



City of Aumsville



595 Main St., Aumsville, OR 97325
Office (503) 749-2030 -- FAX: (503) 749-1852
Email: cityadministrator@aumsville.us

AUMSVILLE PLANNING COMMISSION MEETING MINUTES

Thursday, May 21, 2020

The meeting was called to order at 6:03 PM via Zoom in the Aumsville community center, 555 Main Street, Aumsville, Oregon, by Chair Dan Kluver. Commissioners also present were Carrie Murphy, Russ Snow, and Walter Wick. Commissioner absent was Tom Youmans. Staff present was City Administrator Ron Harding (CA Harding) via Zoom and Office Assistant Ryanne Crowther in the Community Center. Also present via Zoom were Lisa Brosnan from Mid-Willamette Valley Council of Governments (MWVCOG), Walt Wendolowski from MorganCPS Group, Ame LeCocq and Nick Olheiser from Recology Oregon Compost. There were 0 members from the public present.

PUBLIC HEARING: Recology Site Development Review Extension Request (File 2020-01)

The Public Hearing was opened at 6:08 PM. Chair Kluver read the Opening Statement, covered Preliminary Matters, and asked if there were any Declarations of Interests or conflicts in this matter. There were no objections to the notice given or the commission's standing to decide the application.

Staff Report: Staff report was given by Lisa Brosnan from MWVCOG. An extension from the previous approval in 2018 was good for two years, and the code allows for an extension of 3 additional years. COVID-19 brought unforeseen circumstances in progressing the project. Staff recommended approval based on the compliance with the applicable criteria.

Applicant Testimony: Applicant testimony was given by from Ame LeCocq, Recology Oregon Compost.

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

There were no Questions from the Public.

Applicant and Staff gave a brief summary of their testimonies. No new information was presented.

The Hearing closed at 6:25 PM.

After deliberation, including discussion, Commissioner Snow made a motion to adopt the staff report and APPROVE the requested extension of SDR 18-03 (EXT 20-01), subject to the

conditions of approval set forth in the staff report. Commissioner Wick seconded the motion. Voting in favor were Commissioners Murphy, Kluver, Wick, and Snow. The motion passed unanimously.

Ame LeCocq and Nick Olheiser left the meeting at 6:30 PM.

PUBLIC HEARING: Aumsville Development Code – Proposed Revisions

Staff Report: Staff report was given by Walt Wendolowski from MorganCPS Group from the redline copy of Ordinance 323 (Exhibit A of the staff report): **Section 1, Definitions:** additions in definitions for cohesion with flood regulation, home occupation definition was modified and moved to Section 22.18, modification to building height to conform with Marion County, front yard and recreational also revised, mobile food vendor definition eliminated and replaced in new Section 26; **Section 3, Rules for Interpretation of Zone Boundaries:** added a reference to a property description (Section 3.01) for clear interpretation of the location of a zone boundary; **Section 4, Application of Zoning Regulations:** Section 4.11 was revised regarding non-conforming buildings; **Section 5, Residential Single Family:** Section 5.01 was eliminated (replaced with provision in Section 27), residential group homes (Section 5.03) were eliminated as a conditional use, Section 5.04 minimum area requirements for group home was also eliminated, Section 5.211 (C) was revised to include three additional design elements and 5 of 11 required design elements for new homes instead of 2 of 8; **Section 6, Residential Multi-Family:** provision for food carts was eliminated (Section 6.03, same reason as previously stated), revision requiring owner occupancy of a single-family home were eliminated in Section 6.11(A) as it does not comply with laws, same revision as above for single-family home design requirements in Section 6.11 (C), Section 6.12 revised so that private street setback for manufactured home park is 16 feet; **Section 7, Commercial:** language in Section 7.01 (I) revised to include other electronic sale, Section 7.01(N) eliminated as residences are nonconforming within the zone, residential facilities were added to uses in Section 7.01(R), Section 7.01(S) was modified to reflect provisions in Section 27 (mobile food services), Section 7.03 was revised to eliminate automobile and motorcycle sales and service as most of the commercial zone is in the downtown area, small animal clinics were moved from conditional use to permitted in Section 7.01, provisions for group homes, residential homes and facilities (Section 7.03 J&K) were removed but are allowed uses (Section 7.01), Section 7.11 design standards were revised to provide variability in exterior finishes, fence standards were included, and outdoor storage expressly prohibited without approval through development review, Section 7.11(C) was eliminated as the previous provisions can be established through a variance; **Section 8, Industrial:** mobile food service (Section 8.01) was updated to reflect changes in Section 27, section also modified to include mini-storage warehouse and RV storage uses; **Section 9, Public:** Section 9.01(D) mobile food service was eliminated with exception to temporary use (covered in Section 26); **Section 10, Interchange Development:** Section 10.02 was amended as above regarding mobile food service provisions, Section 10.03 Item 1 and 5 eliminated to comply with state law and feasibility, Section 10.15 eliminated as traffic analyses changes and is best as part of a specific land use; **Section 11, Administration and Enforcement:** Section 11.03 revised as building plan distribution conducted by building official, Section 11.04 and 11.06 were amended to reflect City's adopted fee schedule; **Section 12, Administrative Procedures:** Section 12.01(A) Type I actions (site development review moved to this section as "Uses Permitted Outright," minor changes to approved site plans clarified, site development review not required when a use existing building is replaced by an outright permitted use), Electronic copy of Type I staff decision is now allowed (Section 12.03); **Section 13, Variances:** Section 13.01 updated to limit variance to quantitative standards, Section 13.08 time limit clarified to correspond to the land use approval; **Section 14,**

