TO: Dala Rouse
Scott Whitney
Wayne Rackham

VIA Don Donovan, Planning Manager DonD.

FROM: Sheena M. Dodson, Administrative Assistant I SMD

DATE: February 26, 2009

SUBJECT: March 5, 2009, Hearings Board Agenda

Enclosed is your March 5, 2009, Hearings Board agenda. If you are unable to attend, please contact our office at 917-7550 so that we might be able to find an alternate for the meeting. Thank you

SMD
Enclosure
c: Paul Davis
David Faller
Lolly Gibbs
Cordell Post
Michael Styler
Larry Tomlin
file

NOTICE OF PUBLIC HEARING

CITY OF ALBANY
HEARINGS BOARD
City Council Chambers, 333 Broadalbin Street SW
Thursday, March 5, 2009
4:00 p.m.

AGENDA

1. CALL TO ORDER (Vice -Chair Rouse)
2. PLEDGE OF ALLEGIANCE TO THE FLAG
3. ROLL CALL
4. APPROVAL OF THE June 12, 2008, MINUTES
5. ELECTION OF OFFICERS
6. QUASI-JUDICIAL PUBLIC HEARING

   VC-01-09 - Vacation of that portion of the Willamette Avenue NE right-of-way east of Davidson Street NE.

   The applicant is The City of Albany.
7. ACTIVITY UPDATE
8. NEXT HEARINGS BOARD MEETING DATE TBD.
9. ADJOURN

Rules of Conduct for Public Hearing

1. No person shall be disorderly, abusive, or disruptive of the orderly conduct of the hearing.
2. Persons shall not testify without first receiving recognition from the presiding officer and stating their full name and residence address.
3. No person shall present irrelevant, immaterial, or repetitious testimony or evidence.
4. There shall be no audience demonstrations such as applause, cheering, display of signs, or other conduct disruptive of the hearing.

The location of the meeting/hearing is accessible to the disabled. If you need special accommodations to attend or participate, please notify the Human Resources Department in advance by calling 917-7500.

City of Albany Web site: www.cityofalbany.net

TO: Albany Hearings Board

VIA: Greg Byrne, Community Development Director
Don Donovan, Planning Manager DDH

FROM: Mike Leopard, Infrastructure Analyst ML

DATE: February 24, 2009, for the March 5, 2009, Hearings Board Public Hearing

SUBJECT: Willamette Avenue Right-of-Way Vacation (VC-01-09)

Action Requested:

That the Hearings Board conduct a public hearing regarding the proposed vacation of a portion of the Willamette Avenue right-of-way, and make a recommendation to the City Council to approve the requested vacation.

Discussion:

As part of the ongoing upgrades being constructed at the Albany-Millersburg Water Reclamation Facility, the City is replacing and/or adding a number of buildings on the site. The portion of Willamette Avenue right-of-way that is being considered for vacation is surrounded on three sides by the Reclamation Facility parcel. In the area adjacent to this right-of-way, the City is proposing to construct up to three buildings. If the right-of-way remains, then these buildings will have to meet the front yard setback requirements as detailed in the Development Code.

Because this portion of right-of-way serves no other purpose than as an access to the City's property, and is not expected to be extended in the future, the proposed vacation will eliminate the need for setbacks in this area and will provide more efficient utilization of the City's parcel.

Budget Impact:

None.

MAL
Attachment: Staff Report
c: Don Donovan, Planning Manager
Greg Byrne, Community Development Director
Chip Ullstad, Utility Engineer

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Community Development Department

333 Broadalbin Street SW, P.O. Box 490, Albany, OR 97321 Phone: (541) 917-7550 Facsimile: (541) 917-7598

STAFF REPORT

Vacation (Public Street Right-of-Way)

HEARING BODIES	HEARINGS BOARD	CITY COUNCIL
HEARING DATES	Thursday, March 5, 2009	Wednesday, March 25, 2009
HEARING TIMES	4:00 p.m.	7:15 p.m.
HEARING LOCATION	Council Chambers, Albany City Hall, 333 Broadalbin Street SW	

