



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

1. Call to Order

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

2. Roll Call

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: Doug Sandlin, Grace Sandlin, Eleanor Partridge, Don Hurd, Mayor James Ray, E. Rogers and Patrick Knight.

3. Approve Minutes from the July 7, 2009 Planning Commission Meeting

David Wood moved to approve the July 7, 2009 minutes. Tanna Dole seconded the motion. Motion carried unanimously.

4. **Public Hearing**

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

Variance Request to Allow Occupation of an RV in the R-2, Limited Residential Zone at 300 NE Seventh Street, 5N 27 19 CB, Tax Lot 5400.

David Wood announced that he would not be voting on the variance request for the RV placement tonight, however he would be available to answer any questions. David Wood stated that all residential

set backs required were in place. David Wood stated that his request was to place an RV on the property with hook ups and utilities so that his mother-in-law could live there.

Tanna Dole commented on the current code giving accommodations under a temporary use permit to be reviewed and renewed every 30 days.

Residential Subdivision (Lot Line Adjustment) at 210 5th Street, 5N 26 24 DD, Tax Lot 2500 & 2600.

Chair Amy Sandy stated that the Sandlins would like to make a lot line adjustment. City Manager Gerald Breazeale stated that the Sandlins would like to make one lot larger and the other lot smaller which requires a subdivision. Manager Breazeale stated that the staff recommends the adjustment. There were no opposed.

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

5. Planning Commission Action

Chair Amy Sandy asked if there was any discussion on the residential subdivision.

Tanna Dole moved to approve the residential subdivision lot line adjustment at 210 Fifth Street. Dale Beamer seconded the motion. Motion carried unanimously.

Tanna Dole stated that she was not against the residential subdivision and asked, "Will this set a president"? City Manager Gerald Breazeale answered that the variance was specific to this particular instance.

Chair Sandy asked if there was any discussion on the variance request for a RV. Manager Breazeale stated that there is some history to this issue and it has been brought up before when codes were being revised. There has been many requests for people to have a RV on their property to house a family member for a short time and the zoning code request were turned down because a RV was not allow to be parked unless it was in a RV park. The end resolve was temporary occupancy and if longer was needed, long term was renewable. The ordinance does state 30 day renewal. However, this variance could be done under present code. Tanna Dole asked if this could be approved specifically as a mother-in-law RV only. Manager Breazeale stated that more acceptable under the code would be to not grant a variance out right but to grant a variance renewal time, an automatic renewal specifically for the situation.

Tanna Dole moved to approve the variance request at 300 NE Seventh Street for temporary uses by the mother-in-law as long as her lives there, with an automatic renewal. Dale Beamer seconded the motion. Motion carried unanimously.

6. Downtown Development Plan and US 730 Streetscape Plan

City Manager Gerald Breazeale stated that the one thing that the city is hoping to avoid is making the city council meeting too long. Chair Amy Sandy stated that the planning commission would like to have ideas to take to the council, not make any discussions.

Manager Breazeale stated that the city might want to bring in the consultants. Mr. Knight stated that he is working on the contracting for the consultants to do any revisions.

Chair Amy Sandy suggested that the commission make a list of options:

- Option 1. To remove bike lane on the north side
- Option 2. To reduce landscaping on median and the round curbs
- Option 3. Combine option 1 and option 2.
- Option 4. Remove the parking on the south side.
- Option 5. Remove the north side bike lane, remove the north side curb and walk way, shorten the median to 10 feet.
- Option 6. Remove north side bike lane and move median over so that there is 17 feet on each side
- Option 7. Other

David Wood stated that the original streetscape plan was decided after three public meetings, Technical Advisory Committee meetings, architects and consultant meetings, which took weeks, and it was controversial down to the last meeting, so to ask the planning commission to make revisions to the plan without consultation would be inadvisable. David Wood suggested striving to keep the alternative as close to the original plan and then as a matter of principle give up only as minimal amount as necessary to get through the trucking system.

David Wood moved to recommend to the city council to follow these options in spirit of maintaining the original plan as far as possible and to only give up the minimum amount to make the trucking industry happy. Tanna Dole seconded the motion. Motion carried unanimously.

City Manager Gerald Breazeale stated there will be a public meeting advertised discussing changes to the downtown plan and the highway landscape plan and hopefully there will be public participation.

7. Don Hurd – Turkey Run Subdivision

Don Hurd presented a letter to the planning commission members. The commissioners read the letter dated 9-1-09. Don Hurd stated that the bank had agreed to finance the house and gave them 120 days to complete the home installation. The loan is now being called in, if occupancy is not granted within 10 days. Mr. Hurd stated that if an occupancy permit was issued, they would agree to not move in until all the requirements were met.

City Manager Gerald Breazeale stated that Don Hurd had asked to be on the agenda for the planning commission late in the afternoon on Thursday, August 27 which did not allow enough time to do any background research and have a staff report on this item. The original agreement allowed the placement of the home on the lot before the improvements were made with the understanding that occupancy would not be granted until all the improvements had been completed, including sidewalks, streets, water, sewer, electric and street lights.

Chair Amy Sandy suggested that an occupancy permit be issued under the condition that occupancy would not occur until the completion of the agreement. Manager Breazeale stated that all the city could do, would be to say that all the services have been provided.

David Wood stated that he would be inclined to grant the permit as long Mr. Hurd provided the evidence that the bank has given a deadline and evident that the improvements to date have been made. Tanna Dole suggested that the matter be tabled until the city manager could research, she did not feel comfortable granting without more details. David Wood suggested granting the permit providing Mr. Hurd provide the evidence.

Manager Breazeale stated one of the legal issues is that the manufactured home is owned by Daniel Hurd (Don Hurd's son) and the loan is in his name, however, Mr. Hurd stated that he is the co-signer on the loan.

Chair Sandy stated if Mr. Hurd could provide the following tomorrow (September 2) for an occupancy permit to be issued on the condition that the loan paper work showing the timeline and reason for the occupancy permit and evidence that the utility work is progressing along with a letter that could be notarized with Daniel and Don Hurd signatures and stated that they would not occupy the home until the subdivision is complete. This would supersede the occupancy permit in the City of Irrigon. Manager Breazeale stated that he would be on vacation starting tomorrow and would not be at city hall to verify any documentation. Public Works Director Keith White would need to be the one to verify documentation. Manager Breazeale stated that the city attorney would need to draft an agreement with the understanding that all the factors would need to be in place before any signatures that pertain to the manufactured home location, so it could not be sold, or transferred or occupied under any circumstances until all the requirements are complete.

Dale Beamer moved to approve an occupancy permit on the condition that Mr. Hurd presents the proof of the loan fees September 2, 2009 and the progress and or invoices to Keith White on the stipulation that the city attorney draw up the agreement between all parties, Daniel Hurd, Don Hurd and the City of Irrigon that would supersede occupancy permit and could not be occupied until all terms were met. David Wood seconded the motion. The Motion carried unanimously.

8. Additional Discussion

There being no further discussion the meeting was adjourned at 8:28 p.m.

Adjournment:

Next Regular Meeting: City of Irrigon Planning Commission – October 6, 2009
All meetings begin at 7:00 p.m.

Tanna Dole
Planning Commission Secretary

September 1, 2009

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