

CITY COUNCIL

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CITY OF ORLAND

INCORPORATED 1909

815 Fourth Street
ORLAND, CALIFORNIA 95963
Telephone (530) 865-1600
Fax (530) 865-1632



CITY MANAGER

Peter R. Carr

Meeting Place: Carnegie Center
912 Third Street
Orland CA 95963

AGENDA

REGULAR MEETING, ORLAND PLANNING COMMISSION

Thursday, April 20, 2023 at 5:30 P.M.

Public comments are welcomed and encouraged in advance of the meeting by emailing the City Clerk at jtschmitke@cityoforland.com or by phone at (530) 865-1610 by 4:00 p.m. on the day of the meeting. This meeting will be conducted pursuant to the provisions of the AB361 which suspends certain requirements of the Ralph M. Brown Act.

The public is encouraged to participate in the meeting via Zoom or can participate at Carnegie Center.

Zoom Link: www.zoom.us

WEBINAR ID# 885 8644 8909

Zoom Telephone - Please call: 1 (669) 900-9128

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ORAL AND WRITTEN COMMUNICATIONS

Citizen Comments:

Members of the public wishing to address the Commission on any item(s) not on the agenda, may do so at this time when recognized by the Chairperson; however, no formal action or discussion will be taken unless placed on a future agenda. Public is advised to limit discussion to one presentation per individual. While not required, please state your name and address for the record. **(Oral communications will be limited to three minutes).**

5. CONSENT CALENDAR

Approval of Prior Minutes: March 16, 2023 (p.1)

6. PUBLIC HEARING

Conditional Use Permit: CUP 2023-01 – Harvest Baptist Church Temporary Tent Structure (1202 Railroad Avenue). (p.5)

A public hearing will be held to consider a request for a Conditional Use Permit (CUP) to permit the use of a “Church” temporary tent structure as required by Orland Municipal Code Section 17.48.030(A)(3). The project is proposed to be located at 1202 Railroad Avenue (APN 040-291-017) in the City of Orland. The property is currently owned by Harvest Baptist Church.

7. ITEMS FOR DISCUSSION

Roundabouts/Street Design: Presentation only (No Staff Report)

8. STAFF REPORT

9. COMMISSIONER REPORTS

10. FUTURE AGENDA ITEMS

11. ADJOURN

CERTIFICATION: Pursuant to Government Code Section 54954.2(a), the agenda for this meeting was properly posted on April 13, 2023.

A complete agenda packet is available for public inspection during normal business hours at City Hall, 815 Fourth Street, Orland, CA.

In compliance with the Americans with Disabilities Act, the City of Orland will make available to members of the public any special assistance necessary to participate in this meeting. The public should contact the City Clerk’s Office at (530) 865-1610 to make such a request. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

PLANNING COMMISSION MINUTES
March 16, 2023

1. Call to Order – The meeting was called to order by Chairperson Stephen Nordbye at 5:30 PM.

2. Pledge of Allegiance

3. Roll Call:

Commissioner's present –	Chairperson Stephen Nordbye, Commissioners Sharon Lazorko, Michelle Romano, and Vern Montague
Commissioner's absent -	Vice Chairperson Wade Elliott
Councilmember present -	Councilmember McDermott
Staff present-	City Planner Scott Friend; City Engineer Paul Rabo; Public Works Director Ed Vonasek and City Clerk Jennifer Schmitke

4. ORAL AND WRITTEN COMMUNICATIONS

Citizen Comments – None

5. CONSENT CALENDAR

Approval of Prior Minutes: February 16, 2023

ACTION: Chairperson Nordbye moved, seconded by Commissioner Romano to approve consent calendar as presented. Motion carried unanimously by a voice vote, 4-0.

6. PUBLIC HEARING

Variance: VAR 2022-04 – La Corona Mexican Restaurant (1002 Sixth Street).

City Planner Scott Friend presented a request to approve a Variance pursuant to Orland Municipal Code Chapter 17.84 for reduction in the amount of required parking spaces at an existing lot identified as 1002 Sixth Street, La Corona Mexican Restaurant (APN# 040-243-001). Mr. Friend stated that the subject parcel is designated as Commercial (C) on the Orland General Plan land use diagram and zoned C-2, Community Commercial Pursuant to Orland Municipal Code (OMC) Chapter 17.40. Mr. Friend explained that the Galvan's (La Corona Restaurant owners) would like to expand the outdoor dining facility toward the street, which will eliminate five (5) parking spaces in the front of the restaurant (Four (4) standard stalls and one(1) accessible stall).

Mr. Friend explained that in the Orland Municipal Code (OMC) section 17.76.100[B][8] dining facilities are required to have one (1) parking space for each four seats or one space for each 200 square feet of floor area. The site currently has 9 onsite parking space and technically would need 18. Mr. Friend shared a photograph of the site showing where the patio extension would be added and where the parking spaces would be in front of the restaurant as well as where patrons could park on the street around the restaurant.

Mr. Friend shared that the Planning Commission must make the following findings pursuant to the OMC section 17.84.020:

1. The variance is in conformance with the City of Orland General Plan;
2. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the same vicinity and zone;
3. A Variance is necessary for the applicant to preserve and enjoy a substantial property right equal to that right possessed by other property owners under like conditions in the same vicinity and zone. The granting of the requested major variance will not be materially detrimental to the public health, safety, convenience, and welfare or injurious to the property improvements in the same vicinity and zone in which the property affected is located and will not be contrary to the intent of the city of Orland general plan.

Commissioner Romano asked if there was on-street parking allowed on Sixth Street. Mr. Friend stated that there is not parking on Sixth Street in front of this restaurant.

Chairperson Nordbye asked about the other two buildings that are located on the same site as the restaurant. Ms. Galvan shared that one building is a home and the other building is a carport.

Commissioner Lazorko asked if there would be any barriers or structures around the outdoor eating section to protect patrons from accidents. Mr. Friend shared that this project does not require any special type of barricading and that the action being considered was only for the parking Variance. Mr. Friend noted that the physical structure design would require a separate review at a later date.

Chairperson Nordbye opened the Public Hearing at 5:39 PM.

With no comments, Chairperson Nordbye closed the Public Hearing at 5:39 PM.

Commissioner Montague shared concerns about setting trends related to parking for future businesses but also stated he is pro-business and supports any business owner making their business more successful.

Chairperson Nordbye stated the owner knows what they need to provide for their customer base and didn't that they wouldn't ask for something that would be detrimental to their business.

ACTION: Chairperson Romano moved, seconded by Commissioner Montague that the Planning Commission determine that the project is categorically exempt from further review under the California Environmental Quality Act (CEQA) pursuant to Section §15301, Existing Facilities, and approve the request making the required findings for the action, and approve the requested Variance (V#2022-04). Motion carried, 4-0 by a voice vote.

