CITY OF MILTON-FREEWATER

PLANNING COMMISSION MINUTES

October 2, 2023

*The Planning Commission of the City of Milton-Freewater met for an informal pre-meeting study session at 6:30 pm on October 2, 2023 for the purpose of discussing questions on agenda items.*

*Those present were Commissioners Frank Millar, Wendy Harris, Myra Sherwin, Mary Ward, Megan Norton, and Chair Nathan Lyon.*

*Staff participants included City Planner Laurel Sweeney and Planning Assistant Kassidy Ruiz.*

*No action was taken.*

*The study session adjourned at 6:59 p.m.*

The Planning Commission meeting was called to order on Monday, October 2, 2023 in the Albee Room of the City Library, 8 SW 8th Ave, Milton-Freewater, OR 97862 at 7:00 p.m. by Chair Lyon

Commissioners Present: Commissioners Frank Millar, Wendy Harris, Myra Sherwin, Mary Ward, Megan Norton and Chair Nathan Lyon were present.

No commissioner was absent.

There is currently one commissioner position vacant.

Staff Participants: City Planner Laurel Sweeney and Planning Assistant Kassidy Ruiz were present.

Citizens Participants: Paul Seaquist – 684 College St., Kelly & Carolyn Hahn – 250 Powell Rd., Kaitlyn Slusarenko – 85562 Winesap Rd., Travis Trumbull – 53367 Ruby Ln.

Chair Lyon asked if there were any corrections or additions to the September 5, 2023 minutes. None were stated. Commissioner Mary Ward motioned to approve the September 5, 2023 minutes as written. Commissioner Millar seconded the motion. All were in favor for approval. Motion carried 6-0. The minutes of the September 5, 2023 meeting were approved as written.

Citizen Concerns: None shared.

The public hearing was then opened for the variance request from Kelly and Carolyn Hahn to allow a minor partition with reduced public right of way on property located at 250 Powell Rd.

Rules for a public hearing were read. No members of the Commission abstained or disclosed ex parte contact.

Chair Lyon recused himself due to being close friends with the applicant.

Commissioner Myra Sherwin then took the role as temporary Chair.

No audience member objected to any commissioner’s right to participate in the public hearing.

City Planner Laurel Sweeney stated that the notice of the hearing was published as required by law.

One written comment was submitted by Bryce Sterm in favor of the applicant. A copy of the letter was submitted to each commissioner.

City Planner Laurel Sweeney provided the staff reports, which are printed below.

BACKGROUND

The applicants would like to partition their property into 3 lots. The size of the lot (1.46 acres) is adequate for creating two additional lots, however, by creating 2 new lots, a public road is required to provide ingress/egress for the future residents as well as city and emergency services. The applicants are proposing a 21.5-foot-wide space that will accommodate a road. The city code required a 50 foot right of way with a 30-foot minimum road. The Oregon Fire Code requires an emergency vehicle turn around and a roadway capable of supporting 60,000 pounds.

CODE PROVISIONS

11-8-8 STREET DESIGN STANDARDS

11-12-3 CRITERIA FOR A VARIANCE

11-8-8: STREET DESIGN STANDARDS

1. Width: Right of way and pavement width for new development of public streets shall not be less than those set forth in this section. These minimum standards may be increased upon development of findings by the technical review committee which show that the minimum specifications do not address public safety concerns of the particular development.

|  |  |  |
| --- | --- | --- |
| **Type Of Street** | **Min. Right Of Way** | **Min. Roadway** |
|  |  |  |
| Major arterials | 100 | varies |
| Secondary arterials | 80 | 42 |
| Service and industrial streets | 80 | 42 |
| Collector streets and continuing residential streets | 60 | 40 |
| Minor streets | 50 | 30 |
| Radius for turnaround at end of cul-de-sac | 50 | 40 |
| Alley | 20 | 20 |

Findings: Due to the reduction of right of way and reduced roadway, a variance is requested.

11-12-3: CRITERIA FOR A VARIANCE

In deciding on a variance, the commission shall develop written findings which address the following criteria. All criteria must be met before a variance request can be approved.

A.   There are special circumstances or conditions affecting the property that do not normally apply to other property and that such circumstances or conditions make it impossible or impractical to comply with the requirements of this title, and that the request is the minimum which will alleviate the situation.

Findings: None found.

