

Oroville Planning Commission  
Monday, August 31, 2020

Meeting was held via ZOOM.

The meeting was called to order at 4:45 by Arnie Marchand, in Luiz Perez's absence.

Commissioners Present: Arnie Marchand, Suzi Seger, and alternate Heather Marthaller

Absent: Luis Perez, Paul Neir and Valorie Johnston

Staff present: Kurt Danison, Deanna Rowton

Also in attendance were Charles and Danielle McNeil

Since this is a "continued public hearing" there were no minutes to approve.

The continuance of the Public Hearing for the Request for Rezone of 1207 Main Street and text amendments to City Zoning Code was opened by Arnie Marchand. Planner Danison reminded everyone of the conflict of interest and appearance of fairness issues related to the Public Hearing and asked if any of the commission members had conversations with anyone about the subject.

Arnie stated that he had been told by two different people that they were going to attend the meeting, but they had not had conversation(s) about it. Suzie had no conversations and the same was true for Heather. That being said, the hearing continued. Having no public in attendance, other than the applicants, the Public Hearing was closed.

The Planning Commission then went forward with deliberation and action. Kurt stated that he had sent out, for review, three options for the Commission to consider. #1 option) allows for agriculture production outright in zone I-2. #2 option) to allow agriculture production through a Conditional Use Permit. This would mean that it would go through another Public Hearing and has conditions attached to it. #3 option) establish a new permitting process called "Special Use Permit". This would involve a similar level of review, except it would not include a Public Hearing.

Before a discussion of the options, Planner Danison asked that the Commission make a decision on whether to approve the rezone. Heather Marthaller made a motion to amend the Zoning Map. Suzie seconded the motion and it passed unanimously. Kurt noted he would prepare a Letter of Transmittal (Arnie must sign) to the council with the Commission's recommendation to change the Zoning at 1207 Main (parcel No. 4027280075) from C2 to I2.

The three options for the Zoning text were then discussed. Suzie stated that she liked the option of the Special Use Permit because it allows for more control from the City standpoint, being that it would be decided on a case-by-case application. Arnie stated that he too preferred the Special Use Permit. He stated that it has all the earmarks that were previously discussed.

Suzie made a motion to select Option 3, establish the Special Use Permit. Arnie seconded it and the motion passed unanimously.

Kurt will be putting together a letter of transmittal and recommendation to forward to the City Council.

The September meeting is cancelled, so the next meeting is October 19<sup>th</sup>. There will be a Public Hearing on the Zoning Map and the commissioners will look at different options of how to handle / deal with Mobile Vendors.

The meeting was adjourned at 5:19.