



# City of Independence Minutes

Planning Commission Meeting  
Monday, September 8, 2025

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1. **Call to Order.** Chair Chappell called the meeting to order at 7:00 pm

2. **Roll Call.**

Present: Commissioner Patrick Fugeman  
Commissioner Jose Oliveros  
Commissioner Rebecca Jay  
Commissioner/Chair Corby Chappell  
Commissioner Jordan Carpenter  
Commissioner Sally Coen

Absent: Commissioner Alex Paraskevas

City Staff Present: Fred Evander, City Planner  
Myra Russell, City Recorder

3. **Minutes.**

3.1. **Regular Meeting 08/04/2025.**

Action:

Chair Chappell noticed that Commissioner Carpenter's name was listed as present and absent on minutes. Recorder Russell will correct. Commissioner Coen moved to approve minutes as corrected; Commissioner Fugeman seconded.

Voice vote. Motion 6-0-0

**Ayes:** Patrick Fugeman, Jose Oliveros, Rebecca Jay, Corby Chappell, Jordan Carpenter, Sally Coen

**Nays:** None

**Abstentions:** None

4. **Visitors/Public Comment.** None

5. **Reports/Presentations.** None

6. **Unfinished Business.** None

7. **New Business.**

7.1. **Public Hearing: Revisions to Mobile Vending Standards.**

- Hearing script read by Chair Corby Chappell. The hearing opened at 7:04 pm.

- Conflicts of Interest/Ex-Parte Contacts/Bias. None declared.
- Staff Report. Evander went over the staff report as presented in the agenda packet. Evander explained that the proposed changes aim to streamline the permitting process by separating site preparation permits from mobile vending device permits and establishing requirements for mobile vending pads and pods. The new standards would also address limitations in the current code, such as bathroom requirements and signage standards, based on the number of vendors on a site. Commissioners asked questions and discussed revisions to the mobile vending standards.
- Testimony: Eric Chase, Independence, OR. Discussed concerns about lack of regulations and limitations on food trucks downtown regarding the threat to brick-and-mortar businesses. Would like to see a limit on the number of food trucks allowed.
- The Commission agreed to continue the public hearing to October 6, 2025. Evander will bring back some revisions that were discussed including limits and bathroom accessibility. Commissioner

Action:

Commissioner Carpenter moved to moved to leave the hearing open until a date certain, October 2, 2025.; Commissioner Oliveros seconded.

Voice vote. Motion 6-0-0

**Ayes:** Patrick Fugeman, Jose Oliveros, Rebecca Jay, Corby Chappell, Jordan Carpenter, Sally Coen

**Nays:** None

**Abstentions:** None

- Public hearing recessed at 7:48 PM

7.2. **Discussion: New Single Room Occupancy Requirements.**

Evander presented information as submitted in the agenda packet. Planning Commission had already looked at this code, but standards changed before it went to council, so it's back. The Commission discussed the definition of single-room occupancy (SRO) units in the city code, comparing it to the state's definition. Discussion on changes to be made to the city code based on the state's code, possibly removing some of the city definitions that overlap. SRO code may not be used much in the city, but it is better to be prepared and have it in place for when it's needed.

8. **Other Discussion/Information Items.** 8.1. Video: Social Life of Small Urban Spaces 1980 William H Whyte. Commissioners watched about 13 minutes of this video which analyzes the success and failure of urban spaces. Discussion about how modern cities sometimes unintentionally (or intentionally) discourage public use of spaces, contrasting with the findings from Whyte's research.

9. **Adjournment.** Commissioner Jay moved to adjourn; Commissioner Coen seconded. Voice vote. Motion 6-0-0

**Ayes:** Patrick Fugeman, Jose Oliveros, Rebecca Jay, Corby Chappell, Jordan Carpenter, Sally Coen

**Nays:** None

**Abstentions:** None

Chair Chappell adjourned the meeting at 8:22 pm.

Minutes submitted by:  
Myra Russell, City Recorder