7. ITEMS FOR DISCUSSION

Mr. Friend shared that he invited the City Engineer Paul Rabo and Director of Public Works Ed Vonasek to the meeting to be a resource, to help with the conversation and answer any questions the Commission may have regarding streets in town.

Mr. Friend spoke to the Commission about Complete Streets, explaining that Complete Streets are streets that are designed to meet the needs of all users, whether they walk, bike, drive or use public transit. Mr. Friend explained the importance of Complete Streets, giving examples of what Caltrans says are benefits of complete streets which include:

- Increased transportation choices

- Economic Revitalization
- Improved Return on Infrastructure Investments
- Livable Communities
- Improved Safety for all Users
- More Walking and Bicycling to Improve Public Health
- Greenhouse Gas Reduction and Improved Air Quality

Mr. Friend shared that in 2008, Governor Schwarzenegger passed the California Compete Streets Act (AB 1358) requiring every city and county in California to include Complete Streets policies as part of any substantial revision to the circulation element of their general plans. Mr. Friend stated that the City of Orland embraced the idea and amended the circulation element of the general plan to engage the concept. Mr. Friend explained that text was added, street standards were modified, goals, objectives and policies were added to the framework to show that the City's element captures the essence of what complete streets are supposed to be, which is to providing services for all users.

Mr. Friend spoke about Congress directing the Federal Highway Administration (FHWA) to lay groundwork for the adoption of a Complete Streets model in 2021 and about Caltrans and Complete Street (Director's Policy-37) where any transportation projects funded or overseen by Caltrans will provide comfortable, convenient, and connected Complete Streets facilities for people walking, biking and taking transit.

Mr. Friend spoke about SB 743, which was passed in 2013 sharing that it updated the way transportation impacts are measured in California for new development projects, making sure they are built in a way that allows Californians more options to drive less. Mr. Friend stated SB 743 is often referred to as the Complete Streets act for California. Mr. Friend explained that the Act amended the way that projects were analyzed in the California Environmental Quality Act (CEQA). Mr. Friend noted that the Act required a new method of analyzing traffic called Vehicle Miles Traveled or VMT. Mr. Friend shared that currently Orland lacks the infrastructure to implement a 15% reduction to current per capita VMT emissions and the City would need to implement their own VMT assessment guidelines in order to meet CEQA guidelines.

Commissioner Romano expressed her thoughts and research she has done on Complete Streets. Commissioner Romano shared her ideas and sketches she drew on making the City's streets more pleasant and allowing pedestrians and bicyclists to feel safer on the streets and sidewalks.

Commissioners and staff discussed streets they felt would benefit from bike lanes, restriping, trees in roadways and talked about grant and funding options that the Commission could possibly look into to help with project.

Alex Enriquez, Orland resident, expressed his thoughts on complete streets and spoke about SB932, which requires cities and counties to identify high-injury streets and intersections in it General Plan and prioritize safety improvements to reduce traffic collisions. Mr. Enriquez also shared funding options that the Commission may want to look into such as Safe Streets and Roads for all grant program (SS4A).

The Planning Commission decided to review current City street standards and requirements and continue the Complete Street conversation at the next planning meeting. Mr. Rabo recommended to the

Commission to look up the City of Davis and City of San Jose for examples of multimodal traffic examples.

8. STAFF REPORT

Mr. Friend updated the Commission on the Department of Water Resources (DWR) project that City staff is currently working on.

9. COMMISSIONERS REPORTS

- Chairperson Nordbye nothing to report.
- Commissioner Romano nothing to report.
- Commissioner Montague nothing to report.
- Commissioner Lazorko recommended the street behind South Street Deli be one street that gets restriped. Mr. Vonasek shared that the road is a private road and Mr. Friend stated maybe the City can reach out to the owner.

10. FUTURE AGENDA ITEMS

The Commission was in consensus that they would like to talk about roundabouts and more complete streets at the next Commission meeting.

11. ADJOURNMENT – 6:59 PM

Respectfully submitted,

Jennifer Schmitke, City Clerk

Stephen Nordbye, Chairperson



CITY OF ORLAND Staff Report

TO: City of Orland Planning Commission
 FROM: Scott Friend, AICP – City Planner
 MEETING DATE: April 20th, 2023; 5:30 p.m., Carnegie Center, 912 Third Street, Orland, CA 95963

SUBJECT: **Conditional Use Permit CUP#2023-01**: A request to approve a Conditional Use Permit (CUP) to permit the erection of a temporary event tent structure to act as an interim sanctuary for the Harvest Baptist Church on an existing parcel identified as 1202 Railroad Avenue and further as Glenn County APN 040-291-017. The parcel is currently developed with an existing Sanctuary and Parsonage. The subject parcel is designated *Light Industrial/Commercial* (I-L/C) on the General Plan land use map and located in the *M-L (Limited Industrial)* zoning district. Pursuant to Orland Municipal Code Chapter 17.48, the proposed action requires the approval of a Conditional Use Permit by the Planning Commission.

Environmental Review: Staff recommends that the Planning Commission determine that the proposed action is exempt from further review pursuant to Section 15311 of the Public Resources Code, also known as the “Accessory Structures Exemption.”

Summary:

The City of Orland has received a request for a Conditional Use Permit (CUP#2023-01) on an existing parcel of land identified as 1202 Railroad Avenue and further as Glenn County APN 040-291-017. It is Staff’s understanding that the parcel has been used as a church, however the existing sanctuary building is too small to accommodate the growing number of patrons for large attendance weekends and events. The parcel is owned by the Harvest Baptist Church. The proposed tent would be 40’x60’ in size, and is a prefabricated kit made by Master Series. The tent would be staked into the ground with supporting cabling. No requests to modify development standards have been requested or are being proposed.

Project Background:

The proposed project is seeking the approval of a Conditional Use Permit that would result in the approval of a temporary Church tent structure on the site. The existing parcel is approximately 2.17 acres in size. As proposed, the existing buildings (+/-3,500 square feet for the existing sanctuary and +/-1,200 square feet for the Parsonage) would remain as is for the time being until the Church is ready to remodel the existing Sanctuary. This action would have no applicability to

any future action(s) on site. The remaining parcel acreage consists of an approximately 47-space gravel parking lot (per Applicant-provided site plans).

The proposed project would permit the erection of a 40'x60' temporary tent structure to allow the Church a space to conduct services. The gravel parking lot has been clearly lined to ensure sufficient and safe entry and exit on the premises. The Church utilizes parking lot attendants during gatherings, with single-direction vehicle flow clearly marked. The Church would also employ several ushers and greeters at every entry and exit of the tent to assist individuals during services.

During previous periods where a tent structure has been used on site, the City of Orland Fire Chief inspected the structure to provide information regarding fire safety, including the use of fire extinguishers and doorway accessibility. Actions have been taken by the applicant to ensure the proposed tent structure would comply with the concerns brought up during previous inspections.

