

TOWN OF LAKEVIEW  
MEETING AGENDA  
Planning Commission  
May 10, 2010  
7:30 p.m.

I. **Call To Order**

II. **Communications/Comments/Informational Items**

III. **Old Business**

IV. **New Business**

A. Public hearing on Application No. 531 by John R. Cogar for Comprehensive Plan and Land Use District Map Amendments to change the plan and zone designations from R, Residential to HC, Highway Commercial Subdistrict for property abutting and east of Roberta Avenue between No. 2<sup>nd</sup> and S. 3<sup>rd</sup> Streets.

B. Public hearing on Applications No. 538 and 539 by the Lake County Fairgrounds for a Site Design Review and Variances for a 4-phased improvement plan to the existing ATV Park at the Lake County Fairgrounds, Highway 140 west, Lakeview.

V. **Consent Calendar**

Planning Commission minutes of April 12, 2010.

V. **Adjournment**

Town Hall is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to Christy Pavola, 541-947-2029.

The Public Meetings Law does not require that every proposed item of business be described on the notice. The law requires a reasonable effort to inform the public and interested person, including news media, of the nature of the more important issues ("principle subjects") coming before the body.

TOWN OF LAKEVIEW  
PLANNING COMMISSION  
SCHEDULED MEETING  
April 12, 2010

Present: Rob Wing, Chair  
DaNae Simms, Vice-Chair  
Doug Troutman, Board Member  
Dennis Mooney, Board Member  
Bob Kings, Board Member

Staff: Christy Sarina, Planning Assistant

Guests: Kevin Samples  
Steve Stewart  
Teresa Thomas  
Ross McGarva  
Kelly McGarva  
Jody Gabriel  
Junior Gabriel

Mr. Wing called the Planning Commission meeting to order at 7:30 p.m.

**OLD BUSINESS**

**Permit Approval-Application No. 520/521: Fremont Sawmill Flammable & Combustible Liquid Above Ground Tanks**

The Planning Commission reviewed the submitted documents as required as a condition of approval for Application No.520/521.

**NEW BUSINESS**

**Public hearing on Applications No. 529 and 530 by Lakeview Lockers for a Site Design Review and Variances to establish a temporary food service – a summer bar-b-que and beer and wine garden – in an event tent at the Lake County Fairgrounds, Highway 140 west, Lakeview**

Mr. Wing began the Planning Commission meeting by reading the public hearing procedures, stating that as the Planning Commission Chair, the public hearing will follow the procedures to conduct the hearing.

Mr. Wing then invited Mr. McGarva to provide introductory statements proposing his applications.

Mr. Garva addressed the Planning Commission, outlining his proposed project at the fairgrounds.

He is requesting to use a site at the Lake Co. Fairgrounds for a summer bar-b-que with a beer and wine garden. An event tent will be used to house the bbq on every weekend except Round Up weekend, beginning May 1st through October 31<sup>st</sup>, 2010.

Access and circulation requirements will be met by utilizing the existing highway entrances and exits.

Mr. McGarva is requesting a variance from pedestrian amenities, pedestrian access and circulation, bicycle parking, public facilities, and floodplain standards.

Mr. McGarva, citing the temporary nature of the use, states it does not justify infrastructure development. He stated that porta-potties would be utilized for sanitary waste disposal. Health Department requirements for employees will be met with the mobile certified kitchen. Power and water are on site.

Mr. McGarva is also requesting a variance to extend the permitted use from 30 days to 6 months. (May 1-October 31, 2010).

He stated that alternative sites explored included a site that is under Lake County Planning jurisdiction; however, rent money paid for the site would probably leave the County. The local Fair Board has had recent budgetary reductions and he would rather support the local economy.

Mr. Wing asked for comments from the audience who support the application.

Ms. Thomas representing the Lake Co. Fairgrounds addressed the Planning Commission stating that the Fair Board supports Mr. McGarva's applications.

Planning Assistant Christy Sarina read into the record correspondence received from John Cogar supporting the project.

Mr. Wing asked for comment from the audience opposing the application.

Mr. Stewart responded that he believes that no private entities should be on public property. He requests the Planning Commission table the decision until the upcoming Fair Board meeting.

Mr. Troutman responded that private vendors are allowed use at the fairgrounds during fair.

Ms. Thomas, representing Lake Co. Fairgrounds, responded to Mr. Stewart, citing ORS 565.230 regarding management of fairgrounds, stating that leasing portions of the fairgrounds is allowed.

Mr. Wing next asked for correspondence received from public agencies or utilities to be read into the record.

Correspondence from Sam Goss, Lakeview Fire Chief and David Steiner, ODOT were read into the record.

Mr. Wing asked the Planning Commission if they had questions for Mr. McGarva.

Mr. Kings asked Mr. McGarva why he is not using the existing facilities at the fairgrounds. Mrs. McGarva responded that they did not want conflicts with other fairground events already scheduled.

Mr. Troutman stated his concern regarding the tent and if it meets building codes. Mr. McGarva responded that the tent is allowed by Lake County building code.

Mr. Wing asked what the dates of operation would be. Mr. McGarva stated May through October 31<sup>st</sup>. They may defer opening depending on weather and the pipeline progress.

Ms. Simms remarked that she sees the concern regarding public enterprise using the fairgrounds. She asked what other fairground facilities have done. Ms. Thomas responded saying that she contacted Deschutes and Klamath Counties. They both have expo facilities that can accommodate private functions.

Mr. McGarva stated that by leasing from the fairgrounds, money would stay local.

Mr. Troutman asked if the tent was structurally sound enough to withstand weather conditions for six months.

Mr. Kings inquired about sanitation arrangements. Mr. McGarva responded that they would be following health department standards.

Mr. Mooney asked if the applicant had a lease agreement with the fairgrounds. Mr. McGarva stated they have an agreement, contingent upon tonight's decision.

With no further discussion, Mr. Troutman moved and Mr. Wing seconded the motion **approving the variances** with the following conditions:

1. The variance approval is limited to this one-time application.
2. Applicant obtains applicable building permits.
3. Applicant obtains Town sign permit.

The motion passed 3-0 with Bob Kings and DaNae Simms not voting.

Mr. Troutman moved and Mr. Mooney seconded the motion **approving the site design** application with the following conditions:

1. All health and building codes are met.

The motion passed unanimously 5-0.

**CONSENT CALENDAR**

Mr. Troutman moved and Mr. Mooney seconded the motion approving the Planning Commission meeting minutes of January 11, 2010. The motion passed unanimously.

With no further business, the meeting was adjourned at 8:18 p.m.

Respectfully Submitted,

Christy Sarina,  
Planning Assistant