

**PLANNING COMMISSION MINUTES**  
**May 18, 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, Vice Chairperson Wade Elliott Commissioners Sharon Lazorko, Michelle Romano, and Vern Montague
Commissioner’s absent -	None
Councilmember present -	Councilmember McDermott
Staff present-	City Planner Scott Friend and City Clerk Jennifer Schmitke

**4. ORAL AND WRITTEN COMMUNICATIONS**

**Citizen Comments**

John McDermott, City Councilmember, thanked the Commission for all the hard work they do for the community.

**5. CONSENT CALENDAR**

Chairperson Nordbye asked to move the consent of the April 20<sup>th</sup> meeting minutes to the next meeting so that the minutes could be reviewed for clarification.

**6. ITEMS FOR DISCUSSION**

PENBROOK SUBDIVISION: TSM 2022-01

City Planner Mr. Friend explained that the proposed discussion is regarding the wording of the City of Orland’s General Plan policy 3.2.b.2, *Collector Street Standards #6*. Mr. Friend invited Steven Butler, Precision Surveying, (applicant representative on behalf of Lakeport Parkside, LLC) to discuss the letter he submitted to Council at the April Planning meeting about the proposed *Penbrook subdivision*.

Mr. Butler shared that the company he is representing would like to see Orland’s General Plan have more flexibility when it comes to development. Mr. Butler reminded the Commission that the issue is with the restriction of houses facing major collectors. Mr. Butler gave examples of areas in nearby communities that have had similar restrictions on projects and shared how they resolved the issues.

Mr. Friend stated that City staff are not supportive of changing the City’s General Plan but agreed with Mr. Butler that there are some practical things that can be done to the proposed project to resolve the problems. Mr. Friend reminded the Commission that a change to the General Plan isn’t limited to one project, it will change every arterial and/or any major collector streets in the City.

Commissioners discussed with City Staff changing the general plan standards and alternative street designs options. Many Commissioners shared experiences of visiting similar residential areas in Chico and stated their concerns over safety around the proposed project.

Chairperson Nordbye stated he felt that the Commission has brought forward many good ideas and options that the developer may be interested in. Chairperson Nordbye asked Mr. Friend if City Staff could meet with the developer to go over the Commissions ideas to see if any of the alternatives may work for the City and developer to bring forward a resolution that does not require the City to change the general plan.

Mr. Friend stated that City Staff is interested in making this project work and thanked Mr. Butler for coming forward to speak to the Commission.

## **7. STAFF REPORT**

Mr. Friend brought forward a brief discussion about design standards, sharing what standards the City currently has and discussing the use and application of the terms 'should' vs. 'shall'. Mr. Friend showed pictures and spoke about aesthetics of local businesses in Orland compared to the same business in other nearby communities sharing that the Commission has the ability and the tools available to make the community look the way they want or believe is appropriate for the City. Mr. Friend asked if the Commission felt the design standards needed to be changed or strengthened.

Commissioners discussed but did not direct staff to come back with changes to the design standards.

Mr. Friend updated the Commission on the Habitat for Humanity project, McDonalds, Maverik and Quiet Creek projects.

## **8. COMMISSIONERS REPORTS**

- Chairperson Nordbye nothing to report.
- Commissioner Romano shared she has heard negative feedback about the Woodward Family Apartments regarding it being 3-stories and shared an experience she had helping move furniture into the new Habitat for Humanity Project – Purpose Place.
- Vice Chairperson Elliott nothing to report.
- Commissioner Montague nothing to report.
- Commissioner Lazorko stated she will not be present for the July Commission meeting.

## **9. FUTURE AGENDA ITEMS**

Vice Chairperson Elliott asked staff to bring a list of areas of concern to a future meeting so the Commission can discuss areas of the code that may need amending.

Chairperson Nordbye asked Commissioner Romano if she would like to bring forward her presentation on Streetscapes for the next meeting.

## **10. ADJOURNMENT – 6:41 PM**

Respectfully submitted,

Jennifer Schmitke, City Clerk

Stephen Nordbye, Chairperson