

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

September 1, 2021

**COMMISSIONERS PRESENT:**

Ken Boethin, Commission Chair  
Liz Aleman, Commissioner  
Sarah Brown, Commissioner  
Neale Ledgerwood, Commissioner  
Tom Wilson Commissioner  
Tim Unterwegner, Commissioner  
Shannon Adair, Ex Officio Member on behalf of Dave Holland  
Elliot Sky, Ex Officio Member on behalf of Heather Rookstool

**COMMISSIONERS ABSENT:**

**STAFF PRESENT:**

Nick Green, City Manager

**GUESTS PRESENT:**

Ken Peterson  
Mike Springer  
Leslie Stillwater  
Devildad14 Mendez (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 June 3, 2021 minutes were presented for approval.*

Commissioner Aleman inquired about the second to last page, the last sentence reads, “Green recommended that the planning commission require a joint maintenance agreement ensuring the lots are paved in a timely manner prior to approval of the final plat.” She asked what parameters were being used to define timely?

City Manager Green answered that he was not sure they had determined what timely meant. He recommended that he review the audio.

Chairman Boethin asked that the audio be reviewed prior to approving the minutes.

### **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—LP-21-01 Holmstrom Ranch**

Chairman Boethin reviewed the public hearing procedures and appeal requirements. He opened the hearing for LP-21-01 at 6:05 PM.

Chairman Boethin welcomed the applicant who was attending virtually.

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 reviewed the land partition presented. He shared the street network plan from 2009 where one of the projects identified, project 18 included a new bridge as well as a road connecting Charolais Heights to 7<sup>th</sup> St. They had completed the first step in development, but needed to secure funding. The applicant and City Manager Green felt they should complete 4 parcels. The City would complete the utilities and design the infrastructure to City standards. The road would be named, Holmstrom Road and the bridge, Holmstrom Bridge. In exchange, the right of way would be donated to the City at no cost. He briefly reviewed the whole package, reiterating that the commission is being asked to approve only the 4 lots at that time.

Chairman Boethin invited the applicant to speak.  
Mrs. Mendez stated that she did not have anything to add.

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

John Day resident, Ken Peterson shared his concerns that roads should be completed before homes are built. In his experience, homes had been constructed prior to road completion. He expressed a need for an area that large vehicles are able to turn around.

John Day resident, Leslie Stillwater inquired about the width of the paved portion of road. She clarified, there would be a 60 foot right of way, but the road would be 28 feet wide? She also inquired if there would be curves? City Manager Green answered she understood correctly about the width of the road, and there would not be curves at the top of the road. She asked if there was a study on how the storm water would travel? She expressed concern about storm water running into her driveway. She also inquired about the path of the road. City Manager Green invited surveyor, Mike Springer to share. Mr. Springer shared they had done topographic surveys and he did not yet have a clear indication of how much they would be cutting into the bank. Ms. Stillwater clarified that the right of way would not encroach upon her property? City Manager Green answered that they would not be encroaching upon her property. Ms. Stillwater was concerned about surface water drainage and storm water runoff. She also asked if they would be able to receive mail service and if they would have internet access without having to purchase a utility pole? City Manager Green answered that they would be able to receive mail service and would have internet access without having to purchase utility pole. She also inquired if that would become the primary access to Valley View Dr and Charolais Heights Dr? City Manager Green

noted that they hoped this would alleviate traffic along other routes and would allow for residents to use the most convenient access.

City Manager Green and Mr. Springer discussed the possibility of a cul-de-sac or turnaround.

Commissioner Aleman inquired if the cul-de-sac at the at the East side was incorporated into the final design? City Manager Green answered that he believed it was feasible and they would need to review the slope to make certain. He noted that it sounded like a turn around was desired and needed.

Mr. Peterson asked about the sewer system for the homes. City Manager Green shared they would be connected to the main line.

The public hearing was closed at 6:26 PM and opened for discussion among the planning commission.

Chairman Boethin reviewed the general vision, clarifying that the road would be widened to the end of lot 4 and paved at a minimum to the end of lot 4. Commissioner Unterwegner inquired if there was an assessment regarding the value of what the City was getting in comparison to the developer? City Manager Green shared there were initial figures from the transportation system plan and they were fairly equal.

Elliot Sky inquired of the Holmstroms' owned Well Rd also? City Manager Green answered that Holmstroms' own the land and the city has an easement. Mr. Sky inquired if the right of way was owned by the City, it could potentially cut off access from that road? City Manager Green noted that there would still be access and the only piece that may be bisected would be by Ms. Stoddard's and Ms. Stillwater's homes.

Commissioner Aleman wondered about potential impacts to the trail head and pump track. She shared she was curious if the partners had been involved? City Manager Green shared they had been involved and the parking for the trail head or biking would not be impacted.

Commissioner Unterwegner clarified that the paved road in front of the 4 lots would be completed up to City standards? City Manager Green answered that they would and they would potentially pave more if funds allowed.

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

**Commissioner Wilson motioned to approve Land Partition LP-21-01 based on the findings and subject to the conditions of approval contained in the staff report. Including that the final plat will not be recorded until all street and utility improvements to service the 4 new parcels are made to City standards. The motion was seconded by Commissioner Ledgerwood and passed unanimously.**

#### **Agenda Item No. 5— LP-21-02 COJD Airport Industrial Park**

Chairman Boethin opened the hearing for LP-21-02 at 6:37 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 reviewed the proposal to partition Lot 29 (tax lot 2900) into three parcels: proposed Parcel 1 (2.68 acres) behind lots 1-3; proposed Parcel 2 (10.68 acres) behind lots 4-13; and proposed Parcel 3 (39.86 acres) due west of the unimproved West Industrial Road. He shared that he had a buyer for lots 4-7 as well.

Commissioner Ledgerwood inquired about the second buyer. City Manager Green answered that Burnt River Farms, a marijuana retailer. They applied for a retail shop and hoped to acquire land at the Industrial Park for processing and potentially a grow site.

Chairman Boethin asked if any members of the public wished to speak in favor or in opposition to the proposal. *None appearing.*

The public hearing was closed at 6:42 PM and opened for discussion among the planning commission.

Commissioner Unterwegner asked in addition to lots 1-3, they were hoping to expand to the back? City Manager Green confirmed yes, lots 1-3 as well as proposed parcel 1. By deregulating and loosening restrictions, they were seeing movement.

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

**Commissioner Unterwegner motioned to approve Land Partition LP-21-02 based on the findings and subject to the conditions of approval contained in the staff report. The motion was seconded by Commissioner Wilson and passed unanimously.**

**Agenda Item No. 6— Other Business and Upcoming Meetings**

City Manager Green reviewed topics for upcoming meetings.

Chairman Boethin asked if there was any other business to present. *None appearing.*

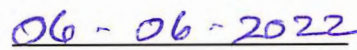
**Commissioner Wilson made a motion to close the meeting at 7 PM. The motion was seconded by Commissioner Ledgerwood and passed unanimously. Meeting adjourned.**

Respectfully Submitted:

Nicholas Green  
City Manager

ATTEST

  
Ken Boethin, Chairman

  
Date