subdivision believing there was supposed to be seven phases. It is in the city's best interest to let this go back to 200+ lots. We need to get serious about bringing in more housing to Oakridge, the city has no room to grow.

Statements in General-

Sharon Lose- she disagrees with Mr. Peterson, his assessment is not accurate, this proposal may draw in more people to develop.

Scott Peterson-his statement is not a negative towards the city, this is more keeping the city going financially. By developing only two lots this proposal will only bring in two houses.

Commissioner Gobelman- i think you have a misunderstanding here, he is asking to partition two parcels so that he can develop those parcels on a smaller scale. He's see's house this can be confusing.

Aaron Noteboom 375 W 4<sup>th</sup> Ave suite 204- he is the applicants representative, he thanked the city staff for their help with putting this proposal together. He explained what the plans are for this property, they are looking for ways to create revenue, create housing, jobs and taxes into the community. It is very difficult to develop a 39 acre lot, they want to develop this into three parcels. Aaron went through each of the conditions.

Commissioner Partain-are we going to have a chance to review this more?

k. Staff summary and Recommendations

Henry Hearley- he doesn't have any more comments, the staff does find that the application can be approved subject to the conditions, findings and conclusions as stated in the staff report. Some of the options you have tonight are:

- Keep the record open and keep the hearing open, you would continue the hearing to a date certain, likely the next planning commission date.
- Close the record and close the hearing, you would make a decision tonight.

**Motion:** Commissioner Baker moved to keep the hearing and record open in conjunction with a work shop on February 16<sup>th</sup> and a reinitiating of the hearing on March 2<sup>nd</sup>. Commissioner Reed seconded the motion.

Henry- he would advise against a work shop that is outside the scope of the application in front of you tonight.

Commissioner Gobelman- we need to make our decision based on the evidence that has been presented in the applicant's documents. If you need more time to study the packet he would say moving this the 16<sup>th</sup> of February.

Commissioner Barclay- failure of success starts at planning, we agrees with Commissioner Baker. We just received this information yesterday, no slight on staff, this is a very well-constructed report. This is a lot of information to digest.

Commissioner McClelland- is the land owner a property management looking to sell this off to other contractors?

Henry- the owner just owns the land, he plans to sell the parcels to any member of the public to develop how they choose.

Reed (nay), Gobelman (nay), McClelland (nay), Partain (aye), Baker (aye), Barclay (nay). Motion failed 5-2

**Motion:** Commissioner Barclay moved to close the hearing and continue on February 16<sup>th</sup> to make a decision. Commissioner Reed seconded the motion.

McClelland (aye), Barclay (aye), Gobelman (aye), Reed (aye), Partain (aye), Baker (aye). Motion carried 6-0

Henry- clarified that no new notices will be sent out, they have already been sent out to everybody.

- l. Close Public Hearing -8:12 pm
- m. Commission Discussion-
- n. Finding of Fact-
- o. Commission Action

**5.0 Discussion Item-None**

**6.0 Announcements- None**

Meeting Adjourned 8:13 pm

Signed:  Jan 18, 2022  
Kevin Gobelman Chairman Date

Attest:  1-19-2022  
Jackie Sims City Recorder Date