

Oroville Planning Commission
Monday, June 21, 2021

Meeting was held via ZOOM.

The meeting was called to order at 4:30 by Arnie Marchand.

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

Absent: Luis Perez and Valorie Johnson

Staff present: Kurt Danison, Emily Finsen

Guests: Jimmy Souza, Kiki Allen, Ivan Rodriguez

Arnie called for any corrections to May 2021 meeting's minutes and, hearing none, approved the minutes for the May 17, 2021 meeting.

First on the agenda was that the Taylor Rezone Amendment had been sent back from City Council requesting some ideas on overlay options. Kurt presented the option he created and sent to Planning Commission.

Heather motioned to add in the overlay text rules to require public access and walkway on waterfront for properties developed on the river front, Suzi seconded. Hearing no opposition, the motion passed.

Arnie entertained the motion to send the recommended text amendment with the added condition to City Council, Suzi motioned, Heather seconded, motion passed.

Suzi Motioned to allow the overlay map that Kurt created be sent to Council for approval, Heather seconded, motion passed.

A Public Hearing for a Conditional Use Permit for the Automobile Repair Shop at 1513 Main was opened with the following:

"The Public Hearing on the allowance of use of an Automobile Repair Shop in the City of Oroville is now open. The purpose of the hearing is to take testimony and establish the record proposed text amendment.

"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." There was none.

"The concern is that his 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 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." There was none.

"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.

"The purpose of this hearing is for the planning Commission to hear and consider the pertinent facts relating to the text amendments, and to approve, deny, or approve with conditions. Before hearing from the audience, I am going to introduce Planner Kurt Danison, who will present the staff report."

Kurt then gave the staff report that contained the background information, application process that contained the proposed amendments, comment sheets, SEPA Checklist, and DNS that were sent for comments to the list of agencies and organizations noted in the project file. A notice of application was published in the Gazette-Tribune on April 29, 2021 as was a SEPA Determination of Non-Significance and a Notice of Public Hearing including a link to the Planning Commission Zoom meeting was published on June 9 and 16, 2021. Included was also Staff Recommendations and Findings of Facts.

Following the Staff Report, the hearing was open to both public and Commission comment; Ivan Rodriguez of Oroville stated that he will be recycling the waste created at a proper facility. Arnie asked Mr. Rodriguez if the open lot on his property would be enclosed, Mr. Rodriguez stated it will be used for customer parking. Arnie then asked if the alleyway will be used for any type of parking, Mr. Rodriguez said the alleyway will not be used for such.

Motion to approve the Automobile Shop CUP 21-02 by Suzi, seconded by Heather that the Planning Commission move to recommend the CUP with the following conditions:

1. All storage of parts and vehicles being repaired shall either in inside a building or enclosed with a sight obscuring fence;
2. Disposal of all automotive fluids must be handled and disposed of in accordance with state and federal law and shall not be dumped into the City's storm or wastewater systems;
3. That on-site storage of items, materials, vehicles not related to the permitted auto repair function is prohibited;
4. That premises will be kept weed and trash free;
5. The permit shall be subject to an annual inspection for compliance with permit conditions, any violations are subject to fines with repeated violations subject to possible revocation of permit.

6. Provide a plan for the handling and disposing of oil, antifreeze, brake fluid, transmission fluid, parts cleaner and other products used for auto repair and maintenance.

Hearing no objections, motion passed.

Under new business discussion, Kurt recommended that as the Comprehensive Plan is reviewed that an existing land use Map, like the one prepared for the C2 zone would be helpful as the Commission reviews the Land Use element; following that notice the next meeting agenda was set.

The meeting was adjourned at 5:37. Next meeting will be July 19, 2021.