

This meeting of the Wallowa County Planning Commission convened at 7:00 p.m. on Tuesday, July 29, 2014, with the following present:

**MEMBERS:** Ken Wick  
Chris Bullat  
Ramona Phillips  
Kim Tippet  
Sterling Shetler

**STAFF:** Harold Black, Planning Director  
Chrystal Allen, Permit Tech  
Ashley Lee, Department Specialist

**OTHERS PRESENT:**

Rahn Hostetter  
Yanke Representative

Bruce Dunn  
Enterprise Resident

Katie Nesbit  
La Grande Observer

**KEN WICK, CHAIRMAN:** [Introduced members and staff and read agenda.]

**[Please note that draft and adopted findings, staff reports, written testimony, and the official Planning Commission meeting audio record are available for review and/or purchase in the Planning Department.]**

**Public Hearing Procedure**

Ladies and Gentlemen, I call the regular July 29, 2014 hearing session of the Wallowa County Planning Commission to order. My name is Ken Wick, and I am the Chairman of the Planning Commission for Wallowa County, Oregon. The members of the Planning Commission are appointed by the Wallowa County Board of Commissioners and we all serve as volunteers. Now I would like to introduce the current members of the Commission who are present tonight, and the staff of the Planning Commission, who have prepared the materials we will consider. (Does introductions of members and staff).

**Chris Bullat** Motions to dispense the opening statements

**Ramona Phillips** seconds the motion [**Motion Passes 5-0-0**]

**Jackman CUP#14 03**

**Harold Black** presents the Jackman Findings and Decision of denial dated July 29, 2014.

**Sterling Shetler** motions to accept the findings as written.

**Ramona Phillips** seconds the motion. [**Motion passes 5-0-0**]

**Yanke ZP#13-62, ZP#13-63, & ZP#13-64**

**Harold Black** presents the Yanke Staff Report Supplement 2 dated July 29, 2014 and the attachments. The Planning Commission and Director Black discuss the site visit and the proposed home site locations.

**Chris Bullat** states that a condition should be included to require all sewage systems be placed on the east side of the properties.

**Ken Wick** requests to add a weed control or weed maintenance plan to the conditions of approval that would address the control of noxious weeds. Everyone agrees this should be included.

**Harold Black** restates that final development plans will now require a review by the Planning Commission to ensure compliance with all conditions of approval.

**Ramona Philips** agrees with requiring final review.

**Ken Wick** questions the square footage restrictions, and feels there may need to be adjustments made to those restrictions.

**Chris Bullat** suggests that only a certain portion of the proposed houses be visible from any one place and if so what percentages should be visible.

The Planning Commission discuss square footage limitations and home orientations and feel that 3,000 square feet for sites 2 and 3 and 4,000 square feet for site 1 with a 25% of the outside area being visible would be adequate.

**Rahn Hostetter** suggests that the conditions regarding orientations and square footage be changed to say "A substantial portion of the homes must be oriented to the east" and proposes that the maximum square footage be increased to 6,000 square feet.

**Harold Black** states that he can adjust the proposed conditions to include the changes and email them, to the commission for input before next months meeting. The Planning Commission agreed.

**Chris Bullat** moves to revise the conditions of approval and to draft findings for next months meeting.

**Sterling Shetler** seconds the motion. **[Motion passes 5-0-0]**

**Ken Wick** moves to continue this hearing to the regular August 26, 2014 Planning Commission meeting.

**Chris Bullat** seconds the motion. [Motion passes 5-0-0]

**Other Business**

The **Planning Commission** discuss the Commission vacancy and possible candidates.

The **Planning Commission** discuss addressing each other as Commissioner instead of by first name. All agree that they want to start addressing one another more formally.

**Minutes**

**Chris Bullat** moves to approve the June 27, 2014 minutes as written.

**Kim Tippett** seconds the motion. [Motion passes 5-0-0]

There being no further business before the commission, the meeting was, on motion duly made and seconded, adjourned at 8:30 p.m.

\_\_\_\_\_  
Ashley D Lee  
Department Specialist

\_\_\_\_\_  
Date