



City of Aumsville



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AUMSVILLE PLANNING COMMISSION MEETING **Thursday, February 7, 2019**

The meeting was called to order at 6:00 PM in the Aumsville Community Center, 555 Main Street, Aumsville, Oregon by Chair Dan Kluver. Commissioners present were Carrie Murphy, Tom Youmans, Russell Snow and Dan Kluver. Planning Commissioners absent was Vicky Barber. Staff present was City Administrator Ron Harding. Citizen representative Walter Wick was also present. He will be attending the meeting to learn about the planning commission in the event there is a vacancy in the future.

First business of the new year was election of officers. Commissioner Snow made a motion to elect Dan Kluver as Chair. Commissioner Murphy seconded the motion. Voting in favor of the motion were Commissioners Kluver, Murphy, Snow and Youmans. The motion passed unanimously. Commissioner Murphy made a motion to elect Commissioner Snow Vice-Chair Commissioner Youmans seconded. Voting in favor of the motion were Commissioners Kluver, Murphy, Snow and Youmans. The motion passed unanimously.

The chair presented the board with a letter of resignation from Commissioner Barber. He read the letter into the record and asked the commission to accept her resignation. Commissioner Murphy made a motion to accept the resignation of Commissioner Barber; Commissioner Youmans seconded. Voting in favor of the motion were Commissioners Kluver, Murphy, Snow and Youmans. The motion passed unanimously.

PUBLIC HEARING: Seney Minor Site Development Review application – Construction of a garage in residential development exceeding 15ft height (File 2018-06)

The Public Hearing opened at 6:09 pm. Chair Kluver read the Opening Statement, covered Preliminary Matters and asked if there were any Declarations of Interests or conflicts in this matter. Commissioner Snow, Youmans and Kluver all stated they know the applicants, but this will not influence their decision. There were no objections to the notice given or the Commission's standing to decide the application.

Staff Report was given by CA Harding. He reviewed the location and the request, then set out the criteria to be met, indicating whether the criteria had been met. The only issue before the planning commission was a confirmation that the building height was below 20 ft measuring from the ground to the mid-span of the truss on the shop. In this case that measurement is below 18 feet. The second question to be answered is whether the applicant has the appropriate setbacks on their site plan. Review the site plan shows 11-foot setback; under the city's codes 8 feet is required. This criterion has been met. The applicant must also show that the building is designed to be similar

with the home being built using the same material and colors as the home. The applicant indicated all these conditions would be met in the final application for building permits.

Applicant Testimony was given by Della Seney. She and her husband own the property in question and are constructing a new home and shop in the new subdivision know as Clover Court. She said that they have met all conditions of approval for the development. Commissioners Murphy asked about the entry driveway being separate. Staff indicated that Steve Oslie the City Public Works Director looked at the entry driveways and said they meet city code. Commissioner Snow asked about the building height; the plans say 22 feet overall, but the code says no buildings over 20 feet will be approved. Staff clarified the code and how the height of a building is measured. The building is measured from the ground level to the mid-span of the truss; not ground level to the highest point of the building. This is to encourage the architecture designs desirable to any city and to discourage flat roof designs. The code has two different interpretations, but this is consistent with Marion County processes and the city has used this guide consistently since late 2016.

There were no Proponents, Opponents, Governmental Agencies or General Testimony.

There were no Questions from the Public or further Questions from the Commission.

Applicant and Staff indicated they didn't need to give a Summary.

The Hearing closed at 6:33 pm.

After deliberation, Commissioner Youmans made a motion to adopt the staff report and approve the requested Site Development Review (2018-06), subject to the conditions of approval. Commissioner Murphy seconded the motion. Voting in favor were Commissioners Kluver, Murphy, Youmans and Snow. The motion passed unanimously.

APPROVAL OF MINUTES: July 21, 2016

After discussion by the commission, there was a motion made by Commissioner Murphy to approve the transcription of the unrecorded, written minutes from July 21, 2016. This was a housekeeping item for the record, as the application addressed at this hearing is no longer valid. The motion was seconded by Commissioner Snow. Voting in favor were Commissioners Kluver, Murphy, Youmans and Snow. The motion passed unanimously.

APPROVAL OF MINUTES: January 3, 2019

Commissioner Snow asked for a change reflected in the minutes for January 3, 2019. The minutes say he made a comment about being the next-door neighbor of the applicant. He would like the minutes to reflect that he is a neighbor of the applicant. With that correction Commissioner Murphy made a motion to approve the minutes as corrected. Commissioner Youmans seconded the motion. Voting in favor were Commissioners Kluver, Murphy, Youmans and Snow. The motion passed unanimously.

UNFINISHED BUSINESS: none

NEW BUSINESS: Commissioner Snow asked about the Tree Board work they have been working on and when the next Tree Board meeting will be held. CA Harding will check with staff and communicate back to the commission about the timeline to continue the work. Commissioner Murphy asked if CA Harding can continue the planning training sessions. Last year's session was so helpful and as many of the commission are newer members, its good to continue to examine

those case studies and improve the commissioner's skills. CA Harding said that it is not a problem and he will get something scheduled.

Commissioner Snow asked if the planning commission could send a recommendation to council for the appointment of the vacant position created by Commissioner Barber's resignation. CA Harding said that the commission can make a recommendation, but the appointment is at the Mayor's discretion with council approval. Consensus was to recommend Walter Wick who has been attending the meetings as a citizen representative to familiarize himself with Planning Commission protocol. Staff was asked to draft a letter for the Chair to sign.

NEXT MEETING: March 21, 2019 – meeting with consultant John Morgan

ADJOURNMENT: 6.50 pm without objection.

Planning Chair

ATTEST:

Ron Harding City Administrator