GENERAL INFORMATION

DATE OF REPORT:	February 26, 2009
FILE:	VC-01-09
TYPE OF APPLICATION:	Vacation of that portion of the Willamette Avenue NE right-of-way east of Davidson Street NE.
REVIEW BODIES:	Hearings Board and City Council
APPLICANT:	City of Albany Engineering Division (Chip Ullstad, P.E.) 333 Broadalbin Street SW, Albany, OR 97321
ADDRESS/LOCATION:	Right-of-way adjacent to 310 Waverly Drive NE. (See Staff Report Attachment A.)
MAPS/TAX LOT:	Street right-of-way and adjacent properties are shown on Linn County Assessor's Map Nos. 11S-03W-05DB.
TOTAL LAND AREA:	Approximately 12,639 square feet (0.29 acres)
PURPOSE OF REQUEST:	Vacation of public right-of-way to allow for new development on adjacent property (Albany-Millersburg Water Reclamation Facility expansion).
EXISTING LAND USE:	Unimproved public right-of-way; currently used for access to the Albany-Millersburg Water Reclamation Facility.
NEIGHBORHOOD:	Willamette
SURROUNDING ZONING:	North: HI (Heavy Industrial) South: HI (Heavy Industrial) East: HI (Heavy Industrial) Northwest: LI (Light Industrial) Southwest: RS-5 (Residential Single Family) (See Staff Report Attachment B.)
SURROUNDING USES:	North: Albany-Millersburg Water Reclamation Facility South: Albany-Millersburg Water Reclamation Facility East: Albany-Millersburg Water Reclamation Facility Northwest: Albany-Millersburg Water Reclamation Facility Southwest: Single family residential

NOTICE INFORMATION

A notice of public hearing was mailed to surrounding property owners on February 16, 2009. The site was posted on February 11, 2009, in accordance with Section 1.410 of the Albany Development Code. Two legal notices were published in the *Albany Democrat-Herald* on February 16 and 23, 2009, in accordance with Oregon Revised Statute (ORS) 271.110. At the time this staff report was prepared (February 26, 2009), the Albany Planning Department had received no written comments.

STAFF RECOMMENDATION

Staff recommends that the Hearings Board make a recommendation to the City Council to approve this vacation application.

HEARINGS BOARD DECISION

MOTION TO RECOMMEND APPROVAL

If no new evidence is presented at the public hearing, the Hearings Board may recommend approval of the application based on the findings and conclusions of the staff report.

I MOVE that the Hearings Board recommend that the City Council APPROVE the application that would result in the vacation of that portion of Willamette Avenue NE, east of Davidson Street (File VC-01-09). This motion is based on the findings and conclusions of the staff report and testimony presented at the public hearing.

MOTION TO RECOMMEND DENIAL

If the Hearings Board determines that there is not sufficient evidence to demonstrate that the review criteria have been met, the Hearings Board may recommend that the application be denied.

I MOVE that the Hearings Board DENY the application for the vacation of that portion of Willamette Avenue NE, east of Davidson Street (File VC-01-09). This decision is based on the findings and conclusions of the staff report and/or the testimony presented at the public hearing.

STAFF ANALYSIS - Vacation File VC-01-09

OVERVIEW

The area in question is a 191.5-foot-long section of unimproved Willamette Avenue right-of-way east of Davidson Street NE. This portion of right-of-way has historically been used for access to the Albany-Millersburg Water Reclamation Facility and what was once a group of single-family homes adjacent to the right-of-way. As part of the Albany-Millersburg Water Reclamation Facility expansion project, the City has purchased all of the lots adjacent to this section of right-of-way, and currently those lots are part of the Albany-Millersburg Water Reclamation Facility project. This section of Willamette Avenue right-of-way is 66 feet wide.

As part of the ongoing Albany-Millersburg Water Reclamation Facility project, a number of storage buildings are being replaced. Plans show some of these new buildings will be placed in the area near this public right-of-way. If the right-of-way remains, then front-yard setback requirements must be met for all new buildings. The right-of-way vacation would eliminate the setback requirement from the Willamette Avenue right-of-way, allowing more area on which to build the proposed structures.

At the December 17, 2008, City Council meeting, the Council agreed to initiate the vacation application. The affected property owners received notice of the proposed vacation and associated public hearings.

The Albany Development Code (ADC) contains the following review criteria which must be met for this application to be approved. Code criteria are written in ***bold italics*** and are followed by findings, conclusions, and conditions where conditions are necessary to meet the review criteria.

Criterion (1): The requested vacation is consistent with relevant Comprehensive Plan policies and with any street plan, city transportation or public facility plan.

FINDINGS OF FACT

1.1 The following Comprehensive Plan policies have been identified as relevant to this review criterion:

GOAL 11: Public Facilities and Services

a. Prohibit the construction of structures over public water lines and easements.

b. Prohibit the construction of structures over drainage improvements and easements.

c. Prohibit the construction of structures over public wastewater lines and easements.

1.2 Sanitary Sewer. Sanitary sewer utility maps indicate that no public sanitary sewer facilities exist in the area proposed for vacation.

1.3 Water. Water utility maps indicate that there is a 2-inch diameter public water line within the western half of the area proposed for vacation. This water line serves only the Albany-Millersburg Water Reclamation Facility site.

1.4 Water. Because the area to be vacated would be incorporated entirely into other city-owned property (which currently contains a large amount of existing public utilities), it is not necessary to require a public utility easement over this water line.