B.   The variance is necessary for the proper design and/or function of the development.

Findings: The request is less than city standard. The variance is not necessary for the proper design and/or function of the development.

C.   The granting of the variance will not be detrimental to the public welfare or injurious to the other property in the area in which the property is situated.

Findings: The request is less than city standard. This might affect future resident’s ability to receive city services such as garbage collection and emergency services.

D.   The variance is necessary for the preservation and enjoyment of a substantial property right because an extraordinary property related hardship, other than financial burden or impracticality, would result from strict compliance with the regulations of this title. (1978 Code)

Findings: With the submittal made, the variance is not necessary for the applicant to divide their property.

STAFF RECOMMENDATION

Staff recommends denial of the variance

The applicant was then invited to speak.

Paul Seaquist handed out a booklet for each one of the commissioners. A copy is included in the minutes.

Seaquist asked the commissioners to draw their attention to the front page of the booklet, which was an assessor’s map of the surrounding area near the applicant’s property. Certain properties were given a reference number. The property labeled #1 is located off of Powell Road (giving 96 Powell Road access) has a 34-foot-wide roadway access. The property labeled #2 is located at 122 Powell Road has a roadway access of 21 feet wide. The property labeled #3 is located at Stonewood Court and has a roadway access of 40 feet wide to access 16 properties. The property labeled #4 is located off of Lamb Street has a 16 ½ foot wide access easement. He then asked the commissioner to look at property labeled #6, which feeds off of NW 8th Ave. and has a 42 feet wide roadway. Seaquist then asked the commissioners to look at the subject property and stated that it conforms with the width of the other nearby roads.

Seaquist then asked the Commissioners if they had any questions.

Commissioner Frank Millar asked City Planner Laurel Sweeney if our current City Code was put into place when the properties, provided by Seaquist, were established.

City Planner Laurel Sweeney stated that for some, yes, but for some no. She did mention that some of these roadways are driveways to one property not multiple lots. She included there are different standards when a road/access way is serviced back to one lot, the roadway could be 25 feet. The road could also be a dirt road rather than a paved.

Commissioner Sherwin confirmed that with only accessing the one lot, the roadway would be considered a driveway.

Commissioner Millar asked in the case of the properties labeled #1 and #2, these roadways are servicing only one other lot.

City Planner Laurel Sweeney confirmed that those two propertied are driveways servicing one other lot.

Commissioner Millar asked about Stonewood Court, which was labeled property #3. He stated that the roadway is only 40 feet in width which is narrower and serving quite a few lots. City Planner Laurel Sweeney confirmed that the roadway in Stonewood Court meets code requirements. She stated that on the provided chart shown in the Staff Report, the roadway has to be a minimum of 40 feet in width to meet code requirements, but the right-of-way is probably larger.

City Planner Laurel Sweeney stated that this specific subdivision is considered a collector’s street because it is a cul-de-sac and not a through street. City Planner Laurel Sweeney confirmed that Stonewood Courts access road meets city code requirements.

Commissioner Millar asked how many lots property labeled #4 serviced.

Seaquist stated that it services 3 lots. Tax lots 3000, 3100, and 3200.

City Planner Laurel Sweeney stated that she didn’t know when that access road was put in place.

Commissioner Millar asked Seaquist if he knew when the road was put into place.

Seaquist stated that some of those properties are newer, but some were established in the late 80s or early 90s.

Seaquist continued to say that all these example properties are within a half or three quarters of a mile from the subject property. Seaquist stated that there are more examples throughout Milton-Freewater, but they wanted to stay in the near vicinity of the subject parcel.

Commissioner Millar asked City Planner Laurel Sweeney that if the applicants adjusted their plan to a 30-foot right-of-way, would that meet requirements.

City Planner Laurel Sweeney stated that if the applicants had their pavement 30 feet wide and the right-of way was 50 feet wide, they would meet code requirements. The extra feet outside the pavement for the right-of-way is for sewer, water, power, and city services.

Commissioner Millar asked the applicants if making those adjustment would be possible and if they would still get their proposed outcome. Commissioner Millar again asked if 30 feet of pavement be an option.

