

CITY OF SUMPTER  
SPECIAL SESSION  
AUGUST 15, 2022, 9:00AM


- 1) **CALL TO ORDER – 9:00AM**
  - a) **PLEDGE OF ALLEGIANCE**
  - b) **MEMBERS IN ATTENDANCE** –Councilor Wise (on phone), Councilor Demaris, Councilor Leuenberger, and Councilor Briscoe.
  - c) **VISITORS-** Kimberly Ballard, Jon Patterson, Rebecca Patterson, Vern Hollopeter, and Carol Krieske.
- 2) **Redwood Tank**
  - a) Warrenton Construction provided a contract, price, and information to take the Redwood tank offline.
  - b) Warrenton is scheduled to be here in two days to complete the job.
  - c) **MSP: To accept the Warrenton Construction bid for fifty-seven hundred dollars using the ARPA funds for the work stated in the paperwork. Councilor Demaris/Councilor Briscoe. All members approved.**
- 3) **Ballard Shed Addition**
  - a) Councilor Briscoe provided his interpretation of the CR zoning ordinance regarding setbacks. He didn't see a problem with the setbacks according to the ordinance. He sees a corner lot with fifteen feet setbacks as fifteen feet on each side of the corner for line of sight.
  - b) Councilor Leuenberger said, "That is one of the most interesting interpretations of a zoning ordinance I have ever heard."
  - c) Councilor Briscoe said he sees what is in front of him, in black and white. He felt that the Ballard's have jumped through all the hoops the Council had asked of them to include combining all the lots into one lot.
  - d) Councilor Wise said that Sumpters Planning approved the original building and reiterated that the Council asked the Ballard's to combine lots, during a previous meeting and they did that. She followed up by saying they did what we asked of them, and we need to move forward with it instead of totally blocking them. The Ballard's have done everything we have asked of them. She agreed with Councilor Briscoe as fifteen feet setback is for line of sight, not the entire length of the property.
  - e) Councilor Leuenberger asked if it is commercial or residential?
  - f) Councilor Wise said they have a business.
  - g) Councilor Leuenberger said the application shows residential.
  - h) Councilor Briscoe referred to the ordinance once again, stating that, if it is residential, a garage can be five feet from the property line, and it has to be forty feet from the block corner, and they meet the requirements.
  - i) Councilor Leuenberger suggested having a moratorium on construction in the CR zone until the Zoning Committee can get things figured out. He is afraid people are going to ask for exceptions even though it was done illegally and approved illegally by the city. He questioned Councilor Demaris' position.
  - j) Councilor Demaris said she wants to follow the current ordinances and that Councilor Leuenberger had pointed out that there are problems with the ordinances for definitions.
  - k) Councilor Leuenberger said, "I can see how this is going, so I will end it this way. The three of you are the best reason that the public can hear for why we oughta have competent people do our zoning. So go ahead and make your motion and let's get it over with."
  - l) Councilor Wise said she understands what Councilor Leuenberger is saying about a moratorium however, this application has been in the works. She said again that the Ballard's have done everything we asked of them. She asked Councilor Leuenberger what else they need to do to get it approved.
  - m) Councilor Leuenberger said, "Have a true commercial use."
  - n) Councilor Wise said we aren't going to be the judge of commercial use; we aren't going to be the police and knock-on doors to have people prove what they are selling.
  - o) Councilor Leuenberger said, "apparently we aren't any kind of police, go ahead and make your motion."
  - p) Councilor Wise stated she wants to make sure we have the right solution for this. She followed up by saying we need to stop changing our minds and stop making people jump through hoops to get applications approved.

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- q) Ordinance 1994-4 was read aloud by Councilor Demaris. She pointed out that if it is considered commercial then there is a zero setback on the front side. North street would be the front side of this building, there is a zero setback. She would like to have good definition in the ordinances and get planning turned over to Baker County.
  - r) Councilor Leuenberger said, "You guys do what you think you are led to do."
  - s) Councilor Briscoe said he believes they are led to make this decision.
  - t) Councilor Leuenberger said, "Go ahead on it then."
  - u) **MSP: To approve the Ballard's application with them with the understanding it is a drive through and open to North Street. Councilor Demaris/Councilor Briscoe. Councilor Leuenberger, no. All other members approved.**
  - v) Councilor Wise would like to look into a moratorium.
  - w) Councilor Leuenberger suggested contacting the City Lawyer.
- 4) City Recorder
- a) ReNae Cameron presented her letter of resignation.
- 5) **Adjournment-9:25AM**
- a) **MSP: To adjourn. Councilor Demaris /Councilor Briscoe. All members voted to adjourn.**

Approved by the City Council this 23rd day of August 2022.

Approved: 

Attested:   
ReNae Cameron, City Recorder