

REGULAR MEETING OF THE PLANNING COMMISSION
CITY OF AMITY, OR

Minutes

A Regular Meeting of the City of Amity Planning Commission was held at 6:30 p.m. on Monday, February 2022, in the Council Chambers, City Hall, 109 Maddox, Amity, Oregon, and by Zoom phone and video conferencing platform.

Members Present:

Lou Savage (Commissioner), Melissa Bojorquez (Commissioner) Steve Ruyle (Commissioner) and Ryan Jones (Chairman)

Members Absent:

None

Staff Present:

Chrisy Worthington (City Clerk), Michael Thomas (City Administrator) and Holly Byram (City Planner MWVCOG)

Guests Present:

Applicant Rob Huber, Citizen Jerry Chitwood and Citizen Doris Chitwood

Call to Order:

Chair Jones called the meeting to order at 6:30 PM.

Approval of Minutes from August 9, 2021

Chair Jones asked if the Commission wanted to entertain a motion to approve the minutes from the August 9, 2021, Planning Commission meeting. Commissioner Bojorquez moved to approve the minutes; Commissioner Ruyle seconded. Motion passed 4-0.

Comments from Citizens

Chair Jones asked for comments from citizens. There were none.

Old Business

There was none.

New Business:

A. Public Hearing for file #2112-01P, Location 1305 Goucher Street in Amity. Tax lot R542900190. Request to partition property into three parcels. The subject property contains an existing single-family home with detached garage, and barn. Parcel 1 is proposed to be 14,451 SF (0.3 acres) and contains an existing parsonage home and garage. Parcel 2 is proposed to be 9,655 SF (0.20 acres) and is vacant. Parcel 3 is proposed to be 314,243 SF (7.2 acres) and contains the Amity Christian Church and parking lot. Unimproved Goucher Street runs through this property.

Chair Jones opened the public hearing for file #2112-01P. He read the script and went over all the legal matters.

“Chair Jones asked the Commission if anyone wished to declare a potential or actual conflict of interest or bias? There were none.

“Chair Jones asked if any member of the audience wish to challenge the jurisdiction of the Planning Commission to hear this matter?” There were none.

“Chair Jones asked if any member of the audience wish to challenge the impartiality or disclosures of any member of the Planning Commission?” There were *none*.

Chair Jones asked for presentation of staff report. Planner Holly Byram went over the staff report.

“Chair Jones asked the commission members if there are any brief clarifying questions of staff before we move on?”

Commissioner Savage asked a question regarding fire truck turn around. Commissioner Savage is concerned if the fire trucks will have enough turn around room. Commissioner Savage is also concerned if there is an event at the church how will we know the fire truck will still be able to have access in a timely manner. Planner Byram explained that there will be an easement to allow turn around.

Commissioner Ruyle asked regarding condition 7 and if it would be considered a side setback? Planner Byram explained further regarding this.

Chair Jones asked for public testimony from proponents, opponents, neutral parties, and governmental entities. There was from the applicant.

Applicant Ron Huber with Amity Christian Church explained to commission regarding there plans for the partitions.

Applicant Ron Huber (Mailing PO BOX 692 Amity, OR 97101) (physical 307 W. 5th Amity, OR 97101) wanted to give some background for the church’s property.

Ron also wanted to let the planning commission know the church’s plans for the three parcels. Parcel 1 with the parsonage home and garage would remain a rental or be sold. Parcel 2 they are not looking to do anything with now. Parcel 3 would remain the church and parking lot.

Commissioner Savage brought up regarding Fire truck turn around and if they can have it as a condition. Applicant showed Commission on the plans regarding the turn around and explained more thoroughly. Planner Byram said the city can also check with the fire department regarding fire access.

Chair Jones asked for testimony from proponents. There were none.

Chair Jones asked for testimony from any opponents. There were none.

Chair Jones asked for testimony from neutral parties. There were none.

Chair Jones asked if there was any more testimony of proponents, opponents, neutral parties including government bodies. There were none.

Chair Jones asked if there is a request for Continuance. There was none.

Chair Jones asked if any Questions of Staff? There were none.

Chair Jones asked, "if the staff have any further comments or clarifications regarding this application?" There were none.

Chair Jones asked, "if any member of the Commission have any questions for the staff?"

Commissioner Savage asked again if Planner Byram if staff was satisfied with the access? Planner Byram explained could have a condition of approval that parcel three provide emergency access turn around easement.

Chairman Jones asked Commissioner Ruyle because he is on the fire department if he thought there was enough room for the fire trucks to turn around. Commissioner Ruyle explains he has been down at the church at events and believes there is sufficient room for the trucks to do everything they need.

Chair Jones closed the public hearing.

Chair Jones open discussion for deliberations by the Commission. He asked if any Commissioner had any additional clarifying questions of staff.

Commissioner Bojorquez asked if it an issue with parcel not being squared off. Planner Byram explains.

Commissioner Savage made motion to APPROVE the proposed partition, file # 2112-01P as submitted, and recommended conditions of approval provided in the staff report dated February 3, 2022. Commissioner Ruyle seconds. Passes 4-0.

B. Discussion regarding allowing Accessory Dwelling Units (ADU's) in the Development Code.

City planner Holy Byram briefly explains ADU's.

Chair Jones and Commissioner Ruyle were both here when this was previously discussed, and their feelings haven't changed on not allowing ADU's in the city.

Commissioner Savage would need more information to make an actuate decision regarding the ADU's as he was not her previously here.

Planner Byram explains that when a city gets to the population thresh hold a city must allow ADU's. currently Amity is not at that thresh hold (2500) And that if the city wants to start that transition, they could start that process now and make them very strict.

There was discussion among the commissioners about ADU's.

Planning Commission accepts the resignation of Commissioner Bojorquez.

Next Meeting Date:

Chair Jones set the next meeting to March 14, 2022, at 6:30 pm, and the Commission all agreed to the meeting if there is anything on the agenda.

Adjournment: Commissioner Ruyle made motion to adjourn the meeting and Commissioner Savage seconded and with no further discussion motion passed 4-0.

Chair Jones adjourned the Planning Commission meeting at 7:45p.m.

Respectfully submitted,

Chrisy Worthington City Clerk

Attested

Ryan Jones, Chair