As indicated on the provided site plan and "spec" sheets (**Attachment B1**), the tent would be staked in 40 separate locations, with 20 of the stakes being 42' deep and 20 stakes being 24" deep. This would help to ensure the structure would remain structurally intact during any wind events. Important to note that as part of the Conditions of Approval, Staff is proposing that the applicant has a 12-month limit on the duration of time in which the temporary tent structure can remain erected on site. After 12 months, the applicant would be required to remove the structure.

The proposed use was reviewed by all City reviewing parties including the City of Orland Fire Chief, Public Works Director, City Engineer, and Police Chief. All concerns and issues expressed by the reviewing parties have been addressed to their satisfaction. Public hearing notices for the original proposal were mailed to all properties within 300' of the proposed use. As of the time of the preparation of this report, no comments have been offered to the City on this matter. No written or verbal opposition to the project has been presented nor is known.

Existing Facilities:

The existing facilities located either onsite or in the project vicinity are as follows:

- An inverted storm syphon located within the far side of the right-of-way (ROW) of Railroad Avenue;
- A 36" Storm Drain within South Street, approximately 400' south of the site;
- Storm Drain inlets within Railroad Avenue, with the closest approximately 65' from the site;
- A Storm Drain Manhole located along the train tracks approximately 25' west of the site;
- A Sewer Force Main within Railroad Avenue south of South Street;
- A Sewer Industrial Force Main between the railroad tracks and the western boundary of the project site;
- A 15" sewer line that runs north to south through the project site, directly under the proposed tent location. There's also a 6" sewer line on the west side of and within Railroad Avenue, with a 'T' junction with a 6" sewer line within Chapman Street;
- A sewer manhole exists at the T junction within Railroad Avenue for the 6" sewer line;
- A water hydrant exists on the northeast corner of the Railroad Avenue/Chapman Street intersection, approximately 115 feet from the eastern boundary of the project site;
- An 8" water line exists within the eastern side of Railroad Avenue.

As part of the Conditions of Approval, the applicant will be required to consult with the City of Orland Public Works department regarding the location and depth of the 15" sewer pipe running directly beneath the proposed tent before any erecting of the tent structure begins. This will help

to ensure no potential work done on the structure would come in contact with the sewer pipe. Additionally, the applicant shall provide onsite drainage for the temporary tent structure.

Parking:

Pursuant to OMC Section 17.76.100(B)(4), public assemblies including churches are required to have one space per each six (6) seats or two hundred (200) square feet of floor space, whichever is greater. As the proposed temporary tent structure would be built with a square footage of 2,400 square feet, compliance with the OMC Section 17.76.100(B)(4) would require a total of 120 parking spaces.

The applicant is required to provide sufficient parking for its parishioners. This includes providing an ADA-approved paved parking spaces, with associated paths of travel between the parking lot, tent structure, and bathrooms onsite. This would help to ensure persons with disabilities would have adequate access to the facilities and the project would be compliant with ADA regulations.

Railroad avenue, fronting the project site, is a City of Orland Minor Collector 2-lane roadway as described in the Orland General Plan Circulation Element. This roadway allows for on-street parking for events at the Church. However, this could become an issue during times where events would occur at the same time as events happening at the middle school across Railroad Avenue. However, Staff is not aware of any formal public complaints or objections made with regards to street parking during large events in the past several decades in which the Church has been in existence. The majority of large-participant events on site are held on weekends, while the majority of large events associated with the school are typically held on weekdays. Additionally, Staff acknowledges that as the existing parking lot is not currently paved, there is potential for vehicles to track out dirt onto Railroad Avenue if the vehicles are parked in an area that is dirt and not gravel.

Conditional Use Permit:

Chapter 17.80 of the OMC provides the legal authority and basis for the issuance of a Conditional Use Permit in the City. Section 17.80.010 establishes that:

“A request for a use permit may be granted, granted subject to conditions, or denied by the Planning Commission for any use for which a use permit is permitted or required by these regulations, or for any use which, while not specifically enumerated in these regulations, is, in the opinion of the Planning Commission, similar to and compatible with the uses permitted in the zone in which the subject property is situated.”

Section 17.80.040 of the OMC states that, “Approval of an application for a use permit shall be based upon a written finding that:

Establishment, maintenance, or operation of the use of building applied for will not, under the circumstances of the particular case, be materially detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the

neighborhood of such proposed use or be materially detrimental to property of improvements in the neighborhood or to the general welfare of the City."

As established in OMC Section 17.80.010, the Planning Commission may impose Conditions of Approval on a use permit that it finds necessary to carry out the purpose of this title.

Upon review of the application, Staff believes that the establishment, maintenance, or operation of the proposed project and its Conditions of Approval will not, under the circumstances of the particular case, be materially detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be materially detrimental to property or improvements in the neighborhood or to the general welfare of the City.

Environmental determination:

The City of Orland, acting as the Lead Agency for the project pursuant to the requirements of the California Environmental Quality Act (CEQA), has reviewed the proposed project and its Conditions of Approval and determined that the project is exempt from further review under the California Environmental Quality Act (CEQA). This project is exempt from environmental review under the "Accessory Structures Exemption" of the Public Resource Code, §15311, as it has been determined that this project does not have the potential for causing a significant effect on the environment. Staff has determined that this project meets the requirements for this exemption and is recommending a determination of such to the Planning Commission.

Recommendation:

Based upon the information contained in this report, and after consideration of the attributes specific to the proposed site and the Conditions of Approval, Staff is recommending that the Planning Commission *approve* Conditional Use Permit #2023-01 subject to the attached Conditions of Approval (**Attachment C**), thereby permitting the request for a temporary Church tent structure on an existing parcel of land identified as Glenn County Assessor's parcel number 040-291-017.

Specifically, Staff recommends that the following actions take place:

