

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, August 9, 2021, 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) and Ryan Jones (Chairman)  
Steve Ruyle(Commissioner)

Members Absent:

None

Staff Present:

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

Guests Present:

Applicant Joan Hake, Kimberly Gates and David Gates

Call to Order:

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

Approval of Minutes from July12, 2021

Chair Jones asked if the Commission wanted to entertain a motion to approve the minutes from the July 12, 2021, Planning Commission meeting. Commissioner Savage moved to approve the minutes; Commissioner Bojorquez 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 #2106-01P, Location 1304 S Oak Street in Amity. Tax lot R5429AC00805. Request to partition property into two parcels. The subject property contains an existing single-family home with detached garage, and barn. Parcel 1 is proposed to be approximately 23,069 square feet (0.53 acres). Parcel is proposed to be approximately 27,346 square feet (0.63 acres).

Chair Jones opened the public hearing for file #2106-01P. 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 amity zoning map and the small parcels to the north side. City Planner Holly Byram explained the map to Commissioner Savage. Commissioner Savage also asked Holly Byram about the green space next to the parcel. City Planner Holly Byram explained that this is agricultural holding.

Commissioner Ruyle asked if applicant is intending to remove barn and add a shop. Would this be an accessory? City Planner Holly Byram explains. Commissioner Ruyle would like to allow the way Holly Byram explained it.

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

Applicant Joan Hake explained to commission regarding there plans for the shop and barn.

Applicant asked if she was permitted to pave driveway until after construction because of the excavating tearing up the driveway? She knows it is going to have to be paved.

28:57Applicant asked. What portion of the sewer would have to be replaced. Planner Holly Byram answers she doesn't have public works here, so she doesn't know the extent of that. We would have to wait to get back to her on that.

Applicant Joan Hake asked, do we have to wait until everything is surveyed and platted before they could start building the shop? Planner Holly Byram answered applicant that the city may be able to sign a deferral agreement to allow applicant to do this.

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 how are we going to handle the barn shop issue? He understands at this point the applicants probably like to do it right now.

Commissioner Ruyle explains it sounds like there is going to be either a barn or a new shop. He asked Planner Holly Byram if the city can give the applicant a timeline to bring that into compliance? Planner Holly Byram answered. Yes, I believe we have done that before giving applicant 2 years to become compliant.

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. There were none.

Commissioner Savage made motion to APPROVE the proposed partition, file #2106-01P and adopt the findings and recommended conditions of approval as provided in the staff report dated August 2, 2021, AS REVISED by the Planning Commission stating these revisions. Allowing applicant two years' time after plat recorded. To bring parcel 3 in compliance by developing a dwelling unit and paved driveway.

Next Meeting Date:

Chair Jones set the next meeting to September 13, 2021, at 6:30 pm, and the Commission all agreed to the meeting if there is anything on the agenda.

Adjournment: Commissioner Savage made motion to adjourn the meeting and Commissioner Bojorquez seconded and with no further discussion motion passed 3-0.

Chair Jones adjourned the Planning Commission meeting at 7:11p.m.

Respectfully submitted,

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Chrisy Worthington City Clerk

Attested

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Ryan Jones, Chair