



City of Aumsville



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AUMSVILLE PLANNING COMMISSION MEETING Thursday, October 25, 2018

The meeting was called to order at 6:03 PM in the Aumsville Community Center, 555 Main Street, Aumsville, Oregon. Commissioners present were Vicky Barber, Dan Kluver, Carrie Murphy, and Russell Snow. Staff present were City Planner Lisa Brosnan (Planner Brosnan) and Executive Assistant Lora Hofmann (EA Hofmann). Commissioner Tom Youmans recused himself from the hearing and sat with the audience as the application.

PUBLIC HEARING: Youmans Site Development Review for a four-plex apartment building

The Public Hearing opened at 6:05 pm. Chair Kluver went over the Preliminary Matters, explaining the hearing process and setting out appeal rights. He asked if there were objections to the notice or jurisdiction. There were none. He asked if there were any conflicts of interest, or ex parte contact; each commissioner responded. Commissioners Barber, Kluver, Murphy and Snow noted their relationship with applicant in his position as a planning commissioner. Each indicated that it would not create any bias or hinder their ability to make a decision based on the criteria. No one challenged their statements.

Staff Report: Planner Brosnan gave a summary of the staff report, noting the address, the criteria being relied upon and gave each criteria to be met and noted whether the application met the criteria. The application met all of the criteria for approval. Staff recommended approval with the standard conditions of approval, including meeting public works standards.

Applicant Testimony: Mr. Youmans said that he has nothing to add; he is agreeable to the findings and conditions of the staff report.

Proponent(s) Testimony: none

Opponent(s) Testimony: Daniel Keena, 645 4th Street, Aumsville. Mr. Keena said that he lives two doors down from the proposed development. He said he is not well versed on the ins and outs of criteria but believes that what is right is right and what is wrong is wrong. He is concerned that there will be apartments in what is mostly a neighborhood of single-story homes. He said if this was Highberger, this apartment building wouldn't be considered. He said he believes that there was poor planning in the past and that this should not become a place for lower income housing. He said he has seen an improvement in the neighborhood and is concerned that the neighborhood is going to go downhill.

Governmental Agencies: None

General Testimony: Becky Tilden, 523 N. 5th Street – asked if there could be any changes to the proposed site plan after approval. Chair Kliver asked Planner Brosnan to respond. Planner Brosnan explained that the approval was for the development as identified at hearing. If the applicant were to make any significant change, the matter would have to come back for a new approval.

Questions from the Public: Mr. Keena asked if there was any consideration to mail delivery. He noted that they have full “gang boxes” currently. Applicant responded that he does what the post office decides.

There was a question from Ms. Tilden about the apartment layout and applicant responded that they are two bedroom apartments.

Questions from the Commission: Commissioner Barber asked if the trees on the property meet the Tree City requirements. Applicant responded that if more trees were needed, he would add trees. There was a question about windows that might look into neighbors’ yards. Applicant indicated that there are none on either side facing the neighbors. There are windows and a patio door on the back side and applicant intends to build a cyclone fence around the property with slats in the back for privacy. A question was raised about the location of garbage cans and whether handicap parking would be provided. Applicant indicated he usually puts in a small fenced area near the apartments to house the garbage cans. He was questioned from the audience about the height of the structure and it was noted it is two-story and within the height requirements.

Question from Commissioner Snow to Mr. Keena – he said he wanted to know more about Mr. Keena’s concern is about the type of neighbors that are coming in and not wanting to look at the side of building. Commissioner Snow confirmed that Mr. Keena is two lots north of the property – there is a property between them. Commissioner Snow asked if there are any other two storied buildings in the neighborhood and there is one about two houses away. Mr. Keena said he was unaware when he moved into his home that this is a multi-family zone. He expressed his frustration with living next to apartments.

Planner Brosnan clarified that there is a requirement for two bicycle spaces and it was noted that these are identified on the plan.

Applicant Summary – Mr. Youmans said that he didn’t have anything further to add

Staff Summary – Planner Brosnan reiterated that the application meets all of the requirements of the zone.

The Hearing closed at 6:34 pm.

Deliberation: Commissioner Barber talked about the difference between apartment dwellers and a bad neighbor. One does not necessarily describe the other. She said she has noted that the building is being built to honor privacy of the neighbors on either side and thinks this is a good development.

Commissioner Snow acknowledged that he can understand a person's fear of bad neighbors, but he has no reason to think this apartment will bring those.

Commissioner Murphy said that she is a homeowner and was unaware of the zoning laws until she started volunteering with the commission. She talked about socioeconomic factors and said they do not determine whether a family is a good neighbor or bad neighbor.

Both Commissioner Snow and Murphy talked about good neighbors and bad neighbors and Commissioner Snow shares his experience as an apartment dweller, saying his apartment neighbors were better than any single home neighbors.

Commissioner Kluver spoke of managing apartments and said that apartment complexes are actually easier to manage because the neighbors hold each other accountable. He said it is harder to manage single family homes because they are not held as accountable.

All of the commission encouraged Mr. Keena to give it a chance and to talk with Mr. Youmans personally.

Commissioner Murphy said that she appreciates the consideration of the development in that there are no windows on the side of the building.

Decision: Commissioner Barber made a motion to adopt the staff report and approve the requested Site Development Review (2018-04), subject to the conditions of approval as set forth in the staff report. Commissioner Murphy seconded. Voting in favor of the motion were Commissioners Barber, Kluver, Murphy, and Snow. The motion passed unanimously.

Commissioner Youmans joined the commission after the decision at 6:48pm.

APPROVAL OF MINUTES: Commissioner Barber made a motion to approve the August 16, 2018 minutes as presented. Commissioner Snow seconded. Voting in favor of the motion were Commissioners Barber, Kluver, Murphy, Snow, and Youmans. The motion passed unanimously. Commissioner Snow made a motion to approve the September 6, 2018 Planning Commission/Tree Board minutes as presented. Commissioner Murphy seconded. Voting in favor of the motion were Commissioners Barber, Kluver, Murphy, Snow, and Youmans. The motion passed unanimously.

UNFINISHED BUSINESS - none

NEW BUSINESS: Staff noted that is time for the Planning Commission to make recommendations for the APC positions expiring on 12/31/18 (Commissioners Kluver & Snow's positions). After discussion, Commissioner Barber made a motion to send a recommendation to council to reinstate both commissioners. It was noted that Commissioner Kluver has served a long time and he wants to reconsider continuing as a commissioner after six months. Commissioner Murphy seconded. Voting in favor of the motion were Commissioners Barber, Kluver, Murphy, Snow, and Youmans. The motion passed unanimously.

CORRESPONDENCE – none

OTHER BUSINESS: EA Hofmann explained the upcoming joint commission/council meeting on the 10th and said that they will meet to address a proposed change to the Development Ordinance regarding donation of park property by multi-lot developers.

NEXT MEETING: December 10, 2018 – joint meeting with Council at 7pm with potluck at 6pm.

ADJOURNMENT: 7:00 pm without objection.

Dan Kluver, Planning Chair

ATTEST:

Lora Hofmann, Executive Assistant