The applicant Kelly Hahn stated that they could make 30 feet of pavement work by moving an already existing fence, but the 50 feet of right-of-way takes up most of the property. Hahn stated that he really didn’t understand the requirement of the 50-foot right-of-way. Hahn stated that City Planner Laurel Sweeney has tried to explain that requirement, but he still didn’t quite understand the reasoning. He could understand 30 feet and doesn’t see why 25 feet is a problem. Hahn stated that when he originally put that road in to get to the back of their property, he measured the width of Powell Road and at that time Powell Road was 25 feet wide. That is why he made his access road at least 20 feet wide in hopes that there would not be any problems in the future.

Hahn stated that he understood that the Commissioners and staff have concerns regarding the garbage truck having access to the rear properties.

Commissioner Sherwin stated that emergency services having access is also a major concern.

Hahn agreed and stated that for garbage purposes, neighboring properties bring their cans out to the street and they would as well.

Hahn stated that firetrucks will have access to the rear properties by the established road. Hahn continued to say a possibility is that a firetruck could back down the property so they would not have to make the turn around. Hahn stated that if the firetruck were responding to anyone of these example properties shown by Seaquist, the truck would have to backout.

Carolyn Hahn then stood at the podium to speak.

Carolyn Hahn stated that she was not trying to get upset, but property labeled #4, Carolyn and Kelly Hahn drove down that road after they were told that staff was recommending denial of their application. Carolyn Hahn stated that a firetruck could not turn around down that road without being in people’s driveways. She continued to say that property labeled #6 on NW 8th Ave. could not have a firetruck turn around down that access road as well. The truck would have to back up or drive through an existing fence. Property labeled #1 & #2; Carolyn Hahn stated that drivers cannot exit out the back of the property due to a vineyard being placed on the back property by another owner. Property labeled #3, Carolyn Hahn stated, has a turn around, but there are small residences on either side making the roadway tight. Carolyn Hahn continued to say that Stonewood Court still hasn’t finished the walking path around the subdivision because they are an HOA and are allowed to not do it, even though, they were required to have the walking path.

Carolyn Hahn stated that they are only wanting two additional houses located in the rear of the property. One for their granddaughter and one for the applicants. They would sell the existing home on the property. She explained that her and Kelly are getting older and that their granddaughter would be there in case something happens to them. Carolyn Hahn added that she believes that the firetruck or 60,000 pounds could stand on their existing roadway, even with gravel. Carolyn Hahn continued to state that they would not be building a fence between their homes and their neighbor.

Commissioner Millar asked City Planner Laurel Sweeney to confirm that she nor Planning Assistant Kassidy Ruiz were employed with the City of Milton-Freewater when Stonewood Court was established.

City Planner Laurel Sweeney confirmed that neither her nor Planning Assistant Kassidy Ruiz were employed with the City of Milton-Freewater at that time.

Commissioner Millar asked Paul Seaquist if he knew why Stonewood Court was approved with smaller side streets within the development.

Seaquist stated that Stonewood Court is a PUD, Planned Unit Development, which allows for smaller lots and other smaller requirements. Seaquist added that it was supposed to have a walking path around the development that was never paved. Seaquist stated that now you could not pave the path because property owners have encroached on the proposed public right-of-way walking path.

Commissioner Millar stated that he still sees an issue with firetruck and emergency responder accessing the two proposed houses on the rear of the property, more than the PUD of Stonewood Court. Commissioner Millar continued to state that he understands that there are rules and regulations that the city and its citizens must abide by.

Commissioner Millar asked City Planner Laurel Sweeney what does it take to allow this variance and what kind of issues does the city and the Planning Commission face when they have allowed all these other incidents in the past. Commissioner Millar referring to the property photos provided by Paul Seaquist.

City Planner Laurel Sweeney stated that when projects come into the City/Planning Department for review, they have to comply with standards that are in place at that time. Those standards are changed in response to updated safety regulations as well as other updated regulations. That is how our City Codes come to be. Our goal is to have safety, access, and provide services from city streets. What might have been in place years ago, has changed. City Planner Laurel Sweeney states she cannot speak as to some of the examples from Seaquist.

Commissioner Millar asked the applicant if they were planning on just two lots.

Kelly Hahn stated there will be three in total, the already existing lot in the front and two lots in the back.

Commissioner Millar asked if no one lives in the front house.

Kelly Hahn stated that he and Carolyn currently live there, but are wanting to sell the home.

Commissioner Millar asked City Planner Laurel Sweeney if there would be an issue with only two lots on the property in total.

