



City of Irrigon Planning Commission Minutes  
May 3, 2011 at 6:00 p.m.  
**Irrigon City Hall**  
**500 NE Main Avenue**

1. Call to Order and Roll Call

Chair Tom Roberts called the meeting to order at 6 p.m.

Roll call was taken. Planning Commission members present were: Tom Roberts, Foster Carroll, Irene Fetsch and Glena Hoffman.

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

Citizens present: Deputy Nathen Braun.

**Addition to the Agenda**

2. Issue Oath of Office to New Planning Commissioner, Glena Hoffman

The oath of office was issued to Glena Hoffman.

Chair Roberts welcomed Glena Hoffman to the Commission.

Deputy Nathen Braun arrived at 6:03

3. Approve Minutes from the April 5, 2011 Planning Commission Meeting

Chair Roberts asked the Commissioners if they had read the minutes. Chair Roberts questioned a discussion on the parking issue from the April 5, 2011 meeting and if there was a motion to demolish a penalty code and to work with the city council on this issue. It was not recalled, however, it was decided to have a motion to adopt when the parking requirement and vehicle storage issues are addressed later in the agenda.

It was moved by Commissioner Hoffman and seconded by Commissioner Carroll to accept the April 5, 2011 minutes as submitted. Vote was taken. Motion carried unanimously.

4. Application for Planning Permit, Greenhouse at Irrigon Jr/Sr. High School – Map 5N 26 25A, Tax Lot 2600

The previous month the application for an agriculture greenhouse at the high school was tabled while waiting for the drawing showing setbacks to be submitted. Tonight the setbacks were presented based on a satellite picture. The setbacks were met.

It was moved by Commissioner Carroll and seconded by Commissioner Fetsch to approve the permit for the Irrigon Jr/Sr. High School greenhouse. Vote was taken. Motion carried unanimously.

5. City Code Review – Parking Requirements and Vehicle Storage

Chair Roberts asked Deputy Nathen Braun where the city stood with the vehicles and private property issues. Deputy Braun stated that he had submitted a fee schedule to City Manager Breazeale and no language had been set. The present code is set and definitely states that parking of vehicles are allowed only in a drive way or the garage/carport. New language needs to be set, as to what Irrigon's standard will be.

Deputy Braun stated that the language needs to be defined, because the current definition of an inoperable vehicle is, any piece of mechanized equipment that is unable to perform its primary function. If a "Junker" runs and is currently licensed it will not meet the definition of an inoperable vehicle.

There was a discussion on "old junk cars". It was stated that the way the code is presently, the inoperable vehicles should be inside, out of sight. Commissioner Hoffman asked does it take away the value of the property? Chair Roberts talked about the nuisance of the vehicles, with Commissioner Hoffman stating that the definition has to be on an individual bases, there are vehicles that are in yard's neat and don't display being a nuisance. There was talk about dismantled vehicles and/or vehicles that are in the process of being restored. At this point, the talk was about a use permit. City Manager Breazeale described the process for obtaining a conditional use permit and stated the cost was based on the expense to the City to process the permit and pay for the required advertising. Chair Roberts stated the permit could set qualifications, if more than one vehicle is desired, get another permit.

Commissioner Hoffman asked about if a car is parked and weeds are growing up around the car. It was stated that the property owner needs to be contacted and to comply, within a reasonable time. Commissioner Fetsch stated if not issue a fine. Also discussed was a certain amount of time for the permit, which could be renewable. This discussion brought up the fee for the conditional use permit of \$200. City Manager Breazeale stated that the \$200 fee includes a letter mailed to all property owners within 250 feet of the applicant's property, a public notice published in the newspaper and postage. Commissioner Hoffman stated what if there was another way to notify for the permitting process.

Chair Roberts stated concern about the unused cars. Structure is needed. Code enforcement is driven by complaints, what is the best interest to the city and the community. There was a discussion on a use permit for disabled vehicles. An application would need to have signatures of the neighbors stating that they have met all the criteria. Could set limit or time line. Chair Roberts stated that the commission needs to go back to the previous motions and amendments. One (1) inoperable vehicle allowed by code, no more or a time limit, or multiple step process.

It was moved by Commissioner Hoffman and seconded by Commissioner Carroll to allow inoperable vehicles to be brought in by permit with signatures obtained by neighbors as a 'parts' vehicle. There was a discussion on complying with a renewal of a permit (per vehicle) to be revocable if not met with the guidelines.

It was moved by Chair Roberts and seconded by Commissioner Carroll to amend an inoperable vehicle may be brought in pending a use permit, with obtained signatures from neighbors that has set time limits not to exceed one (1) year, revocable, to limit number of renewal to 1 approved by planning commission. Vote was taken. Motion carried.

It was moved by Chair Roberts and seconded by Commissioner Hoffman to repeal previous motions and amendments from January 11, 2011 that related to the number and types of vehicles to allow on a property to include these motions and amendments to number of vehicles. Vote was taken. Motion carried.

## 6. Medical Marijuana

City Manager Breazeale stated that he had sent a letter to the City Attorney and a request on his *list serve* to city managers of Oregon on this subject. Manager Breazeale stated that there were not many responses, or replies, and other cities have not addressed the issue.

There was a discussion that the plants should be out of sight (indoors, greenhouse or in the residents). City of Irrigon is limited with the zoning codes. It was discussed to set a number of plants in a residential zone. Limit the agriculture commodity to grow for one person only or limit amount to grow for people. Also, mentioned was to limit the growing of marijuana at a distance of 1500 feet of a school.

The discussion continued with, 1) growing marijuana and trying to regulate; 2) future businesses participating and 3) specific license in residential area with storage indoors only, in addition the electric system codes for fire safety. Also, an agriculture marijuana card and language of permit for in the city limits.

It was moved by Commissioner Hoffman and seconded by Commissioner Fetsch to allow growing marijuana by permit only.

It was moved by Chair Roberts and seconded by Commissioner Hoffman to amend the motion to restrict individual growing indoors and to comply with electric code standards, and to show validation from state and limit to not more than one (1) plant per 1000 square feet. Vote was taken. Motion carried. This would be sent to the City Attorney and Morrow County Sheriff for review. Upon review and comment by the Sheriff and the City Attorney, the matter would be revisited and the wording revised if needed.

## 7. Permits Issued for First Quarter of 2011

The permits issued for the first quarter were reviewed.

## 8. Additional Discussion

There being no further business, the meeting adjourned.

Adjournment: at 7:39 p.m.

Next Regular Meeting: City of Irrigon Planning Commission – June 7, 2011 - All meetings begin at 6:00 p.m.

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Irene Fetsch  
Planning Commission Secretary