



City of Aumsville



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AUMSVILLE PLANNING COMMISSION MEETING MINUTES Thursday, June 15, 2017

CALL TO ORDER: The meeting was called to order in the City Hall conference room, 595 Main Street, Aumsville, Oregon at 6:05 PM. Commissioners present were Vicky Barber, Vivian Bronec, Chris Chytka, and Dan Kluver. City staff present was City Administrator Ron Harding (CA Harding) and Administrative Assistant Lora Hofmann (AA Hofmann).

APPROVAL OF MINUTES: Commissioner Barber made a motion to approve the May 25, 2017 Planning Commission Minutes as written. Commissioner Chytka seconded. Voting in favor of the motion were Commissioners Barber, Bronec, Chytka, and Kluver. The motion passed unanimously.

NEW BUSINESS - Work session with CA Harding regarding City Vision and Ordinance Updates. CA Harding started by going over commission's prior visioning and said it was the goal to have council and commission identify a focused goal to implement.

He then spoke about the charrette from 2015 and what the actual mission is for the city. Council has had two meetings focusing on the mission and some high-level goals. Commissioner Barber said that the problem seems to be lack of communication between council and the planning commission - they meet together a couple of times a year, but that doesn't always mean that they know what the other group would like to see in the future.

CA Harding talked about Main Street being the main place to start, because if there is nothing to draw people to Main Street, it doesn't matter what is in the neighborhoods. The commission talked about the city's experience with the "Main Street" designation. It was noted it works best when there is actually a Chamber of Commerce or Business Association. The planning commission shared some history about Aumsville's attempts to build up businesses.

CA Harding asked, "What does Aumsville want to be known as?" Some of the charrette proposals were discussed regarding what is feasible now, what may be more feasible in the future, and the proposals that just aren't right for Aumsville. CA Harding said that the community priorities from the charrette were used as talking points for goal setting with council and he reviewed these with commission. The commission agreed whole-heartedly that the branding "A Great Place to Live" is indicative of what is special about Aumsville - family friendly and a close community. CA Harding shared his idea that community art should be

kids and families - take the silhouettes and add faces and clothing. The commissioners talked about the contest that provided the winning logo for the welcome sign and how they didn't want to emphasize the corn ear, but wanted it to be part of the overall scheme.

CA Harding noted that the city of Aumsville is the foundation, partnering with the community and he shared the council's six "high level" goals. Types of "beautification" were discussed, including murals, mosaics, statues and sculptures, decorative poles. Each commissioner shared their thoughts on what would make Aumsville more attractive. Street trees were mentioned and the commission shared they wanted to have Aumsville become a "tree city" many years ago, but there were clear vision issues and a question about maintaining the trees. CA Harding said the city is looking at "seven foot clearance" trees and affirmed their desire to turn Aumsville into a tree city. They discussed the value of trees.

There was then discussion about community events. CA Harding shared the "Little buildings made from storage sheds" in Tionesta, PA and how it was shared at a Marion County Economic gathering. Everyone was in consensus; it would be a great way to support Aumsville's second Saturday market and draw people. There was some discussion about how to make it happen soon and that it would be perfect in the old Marion PW Shop area in Porter-Boone Park.

The commissioners shared their ideas. Commissioner Barber talked about striping and painting the curb backstops. She suggested there needs to be strong support to small businesses to "spruce up." CA Harding talked about identifying priorities and taking advantage of re-development. He said they could start with a block or two and move down the street. Commissioner Bronec said that she is worried about doing a lot for free, but once improvements start, then other people seem to join in. She pointed out that the city has a "brick design" requirement, and yet the community center has nothing to support that. There was then discussion of whether the brick requirement is too narrow. Commissioner Bronec said the commission was trying to get some continuity to the downtown buildings.

CA Harding asked the commissioners to provide their thoughts about what is absolutely essential. Commissioner Barber loves trees; she noted the necessity for clear vision. She said there seems to be a lot of big trucks going through town and whether trees would "work" with trucks. Commissioner Kluver said that there are a lot of trees along Mission Street in Salem and that doesn't seem to be a problem. Trucks shouldn't stop trees from being installed. Commissioner Bronec's concern is that trees will obscure businesses. There was then discussion of making sure the city has a specific type(s) of trees. Should there be a specific tree that Aumsville wants to be identified with? They discussed Marion County's requirements for streets and some of their reluctance to see street trees. Root barriers were discussed. They all agreed that the list for approved street trees needs to be a good list. CA Harding talked about the marketing of red hawthorn trees that were prevalent in his prior city and how they were able to make a pen from the wood.

