

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 13, 2023, in the Council Chambers, City Hall, 109 Maddox, Amity, Oregon, and by Zoom phone and video conferencing platform.

Members Present:

Lou Savage (Commissioner), Sean Fitzgerald (Commissioner)Zoom, Steve Ruyle (Commissioner), Dan Keliheleua and Ryan Jones (Chairman)

Members Absent:

Staff Present:

Chrisy Worthington (City Clerk), Michael Thomas (City Administrator), Natasha Johnson (City Recorder), Holly Byram (City Planner MWVCOG), Jessie Fields and Abby McFetridge (City Engineers, Keller Associates).

Guests Present: Sam & Sharalee Sinsel, Paula Whited, Desirae Braukman, Bryan Braukman, Kathren & Andrew Hansen, Mike McLean, Mickey Wood, Teresa Smith, Mike Doan, Abby McFetridge, Jesse Fields, Steve Kay, Joan Hake, Alice Springer, Candy & Brian Hake, Mary Jackson, Caleb & Rebekah Shields, Michael Blanco, Gail Hult, Erin Rainey and Jesse Johnson

Call to Order:

Chair Jones called the meeting to order at 6:35 PM.

Approval of Minutes from November 14,2022

Chair Jones asked if the Commission wanted to entertain a motion to approve the minutes from the January 9,2023 Planning Commission meeting. Commissioner Savage moved to approve the minutes; Commissioner Ruyle seconded. Motion passed 4-0.

Comments from Citizens

Chair Jones asked for comments from citizens not on the agenda. There were none.

Old Business:

Continuance of Public Hearing: File #2210-01 PUD & 2210-02 SUB “Amity Oaks Planned Unit Development (PUD)”at 1204 Oak Street in Amity, Tax lot R5429AC00700, 9.8 acres.

New Business: None

Chair Jones continued the public hearing for file #2210-01 PUD & #2210-02. 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 wishes 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 and recommended conditions of approval.

Chair Jones asked the commission members if there are any brief clarifying questions of staff before we move on? Commissioner Savage asked for more clarification regarding various lot sizes and if it is within the discretion of the developer. Planner Byram explained the different lot sizes. Commissioner Savage asked if the Commission could request a certain amount of lots be certain sizes. Planner Byram explained if there are reasons to support it.

Commissioner Ruyle asked regarding the green space. Planner Byram explained further regarding the percentages with the different included tracts. He asked about Track C and if it was taken out how do you calculate that and what percentage would it be to be included in part of the green space. Planner Byram explained further, and it is being assumed as a public benefit. He asked what percentage Tract C. Planner Byram explained set aside for flood plain and roughly 30% but will have the applicant confirm.

Chair Jones asked for presentation of applicant.

Steve Kay of Cascadia Planning + Design represented the applicant Community Home Builders and gave testimony.

He went over the street improvements and what they would be.

He answered questions brought up in the staff report. Commissioners.

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Chair Jones asked for public testimony from proponents, opponents, neutral parties, and governmental entities. There were none.

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

Chair Jones asked for testimony from any opponents. There was testimony.

Citizen Mary Jackson talked about lot sizes not following R1 zoning, the flooding of lot #13, and the common wall houses are really duplexes. She also mentioned the poison hemlock and Himalayan blackberry on site.

Citizen Mick Woods said if parking on east side of Oak the streets need to be bigger.

Citizen Jesse Johnson concern is regarding if there was an environmental study done.

Citizen Sharalee Singel would like to request a 4-way stop sign at Roth and Oak.

Citizen Jesse Johnson wanted to let the planning commission know that he lives down on Oak and

the green space they are wanting to use as open space is really not usable for anything, too overgrown and flooding.

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

Chair Jones asked if there was any more testimony from proponents, opponents, neutral parties including government bodies. There was testimony from the applicant.

Representative Steve Kay for Applicant clarified concerns expressed by neighbors.

Chair Jones asked if there were any further comments from staff?

City Engineers Jesse Fields and Abby McFetridge were in attendance. They reported that following the last Planning Commission meeting they had conducted a site visit and taken measurements of the pavement widths. Regarding right-of-way width, they reiterated the importance of the applicant providing the City with a survey of the Oak Street right-of-way conditions. They reviewed the TIS again and aren't requiring revisions. The peak traffic counts were taken during school times prior to COVID. The City Engineer's recommendation, as stated in the recommended condition of approval, was to eliminate parking on the west side of Oak for pedestrian safety. The applicant's proposal for 22-foot-wide paving would not allow for parking on either side. Recommendation is for the applicant to pave a minimum 30-foot width on Oak wherever the existing width is less than 28 feet, based upon required survey of corridor's existing conditions.

Regarding weight restrictions posted on the south end of Oak Street, this was adopted in 2018 to reduce commercial traffic on that street. There are exemptions for garbage trucks, construction vehicles, etc. The project traffic could be approved for a limited duration. To address potential damage to roads or utilities, there could be a bond.

The City Engineers also addressed questions about the Jellison lift station, stating that it would be near capacity with this development while maintaining full redundancy per DEQ regulations.

The City Engineers stated that SDCs could not be used for existing deficiencies, such as Oak Street.

Chair Jones asked if any Questions of Staff?

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

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

Chair Jones asked if any member of the Commission had any questions for the staff.

Chair Jones closed the public hearing.

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

Commissioner Savage made Motion to APPROVE the concurrent Amity Oaks PUD and Subdivision applications and to adopt the findings and conditions of approval included in the

January 9, 2023 staff report, as amended by the February 13, 2023 addendum staff report to the Planning Commission, with revisions to the conditions. The revisions are 1) to require a maintenance bond for Oak Street prior to plating. 2) Adopt City Engineer's recommendation to require the applicant to widen Oak Street to 30ft paved road where road is currently less than 28ft. with parking on eastside. 3) Support a SDC reimbursement methodology discussion by the City Council. 4) Increase use of green space for PUD residents through the construction of a minimum 3-foot-wide natural surface loop trail, approximately 300 feet in length. Commissioner Ruyle seconded. With no further discussion motion Passes 5-0.

Next Meeting Date:

Chair Jones set the next meeting to March 13, 2023, 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 5-0. Chair Jones adjourned the Planning Commission meeting at 8:49p.m.

Respectfully submitted,

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Natasha Johnson, City Recorder

Attested

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Ryan Jones, Chair