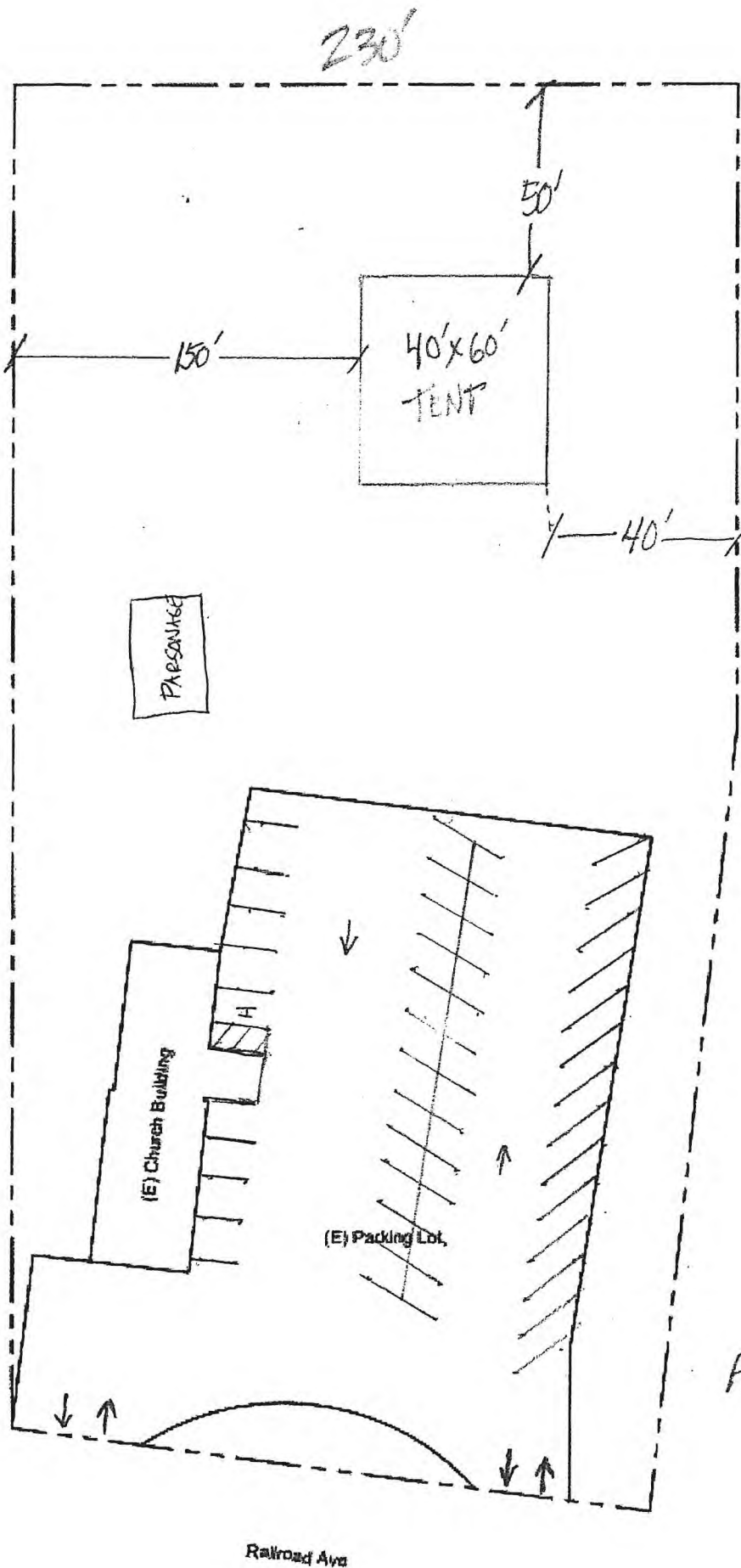
1. *California Environmental Quality Act (CEQA)*: Staff is recommending that the Planning Commission approve the project (CUP 2023-01) and determine that the proposed action is *exempt* from further review pursuant to Section 15311 of the Public Resource Code.
2. *Conditional Use Permit*: Move to approve Planning Commission Resolution PC 2023-__, approving Conditional Use Permit application #2023-01 subject to the Conditions of Approval provided as **Attachment C** and Findings shown on **Attachment D**.

ATTACHMENTS

- **Attachment A – Project Location Map**
- **Attachment B1 – Site Plan and Tent Specifications**
- **Attachment B2 – CUP Application**
- **Attachment B3 – Applicant Letter to the City**
- **Attachment C – Conditions of Approval for CUP #2023-01**
- **Attachment D – Required CUP Findings #2023-01**
- **Attachment E – Notice of Exemption for CUP #2023-01**
- **Attachment F – Planning Commission Resolution PC 2023-__**



 <p>Project Boundary</p>		<p>1:12,056</p> <p>0 0.07 0.15 0.3 mi</p> <p>0 0.13 0.25 0.5 km</p> <p><small>Esri Community Maps Contributors, © OpenStreetMap, Microsoft Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/HASA USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA</small></p>
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HARVEST BAPTIST CHURCH
1202 RAILROAD
ORLAND, CA 95963
AP#040-291-017-9

PRODUCT SPECIFICATIONS

Description



40' x 60' Master Series Frame Tent, Sectional

Like most Celina Tent frame tents, the Master Series Frame tent utilizes the West Coast Style frame and fittings for compatibility between tents. The design of the Master Series Frame tent is meant to smooth and tighten the traditional look of frame tents by using a tensioned valance, or catenary curve, as opposed to clips or buckles. This allows the Master Series Frame tent to use less hardware, making for faster and easier installations.

Suggested Equipment

Drop cloth or ground cloth, sledge hammer, or electric / gas breaker hammer fitted with stake driver bit, stake puller, and frame tent jack/ lift.

Colors available by special order

White & Red (5051)

White & Green (5052)

White & Blue (5053)

Master Series Frame Tent Specifications

Width	40 ft. / 12.2m
Length	60 ft. / 18.3m
Area	2400 ft ² / 223.3m ²
Eave Height	8' / 2.4m
Overall Height	18' / 5.5m
Pitch	10' / 3.0m
Complete Weight Aluminum	1906 Lbs. / 865 Kg.
Complete Weight Alum. Hybrid	2319 Lbs. / 1052 Kg.
Series / Brand	Master
Class	Frame
Center Pole	No
Style / Shape	Traditional
Expandable	Yes
Custom Printing Available	Yes
Fabric Material	PVC Coated Polyester
Fabric Material Weight	16 oz. / yd ² / 540 gsm
Fabric Translucency	Blockout
Water Repellency	Waterproof
Flame Resistant	Yes
UV Resistant	Yes
Mold and Mildew Resistant	Yes
Frame / Pole Material	Aluminum
Longest Component	21'10.5" / 6.7m
Persons required for setup	4-8
Occupancy	240 Sit Down Dinner - 400 Cathedral Seating