Commissioner Chytka said that beautification really needs to occur. He wonders about trees being a deterrent to parking places. He also noted that at present, there are houses mixed into businesses, and some of the businesses don't have enough room to plant a tree. He would like to see decorative poles and baskets and banners because that could be consistent on both sides of the street.

There was discussion about planning needs to be a 20 or 50 year plan, not just the next year or two. You can't plan while trying to please one business, or institute a current limitation; plan for change and then let it happen in a natural fashion. If you don't plan, the city will never modernize or redevelop. Council's proposals were discussed.

One question was whether the city should "underground" the power lines? Commissioner Kluver said that it's not that hard to do. Commissioner Bronec said that she really likes the idea. Commissioner Barber said it could make it nicer for street trees. Commissioner Kluver said that even decorative poles are limited with overhead lines.

There was discussion of walkability, trails, and filling in the gaps between sidewalks. Commissioner Kluver said that street trees would really add to walkability. Commissioner Barber wants to see a sidewalk on the south side of Main Street; and to make defined entryways into businesses. The commission was encouraged to not worry about implementation; think about what the ultimate goal should be. They also considered what would assist mobility. Commissioner Kluver said that the sidewalk creates a designated pedestrian path and is much safer.

They discussed cultivating service groups - CA Harding asked their thoughts about a lunch forum once a month with businesses, and they talked about the impact of design/development decisions.

The commission was asked their thoughts on the art element. Commissioner Bronec really likes the idea of small sculptures. Commissioner Barber would like to see an art element and would like to see things that are low maintenance; a mural, as long as there is a set criteria for its design. The difficulty about doing that and the need for an "art commission" was discussed. Decorative poles - definitely yes; water fountains - not really - the commission thought they can be "nasty" with discarded gum and such.

Conformity of parking for the businesses downtown was considered. Commissioner Barber's idea is to take 7th Street south of Main and turn it into parking area. CA Harding shared an idea - he suggested parallel parking on Main and then diagonal parking on the side/cross streets. Then it is just a matter of paint. Commissioner Barber said she really liked that idea. Commissioner Chytka asked about the parking requirements in the code. CA Harding said the city would re-write the code for the downtown parking in the central business district -including shared on-street parking when off-street parking is not feasible. Commissioner Barber said that it might be best for the entire business district. She has never considered that, and thought it would be great. CA Harding said it would be better to bring up parking at re-development and encourage compliance. They discussed parking behind business buildings.

CA Harding said that this is about getting ideas and making sure that we are all on the same page. Let's work to be business friendly, but protect the community-friendly portion.

Commissioner Chytka asked about "Great Place to Live" and what does that mean? He sees Aumsville as "Mayberry-esque." He doesn't want to see it get bigger, when it equates to something similar to Salem. He wants a place that is great to raise families. He talked about his preference to avoid three-story apartments and would rather see duplexes and townhomes sprinkled in with single family homes. CA Harding talked about the state's push for high

density. It was also noted that if you want local businesses, there has to be people to support them.

Discussion of some code changes for the future: housekeeping needed; new businesses that are coming into existing facilities, but the business is new and allowed as an outright use. The Development Ordinance currently requires site development review for all new businesses, even it doesn't seem indicated (and SDR is expensive). Council wondered about creating a "change of use" section; Make it a type I approval. Consensus was that there needs to be a streamlined process. What about a trigger that expires a conditional use? They would like to consider something like that when making updates. They noted that manufacturing home parks have no limit or set back for internal roads.

The commission agreed that the rules and definition in the Interchange Development zone needs to be their first priority -- to clean up that language

NEXT MEETING - July 20, 2017 - Conditional Use Application

ADJOURNMENT 9:30 pm without objection.

Dan Kluver, Planning Chair

ATTEST:

Lora Hofmann, Administrative Assistant