

Oroville Planning Commission

Monday, November 15, 2021

Meeting was held via zoom.

The meeting was called to order at 4:30 by Arnie

Commissioners Present: Arnie Marchand, Suzi Seger, Heather Marthaller and Valorie Johnston

Absent: Luis Perez

Staff present: Kurt Danison, Emily Finsen, Cindy Boyer

Arnie called for any corrections or additions to the last meetings minutes, hearing none they were approved.

Public Hearing: An open record public hearing to consider written and/or oral comments to consider the request an amendment to the Residential Overlay submitted by the Jensens. Chair Marchand review a disclaimer regarding conflicts of interest and appearance of fairness to open the hearing. Prior to opening the hearing to the public, Planner Danison reviewed the staff report.

The Jensen's testified in support of their request and outlined possible uses including the use of part of the existing structure as a single-family residence. Karen Frisbe also testified in support of the overlay map amendment. The amendment of the zoning map to rezone the city block bounded by 9<sup>th</sup> and 10<sup>th</sup> Avenues on the north and south and by Elm and Fir Streets on the east and west to add the Residential Overlay does not reflect a significant change into current land uses. The most significant difference would be that the Jensen's would be permitted to convert an existing church into a single-family residence. The amendment would result in one more block of land, presently zoned C2, where single-family homes would be permitted. Except for the Jensen's property, the remainder of the block is occupied with single family homes. No appeals have been received and no environmental impacts have been noted.

Staff recommended that the Planning Commission approve the zoning map amendment and forward the recommendation to the City Council, and after discussing the proposed map amendment, it was moved by Suzi and seconded by Valorie that the Commission recommend approval of the map amendment to the City Council.

Passed unanimously.

Land Use Element & Land Use Designation Maps #2 were discussed; the R2, R3, and R4, multi-family residential, the Comprehensive Plan, along with the recreational residential, commercial and public use were reviewed. Planner Danison noted that several of the designations had been combined, a new Public Use designation created and areas of the service commercial designations had been changed to high-density residential. He also noted the Commission may want to consider redefining the

heavy service commercial and retail commercial. Kurt recommended that the Commission initiate an informal review with the City Council and regional entities prior to holding a public hearing on the proposed amendments. At the conclusion of that hearing the Commission can pass a recommendation to the city council.

The motion passed to start the 30 day process.

The public hearing is set for January 17th, 2022.

The next meeting agenda was set; Shoreline Review on December 20, 2021

Meeting adjourned at 5:29 pm.