1.5 Storm Drainage. Storm drainage utility maps indicate that no public storm drainage facilities exist within the area proposed for vacation.

1.6 Other Utilities. City staff has contacted the various franchise utility providers about the proposed right-of-way vacation. We received no response to our request for information from any franchise utility. Based on the lack of response from other franchise utilities, it is assumed that no private franchise utilities exist within the area to be vacated.

1.7 Transportation. The right-of-way proposed for vacation is a dead-end section of Willamette Avenue NE located east of Davidson Street NE. The length of this section of right-of-way is 191.5 feet. The street is classified as a local street and does not have curb, gutter, and sidewalk, and is not improved to city standards. Pavement width is about 12 feet. All property with frontage on the street is owned by the City of Albany. The street currently provides vehicle access only to the city-owned parcel(s) that contain the Albany-Millersburg Water Reclamation Facility.

1.8 Transportation. Albany's Transportation System Plan (TSP) does not identify this portion of Willamette Avenue NE as being a part of the City's arterial/collector street system, nor does it anticipate linking or connecting the street with other streets.

CONCLUSIONS

1.1 The only public utility that lies within the area to be vacated is a 2-inch diameter water line that serves the existing Albany-Millersburg Water Reclamation Facility.

1.2 The proposed vacation does not conflict with Albany's TSP.

1.3 There are no plans for extending this portion of Willamette Avenue, or to connect it with any other public street.

1.4 No public utility easement is needed for any utility within the area to be vacated. The vacated property will be incorporated into the city-owned property containing the Albany-Millersburg Water Reclamation Facility. A vast network of public utilities already exists within this city-owned property.

Criterion (2): The requested vacation will not have a negative effect on access between public rights-of-way or to existing properties, potential lots, public facilities or utilities.

FINDINGS OF FACT

2.1 The area proposed for vacation is a 191.5-foot long section of the Willamette Avenue NE right-of-way, east of Davidson Street NE. The right-of-way currently provides access only to the Albany-Millersburg Water Reclamation Facility site. This right-of-way is not improved to City standards, and is basically a driveway into the site. The portion of right-of-way proposed for vacation does not connect to any other public street or right-of-way east of Davidson Street.

2.2 The parcel adjacent to this section of right-of-way is zoned HI (Heavy Industrial). The area west of Davidson Street and north of Willamette Avenue (northwest of the area proposed for vacation) is part of the same city-owned parcel that makes up the Reclamation Facility property and is zoned LI (Light Industrial). The parcel west of Davidson Street and south of Willamette Street is a single-family house on a corner lot and is zoned RS-5 (Single-Family Residential). This lot has frontage on both Davidson Street and Willamette Avenue.

2.3 Recently a replat was recorded (County Survey No. 25005) that combined all of the separate parcels that make up the Reclamation Facility into a single parcel.

2.4 There is a public water main that exists within this right-of-way, but these facilities only serve the Reclamation Facility and not the public water system as a whole.

CONCLUSIONS

2.1 The area proposed for vacation is not needed for connectivity for vehicular traffic between public rights-of-way.

2.2 A public utility easement will not be necessary over the vacated area because the property already contains multiple public utilities and is city-owned (public) property.

(3) The requested vacation will not have a negative effect on traffic circulation or emergency service protection.

FINDINGS OF FACT

3.1 The area proposed for vacation is an unimproved street terminating in a dead end at the Albany-Millersburg Water Reclamation Facility. This street only serves as vehicular access to the City Facility.

3.2 Emergency services vehicles will still have legal access to the Reclamation Facility through the existing driveway off of Davidson Street and Willamette Avenue.

CONCLUSIONS

3.1 The requested vacation will not have a negative effect on traffic circulation as the street in question only provides access to the Reclamation Facility.

3.2 Emergency vehicle access will not be affected by the proposed vacation.

(4) The portion of the right-of-way that is to be vacated will be brought into compliance with Code requirements, such as landscaping, driveway access, and reconstruction of access for fire safety.

FINDINGS OF FACT

4.1 The right-of-way to be vacated will be incorporated into the city-owned Reclamation Facility property. The area to be vacated was initially dedicated as public right-of-way with the Burkhart Park Addition subdivision plat.

4.2 The area to be vacated is currently being used only as access to the City's Reclamation Facility. The vacated area will continue to be used for access to this Facility. No change in access for emergency vehicles will result from the proposed vacation.

4.3 The areas proposed for vacation would not become part of the "front yard" setback, and therefore will not require additional landscaping, etc.

CONCLUSION

4.1 No additional landscaping will be necessary if the area is vacated because the property adjacent to the vacated area will no longer be considered "front yard" for the adjacent property. The vacated area will continue to be used as an access to the Reclamation Facility.

(5) The public interest, present and future, will be best served by approval of the proposed vacation.