SAFETY

INSTALLATION

MAINTENANCE

CONTACTS

PARTS / MINIMUM STAKING LAYOUT

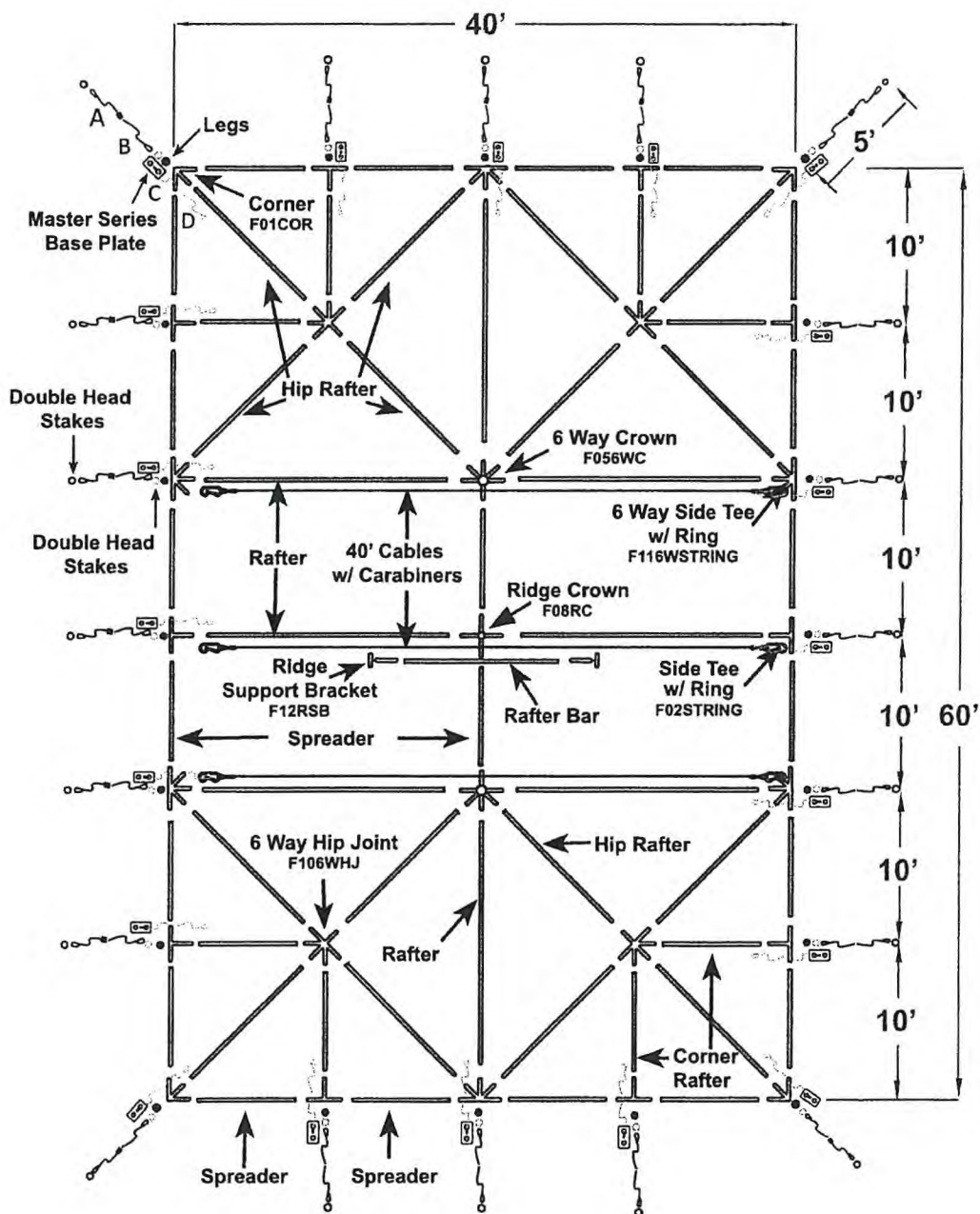
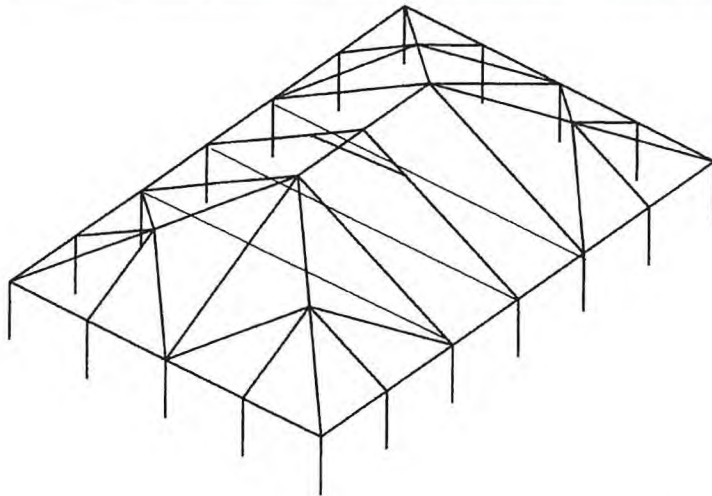
SAFETY

INSTALLATION

MAINTENANCE

CONTACT

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CITY OF ORLAND
PLANNING DEPARTMENT
815 FOURTH STREET
ORLAND, CA 95963
530.865.1608 (PHONE) 530.865.1632 (FAX)

APPLICATION FOR A CONDITIONAL USE PERMIT

Please submit the following items. A complete Application will ensure its prompt processing. If you have any questions, please contact the City of Orland Planning Department at 530.865.1608 or by email to nsailsbery@cityoforland.com.

1. APPLICANT(S):

NAME: Isaac Davis
ADDRESS: 1202 Railroad Ave, Orland
PHONE:(Business): 530.988.3108
(Home): -
(Mobile): ~~423.503.3824~~ 530.321.1288
EMAIL ADDRESS: pastordavishbc@gmail.com

2. PROPERTY OWNER(S):

NAME: Harvest Baptist Church
ADDRESS: 1202 Railroad Ave, Orland
PHONE:(Business): 530.988.3108
(Home): -
(Mobile): ~~423.503.3824~~ 530.321.1288
EMAIL ADDRESS: pastordavishbc@gmail.com

3. Name and address of property owner(s) duly authorized agent who is to be furnished with Notice of Hearing (Section 65091 California Government Code):

NAME: ISAAC DAVIS
ADDRESS: 1202 RAILROAD AVE, ORLAND
PHONE:(Business): 530.988.3108
(Home): -
(Mobile): 530.321.1288
EMAIL ADDRESS: PASTOR DAVIS HBC@gmail.com

City of Orland Conditional Use Permit
Instructions and Application Form

4. Address and Location of Project: 1202 Railroad Ave, Orland
5. Current Assessor's Parcel Number: 040-291-017-9
6. Zoning: LIGHT IND./COMMERCIAL
7. General Plan Land Use Classification: LIGHT IND. COMM
8. Existing use of property(ies): Church
9. Request: Tent structure
10. Provide any additional information that may be helpful in evaluating this request:
Please see attached letter
11. Surrounding Land Uses and Zoning Districts (please be specific):
- North: RES/COMM
- South: RES/COMM
- East: RES/COMM
- West: COMM
12. Topography: FLAT
13. Vegetation: NA
14. Water Supply: CITY Source or Type: CITY Provider: ORLAND
- Existing: YES
- Proposed: N
15. Sewage Disposal: CITY
- Existing: YES
- Proposed: NA

16. Fire Protection: FIRE EXTINGUISHERS / EXISTING HYDRANTS
Existing: YES
Proposed: NA
17. Storm drainage:
Existing: CITY / STREET
Proposed: NA
18. School District: ORLAND UNIFIED
19. Natural Hazards (include past and current uses, if any): NA
-

