

Oroville Planning Commission

Monday, April 15<sup>th</sup>, 2024

Commissioners present: Chairman Arnie Marchand, Suzi Seger, Heather Marthaller, Valorie Johnston and Alternate Alan Freed

Absent: Jeff Bunnell

Staff: Cindy Boyer and Kurt Danison via Zoom

Chairman Arnie called the meeting to order at 4:30, asked if there were any corrections or additions to the minutes from the March 18<sup>th</sup> meeting, hearing none, the minutes were approved.

First on the agenda was for the commission to discuss the descriptions of the zoning districts. Kurt went over the Residential districts and the difference in density for all four of them, plus the Residential Recreation District that typically would occur near downtown commercial or other areas that are more suitable for high-density residential uses of all types.

Next was the discussion on the Commercial districts, the C-1 is basically to provide commercial uses within the city's central business district, C-2 district is to be applied in areas that are suitable for commercial development including small retail stores for the convenience of neighborhood retail and wholesale sales and services and residential uses of all types are also permitted in this zone. The last commercial district, C-3, is to provide for those businesses that require large land areas and attract auto-oriented business that would have services needed by the traveling public.

Kurt went over the District Use Chart a little bit and will be talking about it more at our next meeting.

Kurt asked the Commission if anyone had any questions about what they had covered so far because there is so much to go over. He will be sending a current zoning map, and a new proposed zoning map to everyone next week.

Kurt said that Dollar General is about ready to break ground soon, and Gebbers Farms will be allowed to build housing on the lot on Appleway for

their orchard workers. The Shoreline Master Program is to be reviewed by the Department of Ecology, and FEMA is working on the risk map project that will be changing the flood plain in the city and surrounding area. So, we will have a lot of things to discuss in the next few months.

The meeting was adjourned at 5:20.

Public training followed the meeting for those on the commission.