

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

February 18th, 2020

COMMISSIONERS PRESENT:

Ken Boethin, Commission Chair
Neale Ledgerwood, Commissioner
Tim Unterwegner, Commissioner
Tom Wilson, Commissioner
Liz Aleman, Commissioner

COMMISSIONERS ABSENT:

Darin Toy, Commissioner

STAFF PRESENT:

Nicholas Green, City Manager
Monte Legg, Public Works Director
Don Gabbard, Fire Chief

Daisy Goebel, Associate Planner
Mike Durr, Police Chief

GUESTS PRESENT:

Rudy Diaz – BME

Agenda Item No. 1—Open and Note Attendance

Chairman Ken Boethin called the Planning Commission meeting to order at 6:04 p.m. He noted that everyone was present.

Agenda Item No. 2—Approval of Meeting Minutes

Commissioner Unterwegner moved to approve the January 14, 2020 minutes as presented. The motion was seconded by Commissioner Wilson and passed unanimously.

Chairman Boethin reviewed the public hearing statements regarding comments pertaining to the approval criteria and requirement to be of sufficient detail for the commission or proponent to fully understand, failure to do so will bar from raising the issue at any subsequent appeal.

Agenda Item No. 3—SDR-19-04: Len's Drug Remodel

Chairman Boethin asked if any of the commissioners wanted to declare a conflict of interest. *None appeared.*

Mrs. Goebel reviewed the staff report and discussed the grant awarded to Len's Drug through the Main Street Program. She discussed their intent to use those funds to expand and add approximately 6,000 square feet of floor area. Stacey Stemach explained the existing building is made up of multiple structures built at various times over the years—their intent is to retain the original bowstring structure but remove some of the add-ons, including the pre-manufactured gas station (now Corner Cup). It would be replaced with new retail space that meets modern requirements for a pharmacy/retailer. Mrs. Goebel asked the Commission if they had any questions about the designs. Commissioner Aleman asked about the dimensions for the addition, specifically the new square footage. Stemach explained the total

building area will be approximately 14,000 SF with 6,000 SF of added space, which includes about 2,000 SF (addition where the pharmacy is located) which will be removed prior to adding the new square footage. She noted that was why there is a demo plan and a design plan, because that addition will be removed prior to adding the new space.

Commissioner Aleman also asked about the outdoor garden area, which appeared to be removed from the plan. Stemach clarified the garden center would remain between the west-facing face and the southern alley (just west of its current location). Aleman then stated the site plan included in the packet noted the ADA parking spaces, but that the spaces (currently right by the entry door) would remain. This meant that customers would have to make their way around the building to the west entry; Aleman noted she did not see a sidewalk. Stemach clarified there would be an ADA-accessible path from the parking spaces to the new entrance. Aleman asked about tactile warning domes and bollards. Stemach replied, they could consider bollards but tactiles are only required if you are going into a traffic area (i.e. entering the alley) which in this case you would not have to do to enter the pharmacy. Stemach added, one challenge with the expansion is that they currently have two entries, one on East Main and one from the parking lot, but the owners are losing a lot of merchandise out the door to theft. By going to a single public entry on South Canyon Boulevard, it would reduce this problem; she did recognize it would make it a challenge for access for ADA. She also noted they are considering a material change to make the entry concrete rather than asphalt to make it clear it's an ADA accessible sidewalk. Aleman asked questions about the notions on the west facing elevation. Stemach clarified the design included benches, bike racks, four trees and planters along the street frontage. She noted the owners want to create a community space and beautify the area that is currently just concrete and gravel, by putting plantings it would cool the area in the summer and make it more inviting.

Chairman Boethin asked if anyone wanted to speak in favor of the proposal. *None appeared*. He then asked if anyone wanted to speak in opposition. *None appeared*.

Chairman Boethin closed the public hearing at 6:15 PM.