ENVIRONMENTAL INFORMATION FORM

Date Filed: 2-11-23

General Information:

1. Name and address of developer/project sponsor: OWNED BUILDER
2. Address of PROJECT: 1202 Railroad Ave, Orland
3. Assessor's Parcel Number: 040-291-017-9
4. Name, address and telephone number of person to be contacted concerning this project:
ISAAC DAVIS 530-321-1288 (SAME AS ABOVE)
5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:
NA
6. Existing Zoning District: LIGHT IND / COMM
7. Proposed use of the site (Project for which this form is filed): 40' x 60' Tent Structure

Project Description:

8. Site size: 230' x 430'
9. Square footage: 98,900 ft²
10. Number of floors to be constructed: NA
11. Amount of off-street parking provided: NA
12. If residential: NA
 - Number of units:
 - Design of units (i.e. single family, multi-family, etc):
 - Square footage of each unit:

13. If commercial:

Type of use: CHURCH

Square footage of each building (existing and proposed):

Number of employees (if applicable): NA

Number of shifts (if applicable): NA

Hours of operation: SUNDAY 9-12 AM

14. If industrial:

Type of use: NA

Square footage of each building (existing and proposed):

Number of employees (if applicable):

Number of shifts (if applicable)

Hours of operations:

15. If institutional:

NA

Estimated occupancy:

Type of use:

Square footage of each building (existing and proposed):

Number of employees (if applicable):

Number of shifts (if applicable)

Hours of operations:

16. If the project involves a variance, conditional use, request for annexation, or rezoning application, state this and indicate clearly why the application is required. NA

17. Attach site plan(s).

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary):

18. Change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration of ground contours.

Yes _____

No ☒ _____

19. Change in scenic views or vistas from existing residential areas or public lands or roads.

Yes _____ No ✓

20. Change in pattern, scale or character of general area of project.

Yes _____ No ✓

21. Significant amounts of solid waste or litter.

Yes _____ No ✓

22. Change in dust, ash, smoke, fumes or odors in the vicinity.

Yes _____ No ✓

23. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.

Yes _____ No ✓

24. Substantial change in existing noise or vibration levels in the vicinity.

Yes _____ No ✓

25. Site on filled land or on slope of 10 percent or more.

Yes _____ No ✓

26. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.

Yes _____ No ✓

27. Substantial change in demand for municipal services (police, fire, water, sewage, etc.),

Yes _____ No ✓

28. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.)

Yes _____ No ✓

29. Relationship to a larger project or series of projects.

Yes _____ No ✓

Environmental Setting:

30. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted. *NA*
31. Describe the surrounding properties, including information on plant – and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc) intensity of land use (one-family, apartment houses, shops, department stores etc.) and scale of development (height, frontage, set-back, rear yard, etc.) Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted. *NA*

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

ISAAC DAVIS

Printed Name (Applicant)

[Signature]
Signature (Applicant)

2/11/23
Date

HARVEST BAPTIST CHURCH
Printed Name (Property Owner)

[Signature]
Signature (Property Owner)

2/11/23
Date

Printed Name (Property Owner)

Signature (Property Owner)

Date

Printed Name (Agent/Representative)

Signature (Agent/Representative)

Date



To Whom It May Concern:

The purpose of this letter is to provide details to the city regarding the temporary use of the 40'x60' tent structure by the Harvest Baptist Church, located at 1202 Railroad Avenue in Orland.

Construction plans for the tent, as well as a plot layout, have been submitted to the city building inspector. The fire chief has come by to inspect the structure and provide the necessary information regarding having a fire extinguisher in the tent, as well as having proper doorways accessible. These regulations have been followed, and it was approved on site by the fire chief. The tent is staked in 40 separate places, with 20 of the stakes being 42" deep and 20 stakes are 24" deep.

The parking lot for the property of the church has been clearly lined to ensure sufficient and safe entry and exit on the premises. We have utilized parking lot attendants during any gathering, and one direction vehicle flow has been clearly marked as well. In addition, there are several ushers and greeters at every entry and exit of the tent to assist any individual in any way.

The purpose for the use of the tent is to allow us a little more time to prepare for our new sanctuary, which is necessary due to the growth of the church. The plans for that new building, as well as a new parking lot, will be submitted as soon as possible. We are requesting use of this temporary tent structure for 1 year.

See the attached plot plan for more visual details, and please let me know if you need any further information.

Thank you,

Isaac Davis
Pastor



530.988.3108



pastordavishbc@gmail.com



hbcorland.org



1202 Railroad Ave
Orland, CA 95963

CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT #2023-01, Church (Temporary Tent Structure)
Harvest Baptist Church

Assessor's Parcel Numbers: 040-291-017

Project location: 1202 Railroad Avenue, Orland, Glenn County, CA 95963

Zoning: "M-L" Light Industrial;

General Plan Land Use Designation: "Light Industrial/Commercial" (I-L/C).

Conditional Use Permit #2023-01 – Harvest Baptist Church (Landowner): A request for a Conditional Use Permit (CUP) to approve the Conditional Use of land space, located on the parcel of land identified as Glenn County Assessor's parcel number 040-291-017, as a temporary tent structure for the Harvest Baptist Church. The request includes the erection of a temporary tent structure onsite to provide church services during the construction of the main sanctuary onsite. Pursuant to sections 17.048.030(A)(3) of the Orland Municipal Code (OMC), the Planning Commission may issue a CUP to establish specific uses requiring a permit in the City of Orland.

General Conditions of Approval:

1. The applicant shall file a Declaration of Acceptance of the following conditions by submitting a signed copy of the conditions to the Planning Department within ten (10) days of Planning Commission approval.
2. Failure to comply with the conditions specified herein as the basis for approval of application and issuance of permit constitutes cause for the revocation of said permit. Unless otherwise provided for in a special condition to this Use Permit, all conditions must be completed prior to or concurrently with the establishment of the granted use.
3. The use granted by this permit shall be established within one (1) year of the date of approval or the permit shall become null and void.
4. The applicant shall submit a check or money order in the amount of **\$100.00 made payable to the City of Orland** for the preparation of the Notice of Exemption from CEQA within five (5) days of the date of approval.
5. The applicant shall submit a check or money order in the amount of **\$50.00 made payable to the Glenn County Recorder's Office** for the fee to record the Notice of Exemption from CEQA within five (5) days of the date of approval.
6. Neither the applicant, or any agent nor representative of the applicant shall intentionally omit or misrepresent any material fact in connection with the application. Any alleged material misrepresentation shall constitute grounds for the City of Orland to commence a revocation hearing and constitute grounds to revoke the permit.
7. Minor changes to the approved tent structure may be approved by the City Planner upon receipt of a substantiated written request by the applicant, or their respective designee. Prior to such approval, verification shall be made by each Department that the modification is consistent with the application, fees paid, and environmental determination as conditionally approved. Changes deemed to be major or

significant in nature shall require a formal application for amendment by public hearing before the City Council.

