

Oroville Planning Commission

November 18, 2024

Commissioners present: Chair Arnie Marchand, Vice Chair Heather Marthaller, Suzie Seger, and Alan Freed. Valorie Johnston, via zoom.

Staff present: Kurt Danison and Cindy Boyer

Chair Marchand called the meeting to order at 4:32 pm, he asked if there were any additions or corrections to the minutes from the last meeting, September 16th, 2024, hearing none they were approved as read.

First on the agenda was reviewing the draft use chart and more of the zoning code. Planner Danison went over the general provisions and the establishment of the zone districts. Residential one, is a low-density district and is classified exclusively for single family residences, duplexes and accessory dwelling units. Residential two, is a medium density district that provides a mixture of residential types like single family dwellings, duplexes, triplexes, and accessory dwelling units. While limiting nonresidential uses, these areas are typically existing residential areas that have had a relatively high buildout. Residential three is a single and multi-family district. The intent of the R-3 district is to provide areas for a mixture of housing types while still retaining the residential character by limiting uses to those that are compatible with residential areas. These areas are typically residential areas that have had a moderate to low build-out rate or have the potential for redevelopment or being annexed as a new residential area. Residential four district is to provide areas for development of multi-family dwellings where city services are readily available. This district will typically occur near downtown commercial areas.

Commercial District C1, is to provide commercial uses within the city's downtown area for retail sales and services while emphasis is placed on pedestrian access. Commercial District C2, is for development of small retail stores for the convenience of neighborhood retail and wholesale sales and

services. Commercial district C3, is to provide those businesses that require large land areas and attract auto-orientated business.

There are two Industrial districts, one for the Airport Industrial, one for Conservancy district, and Public Use.

The District Use Chart shows what is allowed in all the districts, what is exempt, and what would require a Conditional Use Permit. Every zoning map will show all the districts on the Draft Chart.

Kurt wants everyone to look over the Draft Use Chart and see if it covers everything that we need to update the zoning code.

Meeting adjourned at 5:37

Next meeting scheduled for December 16th, 2024