



City of Independence Minutes

**Planning Commission Meeting
Monday, October 6, 2025**

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
Commissioner Alex Parakevas

Absent:

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

3. **Minutes.**

3.1. **Regular Meeting 09/08/2025.**

Action:

Commissioner Carpenter moved to approve the minutes as submitted;
Commissioner Jay seconded.

Roll call vote. Motion 7-0-0

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

Nays: None

Abstentions: None

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

5. **Reports/Presentations.** None

6. **Unfinished Business.**

6.1. **Public Hearing Continuation: Revisions to Mobile Vending Standards.**

Chair Chappell read the hearing script regarding how the meeting would be conducted. This public hearing was continued from the last meeting on September 8, 2025. State Law Required Statements read.

- Declaration of Conflicts of Interest, Ex-Parte Contact, Bias: None

- Public Hearing reopened at 7:02 pm by Chair Chappell.
- Staff Report as submitted in the agenda packet was reviewed by Evander. Reviewed the criteria that was discussed at the previous meeting regarding limit on mobile food units downtown. Evander added back language on limitations that was originally there as directed by the commission at the last meeting. The City Council can make the final decision. Also presented information about restroom facilities and added language to reflect.
- Discussion: Discussion of removing the limitations on the downtown area.
- Further questions from the Commission: None
- Objections or testimony received: None
- Public Testimony: None
- Discussion: Staff Response to testimony—None
- Hearing closed at 7:09 PM.

Deliberation: Discussion of what the motion should be. Keep the limitation or remove the limitation before it moves on to council.

Action:

Commissioner Carpenter moved to forward a recommendation of approval of revisions to the Independence Mobile vending Standards LA 2025-05, with the removal of IDC 84040B and appropriate renumbering of that section; Commissioner Jay seconded.

Roll call vote. Motion 7-0-0

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

Nays: None

Abstentions: None

7. New Business.

7.1. Single Room Occupancy Requirements and Related Changes.

Evander explained there was one inclusion before the public meeting in November. It had to do with the language in the item listed as "Residential structures subject to an affordable housing covenant as provided in ORS 456.270 to 456.295 making each unit affordable to a household with income less than or equal to 60 percent of the area median income". This includes required language regarding affordable housing. Confirmation that code would use the state's existing definition of SRO without additional modifications. This code will come back at the public hearing at a later date.

7.2. Code Changes to Promote More Housing in the Same Neighborhood.

Evander passed out maps. Discussion focused on potential changes to lot size requirements and development options in different parts of the city. Evander presented ideas for reducing minimum lot sizes, particularly in areas with Thorpe and Henry Hill type lots, to allow for more flexible development options such as single-family homes, ADUs, duplexes, and townhouses. The proposed changes, which would reduce minimum lot sizes to 4,800 square feet for single-family homes and 2,400 square feet for townhouses, were presented as relatively small adjustments that could open up new development possibilities. The group discussed the possibility of crediting extra space from existing right-of-ways to lot sizes in certain areas, without requiring public utility easements. The planning commission discussed potential changes to zoning policies,

particularly regarding lot sizes and the ability to subdivide properties. They explored how allowing smaller lot sizes could open opportunities for infill development while preserving open spaces and farms. The commission reviewed maps showing which areas would benefit from proposed changes, with some members expressing concerns about neighborhood opposition to density increases. They noted that similar developments already exist throughout the town, suggesting that the proposed changes would not significantly alter the community's character. Evander will provide more information as it becomes available, more discussions to follow.

8. **Other Discussion/Information Items.** 8.1 Video: The Place Man (2024) The commission watched from approximately 5:55 to 16:46. The video focused on the importance of placemaking and community-driven urban development, with references to successful projects like Bryant Park in New York City. Request for the City Recorder to send video link to commissioners. Discussion of public places and how to make them more welcoming and usable

9. **Adjournment. Action:**

Commissioner Parakevas moved to Adjourn; Commissioner Coen seconded.

Roll call vote. Motion 7-0-0

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

Nays: None

Abstentions: None

Minutes submitted by:

Myra Russell, City Recorder