

CITY OF UNION OREGON PLANNING COMMISSION MINUTES
August 19, 2020 at 7:00pm
Leonard Almquist Chambers located at 342 S. Main Union, OR 97883

This meeting was called to order at 7:01 p.m.

Roll Call: Commissioner Lani Jones, Commissioner Cherie Kausler, Commissioner Samn Diller, Commissioner Dan Davenport excused, Commissioner Jocelyn Jones, Commissioner Robert Burton, Commissioner Edwin Baird, and City Administrator Doug Wiggins.

The first item on tonight's agenda were the July Planning Minutes. Commissioner Baird moved to approve. Commissioner Jocelyn Jones second, the minutes were approved.

There wasn't any old business.

Under new business was MNP 20-03 Stout, for a minor partition. On the staff report CA Wiggins stated the applicant is asking for a partition on N 1st Street to make 3 total parcels. There will be two, 2.5 acre lots, the other would be .95 acres. All lots are large enough for R1, and part of one lot is in R2. They meet requirements of both zones. It is a lot of vacant ground. Property is not in flood plain, utilities are available, all lots will be maintained in current zone. There are no further proposed streets, there are no historic sites or structures, but there is a ditch. There will be no adverse impact to the school district. I haven't received comments for, against, or neutral. The applicant has 1 year to get plat signed by the Mayor and 90 days to file with the county. Commissioner Burton asked if there were any conflicts of interest, none were stated.

The public hearing opened at 7:08 p.m.

The applicant didn't have any testimony.

During testimony in favor, Scott Schroder stated we have no objections, we favor it.

There wasn't any further testimony.

The public hearing closed at 7:10 p.m.

After Commissioner deliberation, Commissioner Baird moved to approve, with the conditions. Commissioner Diller second. Motion passed with 5 yes, 1 abstention by Commissioner Kausler because she is related to the applicant.

The second item under new business was CUP 20-03 Wentzel, 950 Hickory Place in Union, a conditional use permit hearing. Under the staff report, CA Wiggins stated he wants to live in his trailer while they wait for their home to be built, it is just a vacant lot. It is being developed, sewer is there, water should be in soon and the road is being developed. Electrical is in the process of being installed. Once buildings are on the property there needs to be a minimum of 10 feet between buildings. This permit expires in 1-year; pretty straightforward.

This public hearing opened at 7:17 p.m.

Under applicant testimony, Jane Wentzel stated our double wide will be available in November and moved in December.

Under testimony in favor Lindsay McDowell stated we have no problems with this.

There wasn't any testimony against the conditional use permit.

This public hearing closed at 7:18 p.m.

After Commissioner deliberation, Commissioner Jocelyn Jones moved to approve with staff recommendations. Commissioner Baird second. Motion passed with 6 yes votes.

The last item under new business was CUP 20-02 McDowell 950 W Hickory Place, a conditional use permit hearing. On the staff report, CA Wiggins stated she is requesting to house 4 pet pigs. The property is residential and agricultural use surrounds the property. This is an exotic pig breed and the pasture is adequately fenced. There is shelter for the pigs. I received two comments by letter about the pigs. We have gotten another 6 or 7 additional letters.

If approved the conditions will be the permit will be reviewed upon a complaint basis, no breeding is allowed, and the owner will be held liable for complaints. No more than 5 pigs on the lots.

CA Wiggins read the letters received on the conditional use permit for the record; copies of the letters can be obtained at City Hall.

The public hearing opened at 7:35 p.m.

Under applicant testimony, Lindsay McDowell stated I wanted to keep them as long as possible, Sheri Schubert put us in contact with the woman who we got the pigs from. We had a brand-new fence built, these are small pigs, they are not a market pig. I haven't found one negative quality. They are the perfect pet.

Under testimony in favor, Jim Sheehy stated this is my neighbor to the south; the pigs have been there since October and they don't make noise, they don't stink, there is lots of other livestock around that are worse. I see no reason why the pigs can't stay.

Jane Wentzel stated we are neighbors and we don't even notice the pigs, to date nothing stinks. I don't have any complaints.

Tammy Bullard stated my family raised pigs they were the least of the problem livestock, they are grazing pig and slow growing. I carried 5-gallon bucket of manure away from my horse twice a day. The pigs don't make noise, no smell, they are like a dog. there are a number of dogs in my neighborhood that bark constantly.

Sally Sheehy stated we had the pigs on our property, very quiet, no smell. Very docile and not at all like swine, we are talking about two different things here. These are small animals, more like dogs than anything. Very nice animals.

Next, under testimony against, Teresa Valenta stated I don't care what you call it, if I wanted to live on a pig farm, I would have moved to one. We have all improved our properties, I am not sure if there is insurance for these animals I am opposed.

Sheri Schubert stated I just built a new house. I was under the impression she was going to keep it in a dog kennel, they do smell, I am opposed to it.

Clay Kimble stated I was told I couldn't have a pig and the ordinance should apply to everyone. The smell will eventually come up. There should be no exception period.

Lindsay McDowell stated there are several families who already have them and there has never been a problem. The pigs are well contained, I didn't think there was anything wrong with having pigs. This won't be a nuisance to my neighborhood.

Commissioners and audience in attendance asked why was swine left out of the ordinance. CA Wiggins answered I have no idea; I can make all sorts of assumptions. I know when we renewed the animal ordinance, it wasn't addressed at that time, it is not allowed and it is not against. CA Wiggins also explained the FFA and 4H process to the audience.

Lindsay McDowell stated we are talking about 4 mini pigs; these in comparison are almost nothing compared to other livestock on the property.

John Schwendemann stated we will have a situation where a lot of people have them already, there needs to be rules about these animals. There should be monetary penalties for becoming nuisance.

Lindsay McDowell stated why are they treated differently from other animals? Why should I have special insurance? I don't want to breed them. It is unfair, I would like to keep our mini pigs, I just want to be treated fairly.

Commissioner Burton asked what the procedure is if there is complaint. CA Wiggins answered we make contact by letter usually and if it is not getting fixed from the owner, we can hold a hearing to revoke the permit. All complaints would be validated by the ordinance officer and inspected. They can be fined for odors, noises, and running at large.

The public hearing closed at 8:02 p.m.

After Commissioner deliberations, Commissioner Baird motioned to approve the permit with staff recommendations. Commissioner Lani Jones second. The motion passed with four yes votes, 1 abstention from Commissioner Burton because he has too much contact with the people involved, and 1 no vote from Commissioner Jocelyn Jones.

The last item was public comment. There wasn't any further public comment. Commissioners and staff discussed the pig issue.

This meeting adjourned at 8:18 p.m.

Approved: _____
Chairman, Dan Davenport

Attest: _____
City Administrator/Recorder, Doug Wiggins