8. The project applicant and/or contractor shall obtain all necessary business licenses and permits from the City and pay all appropriate fees for any required utilities modification, construction, and connection work associated with the project. Project shall also obtain permits all necessary and required building permits from the City of Orland Building Department and pay all appropriate fees for construction work to be undertaken as a result of this approval.
9. The Use Permit is only approving the assignment of parcel specific zoning one parcel of land identified as Glenn County Assessor's parcel number 040-291-017, as requested on CUP application #2023-01. The approved use shall not be expanded or modified beyond the approvals detailed in this document.
10. If changes are requested to the plan or the Conditions of Approval, a Conditional Use Permit Amendment shall be required, with all applicable fees, and approved by the Planning Commission prior to implementing the changes.
11. No changes shall be made to any approved plan(s), which would alter the character of the site plan or the use of the property, without prior approval of the City Planner and City Engineer.
12. If changes are requested to the site plan, use of the building/space, or the Conditions of Approval, a Conditional Use Permit Amendment shall be required, with all applicable fees, and approved by the City Council, prior to implementing the changes.
13. No exterior storage of any materials, equipment, or vehicles is permitted in such a manner as to constitute a nuisance violation of the Orland Municipal Code.

Use/Site Specific Conditions of Approval:

14. The applicant shall submit building and engineering plans to the City of Orland Building Department and receive approval prior to undertaking any work related to the interior/exterior modifications of the tent structure (as required).
15. All events/social gatherings and any other uses occurring at the proposed site shall conform to the Noise Ordinance of the City of Orland Municipal Code.
16. All events/social gatherings and any other uses occurring at the proposed site shall adhere to all applicable Emissions Standards promulgated in the Glenn County Air Pollution Control District.
17. The owner/applicant or representative in charge of special events occurring onsite shall seek approval from the City of Orland Police Department prior to the event.
18. Any patrons participating in events held at the proposed site shall adhere to all local and state regulations pertaining to smoking on the premises.
19. The applicant shall receive approval by the City of Orland Fire Department prior to undertaking any work related to the interior/exterior modifications and erection of the tent structure (as required).
20. The owner/applicant shall seek and receive approval of a "Maximum Occupancy" count from the City of Orland Fire Marshal for all events occurring on the premises.
21. The applicant shall provide sufficient parking spaces, including a paved ADA-approved parking space.
22. The applicant shall provide an ADA-accessible path of travel between the parking area, the proposed temporary tent structure, and the bathrooms onsite.

23. The applicant shall provide the necessary ADA signage at all entrances, parking spaces, and along the path of travel required by the City of Orland Municipal Code.
24. The applicant shall consult with the City of Orland Public Works department, prior to erecting the temporary tent structure, regarding the 15” sewer line that currently runs directly under the proposed temporary tent structure location to help ensure no accidental damage occurs during construction activities.
25. The applicant shall ensure that all drainage from the structure is detained and handled onsite.
26. The duration of time in which the proposed tent structure is permitted to be erected onsite shall be no longer than 12 months from the date of the approval of the Conditional Use Permit.

Statement of Acknowledgement:

I have reviewed the Conditions of Approval associated with the approval of CUP#2023-01 and acknowledge and consent to the Conditions as presented.

Signed,

Harvest Baptist Church, Isaac Davis (Representative) Applicant

Date

CITY OF ORLAND
PLANNING COMMISSION FINDINGS OF APPROVAL FOR:
CONDITIONAL USE PERMIT #2023-01
FOR: Isaac Davis/Harvest Baptist Church (Applicant/Owner);
Assessor's Parcel Number: 040-291-017;
1202 Railroad Avenue, Orland, CA 95963

Findings for adoption of the Conditional Use Permit:

1. The proposal will not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the proposed use;
2. The proposed use will not be detrimental or injurious to property and improvements in the neighborhood of the proposed use;
3. The proposed use will not be detrimental or injurious to the general welfare of the City of Orland; and
4. The proposed use will be consistent with the policies, standards and intent of any use designations of the general plan, any applicable specific plan and the applicable section of Title 17 of the Orland Municipal Code as applicable ("M-L", Light Industrial Zone and OMC 17.48.030[A][3], Conditional uses requiring use permits).
5. The project will not have a significant or unmitigable impact on the physical environment.

Staff Analysis of Consistency with Required Findings:

1. The proposal will not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the proposed use: *The proposed use is permitted with an approved Conditional Use Permit as established by the Orland Municipal Code and the request has been processed consistent with the provisions of Sections 17.48.030(A)(3) of the OMC. The proposed use would not jeopardize or be detrimental to the health, safety or general welfare of person residing or working in the neighborhood as the approval of this request would allow for specific zoning to be assigned to parcel: 040-291-017. The use would not result in any impacts to the existing environment, as the use will not create significant new noise, and there are no scenic vista points or designated scenic roadways in the area that would be affected. As conditioned, potential impacts associated with the approved use would be addressed. Subject to the issuance of a Conditional Use Permit by the Planning Commission, and subject to the Conditions of Approval for the project, uses of the site would remain consistent with the intent of the General Plan designation and zone district. As such, the project will not be detrimental to the health, safety or general welfare of the project area.*
2. The proposed use will not be detrimental or injurious to property and improvements in the neighborhood of the proposed use: *The proposed use would be compatible with the surrounding land uses and would not jeopardize or be detrimental to the health, safety or general welfare of person residing or working in the neighborhood as permit*

approval would allow for the use of the existing structures on site in a manner permitted by the City Municipal Code and does not include any requests for additional construction or development. The use would not result in any impacts to the existing environment, will not create significant new noise, and there are no scenic vista points or designated scenic roadways in the area that would be affected. As conditioned, potential impacts associated with the approved use would be addressed. Subject to the issuance of a Conditional Use Permit by the Planning Commission, and subject to the Conditions of Approval for the project, uses of the site would remain consistent with the intent of the General Plan designation and zone district. As such, the project will not be detrimental to the health, safety or general welfare of the project area.