City Planner Laurel Sweeney confirmed that there would be no issue other than the applicants would need to apply for a street frontage variance to reduce the size from 50 to 25 feet, which would not be an issue.

Commissioner Millar asked City Planner Laurel Sweeney what kind of trouble would the Planning Commission face for allowing this one-time variance? Commissioner Millar stated that by allowing this, it would set a precedence that would have to be lived up to in the future. Commissioner Millar continued to state that the city would be running into the same battle as they currently are facing with non-conforming lots and roadways.

City Planner Laurel Sweeney agreed.

Paul Seaquist suggested that some of the city ordinances should be reexamined and made up to date.

Commissioner Harris responded that she isn’t sure that our ordinances are not up to date. The size of fire equipment and ambulance have become larger since the past. Commissioner Harris continued to say that she understands what the applicants want to do and that she wants to approve their application, but her concern is what happens in the future when there is another family living on the property and there is an emergency situation or a fire and emergency services are having a hard time getting to the back properties to help. Commissioner Harris stated again her real concern is the safety issue. If there were not a safety issue now or in the foreseeable future, she would be vote yes to approve.

Carolyn Hahn responded back and asked how can fire personnel’s put out a fire on property labeled #6 when a truck cannot even get down the road.

Commissioner Harris responded and stated that she doesn’t believe property labeled #6 is a good situation either.

Carolyn Hahn responded and said how can the Planning Commission allow a road like property labeled #6 to be established. Carolyn Hahn stated that she understands code requirements change but how can the Commission keep allowing situations like the examples brought from Paul Seaquist.

Commissioner Sherwin stated that this Planning Commission has not approved any of those roads other than Stonewood Court in 2006, that is up to code.

Commissioner Harris stated that the Planning Commission does not want to see roads like this from happening and that is why she would want to deny their application. Commissioner Harris continued to say that the examples brought in by Seaquist are problematic, but the Planning Commission doesn’t want to create another problematic situation.

Commissioner Frank Millar asked City Planner Laurel Sweeney if the Fire Chief, Shane Garner, has looked at the applicant’s proposal.

City Planner Laurel Sweeney confirmed that the Fire Chief had reviewed the application.

Carolyn Hahn asked City Planner Laurel Sweeney if the Fire Chief drove down their road. Carolyn Hahn said that they have cameras on their property and have not been notified that someone had come down their drive.

City Planner Laurel Sweeney stated that she didn’t know if the Fire Chief actually has to go out on site to do his evaluation of the application in accordance to Fire regulations and requirements. Fire Chief Shane Garner had written in response to his review of the application that the required access road is 26 feet, the road must be capable of supporting the 60,000 pounds, and approved turn around in accordance with the Oregon Fire Code is required, and required fire flow for the type of buildings will be constructed and additional hydrants might also be required. City Planner Laurel Sweeney stated that she cannot speak for the Fire Chief.

Carolyn Hahn stated that City Planner Laurel Sweeney informed the applicants that they were allowed 5 pigs with the size of their property. Carolyn Hahn continued to say what neighbors would want 5 pigs.

Commissioner Sherwin added she wouldn’t mind having a neighbor with pigs. Commissioner Sherwin stated that she raised pigs at one time.

Carolyn Hahn stated her granddaughter raises pigs as well, but that the city would get complaints by the neighbors for those pigs.

Commissioner Sherwin responded by saying that the proposal of pigs is not a safety issue like the width of their road. The issue with the pigs has nothing to do with the Planning Commission’s issue with emergency services reaching the rear homes when in an emergency.

Kelly Hahn asked the Planning Commission if the major concern of their application is the fact that fire trucks and emergency services could have a hard time reaching the rear properties.

Commissioner Sherwin replied that its multiple safety hazards that come with the narrow road.

Kelly Hahn then asked if the concern is just fire trucks.

Commissioner Harris confirmed firetrucks, ambulances, and any other emergency services. Commissioner Harris continued to say that if the Fire Chief states that the road poses an issue, the Planning Commission and staff have to rely on his expertise. Commissioner Harris stated she doesn’t want to see someone get hurt or create a situation where ultimately could lead to someone losing their home or their life because emergency services could not reach the houses in time. Commissioner Harris said she doesn’t want to be responsible for that.

Kelly Hahn asked if it would be okay to have one home in the rear of the property.

City Planner Laurel Sweeney stated that they would have to get a variance for the street frontage because it would then be considered a private drive.

