

**MILL CITY PLANNING COMMISSION**  
**Meeting of January 13, 2023**

Planning Commission members present: Chair Marge Henning, Woody Koenig, Dave Leach, and Caitlin Purdy.

Staff in attendance: Planning Advisor Dave Kinney.

City Council Representatives: None.

Agency/Applicant Representatives: None.

Citizens: None.

The meeting was called to order at 9:02 a.m. Chair Marge Henning led the pledge of allegiance.

**APPROVAL OF MINUTES:** *Chair Henning moved, seconded by Dave Leach to approve the minutes of November 18, 2022. The motion carried, (4:0).*

*Chair Henning moved, seconded by Caitlin Purdy to approve the minutes of December 19, 2022. The motion carried, (4:0).*

**PUBLIC COMMENT:** None.

**PUBLIC HEARING:** None.

**OLD BUSINESS:**

*City Attorney Letter Advising Applicants of Development of Sewer Capacity Issues:* Mr. Kinney said that the City Attorney prepared a letter, included for review, to provide to any applicant requesting a development approval. The letter has been provided to Green Light Development.

*Sewer System Design/Land Acquisition and Project Update:* Mr. Kinney stated that Marion County's consultant for real property acquisitions has been authorized to begin to make contacts with property owners.

*Sewer System Inflow & Infiltration (I&I) Repairs:* Mr. Kinney stated that the bulk of the sewer lines in the NE quadrant of the City have been cleaned. Several leaks, one significant, were found. A contractor has been hired to make repairs where broken pipes, clean outs and I&I has been found.

*Storm Drainage Master Plan:* A draft map of the existing system has been provided for review. Mr. Kinney and Public Works Supervisor Russ Foltz will get comments back to Keller Associates this week, after which modeling of storm drainage flows in the system will begin.

*Green Light Development Approval:* The Council ratified the approval of the Green Light Development application at the December 27, 2022 meeting. Councilor Plotts was concerned with making sure that residents had an opportunity to testify and be heard but understood that the application needed to be decided based on the criteria within the City's code.

*Mill City Development Code – Continued Review:* Mr. Kinney said that he and City Recorder Stacie Cook spent several hours reviewing the code and explained that there are several questions which resulted from the discussion.

Mr. Kinney said that per discussion with the Planning Commission, the code now states that a dwelling existing prior to July 1, 2023 in the Industrial Zone may continue to be used for residential purposes, including alteration, repairs, expansion or extension. However, new homes would not be allowed.

The City Attorney will need to review Section 1.5.020 Penalty for legality and process.

Section 2.1.060 Allowed Uses includes temporary uses. Mr. Kinney asked for verification that the Planning Commission wishes to include these. Consensus to include.

Mr. Kinney said that the Planning Commission should discuss whether a setback adjustment can be granted by the City Recorder without a variance. Mr. Kinney and Mrs. Cook discussed and proposed language in Chapter 4.7 to add an admin variance up to five feet on the front setback in the R-2 zone. After discussion, Planning Commission recommends reducing this to three feet.

Mr. Kinney stated that the code currently requires that the exterior appearance and color of an accessory structure which requires a building permit, match that of the home. Mrs. Cook has requested that this standard be deleted. No decision.

Medical Hardship applications currently allow for an RV or manufactured home to be placed. Mrs. Cook has suggested that this be changed to a tiny home or RV. This provides for the home to be removed more easily when the hardship is no longer needed.

Section 2.3.070 Manufactured Dwelling Park now allows for them within the R-2 zone.

The Planning Commission will need to discuss whether attached town homes will be permitted in the R-1 zone as cluster developments. This kind of home is now allowed as part of a "community plan" where development provides an open space area/playground or is seeking to protect steep slopes, drainage, wetlands, etc. the new code does not include a 'community plan' option. Additionally, vacation/short term rental regulations need to be reviewed.

The special home occupation code has been modified to require a conditional use permit if the use is larger than 750 sf in size but more than 1000 sf; allows family members and up to three additional employees; six day per week business. Prohibited home occupations include any with activity that produces electronic interference, noise, glare, vibration, smoke or odor beyond allowable levels; activity involving on-site retail sales; raising/breeding animals, animal hospital,

vet services, kennels or boarding animals; repair, including painting, repair/reconditioning, and storage of motorized vehicles, boats, RVs. Airplanes or large equipment.

Coffee kiosks need to have research done to determine whether restroom facilities will be required.

Woody Koenig left the meeting at 10:00 a.m., which left no quorum. The official meeting was adjourned at this time and a workshop continued.

The workshop was adjourned at 10:30 a.m.

Prepared by:

Stacie Cook, MMC City Recorder

Minutes approved by the Planning Commission on the 10<sup>th</sup> day of February 2023