



City of Aumsville



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AUMSVILLE PLANNING COMMISSION MEETING Thursday, May 17, 2018

CALL TO ORDER: The meeting was called to order in the Aumsville City Hall conference room, 595 Main Street, Aumsville, Oregon at 6:02 PM. Commissioners present were Vicky Barber, Dan Kluver, Russell Snow and Tom Youmans. Citizen Representative Carrie Murphy was present. Commissioner absent was Gus Bedwell (previously excused - personal issue). Staff present were City Administrator Ron Harding and Executive Assistant Lora Hofmann (EA Hofmann).

APPROVAL OF MINUTES: A spelling error was found in the May 3, 2018 minutes. Commissioner Barber made a motion to approve the May 3, 2018 Planning Commission Minutes with the spelling correction; Commissioner Snow seconded. Voting in favor of the motion were Commissioners Barber, Kluver, Snow and Youmans.

Work Session: City Administrator Harding (CA Harding) was at the meeting to discuss the development ordinance, its powers and its limitations with regard to the commissioners' role during Public Hearings. He began by asking them what they thought their role and responsibilities were. They were in agreement that it is their roles to know how the ordinance applies to various land applications. There was discussion of their uncertainty of when and how to apply the rules on a variance and how applications can seem complicated and/or difficult, especially when the applicant wants the commission to make "an exception just this one time."

CA Harding explained it is their responsibility to enforce the ordinance, especially in keeping with the city's overall vision. They are looking at the next 20 or 30 years. The city's current "Visioning Plan" is more like a capital facilities plan. The council has tasked CA Harding and the Planning Commission to rework this plan. In the months to come, CA Harding will have work sessions with the Planning Commission to review and rework the Development Ordinance and come up with suggested language for the Visioning Plan that can be taken to Council. The Visioning sessions will be open to the public to encourage their thoughts and suggestions.

The commission is the enforcer of the Development Ordinance. Staff will review an application and make recommendations, but the APC makes certain the ordinances are followed. In the past, the APC has tried to come up with win/win solutions, sometimes at the expense of the actual ordinance requirements. CA Harding and council are the "checks and balances" after the decision has been made. When discussing when a variance is appropriate, there has to be findings of fact to support the proposed change. It can not be "I, the applicant, don't want to do it, so give me a variance." There has to be a specific difference or something unusual. Examples were given.

After discussing some recent cases and decisions, the planning commission said they look forward to going through the Development Ordinance chapters. Commissioner Snow and City Representative

Murphy requested a copy of the current Development Ordinance and Zoning Map. CA Harding said he would also like the APC to have a copy of the charrette the city did in 2016. It will help when they are talking about elements for the new visioning plan.

NEXT MEETING - June 21, 2018

ADJOURNMENT at 8:15 pm without objection.

Dan Kluver, Planning Chair

ATTEST:

Lora Hofmann, Executive Assistant