



PLANNING COMMISSION REGULAR MEETING MINUTES

Thursday, August 15, 2024

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

Pledge of Allegiance

Roll Call:

Commissioner's present: Chairperson Stephen Nordbye, Commissioners Sharon Lazorko, Wade Elliott, Vern Montague
Commissioner's absent: None
Councilmember(s) present: Jeffrey Tolley and Bruce Roundy
Staff present: City Planner Scott Friend; City Clerk Jennifer Schmitke

ORAL AND WRITTEN COMMUNICATIONS

Councilmember Tolley inquired about Commissioner Romano's resignation, and City Planner Scott Friend indicated he would address the matter.

Orland resident Alex Enriquez asked for the Commission's views on reducing the number of new single-family homes in favor of more multi-family housing. He also expressed concern about homes being built away from the town center. Mr. Friend suggested that this issue could be added to a future agenda, and Chairperson Nordbye expressed interest in discussing it in September.

Mr. Friend then responded to Councilmember Tolley's inquiry about Commissioner Romano, explaining that she had emailed her resignation but did not provide any reasons. He also noted that the City Council had approved the advertisement for the open seat. Additionally, Mr. Friend mentioned that the first agenda item, "Building Orientation," was a planned presentation by Ms. Romano and that it would be removed from the nights agenda since she was no longer present to give it.

Commissioner Elliott asked when the term for the vacant seat would end, and City Clerk Jennifer Schmitke informed the Commission that it would expire in December 2026.

Councilmember Roundy inquired about the posting period for the open seat, and Ms. Schmitke explained that the seat would typically remain open until one or two applications were received, with a closing date set for September 27th.

CONSENT CALENDAR

Approval of Prior Minutes: June 20, 2024

ACTION: Commissioner Montague moved, seconded by Commissioner Elliott to approve consent

calendar as presented. Motion carried unanimously by a voice vote, 4-0.

ITEMS FOR DISCUSSION OR ACTION

A. Building Orientation

Chairperson Nordbye announced that this presentation has been removed from the meeting agenda.

B. Massage Parlors

Chairperson Nordbye raised concerns regarding the presence of Orland having three massage establishments, particularly given the city's proximity to I-5 and the ongoing issue of human trafficking. He expressed a desire to establish rules and regulations to ensure these businesses adhere to City standards, as they may not align with the community's values.

Mr. Friend clarified that massage establishments are permitted businesses within the C1/C2 zones and the downtown mixed-use district. He provided an overview of what "principally permitted use" means and explained that all massage businesses are required to obtain a business license and comply with public health, safety, building, and fire codes. He also noted that in California, massage professionals are not required to have a special certification, as certification is part of a voluntary program. Mr. Friend shared that there are private certification programs for massage therapists. Chairperson Nordbye expressed interest in requiring certification for all massage establishments in Orland.

The Commissioners discussed concerns about imposing new restrictions on businesses, particularly those that have been operating in the area for some time. However, they generally supported the idea of ensuring that massage businesses are properly licensed, permitted, regularly inspected, and certified.

Following the discussion, Mr. Friend noted that the Commission seemed interested in drafting an Ordinance focused on the time, place, and manner of operation for massage businesses. He stated that he would conduct further research and present the concept to the City Council, with plans to bring a draft Ordinance back to the Commission for review.

STAFF REPORT

Mr. Friend expressed his preference to postpone a planned review of development processes due to the current vacancy on the Commission. He requested that the Commission wait until the fifth Commissioner seat is filled to ensure that all members receive the same information.

Mr. Friend addressed the topic of Public Noticing, affirming that the City of Orland complies with all State laws and the Orland Municipal Code. He reviewed state requirements for public notices and provided examples of on-site postings. The Commissioners discussed current notice methods and explored potential improvements, such as using electronic signage along Hwy 32, adding on-site signage, and expanding posts on the City's Facebook page and website.

Commissioner Montague emphasized that it is the citizens' responsibility to stay informed about community happenings. Chairperson Nordbye expressed concerns about additional costs for applicants related to on-site signage and suggested that the City consider investing in reusable signs if that is the route they choose to go. He supported the idea of on-site plans as a way to enhance transparency, believing that visible signage could inspire greater community engagement.

The Commission collectively agreed that the City should make every effort to publish information effectively. Chairperson Nordbye also suggested implementing a sunset provision for postings.

COMMISSIONERS REPORTS

- Commissioner Montague: Nothing to Report.
- Commissioner Lazorko: Shared her concerns about the Variance that was approved for the Hwy 32 (Quezada) church property located at 33 E Walker Street, stating she felt she was told one thing, and the developer did something completely different. Mr. Friend noted that the property owner had the right to demolish the building and noted that the property owner had received all of the correct permits to do so. Mr. Friend shared that the Variance would stay with the site but noted that it would not be applicable to any future construction activity .
- Chairperson Nordbye: Nothing to Report.
- Commissioner Elliott: Thanked the audience for coming to the meeting and stated its nice to see new business coming to Orland.

FUTURE AGENDA ITEMS

- Election of Vice Chairperson
- Discussion regarding single family homes and need for more multi-family homes

ADJOURNMENT – 6:32 PM

Respectfully submitted,

Jennifer Schmitke, City Clerk

Stephen Nordbye, Chairperson