



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

1. Call to Order

Chair Amy Sandy asked City Manager Gerald Breazeale if there was a quorum with three commissioners. Manager Breazeale stated that three commissioners was a quorum.

Chair Amy Sandy called the meeting to order at 6:59 pm

Commissioner Dale Beamer arrived. Chair Amy Sandy waited for role call.

2. Roll Call

Chair Amy Sandy performed roll call. All commissioners present except Tanna Dole, whom was absent.

Staff present: City Manager Gerald Breazeale and Finance Officer Brandy McNamee. Penny Moore was on vacation.

Citizens present: Warren Prouty, Arland Williams, Virgil Seeley, Benny Sanchez and Justin Lehner.

3. Approve Minutes from the April and June Planning Commission Meetings

Chair Amy Sandy asked the commissioners if there were any changes to the April 7and June 2 minutes. No changes were needed.

Commissioner Nordquist moved to approve the minutes for April 7and June 2, 2009 planning meeting. Commissioner David Wood seconded. The motion passed unanimously to accept the April 7and June 2, 2009 minutes.

4. Public Hearing - Zone Change Request, Bonito Sanchez, 100 SE Thirteenth Street, 5N 27 19CD
Chair Amy Sandy opened the hearing on zone change request from residential to commercial of 100 SE Thirteenth Street.

Applicant, Benny Sanchez stated that he would like to open an espresso stand that would sell drinks and sandwiches.

Citizen Warren Prouty asked how traffic was going to be handled at the stated property.

City Manager Gerald Breazeale asked for each person to state their name and address the chair and be recognized.

Manager Breazeale handed out the site plan submitted by Benny Sanchez with the zone change request.

Chair Amy Sandy addressed Citizen Prouty's question by stating that by the site plan it appeared that vehicles are entering from Highway 730 and exiting on Thirteenth Street. Chair Amy Sandy also asked applicant Benny Sanchez if he already owned the said property. Benny stated that he already owned the property.

Virgil Seeley of 128 SW Thirteenth stated that lot 100 sat about 12' or 15' feet high. And thought that the espresso window would sit too high to be accessible for vehicles. Mrs. Seeley was concerned about the dust affecting their home from the vehicle traffic. Mr. Seeley explained that he would like to express his opposition of changing the zoning from residential to commercial.

Warren Prouty stated his concern of violation of the zoning code ordinance. He went on to state that there is only 30 feet of available street in that area. He was concerned that a semi-truck would block the intersection and would have an exiting vehicle coming right into the Sanchez garage. The exiting car would also be within 120 feet of the intersection. He added that there is not enough room coming east bound on the black top to allow for two vehicles.

Citizen Prouty's second objection to the zone change was that it would down grade property values in the area by rezoning the area to commercial. He added that there are many junk vehicles already in the area making his real estate properties unable to sell. Prouty suggested widening the intersection. He also suggested putting the espresso stand in an alternate location.

Chair Amy Sandy asked if there were any other questions.

Commissioner David Wood asked what the structure of the espresso business would consist of.

Applicant Benny Sanchez stated that it would be a trailer.

Commissioner David Wood also asked if ODOT would allow such an access.

City Manager Gerald Breazeale stated that the current question at hand was whether the lot could be rezoned to commercial (C-2) usage. If it was rezoned than any C-2 usage would have to meet additional requirements and permits.

Chair Amy Sandy asked if there was a reason that the Sanchez's didn't want an alternate location and asked if the city could assist them in finding an alternate commercial property.

Manager Breazeale stated that the city could provide the applicant with a list of commercial properties.

Close Hearing

Chair Amy Sandy closed the public hearing at 7:17 pm.

5. Planning Commission Action - Zone Change Request, Bonito Sanchez, 100 SE Thirteenth Street, 5N 27 19CD

Commissioner David Wood stated that considering both the city's and the Sanchez' best interests. That he suggested denial of the zoning change.

Commissioner David Wood made the motion to deny request of change of zoning at 100 SE Thirteenth Street. Commissioner Stacy Nordquist seconded the motion. Chair Amy Sandy took vote. The motion passed unanimously to deny change of zoning.