FINDINGS OF FACT

5.1 The area proposed for vacation is an unimproved right-of-way. The area to be vacated is currently being used only as an access to the Reclamation Facility.

5.2 It will not be necessary to maintain a public utility easement over the vacated area because it will be incorporated into the existing city-owned/public property.

5.3 Vacation of the right-of-way will allow new buildings to be constructed on the Reclamation Facility property without the need for front yard setbacks adjacent to this area. These buildings are part of the upgrade of the City facilities at the Reclamation Facility.

CONCLUSION

5.1 Vacating this portion of the right-of-way will not adversely impact the public interest, and will allow for further planned improvements on the Reclamation Facility.

Attachments: A - Location Map; B - Zoning Map; C - Utility and Easement Map

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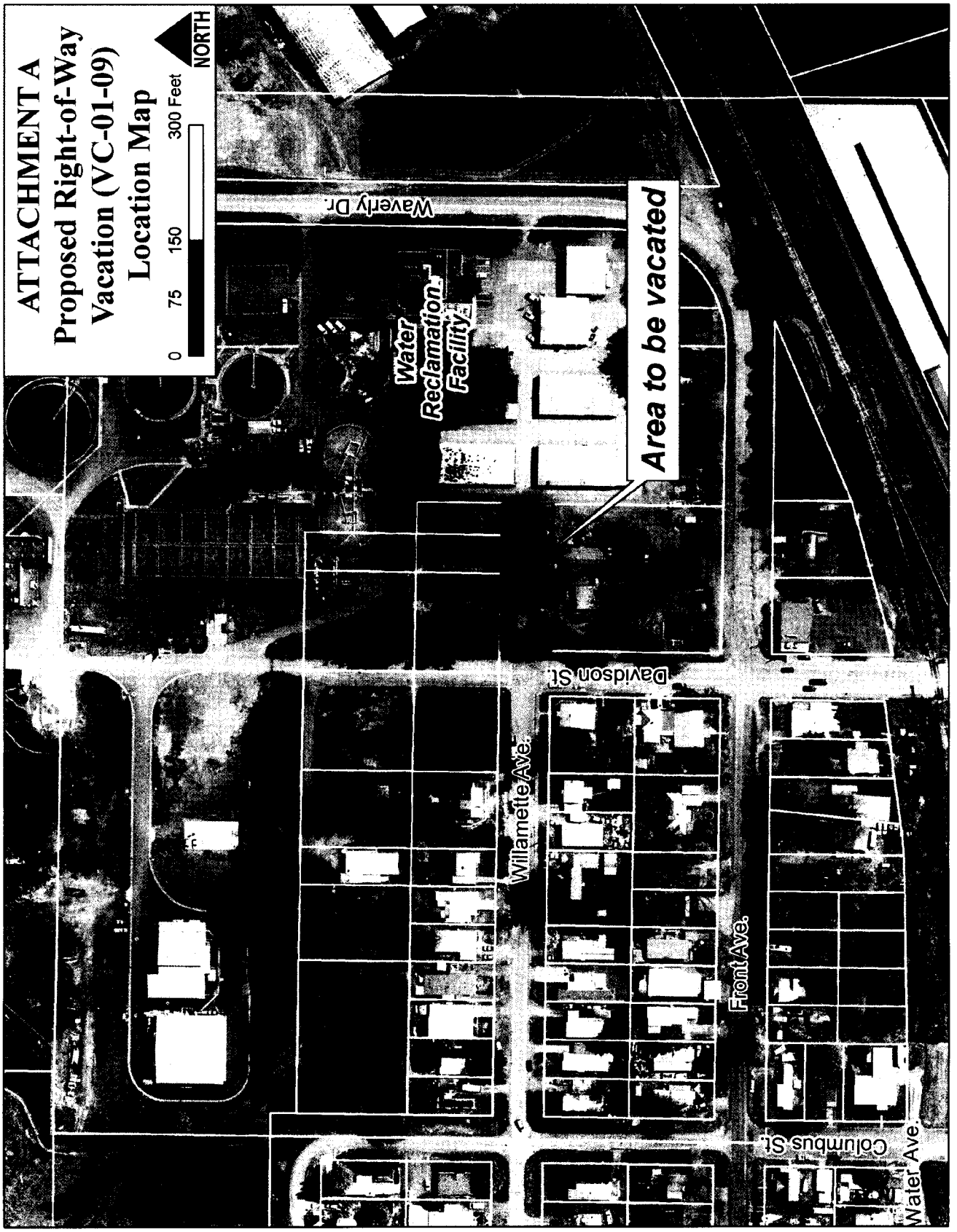
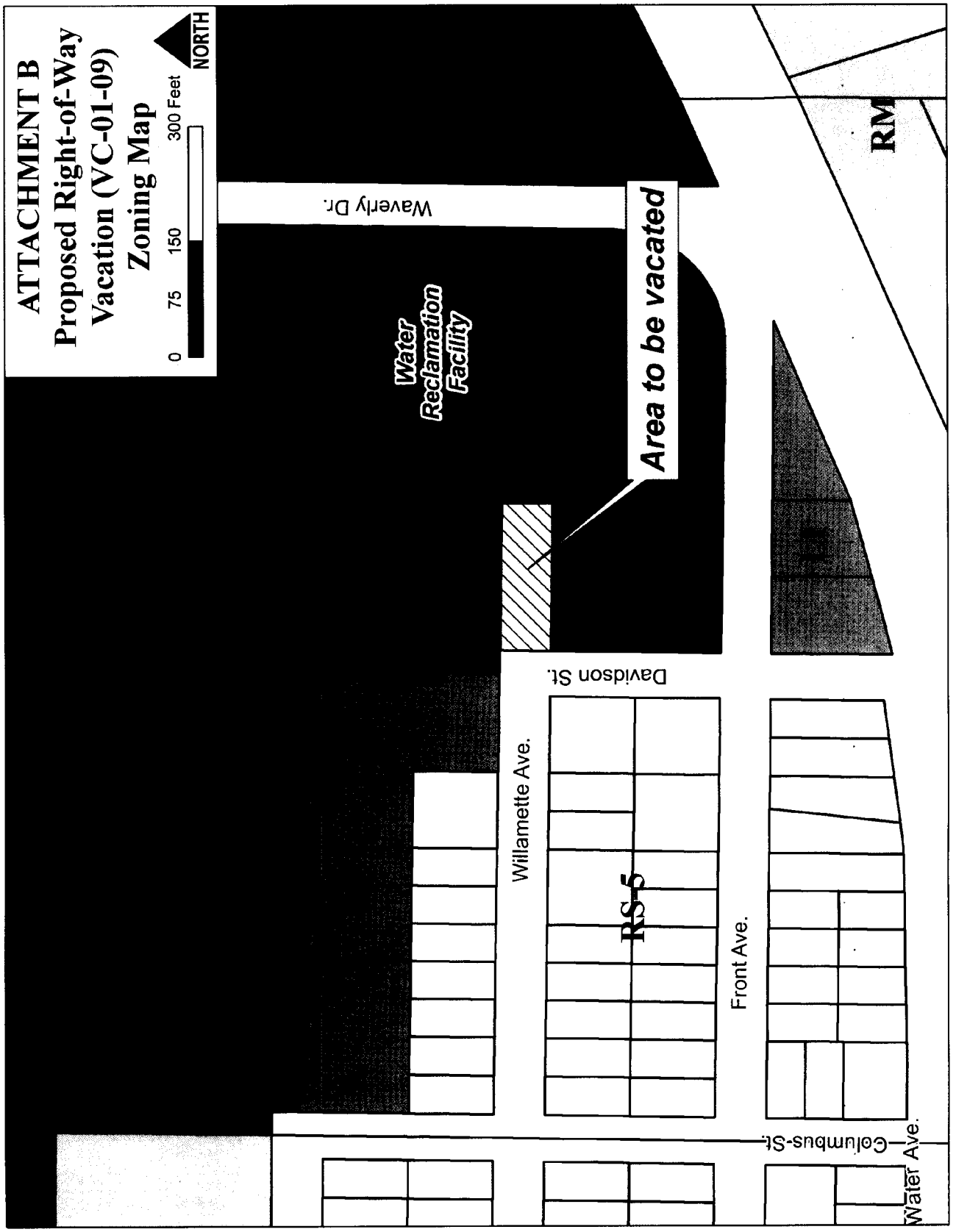
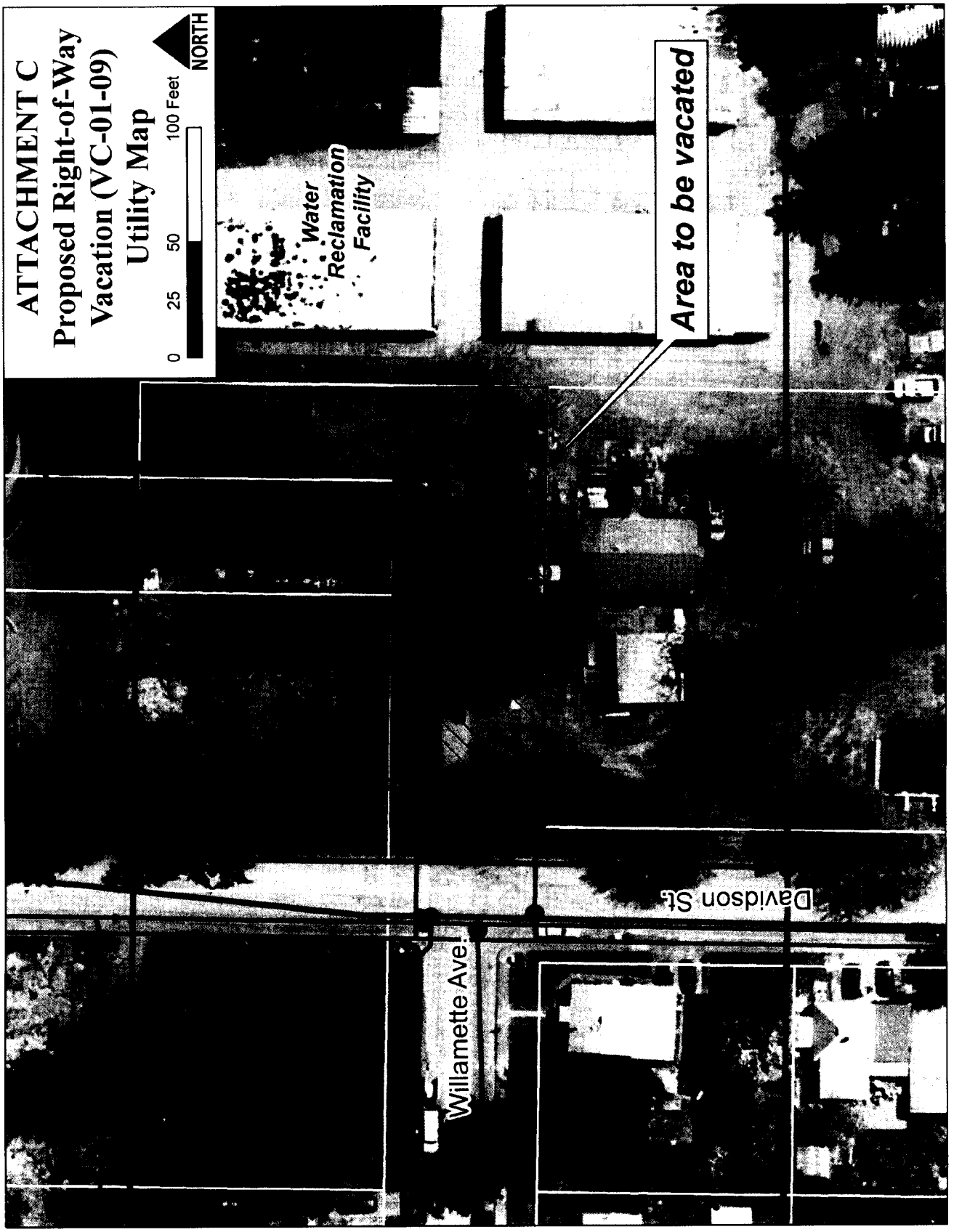
Attachment A – Location Map



