

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59

**PHILOMATH PLANNING COMMISSION
MINUTES**

September 19, 2016

1. **CALL TO ORDER.** Chair Shon Heern called the meeting to order at 7:00 PM in the City Hall Council Chambers.

2. **ROLL CALL:**

Present: Commissioners Shon Heern, Jacque Lusk, Jeannine Gay, Mark Knutson, Patrick McDonald, and Lori Gibbs,

Staff: Dan Miller, Deputy City Attorney; Jim Minard, Planner; and Ruth Post, City Recorder.

3. **APPROVAL OF MINUTES:**

3.1 **August 29, 2016, Minutes**

MOTION: Commissioner Lusk moved, Commissioner McDonald second, the August 29, 2016, minutes be accepted as presented. Motion APPROVED 6-0.

4. **PC16-09 PUBLIC HEARING:**

- 4.1 **PC16-09; Applicant: Cindy Taylor; Application Type: Comprehensive Plan and Zone Map Amendment; Location: 1365 Houser Lane (12-6-01CD00900)** – Chair Heern opened the public hearing at 7:01 p.m. Mr. Miller read the statement describing the presentation of testimony and evidence related to the approval criteria.

Chair Heern requested any ex parte contacts, conflicts of interest, bias or site visits. No members of the Planning Commission declared any ex parte contacts, conflicts of interest, bias or site visits. There was no rebuttal of the disclosures. Chair Heern announced the order of testimony.

Staff Report: Mr. Minard presented the staff report dated September 6, 2016, as contained in the agenda packet. He stated that this application is the mirror image of the application that the Commission approved for Kevin Nichols at their last meeting. He noted the detailed comments submitted by Public Works Director Kevin Fear with regard to infrastructure, should an application for development be submitted. He stated those improvements would be the responsibility of any developer seeking to develop the property. He stated that staff's review determined this application met the applicable criteria and recommended the Commission forward this application to the City Council for approval.

Commissioner Knutson requested clarification of the number of units in high density residential per acre. Mr. Minard stated approximately 30% more than would be seen in low density residential.

Commissioner Lusk questioned if Houser Lane would be extended to accommodate development of the property. Mr. Minard stated that if this property or Mr. Nichols' were developed, the likely access would be an extension of either North 13th Street or Industrial Way.

Applicant:

Cindy Taylor, Keizer, OR – Ms. Taylor explained she was born and raised on this property. She stated her hope is to sell the property and believes the current heavy industrial zoning would be a negative impact on Houser Lane. Commissioner Gay requested clarification of her intentions with regard to the existing house. Ms. Taylor stated it is her plan to demolish the existing house and sell the bare property.

Proponents: None.

1 **Opponents:** None.
2

3 **Neutral Parties including Governmental Bodies:**

4 Robert Ponder, Philomath, OR – Mr. Ponder stated the only access to this property is a 10
5 foot wide street with a 20-foot wide easement. Mr. Minard clarified the right-of-way
6 reservation declarations that the City holds with regards to Houser Lane for future street
7 improvements.
8

9 Mr. Ponder stated he asked the Fire Department how they can fight fires up on Houser
10 Lane. Mr. Minard explained the Fire Department was notified of the application and
11 submitted no comments or concerns. Mr. Ponder stated his concerns are the width of the
12 street, access and who controls the street. Chair Heern suggested Mr. Ponder consider
13 meeting with city staff during regular office hours to further clarify his concerns. Mr. Ponder
14 summarized that he wants to know if there is a difference between infrastructure
15 requirements for a high density residential versus heavy industrial.
16

17 Jeff Cohen, Philomath, OR – Mr. Cohen stated he was concerned about any annexation
18 or zoning change that has not been sufficiently planned for, particularly with regard to
19 infrastructure. He stated concerns whether there is a master plan that takes these things
20 into consideration.
21

22 **Applicant Rebuttal (limited to issues raised by Opponents):**

23 Cindy Taylor, Keizer, OR – Ms. Taylor stated she does plan to demolish the existing
24 home.
25

26 Ms. Taylor waived the right to submit final written arguments.
27

28 Chair Heern closed the public hearing at 7:29 p.m.
29

30 **4.2 DISCUSSION & DECISION**

31 Chair Heern reviewed the concerns expressed by Mr. Ponder during his testimony and
32 noted that staff has identified that deficiencies in the infrastructure would be addressed
33 with any development proposals.
34

35 **MOTION:** Commissioner McDonald moved, Commissioner Lusk second, the Findings of
36 Fact as presented in the staff report be adopted and the Planning Commission
37 recommend approving the requested Comprehensive Map amendment from Industrial to
38 High Density Residential and the Zoning Map amendment from Heavy Industrial to High
39 Density Residential as presented in File No. PC16-09. Motion APPROVED 6-0.
40

41 Ms. Post announced that the City Council would hold a public hearing on this application
42 on October 10, 2016, at 7:00 p.m.
43

44 **5. ADJOURNMENT:**

45 There being no further business Chair Heern adjourned the meeting at 7:35 p.m.
46

47 SIGNED:
48 Shon Heern, Chair

ATTEST:
Ruth Post, MMC, City Recorder