

PLANNING COMMISSION MEETING MINUTES
January 9, 2012

The regular meeting of the Ontario Planning Commission was called to order at 7:00 pm in the Council Chambers of City Hall. Commission members present were Chairman Michael Rudd, Cindy Graversen, Dennis Mendiola, and Greg Tuttle. Rita Kanrich and Mike Allen was excused. Travis Currey was absent.

City Planning Staff present were Planning Administrator David Richey and Planning Technician Marcy Skinner. City Council ex-officio Ron Verini was present.

The meeting was recorded on tape and the tape is on file at City Annex. The Agenda for this meeting was mailed and/or hand delivered on or before January 2, 2012. Copies of the Agenda are available at City Hall.

Chairman Michael Rudd led everyone in the Pledge of Allegiance.

CONSENT AGENDA

Greg Tuttle moved, seconded by Dennis Mendiola, to adopt the Agenda as presented. Roll call vote: Allen-excused; Currey-absent; Tuttle-yes; Graversen-yes; Kanrich-excused; Mendiola-yes; Rudd-yes. Motion carried 4/0/3.

ADOPTION OF MINUTES

Dennis Mendiola moved, seconded by Cindy Graversen to approve the minutes of the June 13, 2011 meeting. Roll call vote: Allen-excused; Currey-absent; Tuttle-yes; Graversen-yes; Kanrich-excused; Mendiola-yes; Rudd-yes. Motion carried 4/0/3.

There were no unscheduled public appearances.

PUBLIC HEARING- ACTION 2012-01-01 CUP: a request by St. Paul Lutheran Church for a classroom building for pre-school and daycare activities. The location is on property adjacent to the church at 842 Alameda Drive, Ontario. It is also known as Tax Lot 600, Assessor's Map 18S 47E 09BC.

David Richey, Planning Administrator, explained that the applicant was asking for a Conditional Use Permit in order to build a pre-school on the property adjacent to the church. It appeared that there would be adequate room on the grounds. David wanted more detail concerning landscaping and off-street parking requirements detailed in the site plans. Planning supported the Conditional Use Permit.

Chairman Rudd added that there were two letters by Pastor Aalgaard that were attached and included in the application packet.

James Aalgaard, Pastor of the St Paul Lutheran Church, Ontario "We want to say thanks again for the opportunity to present our idea and our proposal to the City. We know that a conditional use permit is something that is of course a special consideration for the community and for several years, many many years, it's been a weed lot with puncture vine and we've had to address that problem late in the season sometimes and we're a little bit apologetic about that but now we think we have a pretty good use for that space and that would be to grass over anything that's weeds and then of course the building proposal which would include, we're hoping asphalt that would include any parking spaces that would be necessary and the spaces is generous space in terms of what we'd like to build and maybe Angie could talk a little bit about its service to the community.

CITY OF ONTARIO, 444 SW 4TH STREET, ONTARIO OREGON 97914

Angie Uptmor, Ontario, "Well, what we're hoping for is to have approximately 72 slots and 12 of those for infants. Right now it's really hard, there's no child care center in Ontario that will take infants so this is going to be, I think, really much needed in this community. Ontario, the Malheur County area, we are low on daycare/childcare slots, according to the Childcare Resource and Referral. We're really excited about this. We'd like to plan on doing a sliding fee schedule because we have a lot of folks in this community that can't afford to pay at full price and so we're hoping that our neighbors will embrace this and the community will".

Mr. Aalgard added, "We actually hand-delivered some letters that had a little bit more detailed description than what we see here in front of us along with a letter simply explaining what our intentions and our hopes are, to our immediate neighbors and we had a chance to visit with two of those neighbors in person and one of them invited us into their living room and wanted to just simply visit with us a little bit more. Generally, quite a lot in favor and so we were really encouraged by that. Another thing that I would like to point out, and, and I don't suppose it might factor into the decision here but, at St Paul Lutheran Church we've really taken seriously our relationship in the broader community and that's being reflected here in the fact that Angie is working at the Malheur County Commission on Children and Families and then also her boss Kelly also umpired the flags. Also, we'd like to recognize Wendy Hill who is officially on the board of our Early Learning Center and she is the Director of the Ontario DHS office and so what we want to show by that is a lot of collaborate effort and energies so that partnerships could be established. One of the members of our board is Jan Dinsmore and she's an instructor at the Eastern Oregon extension here and so there's some practicum opportunities for people who are wanting to learn more about early childhood education. So we see a lot of connecting points in our community and we're excited for the opportunity. Any questions?"

Chairman Rudd commented that when he went by the site, puncture weeds did seem to be a problem. He thought that the proposal would be a great addition to the community.

FINDING OF FACTS

Greg Tuttle moved, seconded by Dennis Mendiola, to adopt the Findings of Fact presented. Roll call vote: Allen-excused; Currey-absent; Tuttle-yes; Graversen-yes; Kanrich-excused; Mendiola-yes; Rudd-yes. Motion carried 4/0/3.

APPROVAL OF ACTION 2012-01-01 CUP

Dennis Mendiola moved, seconded by Cindy Graversen to approve the minutes of the June 13, 2011 meeting. Roll call vote: Allen-excused; Currey-absent; Tuttle-yes; Graversen-yes; Kanrich-excused; Mendiola-yes; Rudd-yes. Motion carried 4/0/3.

REPORTS

Marcy Skinner reported on the permit activity.

ADJOURN

Greg Tuttle moved, seconded by Dennis Mendiola, to adopt adjourn the meeting. Roll call vote: Allen-excused; Currey-absent; Tuttle-yes; Graversen-yes; Kanrich-excused; Mendiola-yes; Rudd-yes. Motion carried 4/0/3.

Michael Rudd, Chairman

Marcy Skinner, Planning Technician