Commissioner Sherwin asked if there were any members in opposition of the applicants.

None spoke.

Commissioner Sherwin asked if there were any member in favor of the applicants.

None spoke.

The Public hearing was declared closed.

Commissioner Ward motioned to adopt the findings of staff and deny the variance application submitted by Kelly and Carolyn Hahn. Commissioner Harris seconded the motion. Commissioner Sherwin, Ward, Norton, and Harris were in favor. Commissioner Millar was in opposition. Motion carried 4-1.

Chair Lyon resumed his role as Chair and stated that the Walla Walla Irrigation District was next on the agenda.

Travis Trumbull with Walla Walla River Irrigation District introduced himself. He distributed information to the Planning Commission and staff, which is included.

Trumbull stated his presentation is regarding the approved Conditional Use Permit submitted by Danny Martinez and approved by the Planning Commission during the September 5th, 2023 meeting. The property is located at 53810 Cobb Road. Trumbull directed the Commission to view the 11x17 document, which is a fairly accurate map of the Walla Walla Irrigation Districts Boundaries/Patrons.

Trumbull then directed the Commission to the map provided showing the Loundigan Pipe Line and its location on the subject property of 53810 Cobb Road. The pipe line begins due north from the VFW on 8th Street. Trumbull stated that the buried pipe line is highlighted in pink and the subject property is highlighted green on the map. The map provided is from a registered engineer from 1919.

Trumbull then directed the Commission to the attached pages that were sections taken from ORS-545, which is what the irrigation district is governed by. Trumbull added that the information provided to the Planning Commission during tonights meeting was more information that was provided at the Public Hearing in September 2023. Trumbull continued that the WWRID is made up from a combination of 5 irrigation districts dating back to the early 1900s with water rights dating back to around 1865. In 1996 the irrigation districts got together, combined, and now constitute the Walla Walla River Irrigation District. They did this under ORS-545. The building of the districts and how they are supposed to conduct themselves and business is based on ORS-545.237, .239, .245, .249. Trumbull directed the Commission to view ORS545.249. Trumbull explained to the Commission that any land that is within the irrigation district, the irrigation, the water, and the land, are superior to just about anything. Trumbull directed the Commission to the bottom paragraph in that section explaining that it “is declared to be a public use more necessary and more beneficial than any other use, either public or private, to which the water, water rights, rights to appropriate water, lands or other property have been or may be appropriated within the district.”

Trumbull stated that he didn’t know what the genealogy was for this Martinez property, whether the property had water rights or did not have water rights. Trumbull added that he would assume that the property did.

Trumbull stated that because this is an extremely old water right, feeding multiple properties, considering that the WWRIG was not organized at that time, they do not have written, documented easements. Trumbull added that the irrigation district did seek council and spoke to their lawyer who explained ORS-545 to the district very clearly and that there are prescriptive easements. Trumbull stated again that they do not have written easements, but if the irrigation district were to hire council, a declaratory act would be filled out, which would be taken to a judge. Due to ORS 545-249, the judge would grant the declaratory act to the WWRID and that would give the irrigation district unlimited access to do whatever they wanted to on that property including condemning it. Trumbull stated that the WWRIG does not want to do that, but there is a pipeline across the property, which is partially exposed.

Trumbull continued to state that on the Martinez’s site plan, they proposed to have parking over where the pipeline is said to be located. If that were to happen the WWRID would assert ORS545 at that point. The WWRID sent site plan conditions to the Planning Department for the Site Plan Review of the Martinez’s project. Trumbull stated that if those conditions are not considered, the irrigation district would be forced to go to City Council and also assert ORS 545.

Trumbull stated that a letter was written and sent to the Planning Department stating that the WWRID isn’t opposed to the project submitted by the Martinez family, but the site plan provided does not work for the irrigation district, due to the load baring ingress and egress over the proposed location of the pipeline. Trumbull read from the letter the WWRID send to the City of Milton-Freewater, which is attached to the minutes.

Trumbull asked for confirmation about the process of approval of the Martinez Family’s project and site plan.

City Planner Laurel Sweeney confirmed that the Planning Commission approved the Condition Use Permit submitted by David Martinez. Now, the plans go under administrative Site Plan Review for approval.

Trumbull asked City Planner Laurel Sweeney who considers the input from the WWRID.

