

**PLANNING COMMISSION
MINUTES**

July 14, 2025

Meeting held via Zoom

<https://www.youtube.com/watch?v=YCs1xsC1gm8>

Commissioners present: Gerald Murphy, Tom Peterson, Michael Wilson, Louise Lopes, Tammy Stevens, Brian Lee, Ryan Founds, Jennifer Satter, Scott Cantonwine

Staff present: Jennifer Hughes, Martha Fritzie, Taylor Campi, Darcy Renhard

Commission Chair Peterson opened the meeting at 6:31 pm.

Darcy Renhard called the roll.

Chair Peterson asked if there was anyone in the audience who wished to provide public comment on a topic not related to the scheduled hearing. There were none.

Chair Peterson opened the public hearing for file numbers Z0109-25 and Z0110-25. Martha Fritzie presented the staff report for file numbers Z0109-25-CP and Z0110-25-ZAP. These files are applications from Mark Wright for a Comprehensive Plan map amendment to change the land use plan designation for the subject property from Rural (R) to Rural Commercial (RC), with a corresponding zone change from Rural Residential Farm Forest 5-acre (RRFF-5) to Rural Commercial (RC). No development is proposed with this application. Any future development would be subject to design review.

The property is located at 23000 SE Eagle Creek Road, taxlot 24E31A 02804. The property is approximately 2.06 acres in size. The parcel is relatively flat with an office and several storage structures. There are no hazards or other overlays on the property.

Zoning to the south and west is Rural Industrial (RI) and Exclusive Farm Use (EFU). Zoning to the north and east is Rural Residential Farm Forest, 5-acre (RRFF-5) and Rural Commercial (RC). There are a few Historic Landmark Overlays in the RRFF-5 zones.

Other nearby operations are a foundry, feed and hardware store, private airport, gas station, an excavation company, and Philip Foster Farm which is a historic landmark. There are also a number of dwellings within the area.

County Engineering agreed with the findings in the traffic study and supplemental safety analysis. There were no other substantive comments.

Staff find that the proposal meets the relevant policies and criteria in the Statewide Planning Goals (12: Transportation and 14: Urbanization). It also meets the policies and goals in the County Comprehensive Plan (Chapter 2: Citizen Involvement, Chapter 4: Land Use, Chapter 5: Transportation, Chapter 11: The Planning Process) and the Zoning and Development Ordinance (1202: Zone Changes and 1307: Procedures). The property is in an area with a historical commitment to commercial uses. The subject property itself has held established non-conforming commercial uses since 1974.

Staff initially recommended denial of the proposal due to the lack of a required Preliminary Statement of Feasibility (SOF) for stormwater management, but has changed the recommendation to approval since the applicant has provided the signed SOF.

Commissioner Lopes asked if the conditions of approval would still apply now that the recommendation is for approval. Ms. Fritzie replied that they do still apply.

Commissioner Murphy asked if there would be a traffic cap on the property if this proposal is approved. Ms. Fritzie explained how the impacts are calculated and that it was determined that approval would have no significant impact on the transportation system and therefore no traffic cap is needed.

Peter Finley Fry (for applicant)- Mr. Wright recently bought the property. He has been working to clean up the property since he purchased it. He thanked staff for their help working through the application process.

Mark Wright (applicant)- Mr. Wright and his wife run a business that rents wardrobe, hair & make-up and actors' trailers to the movie industry. The trailers may be rented out for months at a time while the film crew is on location, so they are not coming and going from the property on a daily basis.

When they bought the property there were a lot of code enforcement issues. They have been working with the County to get all of these resolved, and they are requesting a zone change to get out of the non-conforming use history. They are not proposing the change or expand anything different on the property, they would like to have the property appropriately zoned for what it has been historically used for. He appreciates Ms. Campi and Ms. Fritzie for taking the time to help him through this process and explain things that he did not understand.

Commissioner Murphy asked if the waste systems on the trailers would be emptied on or off-site. Mr. Wright explained that the trailers are required to be serviced by the film companies before they are returned to the property.

Commissioner Lee asked what they were doing to resolve the storm water issues. Mr. Wright and Ms. Fritzie explained that stormwater was not actually an issue, it was just that the Preliminary SOF from the stormwater agency was missing from the application.

Commissioner Stevens moved to recommend approval of Z0109-25-CP and Z0110-25-ZAP to the Board of County Commissioners, as recommended by staff. Commissioner Lopes seconded the motion. (*Ayes=9, Nays=0. Motion passed.*)

The Planning Commission elected officers. Commissioner Stevens moved to re-elect Commissioner Peterson as Chair and Commissioner Murphy as Vice-Chair for another year. Commissioner Wilson seconded. (*Ayes=9; Nays=0. Motion passed.*)

There being no further business, the meeting was adjourned at 7:49 pm.