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| **COMMISSIONERS PRESENT:**  James Hickey  Bill Riley  Liberty Avila  Dave Felley  **STAFF PRESENT:**  Michael Boquist, City Planner  Kendra VanCleave, Planning Secretary  **CITIZENS PRESENT:**  Lance Hafer | **COMMISSIONERS ABSENT:**  Bruce Weimer  **DISCUSSION/DISPOSITION** |
| **CALL TO ORDER/ROLL CALL** | HICKEY, Chair, called this Regular Session of the Commission to order at 6:00 p.m. and conducted a Roll Call; a quorum was determined to be present. |
| **AGENDA APPROVAL** | The Agenda was approved as presented |
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| **CONSENT AGENDA** | VANCLEAVE commented that page 4 needs amended to include the condition of approval for the Linda Carlsen conditional use permit application.  RILEY introduced the following Motion, with AVILA providing the Second.  **MOTION:** That the Consent Agenda be approved as amended for the May 18, 2021 meeting.  **MSC:** Unanimous |
| **PUBLIC COMMENTS** | NONE |
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| **NEW BUSINESS** | NONE |
| PUBLIC HEARING  a. Conditional Use Permit  File Number: 07-CUP-21  Lance Hafer | **(PUBLIC HEARING OPENED 6:02 PM)**  HICKEY asked for the Rules of Order to be Read. There were no declarations or challenges.  HICKEY asked for the staff report.  BOQUIST opened with the application to allow the use of 1424 Madison Avenue as a tow-away or impoundment yard. The subject property was historically used for outdoor material storage and zoned Light Industrial (I-1). Land Development Code Section 2.2.011 (C) (8) allows for “ Private Parking Tow-Away or Impoundment Yards” as a conditional use.  BOQUIST continued with the review criteria.  A. That the use is conditionally permitted in the zone in which it is proposed to be located.  Finding: The property is zoned Light Industrial (I-1). Land Development Code Section 2.2.011(C)(8) allows for “Private Parking Tow-Away or Impoundment Yards” as a conditional use. This standard is met.  B. That the proposed development is timely, considering the availability and adequacy of the transportation system, and public facilities and services.  Finding: This criterion generally applies to areas where City standard improvements are missing (e.g. no streets, sidewalks, water, sewer, etc.) and where large projects require the extension or widening of streets and/or constructing other infrastructure improvements. For this request, the subject property is located along Madison Avenue, which is developed with a paved street and gravel shoulders. The use of the existing dwelling as a B&B will not require any new public infrastructure or services. This criterion is satisfied.  C. That the location, size, design, and operating characteristics of the proposed development will be compatible with and will not have significant adverse effects on the use or development of abutting properties or surrounding neighborhood with uses permitted in the underlying zone.  Finding: When determining conformance with this criterion, attention should be focused on the “location, size, design and operating characteristics” of the proposed use. In this case, the proposed use is for the parking of tow-away vehicles or impound yard. To facilitate this use, the applicant proposes to clean up the property and install visual screening slats within the existing chain link to provide visual screening of stored vehicles from the street. The is a large existing carport/storage building on the property that will also provide covered storage. A portion of the site is improved with a paved/concrete surface where vehicle storage is intended, with short-term overflow potentially occurring on some gravel areas, as needed. The site is expected to generate only intermittent traffic, with visits to the size approximately 10 times per week.  The historic use of the subject property included outdoor material storage associated with Miller’s Lumber Center, which was a permitted use outright and not subject to a conditional use permit. The historic use of the site included heavy truck traffic with delivery service vehicles regularly maneuvering through the site each day, as well as parking, loading and unloading within the adjacent Madison Avenue right-of-way. The outdoor storage has not been previously screened from public view and has historically generate a high visual impact on the surrounding area.  The applicant’s narrative explains the above in their narrative. The proposed use of the property as an impound yard, which is visually screened from the public streets is believed to be a lesser impact than the historic use on the site and more complimentary to the surrounding area.  HICKEY asked for application testimony. No additional comment.  HICKEY asked for testimony in favor, opposition or neutral. BOQUIST read into the record a letter in favor.  HICKEY asked about storing accident vehicles (leaks of coolant, battery acid etc.)  HAFER responded currently they are using absorbent pads underneath if a vehicle is leaking. For the new yard they will put anything leaking inside on the cement floor with absorbent pads underneath.  HICKEY invited commission discussion. There was consensus that it will be nice to see cleaned up.  **(PUBLIC HEARING CLOSED 6:12 P.M.)**  AVILA introduced the following Motion with RILEY providing the Second.  **MOTION:** I move that the Finding of Fact and Conclusions set forth in the Draft Decision Order be adopted and that the Conditional Use Permit be approved.  **USC:** Unanimous |
| **UNFINISHED BUSINESS:** | NONE |
| None |  |
| **CITY PLANNER COMMENTS:** | BOQUIST commented that we have one application to review so far for the July Planning Commission. He is meeting with Jacksons about their project purchasing the Shell station and clean it up.  BOQUIST continued that some code amendments will be coming up. The final housing production strategy will be going before Council for adoption.  HICKEY asked if the Cove Avenue apartments are still moving forward. BOQUIST responded they are moving forward, but having to reconsider some parts of the project due to the increase in building costs. |

**There being no further business to come before this Regular Session of the Commission, HICKEY adjourned the meeting at 6:20 p.m. The Commission is scheduled to meet again in Regular Session, Tuesday, July 13, 2021 at 6:00 p.m., in the Council Chambers of City Hall, 1000 Adams Avenue, La Grande, Oregon.**

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| **ATTEST:** | **APPROVED:** |
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| **Kendra VanCleave**  **CEDD Secretary** | **Chairperson** |
| **Date Approved:** |  |