

Oroville Planning Commission
Wednesday, January 16, 2013

Meeting called to order at 4:37 pm by Chairman Steve Shimmel.

Present: Commissioners Marc Egerton, Luis Perez, Suzi Seger and Steve Shimmel.

Absent: Judy Dunston.

Staff present: Chris Branch, JoAnn Denney and Christian Johnson.

Approval of the minutes from the January 2nd regular meeting.

Marc had one correction; minutes say that 'Marc questioned if a work plan could be created...'. Work plan was Steve's idea, Marc had agreed that a work plan would be helpful.

Motion by Suzi Seger to approve the minutes with one correction, second by Marc Egerton; motion carried.

Public comment period / Planning Commission inquiries / Staff updates. No public in attendance.

Suzi questioned if lead pipes are used in water connections today. Chris explained the materials used and the lead / copper testing done by the City.

Marc stated that he had been approached by two separate residents from the East Lake area regarding water and sewer connection fee requirements and how they relate to development (short plats). Marc explained the water and sewer system development fees and policies currently in place for developments. Marc discussed creating a good faith payment plan; example given of a deposit of \$1,500. Developer would have to pay the system development fees in full when a lot is sold and if not sold within so much time (example given of 5 years), they would lose their deposit; portion of the deposit would go to the City and a portion would go to the County. JoAnn questioned if system development fee policies were in the scope of responsibilities for the Planning Commission. Marc stated that he was responding to concerns brought to his attention by residents in that area. Chris stated that if that was something the Planning Commission wanted to pursue, they should get input from the Council on whether or not the Council wanted the Planning Commission to work on it. Marc asked about the details of agreements made with Thorndike's and Prince's proposed plats. Chris explained that he does not remember the details of each of these proposals, and that he has yet to hear the results of each. Discussion on development agreements; Chris will bring back details of the Scott Thorndike and Jim Prince proposals so the Planning Commission could vote as to whether they want to make the suggestion or recommendation to the City Council; however, he advised against making any kind of detailed proposal. Chris explained that the Council provides direction for the Planning Commission work and it would be up to them whether they pursued other options, or wanted the Planning Commission to research.

Public Hearing ~ ORO RA 12-2 ~ Greg & Charlene Helm Rezone.

Chairman Steve Shimmel opened the public hearing; stated that the purpose of the hearing is to take testimony relevant to the Planning Commission making a recommendation to the City Council on an application to make an amendment to the official zoning map of the City of Oroville. Rezoning the site known as 505 Fir Street from C-2 to R-2. File identification number ORO RA 12-2.

Chairman Shimmel asked if there are there any challenges to the Planning Commission's jurisdiction in this matter; none.

Chairman Shimmel asked if any member of the Commission wished to excuse themselves for potential conflict of interest or appearance of fairness issues, or to disclose any information that may raise such issues; none.

Chairman Shimmel asked if any member of the Commission wished to disclose any communications they may have had in the community regarding this project that may be seen as affecting their ability to judge this application in a fair and equitable manner; none.

Chairman Shimmel asked if there is anyone present who wished to challenge any of the Planning Commission membership, or himself as Chairman, for conflicts of interest or appearance of fairness issues in conducting this hearing; none.

Chairman Shimmel opened the testimony portion of the hearing.

Presentation of the Hearing Packet was given by Building Official Johnson; documents and exhibits were read into the record from the supplemental staff report dated January 16, 2013.

Presentation of the staff report by Building Official Johnson.

Chairman Shimmel provided the applicant the opportunity to make a presentation; applicant was not present.

Chairman Shimmel provided for public testimony to be received by any person present who would like to provide testimony; no public was present.

Chairman Shimmel provided an opportunity for the Commission to ask direct questions.

* Marc was concerned about creating a future noise issue between the Residential Two and Commercial Two districts. Chris Branch stated that any potential noise would depend on the type of use proposed for the large vacant lot in the Commercial Two district, if developed; would be addressed at the time of proposal.

* Marc questioned if there could be a statement on the plat letting potential owners know that the property is adjacent to a commercial district. Chris Branch would recommend against that; it should be obvious that the property is located next to an existing commercial district.

* Christian Johnson explained the setback requirements for the Commercial Two district when adjacent to a residential district.

* Steve questioned page 2 of the SEPA Checklist, which indicates that there are wet soil plants and water plants on the property. Christian stated that they are typos.

* Steve questioned lot coverage. Christian stated that it would be

developed within the percentage of lot coverage allowed.

Chairman Shimmel provided an opportunity for both the applicant and staff to have closing rebuttals; none.

Chairman Shimmel asked if the Commission desired a continuation for additional information; not needed.

Chairman Shimmel closed the testimony portion of the hearing by stating that the testimony portion is now closed and no new testimony will be taken.

Motion by Luis Perez to adopt by reference the staff finding of facts and conclusions and recommend that the City Council rezone the territory to Residential Two and pass an ordinance enacting the same; second by Suzi Seger. Motion carried.

Public hearing closed by Chairman Shimmel.

Suzi had a question regarding floodplain; staff report from the hearing stated that the property was within the 500-year floodplain. Discussed that it is shown on the FEMA Map as being in the 500-year floodplain, which is not regulated.

Work plan discussion; review of draft proposed. Chris will forward a cleaned up version to the Commission.

Airport Zoning Review Update; no new information has been received from the County.

Chris mentioned the Economic Development meeting he attended last week; a topic that was discussed was the 'Gathering of our Voices' program that has been done. A CD was made on the history of the development of ski hills around the area from discussions with those involved in the creation of the ski hills. Chris would like something like that done for the local Airports; discussed that the Oroville Airport was started in August of 1937 and Chris is looking for information regarding the creation of the Airport. Chris stated that there is another program for gathering information that is called 'The Listening Post', where those involved can get their stories recorded so that the valuable historic information is not lost. Discussed that this could be a great way to get citizen participation.

Steve would like to encourage that alternates be appointed to the Planning Commission. If anyone knows of anyone interested in serving, they should encourage them to attend. Discussed trying the newspaper again to get community involvement in the alternate positions.

County Critical Areas Ordinance review. Discussion on Channel Migration Zones, Definitions, Riparian Habitat and Riparian Buffer Widths.

As there being no further business, meeting adjourned at 6:30 pm.

Next meeting to be held Wednesday, February 6, 2013 at 4:30 pm.