



Community and Economic Development Department

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PLANNING COMMISSION MEETING
October 15, 2018 at 7:00 PM
CITY HALL ANNEX
1140 12TH AVENUE

ROLL CALL ATTENDING:

Present: Edith Wilcox, Eva Jurney, Thomas Herb, Lance Gatchell

Absent: Henry Wolthuis, Greg Stephens

STAFF:

Jerry Sorte, Community and Economic Development Director (CEDD)
Angela Clegg, Associate Planner
Joe Graybill, Staff Engineer

DRAFT MINUTES FOR PUBLIC HEARING ON ZC 18-03 ONLY.

PUBLIC HEARING FOR FILE ZC 18-03 OPENED AT 8: 15 PM

Chairperson Gatchell provided a summary of the application: ZC 18-03;

Chairperson Gatchell stated the following;

The applicable substantive criteria are listed in the staff report. Testimony, arguments and evidence must be directed toward the criteria described or other criteria in the plan or land use regulation which the person believes to apply to the decision. Failure to raise an issue accompanied by statements or evidence sufficient to afford the decision maker and the parties an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

Chairperson Gatchell asked the Commissioners if they had any of the below stated in regards to the application;

Personal Bias: None

Conflict of Interest: None

Exparte: None

Staff Report: CEDD Jerry Sorte explained the zone change request, staff report, and background of the property. Sorte stated that the City has also applied for Conditional Use permit CU 18-12. Sorte reviewed the maps included as attachments to the staff report, and stated that the zone change would allow the zoning of the property to match the existing comprehensive plan map designation. Sorte then cited the criteria that are applicable to the zone change request, as well as the staff findings, and application. Sorte indicated that ODOT did not have a concern regarding the proposed change. The property had been historically used as a government facility.

Sorte stated that based on the findings presented in the staff report, staff recommends that the Planning Commission make a recommendation of approval of this application to the City Council. A City Council hearing will occur October 23, 2018 and will consider the recommendation.

He recommended that the Planning Commission hear testimony and make a decision on this matter. He also asked that the Planning Commission specify the appeal period and direct staff to prepare an order for signature of the Commission Chair. He then asked if there were any questions of staff.

Chairperson Gatchell acknowledged that the staff presentation would serve as the applicant's statement. Chairperson Gatchell acknowledged that there were no members of the public present; with the exception of a representative from the New Era Newspaper (who indicated he would not be testifying),

Testimony in Favor: None

Testimony in Opposition: None

Neutral Testimony: None.

Rebuttal: None.

Chairperson Gatchell asked for questions of the applicant.

Commissioner Wilcox questioned why or if the property would need to be changed to commercial rather than remaining residential since it was previously used for a government facility while it was zoned residential. Sorte replied that staff acknowledged that a case could be made that the property could continue to be used as a government facility, consistent with the past use of the property. However, staff has recommended this application in order to match the zoning with the Comprehensive Plan map designation so the City could obtain a permit and allow the public an opportunity to provide input.

Commissioner Herb inquired as to the proposed use of the property beside the subject property (to the West). Graybill confirmed that the City did not know of plans for that property. Sorte confirmed that that property is zoned C-2.

Chairperson Gatchell closed the public hearing at 8:23 PM.

Deliberations: The general consensus was that all were in favor of this application.

Motion: Commissioner Journey moved to 1. Move to recommend that the City Council approve application ZC 18-03; which includes: adopting the findings of fact listed in the staff report.

Second: Wilcox

Motion passed: 4-0.