Conditional Use: Section 14.05 items 1 and 5 for reasoning previously stated in Section 10.03 revisions; **Section 18, Off-Street Parking and Loading:** Section 18.01 parking requirements amended, Section 18.05 parking requirements for industrial and warehouse amended, Section 18.08 single-family home parking standards amended so that all parking and storage spaces run perpendicular to the adjacent street and all parking be paved and a maximum level of parking (excluding single-family homes and duplexes) of 30% to limit impervious surface; **Section 19, Signs:** Section 19.02 includes all definitions in Section 1.0, Section 19.04 amended temporary signs to follow definition, residential sign limitations were eliminated and message, rotating flashing signs will require conditional use approval, Section 19.07 reduces the wall sign projection from 18 to 12 inches and clarified corner lot/building requirements, Section 19.07(E)2 eliminated, Section 19.09 modified to require nonconforming signs to be replaced with conforming if destroyed and existing signs from previous business must be permitted under current standards; **Section 20, Land Divisions:** Section 20.31 amended to require application if subsequent land parcels can create more than 3 parcels, Section 20.45 amended to allow lot size averaging in subdivision, Section 20.72 provisions regarding public improvements amended to include street lights, Section 20.73 amended to allow the City to require planter strips for collector or arterial streets; **Section 21, Site Development Review:** Section 21.03 amended to allow staff-level review for minor or outright permitted uses with major projects still reviewed by planning commission; **Section 22, Supplemental Zone Regulations:** Section 22.02 modified to require permit for fences, limiting height for fences and hedges on street frontage fences to 36 inches, prohibiting the use of retaining walls to increase fence height, requiring all retaining walls be backfilled and building permit be required for fences over 6 feet in height, Section 22.03 clarified angle of barbed wire along the top of existing fences, Section 22.04(A) amended for provisions for residential accessory structures, Section 22.08 amended to allow decorative planters in setback areas but not raised gardens, Section 22.09 clarified to address specific storage requirements and limitations for residential and non-residential uses, Section 22.10-12 eliminated as provision for floodplain regulation found in Section 25, Section 22.17 eliminated and replaced by Sections 26 and 27, Section 22.18 provides list of standards for home occupations; **Section 23, Landscaping Design:** Section 23.02 requires landscape plans be with all Type II and III applications (where applicable), Section 23.03 requires at least 20% of multifamily and public use projects be landscaped and all residential street-side yards must be landscaped, Section 23.04(D) identifies specific landscaping requirements, Section 23.04(E) includes specific requirements to ensure completion of approved landscaping, Section 23.05 clarifies screening and notes a wall and planting cannot be used in Commercial zones, Section 23.06 places additional requirements for tree plantings in the Commercial, Industrial, and Public zones, Section 23.09 modified to limit street trees to an City-approved list; **Section 26, Temporary Uses:** provisions for temporary food service, temporary activities (sales), and common temporary uses, all subject to permit and staff-level Type I Site Development Review; **Section 27, Mobile Food Services:** provisions for more permanent food pod (several food carts) with standards for such action.

All sections not mentioned above had no proposed changes.

There were no Questions from the Public.

After deliberation, including discussion, Commissioner Wick made a motion to recommend City Council approval to City Council of the Development Ordinance amendments adopting findings contained in the staff report as modified with amendments of Section 12.01(A) 9 “A **Type II** site development review” and Section 26.02(H) stricken and consequently (I) changed to (H). Commissioner Snow seconded the motion. Voting in favor were Commissioners Murphy, Kluver, Wick, and Snow. The motion passed unanimously.

APPROVAL OF MINUTES: December 5, 2019

Commissioner Snow moved to approve the minutes from the December 5, 2019 meeting. Commissioner Wick seconded the motion. Voting in favor were Commissioners Kluver, Murphy, Wick, and Snow. The motion passed unanimously.

NEXT MEETING: TBD June 2020 – Community Center 555 Main Street, Aumsville, Oregon 97325.

ADJOURNMENT: 8:41 PM without objection.