



City of Aumsville



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AUMSVILLE PLANNING COMMISSION MEETING - WORK SESSION

Thursday, April 4, 2019

The meeting was called to order at 6:00 PM in the Aumsville City Hall, 595 Main Street, Aumsville, Oregon by Vice chair Russ Snow. Commissioners present were Carrie Murphy, Tom Youmans, Russell Snow and Walter Wick. Planning Commissioners absent was Dan Kluver. Staff present was City Administrator Ron Harding. No public present for this work session.

Ron Harding presented the planning commission with a power point presentation highlighting the following content.

Planning commission directive: To implement the codes approved by City council.

Planning commission role: Serves in an advisory capacity to the city council, Serve as the appeal board for type 1 decisions.

Administrative decisions made at the staff level for

1. Property Line Adjustment (Section 20.10)
2. Home Occupation (Section 1.34)
3. Sign Permit (Section 19.00)
4. Non-Conforming Use (Sections 4.11 to 4.13)
5. Minor Modifications to approved site plan
6. Accessory Structures (Section 21.06)
7. Change in use

Planning commission role: Serves in a quasi- judicial board type 2 decisions.

Appealed to city council.

1. Partition
2. Conditional Use Permit
3. Manufactured Home Park
4. Similar Use
5. Variance
6. Site Development Review
7. Major modifications to approved site plan

Planning commission role: Serves in an quasi- judicial board type 3 decisions.

Planning commission hear and recommends to council and council hear to approve.

Appeals to LUBA.

1. Annexation
2. Zone Change
3. Comprehensive Plan Map Amendment
4. Subdivision
5. Development Agreements

Planning commission role: A Type IV action is a legislative review in which the city considers and enacts or amends laws and policies. Private parties cannot request a Type IV action, except as set forth in Section 15.00 of the development ordinance and Oregon initiative law (ORS 250.305). It must be initiated by city staff, Commission, or Council. Public notices and hearing are provided in a Type IV process.

The following actions are processed under a Type IV procedure:

1. Comprehensive Plan amendments and revisions.
2. Development Ordinance amendments.

What is LUBA: Land use board of appeals.

The local officials failed to follow the correct procedures in making the decision, and the procedural error deprived the Petitioner of a substantial right, The local officials failed to follow the correct procedures in making the decision, and the procedural error deprived the Petitioner of a substantial right. [NOTE: Petitioners' "substantial rights" are the rights to a reasonable opportunity to prepare and submit their cases and a full and fair hearing, not the right to a particular outcome.]

The decision violates a constitutional guarantee, a state law (e.g., statute, statewide planning goal) or a local law (e.g., comprehensive plan policy, zoning ordinance). The land use decision is not supported by "substantial evidence in the whole record;" or If the decision is a limited land use decision, it is not supported by "substantial evidence in the record." ORS 197.828(2)

Looser pays the cost of the appeal.

CA Harding also walked planning commission members through Ordinance 354 which governed planning commission authority, structure, and limitations. The planning commission members reviews past decision to determine how they could approach decisions differently in the future.

NEXT MEETING: April 18, 2019 – Community center 555 main street Aumsville Oregon 97325

ADJOURNMENT: 8.15 pm without objection.

Planning Chair

ATTEST:

Ron Harding City Administrator