



## **City of Irrigon Planning Commission Minutes**

January 4, 2011 at 6:00 p.m.

Irrigon City Hall

500 NE Main Avenue

### 1. Call to Order and Roll Call

Chair Stacy Nordquist called the meeting to order at 6 p.m.

Roll call was taken. Planning Commission members present were: Dale Beamer, Foster Carroll and Tom Roberts.

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

Citizens present: Irene Fetsch and Deputy Nathen Braun.

### 2. Approve Minutes from the December 7, 2010 Planning Commission Meeting

Chair Stacy Nordquist asked the Commissioners had read the minutes.

It was moved by Commissioner Roberts and seconded by Commissioner Carroll to approve the December 7, 2010 minutes. Vote was taken. Motion carried unanimously.

### 3. City Code Review – Parking Requirements

At the last meeting on December 7, 2010 there was discussion on several RV's in the city limits on vacant and residential properties and the current code allows only parking in driveways, carports and garages. There is also on street parking. There were several photos taken that showed violations of the current code.

It was stated that the Commissioners drove around the city prior to this meeting to assess the issue and to either draft language to make the ordinance comply with what they think is appropriate before asking for public input or to enforce the current code. Deputy Braun has been asked not to enforce at this time, until a community standard can be determined.

After discussion it was stated that the ordinance now does not allow for vehicles parked in the yard. The code does not define what a drive way is, gravel, size, etc.

Commissioner Roberts stated that he thought it would be good to limit recreational vehicles and disabled vehicles on properties to one per type. A limit could be one boat and one RV and one utility vehicle. Some kind of organized parking clarified, as there could be eight drivers and eight cars.

Commissioner Carroll stated that the disabled vehicles should be enforced as to the code, and then when that issue is enforced, take up another issues. Deputy Braun stated that the judge gives the property owner 30 days to resolve the violation or they go to court. He also stated that many residents have more than one broken down vehicle and that he needs more clarification or definition to issue a violation.

Commissioner Roberts brought up the question of, are we only looking at residential or business' and commercial also. City Manager Breazeale stated that the code book includes all zones. The question of applying for a permit was brought up. Commissioner Roberts asked about race cars that are not licensed.

Manager Breazeale stated that the public could be notified that the planning commission is considering this issue, so they are aware of what the standard is now and what is being talked about and a hearing be set as to what is being considered as to limit and designate parking spaces.

It was moved by Chair Nordquist and seconded by Commissioner Beamer to designate parking spaces of no more that one (1) recreational vehicle at a time as to current code (gravel, driveway). There was a discussion on the percentage of lot coverage in reference to driveways, parking area and the number of vehicles per property. Manager Breazeale stated that he would research the percentage before the next meeting.

Commissioner Roberts moved to amend the motion to specify one recreational vehicle, one boat and one utility vehicle per residential lot and additionally to consider exception permits for multiple lots and have attached requirement that two lots be fenced as one to allow more vehicles which is to be determined. Chair Nordquist seconded the amendment. Vote was taken. Commissioner Carroll, yes; Commissioner Roberts, yes; Chair Nordquist, yes and Commissioner Beamer, abstained. Motion carried.

Vote was taken on the motion. Motion carried unanimously.

Commissioner Roberts discussed the vehicle situation would probably need to be two parts, amount of space for vehicles on single dwelling and how many vehicles would be reasonable. The language would need to state how many of those are running, verses how many are disabled. And a discussion on a time frame for disabled vehicles.

Manager Breazeale stated that a public notice of what the planning commission is considering and request input from the public as to what would be in their best interest as far as a percentage of property and what would be reasonable for disabled vehicles and get feedback from the community. A public notice will be published and a press release along with posting on the website. PSA on the radio was discussed.

It was the consensus of the commission to table parking requirement until the next meeting. It was moved by Chair Nordquist and seconded by Commissioner Beamer to table the parking requirements until the February meeting. Vote was taken. Motion carried unanimously.

#### 4. Building Permit Activity – Irrigon Branch Library Conditional Use Permit Hearing February 1, 2011

Manager Breazeale stated that he is hopeful that the information from the architect to publish 20 days in advance of the February 1, 2011 hearing will be received. Then the Library District will be able to receive their permit when everything is in order.

It was moved by Commissioner Roberts and seconded by Chair Nordquist to have a public hearing for a conditional use permit for the Irrigon Branch Library to construct a new library building along with attendant parking facilities, landscaping lighting, and walkways February 1, 2011 unless a special meeting needs to be conducted at a different time. Vote was taken. Motion carried unanimously.

#### 5. Additional Discussion

There was a discussion about medical marijuana within the city limits which by Oregon state law is acceptable and by Federal law is illegal. There are several communities throughout Oregon that have begun or are in the process of developing specific guidelines to make sure problems are not developed. One issue for Irrigon is the odor in the summer months along with the overwhelming odor from the west. The discussion went on with issues like crime and where the marijuana is grown. It was stated that this is a very politically sensitive issue and does the planning commission want to develop guidelines or restrict on this issue?

It was moved by Commissioner Roberts and seconded by Chair Nordquist to continue discussion of guidelines for growing medical marijuana in the City of Irrigon and for commissioners to do independent research and that the city attorney would be contacted for his comments. Vote was taken. Motion carried unanimously.

Commissioner Roberts asked if anyone had come forward to fill the vacant Commissioners seat. Manager Breazeale stated that Irene Fetsch was in the audience and she was the only applicant to come forward at this time.

Adjournment: 7:10 p.m.

Next Regular Meeting: City of Irrigon Planning Commission – February 1, 2011  
All meetings begin at 6:00 p.m.