
MADRAS PLANNING COMMISSION

OFFICIAL MEETING MINUTES

City Council Chambers, 125 SW "E" Street, Madras, OR 97741

Wednesday, February 7, 2024

I. Call Meeting to Order

Chair Irvine called the meeting to order at 6:33 pm.

II. Roll Call

Planning Commission:

Commissioner Melissa Irvine was present
Commissioner Mary Kendall was present
Commissioner Joel Hessel was present
Commissioner Michael Baker was present
Commissioner Ashlynn Etter was present

Staff and Consultants:

Nicholas Snead, Community Development Director
Fatima Weir, Associate Planner
Garrett Chrostek, City Attorney

Visitors in Person (missing details for this list due to audio quality):

Brian Silbernagel
Don Blaho
Les Weidner
Sid McCrary
Bill Dolkmer
Citizen
Doyle Rhodes
Pamela McDermott
Harold McDermott
Terah Kolahl
Thom Hurley
Pedro Copas
Bill Tubesing
David Jordan
Carol Cates
Johnathan Graves
Donald Noble
Cheryl Noble
Claudia Culkan
Kimberley McGill
Madison Swinic
Isadora James
Citizen
Marie Easter
Xanne Kelton
Citizen
Emilio Valdovnis

Visitors on Zoom:

Abigail R
Vickie Johnson
Brian P
Gigi Siekkinen
LH
Abigail
Nora

III. Review and Approval of the Minutes

Motion:	To approve the Planning Commission meeting minutes from December 6, 2023 and January 3, 2024	
Moved:	Hessel	
Seconded:	Kendall	
Ayes: 4	Nays: 0	
Absent:	Absent:	Recursed: 0
Passed:	4/0	

IV. Public Hearing(s)

I. City of Madras Development Code Text amendments

A. Open Public Hearing

Chair Irvine opened the public hearing.

B. Declaration of Conflicts of Interest

There were no economic conflicts with any Commissioners. No one contested this point.

C. Staff Report/Applicant Testimony

City staff initiated this amendment, and the city passed the development code amendments in July 2022, which are referred to as middle housing code amendments. The amendments identified new housing types and established new design standards aligned with state legislation.

It was easiest to monitor the changes made using density standards. Minimum density was established, but maximum density was not. It was noted that consideration and notice are required in zoning changes when there is a reduction in land use and when housing value is impacted. As per state law, all property owners have been informed of these changes.

Numerous regulations and standards need to be considered by developers, including density (dwelling units per acre), setbacks, height, and parking. **CCD Nicholas Snead**

provided information regarding the compatibility of density and ensuring consistency in zones.

CCD Nicholas Snead noted that the changes are as follows:

1. Section 1805, 30 definitions of maximum and minimum density, clarifying that portions of lots that exceed 25% or are in flood hazard areas are not included in the density calculation.
2. Table 1815, the minimum and maximum density
3. Table 1815-07, changing the minimum density and clarifying the maximum density.
4. 1830.191, identifying minimum and maximum density
5. 1830-192, clarifying the maximum density standards in the applicable zones
6. 1861-100, lot standards; and
7. Comprehensive plan to match the density standards.

D. Public Testimony

The floor was opened to public testimony.

Don Blaho expressed concern about how development could impact his property taxes.

Cece Little voiced concern regarding insurance rates and taxes with the increase of developments within the city. She noted, for example, that higher buildings require more fire department equipment.

Mr. Garcia voiced concern that property will be developed, but support infrastructure, such as roads, will not be developed. Additionally, development will negatively impact wildlife.

Brian Sylvan asked if property value could increase with the changes in zoning.

Marie Easter noted that she owns a large lot near the hospital, and it is challenging to build on it due to the sewer easement, infrastructure, and a tree. She explained complex sewage issues, including sewage backup on her property.

Cheryl Noble asked that more informative notices be provided. For example, a map of the impacted areas would have been helpful.

Vicki Johnson acknowledged the housing need in Madras and the significant work that has been done. She voiced concern regarding parking spot size, speeding due to the new development near her, infrastructure support, and traffic management.

Gigi Siekkinen noted that her church, the Madras United Methodist Church, has had conversations about converting part of the church into alternative housing. She hopes that zoning codes would allow for this in the future if the church decides to proceed in this direction.

E. Staff Comments

The floor was opened to staff comments.

CCD Nicholas Snead addressed some of the public comments. He noted that measure 56 notice, which addressed property values and density, was issued as a

conservative measure. He does not believe property values will decrease due to zoning and that developments in the area should not increase insurance costs, especially with the improvements to building standards in the last 30 years. He added that the state of Oregon has significant consideration for the environment and wildlife in development.

CCD Nicholas Snead also explained that the letter that went to properties was brief because of the cost associated with letters.

Commissioner Kendall asked about highway usage in connection with new housing developments.

CCD Nicholas Snead explained that density assumptions, population growth, etc., are used to anticipate what infrastructure will be needed. For example, intersections are anticipated to be changed to roundabouts. There is a transportation plan that addresses all of these issues and is very comprehensive.

IV. Additional Discussion

It noted that there will be an opening on the Planning Commission, which is an opportunity for individuals to engage with the community. **Commissioner Baker** resigned from the Commission. The Commission thanked him for his service.

V. Adjourn Meeting

Meeting adjourned at 7:45 pm.

Minutes prepared by:

FATIMA WEIR

Fatima Weir, Associate Planner

Reviewed by:

Nicholas S. Snead

Nicholas Snead, Community Development

Approved by Planning Commission on: 5/15/2024