Attachment B – Zoning Map



Attachment C – Utility and Easement Map



APPROVED_____

CITY OF ALBANY
HEARINGS BOARD
City Hall Council Chambers, 333 Broadalbin Street
Thursday, June 12, 2008
4:00 p.m.

MINUTES

Hearings Board Members present:	David Faller, Dala Rouse (arrived at approximately 4:05 p.m.), and Mark Spence
Hearings Board Members absent:	None
Staff present:	Assistant City Engineer Jeff Blaine, Planning Manager Don Donovan, Planner I Evan Fransted, and Administrative Assistant I Tracy Swett
Others present:	Approximately 12 others, including the applicants and applicants' representatives.

CALL TO ORDER

Chair Mark Spence called the meeting to order at 4:00 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL

INTRODUCTION OF NEW COMMUNITY DEVELOPMENT DIRECTOR GREG BYRNE

Due to a scheduling conflict, Community Development Director Greg Byrne was unable to attend as planned.

APPROVAL OF THE February 21, 2008, MINUTES

Board Member David Faller moved to approve the minutes as written. Spence seconded the motion, which passed 2:0.

QUASI-JUDICIAL PUBLIC HEARING, Case File Number PA-03-08 (Post Partition)

Spence called to order a public hearing on Planning file PA-03-08, a Partition Tentative Plat that would divide a 5.92-acre parcel of land into three parcels. The property is located at 2771 Pineview Drive NW. The applicants are Daniel and Nancy Post.

Board Member Dala Rouse arrived at approximately 4:05 p.m.

Declarations:

Spence reported passing by the site.

Staff Report:

Planning Manager Don Donovan summarized the staff report. He said the application was prepared by Reece & Associates on behalf of the applicants. Donovan showed an aerial map on the overhead projector with Valley View Drive, Pineview Drive, Arlington Drive, and the subject property clearly marked (in agenda file).

