

PLANNING COMMISSION MINUTES

City Hall Council Chambers

April 26, 2018

7:00 p.m.

The regularly scheduled meeting of the Pendleton Planning Commission was held April 26, 2018, at 7:00 p.m. in the City Hall Council Chambers with Commissioners Joseph Hull, Terry Clarke, Sunny Harmenson, and Ryan DeGrofft present. Commissioners Brian Currin, Maureen McCormach and Vincent Papol were absent. Staff members present were City Planner George Cress, Planning Aide Julie Chase, Officer Anthony Nelson, and Permit Technician Lora Elliott

Reminder: The Commission should speak up or speak into the microphones so that the audience can hear the Commission.

CALL TO ORDER:

COMMUNITY DISCUSSION: Ed Miltenberger, 803 SW Court Ave. Ed complained about not being directly invited to this meeting where the discussion on the River Quarter historic standards will be discussed. He heard that the City has a preset agenda with the River Quarter. He stood on the grounds that America is founded on the pursuit of happiness and the right of personal property. He asked about the wisdom of bringing in developers to discuss the River Quarter. He is in favor of the person's right to develop their land as they see fit. He will work with the City to enhance the economic value of the City but does not want dictation of how the development should occur. He commented that no one can develop under the current codes as shown by the Umatilla County Assessor. He spoke about the downtown traffic study; \$250,000 matching funds were provided for Main Street bulb out and curb improvements. The State dictated the design of the Main Street pedestrian crossings as condition of the award match. As a result, eight parking spaces were lost. He feels the current River Quarter plan is unfair and unjust. He would like the Plan repealed. He objected to the 10% voter population requirement to repeal the River Quarter Plan by petition signature. He is the biggest property owner with exclusion of the hotel along the River Quarter area, this phase.

Chad Miltenberger, 803 SW Court Ave. He would like to create a new committee, Court Street Association, to repeal the River Quarter Plan and write a whole new plan. He has seen little progressive work in the River Quarter area, this phase. He has information from Jordan McDonald concerning the financial aspect of the Plan. He would like the owners of the River Quarter area to be consulted. He felt that this agenda has the River Quarter historic standards listed; as such he feels this is the first meeting rather than the May 10th meeting as communicated to him. The May 10th meeting will have discussion with developers. He would like the public involved in the River Quarter Plan remake.

Mason Carlson, 915 SW Court Ave. He also would like the public involved. He feels the values of his property are worth nothing because of the River Quarter Plan. He would like his business back and to go back to what it used to be.

Bonnie Bischke, 3137 SW Hailey Ave. She would like the Planning Commission to understand that there is a difference between a retail store and a grow operation, especially in regards to odor.

CONSENT AGENDA: The March 22, 2018 minutes were approved.

PUBLIC HEARINGS: None.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

a. Architectural or Historical Standards in the River Quarter – Guest Speaker, Kate Dimon, Professor of Historic Preservation and Restoration and the teacher of Historic Techniques and Construction Management at Clatsop College. 807 S Main St.

The River Quarter has historic homes within this District as well as other districts in Pendleton. She observed a mix of late 19th Century Craftsman homes. Because the State Preservation Office has strict rules as to the provision for tax credits or monies, she presented a historic character prominent in the River Quarter area, especially for infill lots (undeveloped or under developed lots between developed lots). She would request that the infill of the vacant lots or underused lots should match the standards of the historic character of the District. Standards are important so

that funds are available to the property owners. New modern construction should be of the same architectural standard as that prominent in the area. The Craftsman style is prominent in the District. A shed roof would also blend with the District. Her importance would be to match the character more so than seeing down the levy. Window suggestions were provided in her presentation for viewing of the River Quarter levy. Cannon Beach has standards for commercial structures that mimic residential neighborhoods. The standards should blend as a whole district. The City wants people to mull around the area and use all opportunities to make purchases in the River Quarter. If you are going to create a better environment in this area, then you should provide opportunities to get monies to repair their facades. This would be a preservation of the River Quarter's character. The River Quarter area's character should encourage persons to stay in the area, to move around, to shop and enjoy the place. It is really important to blend the River Quarter area character in a historic manner so that property owners have the opportunity to tap into tax benefits of historic renovation or preservation. Whether the construction project is residential or commercial, it does not matter provided the uniform architectural guidelines or standards are met. The key is a uniform architectural standard that distinguishes this area, attracts people, and provides an avenue of resource for the property owners (Historic Preservation credits/grants).

REPORT OF THE CITY PLANNER:

Staff has scheduled the Planning Commission meeting on May 10th for investors to critique of the River Quarter Plan standards. At our next meeting, the City Manager will introduce the aspect of standards in our Central Mixed Use zone. Staff has been provided training opportunities for Planning Commissioners from the League of Oregon Cities. Staff will send out the list and requests the Commission to reply with those opportunities for training that they are interested in learning. If the training is exclusive to Pendleton, the travel expense will be charged to Pendleton. If the training is offered to multiple cities, the travel fees are waived. Staff is asking for input to determine if the training should be an all-day event, half day, exclusive, or multiple cities.

Following this meeting the Commission is invited to a Police escorted Tour of Kindleaf, a marijuana retailer, to receive education first hand on marijuana retailers and their effect upon neighboring businesses. Marijuana standards are in discussion with city staff.

(The Commission members present at the tour were Ryan DeGrofft and Sunny Harmeson.)

The meeting adjourned at 7:40 p.m.

Chairman Maureen McCormach

Date Approved