

## City of Oregon Planning Commission Meeting

The Planning Commission met Tuesday September 19, 2017 at 5:30 pm City Hall Council Chambers.

**Members Present:**

Mark Herman, Jeff Hallock, Craig Carpenter, Rick Ryland, Commissioner Kurt Wilson and Karly Spell.

**Absent:** Roger Cain and Joe Ebens.

**Also, Present:** Mayor Ken Williams and City Clerk Charlene Ruthe.

Mark Herman called the meeting to order.

Rick Ryland moved to approve the August 15, 2017 minutes, Seconded by Karly Spell.

Motion carried. No Nays.

Thomas Harnett has a second request to rezone 707 S 5<sup>th</sup> Street from Single Family R-1 Residential to Commercial Highway Business District. He would like to give twenty to twenty-five feet of his property to the neighbor North of this property, take down the house and old garage, put up a privacy fence, and plant trees and bushes. He would pay for recording the new plats.

Paul Drozd, 705 S 5<sup>th</sup> Street, lives north of the property. Giving him, the twenty to twenty-five feet would be beneficial to him however, he will consider how the neighborhood feels.

Beth Wolber, 708 S 5<sup>th</sup> Street, thanked Mr. Harnett for moving the Compressor inside the garage. The two motor homes are still parked outside of the garage, a tow truck was parked on the Street for a few days, and still have skunks on the property. She still opposes the zoning change.

Reagan Johnson, 704 S 5<sup>th</sup> Street, once this property is changed to Commercial anything can go there that's allowed.

Casper Manheim, City Building Inspector, brought up that in Commercial Highway Business District zoning it requires 15,000 square feet for the minimum lot size, his property is roughly 11,800 square feet, so it's already a non-conforming lot.

Melody Cain, 703 S 5<sup>th</sup> Street, it's already being used for Commercial use.

Linda Watts, 702 S 5<sup>th</sup> Street, he should have torn down house when garage was built.

Jeff Hallock moved to recommend to the City Council to deny rezoning 707 S 5<sup>th</sup> Street from Single Family R-1 Residential to Commercial Highway Business District submitted by Thomas Harnett, Seconded by Rick Ryland.

Motion carried. No Nays.

Mark announced that this would go to the City Council next Tuesday September 26<sup>th</sup> for a final vote.

Ron Gallagher, 410 N 6<sup>th</sup> Street, has applied for a variance to build a garage 6 feet from his house, per city code requires to be 10 feet. Casper Manheim, Building Inspector has checked lot coverage he has plenty of space and he suggested having him put in a three-quarter inch firewall. The consensus of the committee was to waive the variance application process. The permit will be given to Casper to figure the amount due on the building permit.

Kurt Wilson and Chief DeHaan are still working on the Ordinance for RV's and boats. Hope to have ready for the next meeting.

The problems with vegetation on the terrace is not being maintained, line of site for vehicles, snow removal, and hanging over the sidewalk. Was also brought up about businesses with flowers being in the right of way. Who is in violation and how do you enforce?

Kurt Wilson brought an ordinance for Residential parkways (Commercial areas will be a separate ordinance). It allows only grass and non-blooming ground vegetation to be no longer than six (6) inches in height.

Jeff Hallock is wanting to know why no hostas now? Can citizens apply for a variance?

Craig Carpenter asked if a variance is granted does it go with the property or the owner that applied for it at the time?

Lowell Harp, 209 S 7<sup>th</sup> Street, planted wild flowers in his terrace because he could not get grass to grow. He also feels the trees being placed on the terrace was a bad idea, because Maple Trees produce shade which makes it hard for grass to grow. Who enforces and judges if the height is too tall?

It was discussed by the committee to take out non-blooming and that this is for residential areas only not commercial. Jeff Hallock would like to add that a variance can be applied for.

Kurt Wilson moved to approve recommending Section 9-44 of the City Code Maintenance of Residential Parkways, Seconded by Craig Carpenter.

Jeff Hallock wanted to amend the motion that citizens have a right to apply for a variance to be reviewed every three years. This amendment died because a lack of a second.

Jeff Hallock made a second amendment that citizens have a right to apply for a variance, Seconded by Craig Carpenter.

**Kurt Wilson asked that a Roll Call vote be taken.**

**Ayes:** Craig Carpenter, Rick Ryland, Karly Spell Commissioner Kurt Wilson, and Mark Herman. **Nays:** Hallock.

This ordinance will be forwarded to Attorney Paul Chadwick for review before voting on at next week's Council meeting.

City Clerk Charlene Ruthe, showed the committee a copy of the zoning map that her staff and Casper Manheim have been working on.

Mayor Ken Williams brought the covenants of Settler's Ridge Subdivision DBA/Stonegate Ridge Subdivision. They have two one for single family homes and one for the town homes.

Mark Herman moved to recommend the two covenants for Settler's Ridge Subdivision DBA/Stonegate Ridge to the City Council, Seconded by Kurt Wilson.

Motion carried. No Nays.

Kurt Wilson moved to adjourn the meeting, Seconded by Karly Spell.

Motion carried. No Nays.

Adjourn: 6:55 PM

Charlene Ruthe, Secretary