

**PLANNING COMMISSION MEETING MINUTES**  
**January 14, 2013**

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, Rita Kanrich, Cindy Graversen, and Mike Allen, Max Twombly and Greg Tuttle. There was one vacant seat that was being advertised.

City Staff present were City Manager, Jay Henry, and Planning and Zoning Technician Marcy Skinner. City Council ex-officio Ron Verini was also present.

The meeting was recorded on tape and the tape is on file at the City Annex. The Agenda for this meeting was emailed and/or hand delivered on or before January 8, 2013. Copies of the Agenda were available at the City Annex.

Chairman Michael Rudd led everyone in the Pledge of Allegiance.

**CONSENT AGENDA**

Mike Allen moved, seconded by Greg Tuttle, to adopt the Agenda as presented. Roll call vote: Allen-yes; Tuttle-yes; Graversen-yes; Kanrich-yes; Rudd-yes; Twombly-yes. Motion carried 6/0/1/0.

**ADOPTION OF MINUTES**

Cindy Graversen moved, seconded by Rita Kanrich to approve the minutes of the November 13, 2012 meeting. Roll call vote: Allen-yes; Tuttle-yes; Graversen-yes; Kanrich-yes; Rudd-yes; Twombly-yes. Motion carried 6/0/1/0.

**PUBLIC HEARING ACTION 2012-08-09CPAMD-Application Withdrawn**

The location is north of a mobile home court at 1021 SE 9<sup>th</sup> Ave, Assessor's Map 18S47E10, Tax Lot 2000. The applicant is Mr. and Mrs. Bowdish. They are requesting to change a vacant 6.2 acre parcel from (RMH) Mobile Home Park zoning to (C-1) Neighborhood Commercial.

Marty Justus, Ontario, explained that he had withdrawn his application. He would be resubmitting it at a later date. He also stated that he was disappointed in DLCD because he was not sure what they required for the traffic study and also he was disappointed in the Planning Commission because they did not return his emails.

Ron Verini, City Council Ex-Officio, stated that he would like to get a copy of the cost analysis for the traffic study.

Jay Henry, City Manager, said that the size of the traffic analysis needed would be determined by the DLCD.

Mr. Justus thought that if the commercial zone would be safer for children to play then the current manufactured home zone since the property was near Interstate 84.

Mr. Verini, thought that DLCD wanted a study that would show the impact on the study that was already complete, not a full traffic study.

Chairman Rudd stated that he would like to have the State's code showing the requirements.

**PUBLIC HEARING ACTION 2012-11-13CPAMD -Application Withdrawn**

A request by Treasure Valley Community College to amend the Comprehensive Plan by replacing the dated Facility Master Plan with a new Facility Master Plan. In addition, the college has assembled all of the historical documents of their previous Master Plan efforts for the purpose of reference. The property is designated as Assessor's Map #18S-47E-09; Tax Lot 100 located at 650 College Blvd.

Marcy Skinner, Planning and Zoning Technician, gave a staff report explaining that TVCC would be replacing their dated Facility Master Plan with a new one.

Bernie Babcock, Facilities Director of TVCC, "In 2007 we revised our Comprehensive Plan or our College Zone District Plan to reflect the build out of the armory and since that time, as a result of an accreditation visit we were tasked with demonstrating a little more thorough campus-wide facility planning. As a result of that in 2011 and 2012 we went through that process. The new Master Plan which would replace the old Master Plan basically is a refinement of the existing plan. It's more specific, it actually represents a smaller build-out than the previous plan and it really allows us to focus on developing academic zones within our campus. It allows us to develop points of access and entrances out of our campus that promote better flow of traffic through our campus. It also talks about how much square footage we should have per occupant on campus which is an exciting concept. It's probably the most revealing thing to me. Our campus has become compressed, just because of the type of programs we offer and it's recommended to us that we try to get to a bench mark of 100 square foot per full time student. We're at 65 currently, so you know we don't have that many more students but it's just the way we offer programs and the way we do things that our campus has become more compressed and so.....it talks about landscaping and parking and all of those and it was a very positive process, had a lot of community input, had input from the City, had input from the neighbors, a lot of faculty and staff and I think this is really a culmination of better pride as a result from three previous efforts we've taken the three previous Master Plan's that we've done and we've referenced all of those and looked at all of those and we've finally got a very good document in my opinion. Probably one of my questions is about traffic. In 2001 we did a traffic study. We got a grant to do that through the City. That traffic study is scheduled to be done again in 2017 and the benchmarks that were established in that traffic study have not been reached. You know, they sent benchmarks for how many students we would have on campus that included a build-out of an additional 130,000 square feet which we have not gotten to and 25 additional classrooms which we have not done. Since 2005, we probably developed, my best guess is about \$26 million of development has occurred on campus including the armory site which we don't currently own. It was on our property at one time and our 2007 Master Plan was amended to reflect that development. We also built our new residence hall, did a bunch of parking under Goal Oregon and just finished our Science Center under the existing College District zone and it's worked very well and we want to continue that effort moving forward. Basically, this document replaces a dated Master Plan that was started in 2001 and amended in 2007".

Commissioner Kanrich asked if there were any plans to extend Park Boulevard.

Mr. Babcock said that it would be for the City Council and City Staff to direct the extension of Park Blvd. He said that at some time TVCC would extend 9<sup>th</sup> through the campus near the Vo-Tech building and leave the existing exit west of the Cultural Center. TVCC wanted to improve circulation and visibility of the campus as identified in the previous Master Plan as well as the current one. The green spaces would also be preserved in the Master Plan. Buildings are oriented to encourage students to walk around the campus.

Greg Tuttle moved, seconded by Cindy Graversen, to adopt the new 2012 TVCC facility Master Plan into the City's Comprehensive Plan. Roll call vote: Rudd-yes; Allen-yes; Kanrich-yes; Graversen-yes; Tuttle-yes; Twombly-yes. Motion carried 6/0/1/0.

**DISCUSSION**

There was a discussion of the Industrial Lands meeting. A joint PC/CC meeting was scheduled for February 11<sup>th</sup> at 7:00pm.

**REPORTS**

Marcy Skinner reported on the permit activity.

**ADJOURN**

Michael Rudd moved, seconded by Max Twombly to adjourn. Roll call vote: Rudd-yes; Allen-yes; Kanrich-yes; Graversen-yes; Tuttle-yes; Twombly-yes. Motion carried 6/0/1/0.

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Michael Rudd, Chairman

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Marcy Skinner, Planning & Zoning Technician

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