City Planner Laurel Sweeney stated that the administrative Site Plan Review would go over the input provided. City Planner Laurel Sweeney stated that the Planning Commission is not the approving body of the Martinez plan, but approved the proposed use on their property.

Trumbull then asked City Planner Laurel Sweeney who reviews the concerns of the WWRID.

City Planner Laurel Sweeney replied that the concerns were forward to the applicant who should have gotten in touch with the irrigation district. City Planner Laurel Sweeney continued to state that if the applicant does not get in touch with the irrigation district, the Planning Department could schedule a meeting between the applicant, the City of Milton-Freewater/Planning Department, and the WWRID.

Trumbull stated that the irrigation district has tried to go on site to the property to try and located the pipeline, but the property is locked up, not granting access.

City Planner Laurel Sweeney asked Trumbull if the pipeline clips the property at a 45-degree angle at the corner of the north west corner.

Trumbull stated that the pipeline is probably 50 feet south from the north west corner and cuts across. Trumbull continued to state that at the property gate, it’s probably 20 to 30 feet inside and exposed.

Commissioner Millar asked Trumbull if the pipeline is identified, everyone can see it, and the irrigation district has identified it.

Trumbull confirmed.

Commissioner Millar asked City Planner if the applicant has seen the documents provided by the irrigation district.

City Planner Laurel Sweeney stated the applicant was sent the letter from the WWRID.

Commissioner Millar asked City Planner Laurel Sweeney if the Planning Commission will have to handle this situation.

City Planner Laurel Sweeney stated no.

Commissioner Millar asked Trumbull if every other property owner that the pipeline comes into contact with has to sign off on liability under ORS545.

Trumbull confirmed.

Chair Lyon asked Trumbull if every property owner is responsible for the pipeline on their property, even if they have a water right or not.

Trumbull confirmed and stated that the pipeline is not in title searches as well.

City Planner Laurel Sweeney stated that if someone were to buy a piece of property, they might not even know that the pipeline is located on their property. City Planner Laurel Sweeney continued to say that when a property owner calls 811 for underground utility locates; water, sewer, electrical utility lines are all located, but the pipelines are not.

Trumbull stated the pipeline are included on the underground search.

City Planner Laurel Sweeney stated that the Walla Walla River Irrigation District was not on the 811 underground utility list, when the city searched.

Trumbull stated that from his personal experience, he has called 811 for utility locates and the City of Milton-Freewater had no clue where the city utilities were located.

Trumbull continued to state that due to Milton-Freewater being an agriculturally based community and these water rights being judicated by the state before the town was Milton-Freewater, there needs to be some matrix before Urban Growth Boundaries and annexations are established. Trumbull stated that when Raspberry Loop was established, the Forks and Crockett natural water ways were piped and buried, prior to the irrigation district being formed. Trumbull stated that doing that was illegal and now the irrigation district will have major problems if there are breakages due to asphalt and the entire trailer park being placed on top of the pipeline.

City Planner Laurel Sweeney states that the Urban Grown Boundary was put in place in the 1970’s. City Planner Laurel Sweeney continued to say that in her mind, where the property owners have a higher likelihood of developing, focus should be on locating underground piping so property owners know of their existence and because there is more potential for damage to happen to the underground irrigation pipes when development happens.

City Planner Laurel Sweeney stated that there has to be a way to make it all work together.

Trumbull agreed.

City Planner Laurel Sweeney stated that for the Martinez family’s proposal, maybe the applicant stays away from the corner of the property where the pipe is located and where the drive way is being proposed to cross over, a concrete upside-down U be installed to protect the pipe. Then it would preserve the pipeline longer. City Planner Laurel Sweeney added that whatever the solution may be, it has to be something that the property owner can afford to do.

Trumbull agreed.

City Planner Laurel Sweeney presented the Administrative Actions of the Planning Department.

Commissioner Ward asked what “Temporary Property Use” meant.

City Planner Laurel Sweeney that our City Code doesn’t allow a person to live in an RV more than 14 days outside of an RV Park. Mr. Barnhart applied for the use and was given a 3-month time period.

Commissioner Ward asked how you would know if someone has been living in an RV more than 14 days.

City Planner Laurel Sweeney stated that our Code Enforcement Officer enforces the 14-day limitation. He is aware of some in the city.

Chair Lyon stated that it is usually neighbors that complain.

The meeting was adjourned at 8:50 p.m.