



City of Aumsville



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AUMSVILLE PLANNING COMMISSION MEETING MINUTES Wednesday, August 9, 2017 *(corrected 9/7/17)*

CALL TO ORDER: The meeting was called to order on Aug. 9, 2017 after being reset from August 3 and 7, 2017 due to lack of quorum. The meeting in the Chester Bridges Memorial Community Center, 555 Main Street, Aumsville, Oregon began at 6:1\05 PM. Commissioners present were Dan Kluver, Vicky Barber, and Chris Chytka. Commissioner absent was Vivian Bronec. City staff present was Council of Governments Planner Lisa Brosnan (COG Brosnan) and Administrative Assistant Lora Hofmann (AA Hofmann).

PUBLIC HEARING: Dax Global Conditional Use and Variance Application (Continued from Aug 3rd and 7th, 2017).

The hearing opened at 6:09 pm. The commissioners were asked if they had any declaration of interests or conflicts. There were none.

The Staff Report was presented by COG Planner Brosnan. She reviewed the history of the property and former uses, listed the criteria for approval, and noted that the findings support approval of the application with recommended conditions as set out in the staff report.

Conditions:

1. The term of an approved conditional use development permit is 1 year. The Commission may extend such term for a period not to exceed 1 additional year, if upon written application, justification can be found and approved by the Commission.
2. Authorization of a variance shall be void after 1 year unless occupancy has taken place. However, the Commission may extend authorization for an additional period not to exceed 6 months, upon written request.
3. Two bicycle spaces are required. A plan for bicycle parking, meeting the standards set forth in Section 18.11 of the Aumsville Development Code shall be provided prior to approval of an occupancy permit.
4. Any illumination of a parking area shall be so arranged as to be directed entirely onto the parking area and shall be deflected away from residential use, and shall not cast a glare or reflection onto moving vehicles or a public right-of-way, in accordance with Section 18.08.
5. A final landscaping plan shall be submitted showing a minimum of 5 percent of the gross land area devoted to landscaping. Landscaping shall meet the requirements of

Section 23.00 of the Aumsville Development Code. The final landscaping plan shall be submitted and approved by the City prior to approval of an occupancy permit.

6. All parking and loading areas adjacent to any residential zones (located to the east and west of the subject property) shall be screened from all residential properties within an ornamental fence, wall, hedge, or other form of landscaping of at least 4 feet in height, but not more than 6 feet in height. Screening shall not encroach into vision clearance areas and shall meet the requirements of Section 23.00 of the Aumsville Development Code. A plan for screening shall be included in the final landscaping plan to be submitted, and approved by the City prior to approval of an occupancy permit. Screening shall be continuously maintained and protected from damage from vehicles using the parking areas.

7. Marion County has maintenance jurisdiction over S 8th St. Any modifications to access or utility work in the public right-of-way shall require review, approval, and permits from MCPW Engineering.

8. Compliance with these Conditions shall be the sole responsibility of the applicant.

Applicant Testimony - Dax provided exhibits for the record including 3 pages of pictures and explained what they represent. They intend to have a clean laboratory. They test devices for medical equipment and it is necessary that they maintain a clean environment. The pictures represent what the office will look like and he also provided pictures of the testing devices. Mr. Hamilton also provided a landscaping plan.

No Proponent, Opponent, Governmental Agencies, or General Testimony.

There were no Questions from the Public.

Questions from the Commission: Commissioner Barber asked for clarification about the noise generated by the machinery. Mr. Hamilton said that any noise would not be heard outside of the building. She asked if there are any toxic materials. Mr. Hamilton indicated that they will use aluminum, plastic and some stainless steel. There will be no outside piles; materials are recycled. Their business hours will be 9-5 and they are not generally open to the public, only visited by customers. He described their lab testing to be approximately 10% consumer products, 50% medical products, and 40% automotive consumer products.

Applicant Summary - Applicant wants to provide an atmosphere for his international and east cost clients where they can come and relax, enjoy the creek,

Staff Summary - COG Planner Brosnan reiterated the conditions of approval and said that she is happy with the landscaping plan; she just wants to confirm the dimensions to make certain it complies.

Hearing Closed: 6:30 pm

Deliberation: Commissioner Chytka said he wondered why there needs to be a condition of approval to address landscaping when it has obviously been provided. It was noted that it is a formality to make sure that there is something in the file to substantiate landscaping. Commissioner Chytka said he found the application and use as very straight-forward.

The meeting was reopened at 6:33 pm Commissioner Barber's question. Do they ever have to test anything that has failed after use, to determine why it failed? Applicant said that they inspect items before use. *Applicant indicated there will be no contaminated products examined or tested in their lab. Chair Kluver reiterated that the applicant's business will only be looking at new pro-types - nothing that has been used prior to inspection.* (correction)

Hearing was closed again 6:34 pm.

Decision: Commissioner Chytka made a motion TO ADOPT THE STAFF REPORT AND APPROVE THE REQUESTED CONDITIONAL USE PERMIT AND VARIANCE REQUESTED BY DAX GLOBAL, SUBJECT TO THE CONDITIONS OF APPROVAL SET FORTH IN THE STAFF REPORT. Commissioner Barber seconded. Voting in favor of the motion were Commissioners Kluver, Barber, and Chytka. The motion passed unanimously.

APPROVAL OF MINUTES:

Commissioner Barber made a motion to approve the July 20, 2017 Planning Commission Minutes as presented. Commissioner Chytka seconded. Voting in favor of the motion were Commissioners Kluver, Barber, and Chytka. The motion passed unanimously.

FUTURE AGENDA ITEMS - The commission discussed recently approved Senate Bill 1051 and what that means with respect to accessory dwelling units (ADU). Conditions that could be placed were discussed: Distance from home, required parking, coverage of lot, total square footage of building, charge SDC's, location, minimum/maximum percentage of size of home, design elements/criteria, set-backs. Commissioner Barber asked about weekend homes? Can it be restricted as to who might live there? What about mixed use? Are there any examples from the COG to use for guidelines. COG Planner Brosnan said she would send some samples from cities that already have ADU's in their codes.

NEXT MEETING - Aug. 17, 2017 - Work session on Development Ordinance updates

ADJOURNMENT: 6:59 pm

Dan Kluver, Planning Chair

ATTEST:

Lora Hofmann, Administrative Assistant