

Oroville Planning Commission  
Monday, January 22, 2018

The meeting was called to order at 4:45 by Chairman, Luis Perez.

Commissioners Present: Luis Perez, Arnie Marchand, Suzie Seger, and Valorie Johnston

Absent: none

Staff present: Deanna Rowton and Christian Johnson

Valorie made a motion to approve the minutes for the November 20th meeting. It was seconded by Arnie and it passed.

Deanna reported that Judy Dunston and Marc Egerton have both resigned. At the last meeting, officers were elected with Judy Dunston as Vice Chairman. Suzie nominated Arnie as Vice Chairman and he was elected. Regarding the vacant positions, the membership directed Deanna to advertise in the local paper.

There was an Open Record Public Hearing. Chairman Luis stated that "the purpose of this 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 zoning code of the City of Oroville. Revise Chapter 17.64 Accessory Uses and Structures of the Oroville Municipal Code to provide provisions that would allow a single family dwelling with an accessory dwelling unit to be treated the same as a single family dwelling under zoning. Subject to owner residency, deed restrictions, spatial ratios, off street parking, and building and fire code requirements. Together with a recommendation to the City Council regarding suggested revisions to the Utility Codes as would be applied to accessory dwelling units charges. File identification number ORO RA 18-1."

He then asked if there were any challenges to the Planning Commission's jurisdiction in the matter. There were none. The chairman then asked "Does any member of the Commission wish to excuse themselves for potential conflict of interest or appearance of fairness issues, or to disclose any information that may raise such issues?" No one spoke. Then he provided the opportunity for the disclosure of any ex-parte communications by asking "Does any member of the Commission wish 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?" There was no reply. This was followed by "Is there anyone present who wishes to challenge any of the Planning Commission membership, or myself as Chairman, for conflicts of interest or appearance of fairness issues in conducting this hearing?" There was nothing reported.

At this point, Building Official, Christian Johnson presented the Hearing Packet and

The Staff Report and entered into record the following:

Documents:

1. The proposed text, project SEPA Checklist and October 12, 2017 report
2. Notice of Initiation of a Zone Code Text Amendment, issuance of a DNS under SEPA and a Public Hearing on the Matter, ORO RA 18-1, dated December 28, 2017 (Hereafter referred to as the Notice).

Exhibits:

1. Affidavit of Posting of the Notice on the City's website and transmittal to various agencies.
3. An affidavit of publication of the Notice in the Legal Notice Section of the January 4, 2018 Edition of the Okanogan Valley Gazette-Tribune.
4. A copy of the SEPA Register with respect to the Notice.

He outlined each of the criteria for an accessory dwelling unit and then asked if there were any questions. There was no discussion.

With no one else to present testimony, Chairman Luiz stated "The testimony portion is now closed; no new testimony will be taken. Suzie Seger made a motion "I move to adopt by reference the Staff Finding of Facts and Conclusions and recommend to the City Council to approve the text amendment and utility changes and pass an ordinance enacting the same." It was seconded by Arnie Marchand and the motion passed.

Then Suzie made a motion to initiate a Critical Areas Review and Valorie seconded it. The motion passed. Christian acknowledged that he will start this process.

There was discussion regarding the fact that the February regular meeting falls on a holiday and when to have the meeting. It was decided that the meeting will be changed by one week and meet the following Monday, February 26<sup>th</sup>.

The meeting was adjourned at 5:20.