



Planning Commission Meeting
Minutes
December 1, 2009
7:00 p.m.
Irrigon City Hall
500 NE Main Avenue

1. Call to Order and Roll Call

Chair Amy Sandy called the meeting to order at 7:00 p.m.

Planning Commission members present were: David Wood, Tanna Dole and Dale Beamer. Commissioner Stacy Nordquist was absent due to illness.

Staff present: City Manager Gerald Breazeale and Utility Billing Clerk Penny Moore.

Citizens present: Mayor James Ray & Don Hurd.

2. Approve Minutes from the October 6, 2009 Planning Commission Meeting

It was moved by Commissioner Wood and seconded by Commissioner Beamer to approve the October 6, 2009 minutes. Motion carried unanimously.

3. **Public Hearing**

Chair Amy Sandy **opened the Public Hearing.**

Variance Request to allow placement of a combined garage and carport at 435 NE Seventh Street, 5N 27 19 CB, Tax Lot 200

City Manager Gerald Breazeale stated that this hearing was earlier scheduled for the November meeting which was canceled. Notices were re-sent out to all of the adjacent property owners and the applicant. Manager Breazeale stated that there has been no response from anyone, oral or written. The owners are asking for relief from the 10 foot setback requirement to a 2 foot setback requirement from their adjacent property line. The property owners have the approval of their adjacent property owner for the 2 foot setback.

Manager Breazeale stated that the Jolliffe's did not submit sufficient justification to support their variance request. Commissioner Dole asked if there was a survey. It was stated that there was no survey. Commissioner Wood asked for a reason why the Jolliffe's variance should be granted. The consensus was to table the matter until additional supporting information for the variance and testimony could be heard.

There being no further discussion Chair Amy Sandy **closed the Public Hearing.**

4. Planning Commission Action

It was moved by Commissioner Wood and seconded by Commissioner Beamer to defer a decision on the Jolliffe's application until January 5, 2010 planning commission meeting and to give the Jolliffe's opportunity to speak to the planning commission. Commissioner Dole stated that she was in favor of waiting until the Jolliffe's could be present and that she believed that 2 feet was not a wide enough setback. Motion carried after a vote of Commissioner Wood, yes; Chair Sandy, yes; Commissioner Dole, abstained; and Commissioner Beamer, yes.

5. **Public Hearing**

First Evidentiary Hearing on Downtown Development Plan & US 730 Streetscape Plan

Manager Breazeale stated that this is a technicality as far as the city's 45 day notice to the Department of Land & Conservation & Development (DLCDD); the state requires that before the city can adopt plans like a comprehensive plan and a transportation plan a 45 day notice is given.

Manager Breazeale stated that this meeting will be the start of the notice and the city council meeting in December would be the final. Anytime after the 45 days the city council can adopt the plan. The purpose of this hearing is to hear any public testimony and any recommendation to the city council on how to move on this plan.

Manager Breazeale stated that after the planning commission made the recommendation to the city council with 6 options, the city council made the decision to present its original plan back to the transportation board. There was a meeting with the Region 5 director and the trade industry at city hall. It was brought up that the City of Umatilla has medians and their street design takes out the parking and is wider than Irrigon's plan. The freight industry would like to see wider streets, 21 feet from curb to curb, which would be another foot for Irrigon. Manager Breazeale stated that the city might want to compromise.

There being no further discussion Chair Amy Sandy **closed the Public Hearing.**

6. Planning Commission Action

It was moved by Commissioner Dole and seconded by Commissioner Wood to consider a change in the detailed plan and to compromise with the freight industry and to recommend this action to the city council. The Motion carried unanimously.

7. Building Permits Issued Third Quarter for 2009

December 1, 2009

Chair Amy Sandy asked if there was any discussion on the permits issued. There were no questions.

8. Don Hurd – Turkey Run Subdivision

City Manager Breazeale stated that Don Hurd had presented the city council with information regarding the Charity Loop portion of Turkey Run Subdivision. After testimony, the city council determined that they had no authority to act, since Mr. Hurd was asking for occupancy in a manufactured home on Charity Loop that is outside of the jurisdiction of the council, and this decision is up to the county building inspector. The city council declined to take any action on the Charity Loop matter. However, Mr. Hurd had asked to be on the December planning commission agenda.

Chair Amy Sandy stated that she had no conflict of interest with this matter since there is no monetary value as she does Mr. Hurd's bookkeeping. Commissioner Dole asked the City Manager Gerald Breazeale for a brief history of the Turkey Run Subdivision. Manager Breazeale briefly stated that over 10 years ago the subdivision plan was final and submitted to the county assessor's office. The improvements for the subdivision have never been completed; there was a time when no development happened. Recently Mr. Hurd started development on the subdivision and asked the city for approval to put in a manufactured home on Charity Loop while he was preparing water, sewer and streets. The planning commission approved with the stipulation that no occupancy in the home was permitted until the streets are paved and all the improvements are complete. Street lights are in, the water line is in, the sewer has been tested and passed, however the manholes were not the correct height. Mr. Hurd previously asked if the home could be occupied sooner, the planning commission had certain conditions that needed to be met which were not.

Mr. Hurd stated that if the streets can not be paved this fall can the commission grant a final on 231 Charity Loop so the family can move in before winter sets in, otherwise the family will have to wait until March of next year. Manager Breazeale stated that to final the subdivision it has to have the streets complete.

It was moved by Commissioner Wood and seconded by Commissioner Beamer to recommend this matter to the city council.

9. Additional Discussion

There being no further discussion the meeting was adjourned at 8:17 p.m.

Next Regular Meeting: City of Irrigon Planning Commission – January 5, 2010
All meetings begin at 7:00 p.m.

Tanna Dole
Planning Commission Secretary