Commissioners deliberated on the accessibility discussion and how to make it clear that the pathway to the front of the store is clearly distinguished from the alley driveway, which would be converted to one-way. Commissioner Toy verified there is enough width to do both, the minimum driveway for a one-way road is 12 feet, but that they would have to sign that it is one way. Commissioner Aleman stated she feels strongly that the inclusion of bollards is warranted for pedestrian safety.

Commissioner Ledgerwood moved to approve the Site Design Review as submitted with the requirement that both bollards and a hard surface material distinguishable from the alley be included in the design, with the hard surface appearance consistent with the building design. Commissioner Wilson seconded and the motion passed unanimously.

Agenda Item No. 4—CUP 20-02 Fairgrounds Structure

Chairman Boethin opened the public meeting for CUP-20-02 Fairgrounds Accessory Structure.

Mrs. Goebel explained the requirements of the Park Reserve overlay and that the code requires a conditional use permit for any improvements within the PR overlay. She noted, the Fairgrounds are looking to build a 16-foot tall structure to allow for storage during the pavilion remodel and outside there will be a breezeway for shaded picnic space at the location.

Chairman Boethin asked if anyone wanted to speak in favor of the proposal. *None appeared.* He then asked if anyone wanted to speak in opposition. *None appeared.*

Chairman Boethin closed the public hearing at 6:26 PM and opened up for discussion amongst the commission.

Commissioner Aleman asked the applicant about the breezeway for picnicking use and their intent. Mindy Winegar stated it would have benches for picnic use. Aleman then asked about the current use-athletics-and a change in use from that to storage. Winegar clarified that the new use would be dual-purpose – picnicking and storage; but confirmed the ball courts would go away. Aleman asked, for purposes of aesthetics, about the removal of the two basketball hoops. Winegar stated they are going to be removed; the fence around the courts were already removed and the hoops will be removed as well. She added that the proposed structure is bolt-down and could be removed in the future but is intended to be permanent. Aleman asked if the breezeway would be used for storage; Winegar stated it would not, just a shade area and picnic area. Aleman clarified her concern in that point was that, visually, the two streets (Bridge and Third) see the breezeway; Winegar affirmed they have no intent to do outside storage and the breezeway is on the south and west side facing the pavilion.

Commissioner Toy moved to approve CUP-20-02. The motion was seconded by Commissioner Wilson. There was clarification that the motion included the floodplain development permit. Chairman Boethin called for the vote and the motion passed unanimously.

Agenda Item No. 4—LP-20-01 Iron Triangle Land Partition

Chairman Boethin opened the public hearing for LP-20-01 the Iron Triangle Land Partition at 6:34PM.

He then asked if any of the members of the planning commission wanted to declare a conflict of interest. *None appeared.*

Mrs. Goebel reviewed the staff report; she explained the large residual/undeveloped acreage is sloped and challenging to develop due to its topography. Therefore, staff only required the applicant to demonstrate accessibility to that parcel, not a future development plan. Boethin noted that the land partition is straight forward as it requires no future development.

Chair Boethin asked if any member of the public wished to speak in favor of the proposal. *None appeared.* He then asked if anyone wanted to speak in opposition. *None appeared.*

Chairman Boethin closed the public hearing at 6:38 PM and opened for discussion amongst the commission.

Commissioners and staff discussed the proposed parcel, pending sale, and future development plan for parcel 3.

Commissioner Wilson moved to approve the LP-20-01 as submitted. The motion was seconded by Commissioner Aleman seconded and passed unanimously.

Agenda Item No. 6—Other Business

Smartt accessory structure update. Mr. Smartt has not submitted the required site plan in order for the Commission to review their proposal and intend to submit it in March.

Commissioner Ledgerwood asked about Riverside Home Park. Green provided an update on the status of the appeal filed to the city council. Staff discussed the Commission's preference for meetings and tentatively scheduled the next meeting for March 19th.

Adjourn

Commissioner Unterwegner moved to adjourn the meeting at 6:52PM. The motion was seconded by Commissioner Toy and passed unanimously.

Respectfully Submitted:

Nicholas Green
City Manager

ATTEST


Ken Boethin, Chairman

Date