3. The proposed use will not be detrimental or injurious to the general welfare of the city: *The proposed use is permitted with an approved Conditional Use Permit as established by the Orland Municipal Code and the request has been processed consistent with the provisions of Sections 17.48.030(A)(3) of the OMC. The proposed use would not jeopardize or be detrimental to the health, safety or general welfare of person residing or working in the neighborhood as the approval of this request would allow for specific zoning to be assigned to parcel: 040-291-017. The proposed Light Industrial use is compatible with the surrounding environment as the project site is located in an area of predominantly Light Industrial uses. As conditioned, the use would not result in any adverse impacts to the existing environment, as the use will not create new noise, and there are no scenic vista points or designated scenic roadways in the area that would be affected. The proposed use would not result in the use of hazardous substances or create a hazardous condition on the site. As such, the project will not be detrimental to the health, safety or general welfare of the city.*
4. The proposed use will be consistent with the policies, standards and land use designations of the general plan and any applicable specific plan: *The City of Orland Municipal Code allows for specific zoning to be applied to a property zoned M-L upon the approval of a Conditional Use Permit by the Planning Commission. With the issuance of a Conditional Use Permit, the project would be consistent with the City's codes and standards.*
5. The project will not have a significant or unmitigable impact on the physical environment. *The proposed project meets the criteria for the use of the Accessory Structure Exemptions (15311), pursuant to the State CEQA guidelines and will not have a significant impact on the physical environment.*

Notice of Exemption

To: ■ Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

From: (Public Agency) City of Orland
815 Fourth Street
Orland, CA 95963
(Address)

■ County Clerk
County of Glenn
526 West Sycamore Street
Willows, CA 95988

Project Title: Conditional Use Permit CUP#2023-01 – A request to approve the Conditional Use of a land parcel space, located on the parcel of land identified as Glenn County Assessor’s parcel number 040-291-017, as a temporary tent structure for the Harvest Baptist Church.

Project Location - Specific:

1202 Railroad Avenue in Orland, Glenn County, CA 95963. APN 040-291-017

Project Location – City: Orland **Project Location – County:** Glenn

Description of Nature, Purpose, and Beneficiaries of Project: The City of Orland received a request for a Conditional Use Permit (CUP) to approve the Conditional Use of land space, located on the parcel of land identified as Glenn County Assessor’s parcel number 040-291-017, as a temporary tent structure for the Harvest Baptist Church. The request includes the erection of a temporary tent structure onsite to provide church services during the construction of the main sanctuary onsite. Pursuant to sections 17.048.030(A)(3) of the Orland Municipal Code (OMC), the Planning Commission may issue a CUP to establish specific uses requiring a permit in the City of Orland. The primary beneficiary of the project will be the project applicant.

Name of Public Agency Approving Project:

City of Orland

Name of Person or Agency Carrying Out Project:

Isaac Davis, Harvest Baptist Church Representative

Exempt Status: (check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: §15311 Accessory Structures Exemptions
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The City of Orland City Council has determined that this project is exempt from CEQA as it can be seen with certainty that the proposed revisions to the City of Orland Municipal Code would not have a significant effect on the environment. Therefore, the project is exempt pursuant to CEQA Guidelines Section 15311.

Lead Agency

Contact Person: Scott Friend, AICP

Area Code/Telephone/Extension: (530) 865-1608

Signature: _____ Date: _____ Title: City Clerk

■ Signed by Lead Agency

Date received for filing at OPR: N/A

Attachment E

**CITY OF ORLAND
PLANNING COMMISSION RESOLUTION PC 2023-__**

APPROVAL OF CONDITIONAL USE PERMIT #2023-01

Location: An existing parcel identified as APN: 040-291-017 and located north of South Street, east of Interstate 5, at 1202 Railroad Avenue

APPLICATION: Conditional Use Permit #2023-01

WHEREAS, Mr. Davis, on behalf of the Harvest Baptist Church (applicant/Land-owner), has requested a Conditional Use Permit (CUP) to allow for the approval of a Church temporary tent structure pursuant to OMC Chapter 17.48.030(A)(3); and,

WHEREAS, the Planning Commission held a duly noticed public hearing to accept public comments and to review and consider the application on April 20th, 2023; and

WHEREAS, the Planning Commission deliberated on the proposed request and has determined that, subject to approval of the Conditional Use Permit and the project Conditions of Approval, the request is consistent with the Orland General Plan and the requirements of Orland Zoning Code; and

WHEREAS, the Planning Commission has determined the project is Categorically Exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15311 of the State CEQA guidelines further described as the 'Accessory Structures' Exemption; and

WHEREAS, the Planning Commission, in a staff report dated April 20th, 2023, has made the following findings with respect to the requested Conditional Use Permit:

1. The proposal will not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the proposed use.
2. The proposed use will not be detrimental or injurious to property and improvements in the neighborhood of the proposed use.
3. The proposed use will not be detrimental or injurious to the general welfare of the city.
4. The proposed use will be consistent with the policies, standards and any use designations of the general plan, any applicable specific plan and the M-L, Light Industrial zoning district upon the issuance of the Permit.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Orland does hereby approve Conditional Use Permit #2023-01, subject to the following conditions:

General Conditions of Approval:

1. The applicant shall file a Declaration of Acceptance of the following conditions by submitting a signed copy of the conditions to the Planning Department within ten (10) days of Planning Commission approval.
2. Failure to comply with the conditions specified herein as the basis for approval of application and issuance of permit constitutes cause for the revocation of said permit. Unless otherwise provided for in a special condition to this Use Permit, all conditions must be completed prior to or concurrently with the establishment of the granted use.
3. The use granted by this permit shall be established within one (1) year of the date of approval or the permit shall become null and void.
4. The applicant shall submit a check or money order in the amount of **\$100.00 made payable to the City of Orland** for the preparation of the Notice of Exemption from CEQA within five (5) days of the date of approval.

5. The applicant shall submit a check or money order in the amount of **\$50.00 made payable to the Glenn County Recorder's Office** for the fee to record the Notice of Exemption from CEQA within five (5) days of the date of approval.
6. Neither the applicant, or any agent nor representative of the applicant shall intentionally omit or misrepresent any material fact in connection with the application. Any alleged material misrepresentation shall constitute grounds for the City of Orland to commence a revocation hearing and constitute grounds to revoke the permit.
7. Minor changes to the approved tent structure may be approved by the City Planner upon receipt of a substantiated written request by the applicant, or their respective designee. Prior to such approval, verification shall be made by each Department that the modification is consistent with the application, fees paid, and environmental determination as conditionally approved. Changes deemed to be major or significant in nature shall require a formal application for amendment by public hearing before the City Council.
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9. The Use Permit is only approving the assignment of parcel specific zoning one parcel of land identified as Glenn County Assessor's parcel number 040-291-017, as requested on CUP application #2023-01. The approved use shall not be expanded or modified beyond the approvals detailed in this document.
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25. The applicant shall ensure that all drainage from the structure is detained and handled onsite.
26. The duration of time in which the proposed tent structure is permitted to be erected onsite shall be no longer than 12 months from the date of the approval of the Conditional Use Permit.

The foregoing Resolution was adopted by the Planning Commission on the 20th day of April 2023 by the following vote:

AYES: Commission Members:

NOES: Commission Members:

ABSENT: Commission Members:

ABSTAIN: Commission Members:

Stephen Nordbye, Chairman

ATTEST:

Jennifer T. Schmitke, City Clerk / Clerk of the Planning Commission