Donovan explained there are five review criteria that must be met for the Partition Tentative Plat application to be approved. The first two criteria require that development of any remainder under the same ownership may be accomplished in accordance with the Development Code, and adjoining land can be developed or access is provided to allow development in accordance with the Code. The proposed partition proposes to divide the entire 5.92-acre parcel of land. There will be no remainder, thus criterion one does not apply. All surrounding properties have access to public streets. No new streets are required on or near the subject property. Criterion two is also not applicable.

The third criterion requires that the proposed street plan provides the best economic, efficient and safe circulation of traffic under the circumstances. Donovan said no new streets are proposed or needed with the proposed partition. Donovan placed the proposed tentative plat on the overhead projector (in agenda file). He pointed to the subject property and showed that Parcel A would access Pineview Drive. Parcels B and C will access from Arlington Drive. The third criterion is met.

The City's Development Code requires that streets adjacent to a development be improved to City standards unless the City Engineer determines it is not timely. In those cases, the City Engineer may accept a Petition for Improvement/Waiver for Remonstrance for a future assessment district. Both Pineview and Arlington have a travel lane in each direction, but neither street has been improved to City standards. A house on each new lot will generate about ten new trips per day. The City Engineer has determined improvements to the road are not timely and the applicants must sign the Petition for Improvement/Waiver for Remonstrance as a condition of approval for the application. In addition, a recommended condition of approval is an additional 2-foot right-of-way on both Arlington and Pineview Drives to ensure adequate width for future improvements.

The fourth review criterion considers whether the public facilities can serve the development. Donovan said there is no sewer line in Pineview or Arlington. Private sewer laterals from a sewer main extended with the Benton Woods subdivision to the south will serve the proposed development. There are water lines in both Pineview and Arlington. These lines will be extended to serve the new development. No storm drainage facilities exist beyond ditches on Pineview and Arlington Drives. A private system on the property will provide the needed storm drainage for roof drains as homes are constructed on Parcels B and C.

The applicants submitted an urban conversion plan with the application to show how a new street and utilities can be provided to the area in the future. The City Engineer agrees with the submitted plan.

The fifth criterion considers any special features of the site. The subject property has slopes between 10 and 18 percent, with the average slope being 13 percent. The applicants were required to submit a geotechnical report. The report found the site could be developed without adverse geotechnical affects. The report included recommendations regarding cuts and fills on the site, which have been included as conditions of approval within the staff report. Donovan said the Building Division may require more detail regarding site conditions before issuing building permits.

Staff concludes the application can be approved with the conditions of approval listed in the staff report.

Rouse said page 7, finding 4.5 states there is an opportunity to extend sewer and water lines later. She asked if water lines have been extended. Donovan said yes, but because the proposed parcels are large enough to be further divided, staff requested the applicant show how future development could be accomplished. The existing house on Parcel A is served from a water main in Pineview, while future homes on Parcels B and C will be served from an existing main in Arlington Drive.

Spence said he understood that building envelopes would be identified by the required geotechnical report. Donovan said specific building envelopes were not identified because the report concluded that each parcel would be buildable without adverse impacts.

Applicant Testimony:

Rich Catlin, 321 1st Avenue E, Suite 3A, a land use consultant for Reece & Associates, spoke on behalf of the applicants. He said a house has been constructed on Parcel A, which is where the applicants live. The other two parcels are being created for their children's homes. The property downhill is also owned by the Posts, so Posts will be able to monitor any issues that might occur regarding slope stability.

Rouse asked if the southern property was sold. Catlin said no.

Public Testimony: None

Applicant Rebuttal: None

Staff response: None.

Chair Spence closed the public hearing at 4:17 p.m.

Board Discussion: None.

Board Action:

Rouse moved that the Hearings Board approve with conditions the Partition Tentative Plat application that would divide a 5.92-acre parcel of land into three parcels (File PA-03-08). The motion was based on the findings and conclusions of the staff report and the testimony presented at the public hearing. Faller seconded the motion, which passed 3:0.

QUASI-JUDICIAL PUBLIC HEARING, Case File Number CU-05-08 (Cheerleading Facilty)

Spence called to order a public hearing on Planning file CU-05-08, a Conditional Use for a cheerleading and tumbling facility in an existing building. The cheerleading and tumbling facility would occupy 6,000 square feet of the 22,000-square-foot building. The property is located at 2466 Ferry Street SW. The applicant is Ed Perlenfein of Ferry Street Properties.

Declarations:

Rouse declared she knows the applicant, but has not spoken with him about the proposed project.

Staff Report:

Donovan introduced Planner I Evan Fransted to the Board. Fransted is the project planner who reviewed the application and wrote the staff report.

Fransted summarized the staff report. He placed an aerial map of the subject property on the overhead projector (in agenda file) with two of the three buildings, Ferry Street, and 25th Avenue clearly featured.

