

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

**Minutes**

June 30<sup>th</sup>, 2020

**COMMISSIONERS PRESENT:**

Ken Boethin, Commission Chair  
Neale Ledgerwood, Commissioner  
Tim Unterwegner, Commissioner  
Darin Toy, Commissioner (by phone)  
Liz Aleman, Commissioner (by phone)

**COMMISSIONERS ABSENT:**

Tom Wilson, Commissioner

**STAFF PRESENT:**

Nick Green, City Manager  
Daisy Goebel, Associate Planner

**GUESTS PRESENT:**

Maxine Day  
Andy Day  
Scott Holdorf  
Eric Ferguson  
Mary Ann Wervey

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

Chairman Ken Boethin called the Planning Commission meeting to order and noted that everyone was present. He opened the hearing 6:00 PM

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

The commissioners appearing virtually did not receive meeting minutes for approval, so this agenda item was moved to the end of the agenda.

**Agenda Item No. 3—CUP-20-04 Andy Day Accessory Structure**

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.

Chairman Boethin asked if any of the commissioners wished to abstain or declare a conflict of interest.  
*None appearing.*

Chairman Boethin asked the public if anyone would like to speak in favor of the proposal. *None appearing.* He then asked if anyone wished to speak in opposition. *None appearing.*

Chairman Boethin opened up the discussion among the planning commission. Commissioner Unterwegner noted a discrepancy in the height of the structure in the staff report compared to the application. Andy Day clarified that the overall height would be less than 14 feet in compliance with the Code.

Commissioner Unterwegner made a motion to approve the application. Commissioner Ledgerwood seconded. Upon confirmation that there was no further discussion the motion passed unanimously.

#### **Agenda Item No. 5—CUP-20-05 Holdorf Accessory Structure**

Chairman Boethin opened the public hearing for CUP-20-06 at 6:08 PM. He noted that the statements regarding public hearings still apply.

Chairman Boethin asked if any of the commissioners wished to abstain or declare a conflict of interest. *None appearing.*

Chairman Boethin asked the public if anyone would like to speak in favor of the proposal. *None appearing.* He then asked if anyone wished to speak in opposition. *None appearing.*

Chairman Boethin opened up the discussion among the planning commission. Commissioner Unterwegner asked for clarification on the orientation of the attached lean-to. Scott Holdorf clarified that it would be on the North side of the building.

Chairman Boethin asked if there were any further questions and entertained a motion to approve the proposal.

Commissioner Ledgerwood moved to approve the application. Commissioner Unterwegner seconded. Upon confirmation that there was no further discussion the motion passed unanimously.

#### **Agenda Item No. 6—SDR-20-01 Dollar General**

Chairman Boethin opened the public hearing for SDR-20-01 at 6:11 PM. He noted that the statements regarding public hearings still apply.

Chairman Boethin asked if any of the commissioners wished to abstain or declare a conflict of interest. *None appearing.*

Chairman Boethin asked the public if anyone would like to speak in favor of the proposal. Mary Ann Wervy on behalf of the Zeremba Group reviewed the specifications of the planned development.

Chairman Boethin then asked if anyone wished to speak in opposition. *None appearing.*

Chairman Boethin opened up the discussion among the planning commission. Commissioner Ledgerwood asked for clarification on how the approach to the property would be changed. City

Manager Green explained that the entrance would be shifted about 10 feet to the west and the city sidewalk would be extended to the entrance of the building.

Commissioner Unterwegner asked about the floodplain development plans and the proposed grading plan. Eric Ferguson confirmed that the development would be 1.2 feet above the 100-year floodplain. Commissioner Aleman asked about the width of the sign easement noted on the plat. Staff clarified that this was noted as an existing easement for ODOT signs, not a requested easement for the store. Aleman asked if the innovation gateway TIA had been approved by ODOT. Staff clarified that ODOT had reviewed the TIA and plans to approve the plans for Dollar General's highway access as submitted. Aleman finally clarified that the landscaping plan would meet minimum code requirements and noted that this was commendable.

Commissioner Unterwegner moved to approve the application. Commissioner Ledgerwood seconded. Upon confirmation that there was no further discussion the motion passed unanimously.

Chairman Boethin closed the public hearing at 6:25 PM.

#### **Other Business and Upcoming Meetings**

Liz and Darin had not received the minutes and elected to abstain from approval of the minutes.

The minutes from February 18<sup>th</sup> 2020 were presented. No comments or revisions were made. Commissioner Unterwegner made a motion to approve the minutes as presented. Commissioner Ledgerwood seconded and the motion passed unanimously.

The May 12<sup>th</sup>, 2020 minutes were presented. Commissioner Unterwegner was not present at the May 12<sup>th</sup> meeting and elected to abstain, so there was not a quorum to approve them. The May 12<sup>th</sup> minutes will be added to the agenda at the next planning commission meeting.

Commissioner Ledgerwood moved to adjourn at 6:33 PM. Commissioner Unterwegner seconded and the motion passed unanimously.

Respectfully Submitted:

Nicholas Green  
City Manager

ATTEST

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Ken Boethin, Chairman

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Date