

**CITY OF JOHN DAY  
PLANNING COMMISSION MINUTES  
JOHN DAY, OREGON**

November 9, 2021

**COMMISSIONERS PRESENT:**

Ken Boethin, Commission Chair  
Liz Aleman, Commissioner  
Sarah Brown, Commissioner  
Neale Ledgerwood, Commissioner  
Heather Rookstool, Ex Officio Member

**COMMISSIONERS ABSENT:**

Tim Unterwegner, Commissioner  
Tom Wilson Commissioner  
Dave Holland, Ex Officio Member

**STAFF PRESENT:**

Nick Green, City Manager  
Lindy Berry, Secretary  
Aaron Lieuallen, Senior Project Manager

Don Gabbard, Fire Chief  
Garrett Chrostek, City Attorney (virtual)

**GUESTS PRESENT**

Joe Hitz, Sisul Engineering  
Lisa Weigum, John Day Canyon City Parks & Rec  
Bennett Hall, Blue Mountain Eagle  
Sherrie Ringer, John Day  
Amy Franklin  
Sierra May  
John Morris, John Day  
John Rowell, John Day  
Susan Pearce, John Day  
Beth Spell, John Day  
Jim Spell, John Day  
Linda Gingrich, John Day  
Chris Labhart, John Day  
Kris Labhart, John Day  
Kimberly Hernandez  
Ron Lundbom, John Day  
Tirza Shaffer, Canyon City  
Shannon Adair, John Day

Haley Walker, Canyon City  
Zach Bailey, Canyon City  
Tracey Blood  
Davy Blood  
Mike Zilis - Walker Macy (virtual)  
Aaron Maples- Walker Macy (virtual)  
CanyonMountainStudio (virtual)  
Stacie Holmstrom (virtual)  
Stacie Klusmier (virtual)  
Bob Keefer (virtual)  
Kailey Heiple (virtual)  
Darin Toy (virtual)  
Cosette K (virtual)  
Charlene (virtual)  
Louis (virtual)  
9702941970 (virtual)

**Agenda Item No. 1—Open and Note Attendance**

Chairman Boethin called the Planning Commission meeting to order at 6:00 PM and noted there was a quorum present.

**Agenda Item No. 2— Approval of Prior Minutes**

*The minutes from the September 1, 2021 council meeting were presented for approval.*

**Commissioner Ledgerwood motioned to approve the September 1, 2021 minutes. The motion was seconded by Commissioner Brown and passed unanimously.**

*The minutes from the October 6, 2021 council meeting were presented for approval.*

**Commissioner Brown motioned to approve the October 6, 2021 minutes. The motion was seconded by Commissioner Aleman and passed unanimously.**

**Agenda Item No. 3— Appearance of Interested Citizens**

Chairman Boethin asked if any members of the public were present for items not listed on the agenda.  
*None appearing*

**Agenda Item No. 4—Conditional Use Permit (Type III) CUP-21-05: Aquatics Center**

Chairman Boethin reviewed the procedures of the hearing and opened the hearing for CUP-21-05 at 6:05 pm.

Boethin asked if any member of the commission wished to declare any conflicts of interest or significant ex-parte contact. *None appearing.*

City Manager Green briefly reviewed the staff report for CUP-21-05. He explained the basis for the type of permit noting that the applicant was the John Day/ Canyon City Parks and Recreation District. The criteria being used to review the permit was Section 5-4. He reviewed the use criteria the Planning Commission would base their decision upon noting the site-specific plan was included in the packet provided to the Commission.

Chairman Boethin invited the applicant to speak.

Lisa Weigum introduced herself on behalf of the Parks and Recreation District. She noted that the project had been in progress since 2017 and they hoped to give the community an opportunity to vote on the pool.

Chairman Boethin asked if any members of the public wished to speak in favor.  
*Summary of comments below.*

Jim Spell: Felt that all requirements appear to have been met and that the plans were well thought out.

Sierra May: Former member of the swim team. She felt that the entire community would benefit.

Zach Bailey: Local physician and parent. Agreed that the entire community would benefit. A much-needed amenity for the youth of the community as well as people requiring aquatic therapy.

Beth Spell: A pool is vital for a healthy community and for members of the community to learn to swim and to work together.

Tirza Shaffer: Voiced her full support of the pool.

Susan Pearce: Noted the importance for children in the community to learn to swim.

Shannon Adair: Voiced her full support of the pool.

Haley Walker: Applauded Parks and Rec for submitting the application and was in full support.

Aaron Lieuallen: Voiced his full support of the pool.

Amy Franklin: Voiced her full support of the pool.

Ron Lundbom: Noted that he observed unsafe swimming over the Summer and pointed out the need to provide a safe space for people to learn water safety

Chris Labhart: Voiced his full support of the pool.

Lisa Weigum added that over 80 children were enrolled in swim lessons the last year the pool was in operation

Dorothy Piazza: Voiced her full support noting the concerns she had, had been addressed by Parks and Rec and the City. A facility for swim lessons is critical for the safety of the community.

Darin Toy: A pool is a wonderful community amenity to attract young families.

Chairman Boethin asked if any members of the public wished to speak in opposition to the proposal.

*Summary of comments below*

John Morris: Unsure if he was for or against the pool. He inquired who had applied for the grant that generated \$2 million? He also inquired about the land donated by the John Day/ Canyon City Parks and Recreation District? He did not see any documentation allowing for the donation of land. He noted concerns about the operations and maintenance costs.

The public hearing was closed at 6:30 PM and opened for discussion among the planning commission.

Chairman Boethin noted that the design and criteria had been met. He thanked City Manager Green for the supplemental report.

Commissioner Aleman inquired about the ditch that would run behind the proposed development. Engineer, Joe Hitz answered that until they get a full topo, they cannot be certain of the impact. If the water were to potentially create a hazard, they would design accordingly.

Commissioner Aleman also inquired about the ball court in front of the lobby and how that came about? Lisa Weigum, Parks and Recreation answered that they were in shortage of gym space for the programs they offer. They were hopeful that they would build to the footprint to allow for future opportunities for recreation.

Commissioner Aleman inquired about the design of the parking area. She raised concerns about the ingress and egress shown on the plans. She felt that for safety, they should plan for ways to slow traffic. She suggested raised sidewalks.

Engineer, Joe Hitz answered that those were not in the plans at that had been provided, but could be added.

Commissioner Brown inquired if there was a reason for the parking lot to be bidirectional and not one way?

Engineer, Joe Hitz noted it was the design provided by Walker Macy and the design was meant to ease congestion.

Chairman Boethin asked if there was any further discussion. *None appearing.*

**Commissioner Aleman motioned to approve the Conditional Use Application CUP-21-05 based on the findings and subject to the conditions of approval contained in the staff report. The motion was seconded by Commissioner Brown and passed 3-1 with Commissioner Ledgerwood in opposition.**

**Agenda Item No. 5—Other Business and Upcoming Meetings**

No upcoming meetings.

**Commissioner Aleman motioned to close the meeting at 6:40 PM. The motion was seconded by Commissioner Ledgerwood and passed unanimously.**

**Meeting adjourned.**

Respectfully Submitted:

Nicholas Green  
City Manager

ATTEST

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Ken Boethin, Chairman

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Date