Fransted explained a conditional use review was required because of the potential impacts and conflicts of having a recreational use for children and passenger cars in a Light Industrial (LI) zoning district. Six review criteria must be met in order for the application to be approved.

Fransted placed a zoning map on the overhead with the subject property marked in a light purple, which indicated that the zoning was LI (Exhibit A, in agenda file). Fransted said the first criterion ensures the use is consistent with the desired character of the neighborhood. The building where the proposed use is to take place is divided into four units. The cheerleading and tumbling facility will occupy 6,000 square feet of the building. Other tenants include TBS, which is a machine assembly business; Motion Industries, which sells industrial supplies; and a vacant unit. The other two buildings on the property contain several commercial and industrial businesses. The closest residential neighborhood is about 375 feet to the north and is zoned Residential Medium Density (RM). None of the surrounding businesses in the area appear to generate a high volume of truck traffic or hazardous materials. The proposed use will operate Monday through Friday from 3:30 to 8:00 p.m. and occasionally on Saturdays and Sundays. Staff concluded that the proposed use is consistent with the desired character of the neighborhood, thus the criterion is met.

Spence asked if the subject building was the vacant footprint on the aerial photo. Fransted said yes.

Fransted showed the site plan on the overhead projector (in agenda file). The second review criterion considers compatibility of the proposed use with existing uses in terms of size, building scale and style, intensity, setbacks, and landscaping. As explained previously, there are two other buildings on the site the same size as the building that will house the proposed use. The site is landscaped. This criterion is met.

The third criterion ensures the transportation system can support the proposed use. The City did not require a traffic study for this application. The proposed use will generate about ten new trips at the p.m. peak hour. No capacity issues have been identified on the streets adjacent to the proposed use.

The cheerleading and tumbling facility requires 30 parking spaces. The site plan shows 130 spaces are provided for all of the buildings on the property. Fransted said he visited the site during business hours and found only about a quarter of the available parking was being used. Staff concludes the third criterion has been met.

The fourth review criterion considers the public facilities and their ability to service the proposed use. The buildings on the site have been connected to sewer and water. The site has a private storm drainage system. The fourth criterion is met.

The fifth review criterion requires that the proposal does not have any adverse impacts to the livability of nearby residentially zoned lands. No adverse impacts have been identified. The fifth review criterion has been met.

The sixth review criterion considers the special features of the site. This criterion is not applicable because the site is fully developed and no special features have been identified.

Fransted concluded by saying that the recommendation of staff is approval of the application without conditions.

Applicant Testimony:

Jack Burrell, PO Box 725, an engineer with K&D Engineering, spoke on behalf of the applicant. He said both the applicant and the property owner are available for questions if needed. He said the applicant has met with representatives from the Building Division and Fire Department to ensure the use complies with their regulations.

Faller asked the ages of the students. Burrell deferred to the applicant who stated the facility will service children from 5 to 18 years of age.

Faller asked if the other two buildings on the site were occupied. Fransted deferred the question to the property owner who stated both buildings were occupied.

Public Testimony: None.

Applicant Rebuttal: None.

Staff Response: None.

Chair Spence closed the public hearing at 4:31 p.m.

Board Discussion:

Faller said he wanted to get an idea of the students' age range to determine if there would be any safety conflicts at the site given industrial traffic.

Spence asked Fransted if the 130 parking spaces mentioned during the staff report served all three buildings on the site. Fransted said yes, approximately 45 spaces surround the subject building.

Rouse asked for clarification that the suggested action was to approve the application without conditions. Fransted said yes. It was noted that the staff report had the recommendation as approval with conditions in error.

Board Action:

Rouse moved that the Hearings Board approve the application for the Conditional Use that would allow a cheerleading and tumbling facility in an existing building (File CU-05-08). The motion was based on the findings and conclusions of the staff report and testimony presented at the public hearing. Faller seconded the motion, which passed 3:0.

ACTIVITY UPDATE

Donovan said new Community Development Director Greg Byrne started on June 2. He had a previously planned vacation and will be back in the office June 30.

He mentioned the next possible Planning Commission meeting date may be Monday, July 7, for a hearing regarding the proposed tree-felling at Fairmount School in North Albany.

Rouse alerted the Board that the road to the East I-5 school was changed from the staff recommendation of 32 feet wide to 36 feet wide. Discussion followed.

Donovan provided project updates and discussion followed regarding possible traffic conflicts between Panda Express and Carino's Italian at Heritage Mall and Geary, and the Petco store under construction at Geary and 9th Avenue.

NEXT MEETING DATE

The next meeting of the Hearings Board is to be determined.

ADJOURNMENT

Hearing no further business, Chair Spence adjourned the meeting at 4:52.

Submitted by	Reviewed by
Tracy Swett Administrative Assistant I	Don Donovan Planning Manager

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