



City of Aumsville



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AUMSVILLE PLANNING COMMISSION MEETING Thursday, Jan. 18, 2018 - 6:00 PM

CALL TO ORDER: The meeting was called to order in the Chester Bridges Memorial Community Center, 555 Main Street, Aumsville, Oregon at 6:07 PM. Commissioners present were Vicky Barber, Gus Bedwell, Dan Kluver, Russ Snow, and Tom Youmans. City staff present was contract Planner Brosnan (Planner Brosnan), Administrative Assistant Lora Hofmann (AA Hofmann), and City Administrator Ron Harding. Also in attendance was citizen representative Carrie Murphy.

The NEW COMMISSIONERS were welcomed and CA Harding swore in new commissioners Tom Youmans and Russ Snow. There was then an election of Chair and Vice-Chair for the coming year. Commissioner Vicky Barber made a motion to elect Commissioner Dan Kluver as Chair. It was seconded by Commissioner Tom Youmans. Voting in favor of the motion were Commissioners Barber, Bedwell, Kluver, Snow, and Youmans. The motion passed unanimously. Commissioner Kluver nominated Commissioner Vicky Barber as Vice-Chair. Commissioner Snow seconded. Voting in favor of the motion were Commissioners Barber, Bedwell, Kluver, Snow, and Youmans. The motion passed unanimously.

PUBLIC HEARING: DeWilde / Schaefer Partition Application Hearing opened at 6:10 pm. The opening statement was read into the record by Chair Kluver and the public was asked if they have any objections to the notice or jurisdiction. There were none. The commissioners were asked if they had any declaration of interests or conflicts. There were none.

The Staff Report was presented by AA Hofmann. She reviewed the history of the property and listed the criteria for approval, and noted that the criteria has been met and findings support approval of the application with recommended conditions as set out in the staff report. She discussed the improvements that will be needed to the frontage of the property, but said that is not part of this application and will be addressed if, and when, there is a request for site development review.

Applicant Testimony was given by Michael Poissant, AKS Engineering; Cherry Ave, Salem, OR. He agreed with the staff report and said that they have worked closely with staff and are just addressing the request for partition of the property into three separate parcels.

No Proponent, Opponent, Governmental Agencies or General Testimony. No questions from the public.

There were no questions from the Commission. Applicant chose to not give a summary and staff also indicated they would only reiterate that they are recommending approval with conditions of approval.

The Hearing closed at 6:39 pm.

Deliberation Commissioner Barber indicated it looks pretty straight-forward to her. Commissioners Bedwell and Snow said they had questions prior to testimony, but they have been answered through the testimony and staff report.

Decision

Commissioner Barber made a motion to approve the partition at 8605 Olney St. SE, File No. 2017-15, for Ed DeWilde for the Richard and Ruth Schaefer property and adopt the findings and the conditions of approval in the January 18, 2018 staff report. Commissioner Snow seconded. Voting in favor of the motion were Commissioners Barber, Bedwell, Kluver, Snow, and Youmans. The motion passed unanimously.

PUBLIC HEARING: Amendment to the Aumsville Development Ordinance No. 323 opened at 6:43 pm. The opening statement was read into the record by Chair Kluver and the public was asked if they have any objections to the notice or jurisdiction. There were none. The commissioners were asked if they had any declaration of interests or conflicts. There were none.

Staff Report and applicant summary was given by Planner Brosnan since the applicant in this case is the City of Aumsville. She thanked the new members for agreeing to serve. She gave the history of the interchange development zone and discussed the reason for this specialized zoning because it is the entry-way to the city. The city worked with ODOT to come up with some of the criteria for the ID zone and they were given notice about the proposed changes. Planner Brosnan explained that this is a legislative hearing and the notices that are required, indicating that all notices were provided. Commissioner Youmans asked how many people received notice and it was noted that there were about a dozen property owners in the ID zone. She went over the proposed changes and discussed the language being deleted, and why. She discussed the difference between permitted uses and conditional uses. She then went through the reasons these proposed changes match the goals set out in the city's Comprehensive Plan. This is a good match to the economic goals and how it creates a better gateway to the city by taking some of the previously approved uses out (i.e. storage warehouses and construction businesses). DLC and ODOT had no objections to the proposed changes. Staff recommended approval of the findings, and that this amendment be recommended for approval to the city council.

No Proponent, Opponent, Governmental Agencies or General Testimony. No questions from the public.

Questions from the Commission: Commissioner Barber asked a question about topless restaurants that doesn't serve alcohol, and why there is nothing to stop it. Discussion of adult entertainment and free speech issues. Planner Brosnan indicated she could research the issue and add it to the staff report for Council. Commissioner Barber asked about cleaning services and if there are limitations where there might be bio-hazards or asbestos exposure. CA Harding explained the difference between the council's intended use and what the code currently says; the city is trying to tighten up the code. Planner Brosnan said that some codes do not have conditional uses; it is either permitted or it's not.

There was some discussion about the Dollar General bench and the lessons learned from the construction of Dollar General. Then discussion of the development ordinance and the reason it is important to have clear consistent language in keeping with the city's overall vision for the future.

The Hearing closed at 7:44 pm. There was no further deliberation.

Decision

Commissioner Barber made a motion to recommend City Council approval of the Aumsville Development Ordinance No. 323 Amendments, adopting the findings contained in the staff report. Voting in favor of the motion were Commissioners Barber, Bedwell, Kluver, Snow, and Youmans. The motion passed unanimously.

Staff will forward the written recommendation, signed by the Chair, based on the decision of the Planning Commission to the Aumsville City Council.

APPROVAL OF MINUTES: The minutes were missing from the packet.

UNFINISHED BUSINESS - none

NEW BUSINESS - There was discussion of possible training days - Saturday would work for most (no Mar 10th for Commissioner Bedwell); Commissioner Barber could come after noon. Consensus was to have the training from 10am - 2pm, if possible.

NEXT MEETING will be the first part of March

ADJOURNMENT - 8:18 pm

Dan Kluver, Planning Chair

ATTEST:

Lora Hofmann, Administrative Assistant