

Oroville Planning Commission
Monday, August 17, 2020

Meeting was held via ZOOM.

The meeting was called to order at 4:34 by Arnie Marchand, in Luiz Perez's absence.

Commissioners Present: Arnie Marchand, Suzi Seger, Valorie Johnston, and Paul Neir

Absent: Luis Perez and Alternate Heather Marthaller

Staff present: Kurt Danison, Deanna Rowton, Emily Finsen

Also in attendance were Charles and Danielle McNeil, Charlie Jones & KGG.

Arnie called for any corrections to last meeting's minutes and, hearing none, approved the minutes for the July 2020 meeting.

A Public Hearing for the Request for Rezone of 1207 Main Street and text amendments to City Zoning Code was opened with the following:

"The Public Hearing for the rezone of 1207 Main Street and text amendments to City Zoning Code, is now open. The purpose of the hearing is to take testimony and establish the record on the application for the rezone of parcel No. 4027280075 located at 1027 Main Street from C2 to I2 submitted by Charles and Danielle McNeil, DBA Fung Guy Farms, of Oroville, Washington. The rezone request is to change the Official Zoning Map and a minor amendment to the text of the zoning code that would allow agricultural production activities within the I2 zone.

This public hearing will proceed in an orderly fashion, and I would like everyone's cooperation in the following procedure:

Everyone present will be given an opportunity to be heard. The hearing is being recorded; therefore, when you address the Planning Commission, begin by stating your name and address. Speak slowly and clearly. Only one person will be allowed to speak at a time.

Are there any Commission members present that need to excuse themselves, for any reason, from this hearing? If so, please state your reason for being excused." No one stated that they needed to be excused. The Hearing continued:

"The concern is that this hearing be fair in form and substance as well as appearance. Therefore, I would like to ask if there is anyone in the audience who objects to my participation as chair, or any Commission members' participation in this proceeding. (If there are objections, ask for reasons.)" There were no objections.

"If any of the Commission members have an interest in this property or issue, stand to gain or lose financial benefit as a result of the outcome of this hearing, or do not believe that you can hear and consider this in a fair and objective manner, then please state that fact now." Again, no one stated anything. Continuation:

"Has any member of the Planning Commission engaged in communication outside of this hearing with opponents or proponents on this issue to be heard? If so, that Commission member must place on the record the substance of any such communication so that other interested parties may have the right at this hearing to rebut the substance of the communication." Paul Neir stated that he had been to the facility and taken a tour of their business. There were no objections to his activity.

"The purpose of this hearing is for the Planning Commission to hear and consider the pertinent facts relating to the rezone and text amendment request, and to approve, deny, or approve with conditions.

At this time, the floor is open for comments from the audience. Please identify yourself. In fairness to all in attendance, each person will be given an opportunity to address the Commission for an initial period, not to exceed five minutes. If more time is needed, it will be made available after everyone has had a chance to speak. Again, I am requesting the Commission hold their questions for the public and proponent until everyone is done."

There were no comments or questions from the audience. Suzi asked about the McNeil's future plans for the business, if it included raising other types of mushrooms. Her questions were regarding odor, the use of manure and chemicals. The McNeils stated that the only growing medium they use is straw. They stated that using straw prevents any contamination and there is no odor.

Kurt explained that the processing and storage of agriculture products is already allowed in the Industrial 2 Zone, but that what is in question, what the rezone is about, is Production. He stated that there is an option to allow this through a Conditional Use Permit, but that, odor control would still be an issue - how to control and measure odor.

Arnie reiterated that the original discussion back in 2018 was mainly concerning odor. Suzie stated that the Commission was not fully aware of growing conditions at that time. Paul expressed that he felt the need to address terminology about odors and how to measure and control that.

Kurt stated that, if the Commissioners wanted to continue the Hearing, he would do some research and get ideas on regulating odor and verbiage for such. Paul suggested that he might check with County Commissions, as he is aware that they have had to deal with such issues.

All Commissioners stated they were leaning favorable toward the rezone, however, they wanted a bit more research and information. They directed Kurt to find out more and that they all agreed to a special meeting to continue the Hearing. Paul made a motion to have a Special Meeting on August 31, 2020 at 4:30 pm, in order to continue this Hearing. Valorie seconded the motion and it passed.

Kurt asked if the members were ready to have the Zoning Map, as forwarded to them in draft format, go to a Public Hearing process. There was discussion about the September meeting and it was cancelled. Paul made a motion to have a Public Hearing for the Zoning Map at the October 19th meeting. Valorie seconded the motion and it passed.

There was discussion regarding "Mobile Vendors" and the fact that our Zoning Code has no regulations stated. Arnie felt that we do, indeed, need to have some language for some sort of control of such endeavors. Paul agreed that regulations in place will alleviate certain problems that

could potentially come up.

Kurt said he would do some research on that subject and come up with some sample language to have ready to present at the October meeting. Paul made a motion to discuss Mobile Vendors at the October meeting. Suzie seconded it and the motion passed.

Everyone was reminded of the Special Meeting on August 31, at 4:30 pm and that the September meeting is cancelled.

The meeting was adjourned at 5:18.