

CITY OF MILTON-FREEWATER  
PLANNING COMMISSION MINUTES  
January 7, 2019

The Planning Commission meeting was called to order on Monday, January 7, 2019 in the Albee Room at City Hall at 7:00 p.m. by Chair Lyon.

Commissioners Present: Chair Lyon, Commissioners Richardson, Ward, Koklich, and White were present. Commissioners Sherwin and Millar were absent.

Staff Present: City Planner Laurel Sweeney and Planning Assistant Lisa Wasson.

Citizens Present: Representing the Valley Herald was Sherrie Widmer, 408 N Main Milton-Freewater, OR 97862.

The minutes of the December 3, 2018 meeting were approved as written.

Citizen Concerns: None shared.

The hearing was then opened for a conditional use permit application received from John Johnson to allow an additional 20 foot by 120 foot mini storage building at 53643 Walla Walla River Road.

Rules for a public hearing were read. No members of the Commission abstained or disclosed ex parte contact. City Planner Laurel Sweeney stated that the notice of the hearing was published as required by law. No written comments have been received.

City Planner Sweeney provided the staff report, which is printed below.

I. SITE DESCRIPTION

The subject property is located at 53643 Walla Walla River Road. The mini storage building is proposed to be located in the rear portion of the site behind two existing buildings. The site is currently outside of the City limits, but within the City's Urban Growth Boundary (UGB) and is therefore under the City's zoning jurisdiction. It is zoned R-3, high density residential.

II. BACKGROUND

The applicant intends to build a third mini storage building at 53643 Walla Walla River Road. The site currently has two similar sized storage buildings near the front of the site. The third building is proposed in the rear portion of the site. The Site Plan Review Committee has reviewed the application and their recommendations are attached to this report.

III. CODE PROVISIONS

10-9-6 GENERAL CRITERIA (CONDITIONAL USE PERMITS)

10-9-6: A conditional use permit may be granted after development of findings which show that the following general criteria, and any specific standards applicable to the proposed use, have been met. This section will apply unless excluded from consideration for specific uses in Section 10-9-7.

(A) The proposal has properly addressed traffic flow on the subject parcel, and interaction with public streets adjacent to the property as regards width and pavement type sufficient to carry the quantity and kind of traffic generated by the use.

Findings: The proposed use won't generate much traffic. An occasional vehicle accessing the site is anticipated. Because of the low volume of vehicles, the proposed use would not have much of an overall impact on Walla Walla River Road.

Walla Walla River Road has 70 foot of right of way adjacent to the site, and has adequate paving. There are two access points to the site from Walla Walla River Road.

(B) The subject parcel is of sufficient size and shape to permit proper operation of the use including necessary landscaping to buffer parking and any anticipated expansion.

Findings: The size of the parcel allows for ample maneuvering of vehicles. The new mini storage building is located in the rear of the parcel adjacent to steep slopes. No landscaping is needed at this location.

(C) The overall design and operation of the use such that it is reasonably compatible with the livability or appropriate development of adjacent property and the neighborhood as regards public safety, traffic, noise, hours of operation and health and safety.

Findings: The parcel is located between the river to the west, and steep undeveloped slopes to the north and east. To the south is pasture. Because the adjacent lands are primarily undeveloped, there are minimal impacts to the surrounding area.

GENERAL COMMENT

There are already two buildings that will buffer the new building proposed in the back of the site. City Planner Laurel Sweeney notes that the third building should not impact the site in regards to the view from the street. The mini storage building is proposed in the rear of the parcel. There are already two buildings located on the site which provide some screening. It is an expansion of an existing use on a parcel that is land locked by the river and steep slopes.

STAFF RECOMMENDATION

Staff recommends allowing the conditional use permit subject to the following condition:

1. A 20 foot wide gravel surface that can hold a 60,000 pound vehicle with adequate turn around shall be provided.

With that, City Planner Laurel Sweeney opened the floor for questions from the commissioners. Commissioner White asked City Planner Laurel Sweeney if the applicant was planning on attending. City Planner Laurel Sweeney said yes, the applicant came into the Planning Office, picked up the meeting packet, spoke with the Planning staff, and said he was going to attend the meeting. Commissioner White was disappointed that the applicant was not at the meeting.

There were no other questions and the hearing was declared closed.

Commissioner Richardson made a motion to grant the conditional use permit discussed and adopt the findings with the condition that a 20 foot wide gravel surface that can hold a 60,000 pound vehicle with adequate turn around shall be provided. The motion was seconded by Commissioner Ward. Commissioners Ward, Richardson, Koklich, and Chair Lyon voted in favor. Commissioner White vote nay. The motion carried with one no vote.

City Planner Laurel Sweeney then discussed the administrative actions of the past month. She said that the zoning permits have been mainly fences, with the exception of a permit for the demolition of Grove School. She also mentioned that the Planning Department has not received any applications for next month, but that we still have about a week to receive applications.

Commissioner White then congratulated Chair Lyon on completing his first meeting as Chair. He then stated that he recently received a letter in the mail telling him it was time to renew his position on the planning commission. Commissioner White said that he took some time to think about it, but eventually decided not to renew his position on the Planning Commission. He will be stepping down from the Planning Commission, effective February 1, 2019.

Commissioner White suggested that the commissioners call a vote for a new Vice Chair, in light of him stepping down from the position. Commissioner Ward volunteered to be the new Vice Chair and all voted in favor.

City Planner Laurel Sweeney mentioned that the open planning commission position is currently being advertised in the paper.

The meeting was adjourned at 7:16pm.