



# City of Aumsville



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## AUMSVILLE PLANNING COMMISSION MEETING Thursday, May 3, 2018

**CALL TO ORDER:** The meeting was called to order in the Chester Bridges Memorial Community Center, 555 Main Street, Aumsville, Oregon at 6:04 PM. Commissioners present were Vicky Barber, Gus Bedwell, Russell Snow and Tom Youmans (arrived at 6:25 pm). Commissioner absent was Dan Kluver (previously excused - out of town). Staff present were Planner Matt Straite (Planner Straite), COG Staff Planner Lisa Brosnan (Planner Brosnan), and Executive Assistant Lora Hofmann (EA Hofmann).

### **PUBLIC HEARING: Aumsville Animal Clinic Site Development Review & Conditional Use Application**

The Public Hearing opened at 6:05 pm. Vice-Chair Barber read the opening statement, covering preliminary matters and asking whether there are any objections to notice or jurisdiction of the planning commission - there were none. The commissioners had no conflicts, bias or ex parte admissions.

Staff Report - given by Planner Straite who explained what was being considered and why the applicant was going through a Conditional Use approval again. The expanded footprint of the building increased the use, and so the conditional use is being considered once again. He went through the criteria and said that they have all been met. He said that the city was requiring there were the basic conditions of approval with additional condition of slatted garbage enclosure,

Applicant Testimony - Dr Jay Stewart spoke as the applicant and noted that the Aumsville Animal Clinic has been around for a long time and would like to expand and still stay in Aumsville. They are proud of the building they are constructing. He is especially pleased that they will be able to improve the parking situation they have with the current building.

There was no Proponent, Opponent or General Testimony. There was nothing new from Governmental Agencies.

Questions from the Public - none

Questions from the Commission - Commissioner Barber asked about the garbage enclosure and if there will be room for the garbage truck to turn around and was told there will be. Commissioner Snow asked about the signage and Dr. Stewart explained their plan to add a sign to their building that can be seen from Main Street. He also said he is working with the city to possibly add a sign next to Main Street, much like a shopping center sign.

Applicant Summary - They would like to get started on the new building and improvements.

Staff Summary - The staff had nothing to add.

The Hearing closed at 6:17 pm.

Deliberation - The commission said all of their questions were answered and further deliberation was not needed.

Decision - Commissioner Snow made a motion to approve the Conditional Use and Site Development Review application from Aumsville Animal Clinic adopting the findings, conclusions and conditions contained in the April 26, 2018 staff report. Seconded by Commissioner Bedwell. Voting in favor were Commissioners Barber, Bedwell, and Snow. The motion passed unanimously.

#### **PUBLIC HEARING: Amendment to the Aumsville Development Ordinance No. 323**

The Public Hearing opened at 6:22 pm. Vice Chair Barber read the opening statement, covering preliminary matters and asking whether there were any objections to notice or jurisdiction of the planning commission - there was none.

Staff Report - Planner Brosnan gave the staff report and went over the criteria. She complimented the commission on their previous work with staff. She then gave an overview of the proposed changes. As she gave her staff report, there was discussion of the difference between single family homes vs. multi-family buildings when determining whether an ADU is allowed. There was also discussion about design elements and the need for objective standards vs subjective decisions. The commission asked questions about the requirement for an ADU's parking space vs. conversion of a garage and finding an additional on-site parking spot for the primary residence. Discussion about definition of house of worship and under what conditions that an ADU is allowed on church property. Planner Brosnan noted miscellaneous updates that include clarification of fence requirements and changing the illustration of roof height calculations to match the definition. Planner Brosnan went over the findings and explained why this change is in keeping with the city's comprehensive plan. The city is the applicant so no further testimony was needed.

There was no Proponent, Opponent, General or Governmental Agencies Testimony.

Questions from the Public - none

Questions from the Commission - none

The Hearing closed at 6:58 pm.

Decision: Commissioner Youmans made a motion to recommend City Council approval of the Aumsville Development Code amendments, adopting the findings contained in the staff report. The motion was seconded by Commissioner Snow. Voting in favor of the motion were Commissioners Barber, Bedwell, Snow and Youmans. The motion passed unanimously.

Following the approval of the motion, there was discussion about whether the city is, or can, require the primary residence to be inhabited by the owner. The commission's concern was that there is no language to guarantee that a property owner can not just build two rentals on the property. Discussion of what is "reasonable standards" and whether the city can get past DLCD with a restriction on the primary residence being required to be occupied by an owner was considered. Planner Brosnan will share the commission's concern. The commission then unanimously recommended that the residence must be owner occupied with the building permit for an ADU is issued.

#### **APPROVAL OF MINUTES:**

Commissioner Snow made a motion that was seconded by Commissioner Bedwell to approve the April 5, 2018 Planning Commission Minutes as presented.

**CORRESPONDENCE** - EA Hofmann shared an e-mail request from Brandie Dalton on behalf of Richie Way Apartments (Jerry Flowers / 082W025CA / Tax Lots 600, 1200, 1900, 2000) for extension of one year of their Site Development Review (SDR) approval. EA Hofmann said that it was not necessary to grant an

extension since the SDR has a two year deadline and the variance (with the one year deadline) was already been extended.

**NEXT MEETING** - May 17, 2018 - work session with City Administrator Ron Harding

**ADJOURNMENT:** Commissioner Youmans made motion to adjourn. Commissioner Snow seconded. The meeting adjourned at **7:35** pm without objection.

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Dan Kluver, Planning Chair

ATTEST:

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Lora Hofmann, Executive Assistant