6. Downtown Development Plan and US 730 Streetscape Plan

City Manager Gerald Breazeale stated that the current plan that was being reviewed was believed to have not been on the freight route. However, there is apparently a state and federal designation that requires that US 730 be a freight route. Representative, Patrick Knight from ODOT in La Grande went before the Freight Committee and the city has not yet heard from him on the results. Therefore, the city is holding off on final acceptance of the Downtown Development Plan and US 730 Plan until hearing from the freight committee.

Chair Amy Sandy asked if the city would also need to hold off on the First Street Bicycle and Foot Path Project. Manager Breazeale stated that the freight route only affects Highway 730 and not First Street.

Commissioner David Wood asked the Sanchez Family if they had any questions about the prior vote on the zoning change.

Benny Sanchez stated that they understood.

7. Irrigon Community Assessment Report

Chair Amy Sandy asked if she could place portions of the report in the Irrigon Irrigator.

City Manager Gerald Breazeale stated that she could place pieces in the Irrigator. He added that the assessment report was good and he had obtained enough to give them to city council, chamber and the economic development committee.

Chair Amy Sandy added that starting an economic development committee as suggested by the report had already begun. She also added that the chamber is working on a business start up package. Chair Amy Sandy restated that many projects that were suggested in the report had already begun being realized in Irrigon.

Manager Breazeale stated that Vicki Dugger, of Dugger Development Services, whom prepared the report, was very pleased with the Irrigon community. Chair Amy Sandy added that Irrigon residents do want to see a change in their community.

8. Building Permits Issued First and Second Quarter for 2009

City Manager Gerald Breazeale stated that the summary of building permits was provided for informational purposes only. Manager Breazeale stated that this began so that planning can be aware of new construction in Irrigon.

Chair Amy Sandy asked about the ordinance concerning front fence height of 4 feet. She asked "If an existing fence is already 6 foot in the front but is now being replaced, then does the homeowner have to replace the fence with a 4 ft. fence?"

City Manager Gerald Breazeale stated that originally those 6 foot fences must have been see through. However, new fences must be 4 feet in the front unless an exceptional permit is given.

Citizen Warren Prouty added that for emergency situations a stretcher must be able to go over the front fence.

Commissioner David Wood asked if there could be a short explanation of each of the items in the building permit summary.

City Manager Breazeale and Finance Officer Brandy McNamee explained that M/H Install stood for Manufactured Home Placement and structural stood for any structure over 10 ft x 10 ft. Any other minor subtitle such as plumbing or mechanical the city did not directly receive and was handled by Boardman. However, M/H install and structural all required zoning applications, which planning already reviewed.

9. Planning Commission Training Manual – Chapter 4, pages 36-45

Chair Amy Sandy asked if the new members wanted to do the training.

Commissioner David Wood volunteered to do the training. David suggested a training packet.

City Manager Breazeale suggested that the commissioners go through the questions in the training packet.

Chair Amy Sandy explained that she had prepared a power point of most of the pertinent information in the manual. She asked City Manager Breazeale different questions about the classifications of the procedures that the commission performs.

Chair Amy Sandy asked if there were any further questions on the training and she gave a short explanation of the duties of the commission members.

10. Additional Discussion

Finance Officer Brandy McNamee suggested that the commissioners direct citizens to the Irrigon website and the link to the zoning code when citizens have planning or zoning questions.

Chair Amy Sandy stated that the Irrigon children's park is raffling a chess set for \$5 per ticket and there is going to be a booth at the watermelon festival that will also benefit the children's park.

The Parks and Recreation proposal was given earlier this month and the city was hopeful on gaining the grant funds. However, the decision on grant recipients should be made on July 11th. The grant would be 80% funded and the balance of the funds then must be raised. Chair Amy Sandy added that the cookbooks that will benefit the children's park would hopefully be here before watermelon festival.

Commissioner David Wood asked for the Commercial Development Code to be placed on next month's agenda. City Manager Gerald Breazeale stated that there was a lot to the subject but certain areas could be highlighted. Chair Amy Sandy adjourned the meeting at 7:43 p.m.

Tanna Dole
Planning Commission Secretary