



### 3.0 Consider Approval of Minutes

**Motion:** Commissioner Taylor moved to approve the minutes from the September 20, 2016 Planning Commission meeting. Commissioner Ofsthun seconded the motion.

D. Reesman (Aye), S. Barenboim (Aye), J. Taylor (Aye), L. Ofsthun (Aye). Motion carried 4-0

### 4.0 Action Items

#### 4.1 Conditional Use Permit for a Grow Facility for Scott Goebel-Goebel Engineering & Surveying, Inc. at Map/Tax lot 21-35-16-31 00101

- a) Conflicts of Interest/Exparte Contacts

None

- b) Open Public Meeting

7:06 P.M.

- c) Staff Report

Rick presented the staff report and the background.

- d) Statements in Favor

Scott Goebel 25469 Hwy 126 Veneta, Oregon – He is the representative for the applicant. They are requesting approval as conditioned by Staff. One of the items of concern is odor, they are proposing and environmentally isolated grow facility with individual rooms, there is filtration systems planned for this, there is a HEPA filter that will filter out every 15 minutes in every room. There will also be a Deionizer system for each room that will run every 30 minutes. They will have a six ton HVAC unit. There will not be any odor pathogens that will be airborne. None of the interior air will exit the building. All of the disposal any cannabis product is outlined through OLCC.

Patrick Selman 47651 NW 1<sup>st</sup> Street- This is a lawful business, we should give them a chance to start a business. He would like to see them given a chance to get a business going here.

- e) Statements in Opposition

Ron Freborg 76773 Bugle Loop- He would be willing to not be opposed if this is strictly for medicinal use. What message does this send to families here or that want to move here? It appears that we are going to just keep approving these facilities and it is not a proper direction for Oakridge.

Randy Johnson 47679 W 2<sup>nd</sup> Street – His understanding in doing research on Measure 91 is that a lot of the discretion is left up to the city. There were two things in Measure 91 that were very specific and that was they can't be within 1,000 ft of a school (which it won't be) and they can't be within 1,000 ft of an already running marijuana business.

Louis said actually what it says is that if they are both Oregon Health Authority facilities can't be within 1,000 ft of each other. Mr. Mack's facility will be under OLCC control effective January 1, 2017, he has already come before this body to go from a medical marijuana dispensary to a recreational retail outlet.

f) Statements in General

Dennis Patterson 47871 W 1<sup>st</sup> Street – The hill behind the old Sportsman has considerable runoff when it rains, he is curious will this be in pots and self-contained or will it be in the ground where the runoff will carry fertilizer down the hill in heavy rains?

Mr. Goebel said all of the grow will be inside a 50 x 200 foot steel building on a concrete slab, there won't be any waste exiting the building.

Ron Hill 76571 Walker Street – Is this going to raise the property taxes in the area?

Louis said anytime that a new structure goes up it will be assessed by the tax assessor and it will go on the tax rolls.

Mr. Johnson asked what is the city's plan as the marijuana production goes up and the criminal intent goes up, what is the plan to deal with that?

Louis asked Mr. Goebel to talk a little about the security.

Mr. Goebel said there are a number of security levels, any product will be behind non-residential grade locked doors and in this case the applicant is requesting 24 hour security on site. There will be video surveillance and motion control and that will be controlled through a control panel within the building. There was also a plan to put up a fence, OLCC does not require that if there is on site security.

Sherry Elvrum 76366 River Road – Are they going to be on the city water system and if so do we have the capacity for that?

Mr. Goebel said they are very careful about the amount of water they use, they use extremely expensive chemicals so they don't want any of that going out of the drain. The only demand on public facilities is the power, it is high powered.

g) Close Public Hearing

7:28 P.M.

h) Commission Discussion

Commissioner Taylor asked Louis regarding security around the facility and other facilities, to his knowledge are any other cities having any problems?

Louis said he does not have any knowledge of other cities, but he does know that Mr. Mack has not had any problems in his retail facility.

Commissioner Taylor asked about the security lights, is the whole place going to be lit up like a football field?

Mr. Goebel said the lights will be on the facility itself, it won't be lit up like that. Part of the code says there will be no contamination of lighting. That will be part of the site plan.

Commissioner Ofsthun asked why Mr. Johnson chose Oakridge?

Mr. Goebel said he doesn't know why, he didn't tell him, they were contacted by AVG Investments when they were closing the sale of the tax lot.

Commissioner Barenboim said he sees on the plan they have two buildings going up, he asked Mr. Goebel if they plan to increase the number of buildings on site? He also asked how many people he plans to employ?

Mr. Goebel said they are doing this in two phases, they are only putting up one building in the first phase, if things work out they would put a second building on the lot. They are planning to have nine employees for phase one.

i) Finding of Fact

Rick read the finding of fact.

j) Commission Action

**Motion:** Commissioner Ofsthun moved that after a public hearing and approval of the findings, I move to approve the application for a Conditional Use Permit for a recreational marijuana growing facility located on tax lot 21-35-16-31 00101 Oakridge Or with the following conditions that were read. Commissioner Barenboim seconded the motion.

D. Reesman (Nay), L. Ofsthun (Nay), S. Barenboim (Aye), J. Taylor (Aye). Motion failed 2-2

**4.2 Conditional Use Permit for a Growing and Drying Facility of marijuana for David Abrahamson at Map/Tax lot 21-35-16-163 02900**

a) Conflicts of Interest/Exparte Contacts

None

b) Open Public Meeting

7:44 P.M.

c) Staff Report

Rick read the staff report.

d) Statements in Favor

Patrick Selman 47651 NW 1<sup>st</sup> Street – This gentleman is doing everything lawfully, we should give him a chance. Mr. Selman asked the gentleman if he had any civil judgements against him, he does not. We should allow him to create some jobs here in Oakridge.

David Abrahamson – He was here before, there were 2 nays, he’s not sure why, he heard it was because it was in the Uptown. This building doesn’t have any problems and it isn’t in the uptown area. He would be glad to answer any questions. One of the things he wanted to do is if he gets up and running he would like to invite the commissioners to the business and he will walk them through. He can’t promise jobs in the beginning, but he hopes to hire after he gets up and running.

Dennis Patterson 47871 1<sup>st</sup> Street – We used to be a timber town, this is better than a quarry. We grew trees, cut them down and sold them, this is similar just a smaller scale.

Mr. Abrahamson said he used to own a gym, he worked in fitness and nutrition and the number one killer in our country is respiratory disorders due to obesity and poor diet. If someone came in here and wanted to open a McDonalds he wouldn’t come in and protest it, people make their own choices.

He meets all of OLCC’s requirements, if someone were to walk by the establishment they wouldn’t know what kind of business it is.

e) Statements in Opposition

Ron Freborg 76773 Bugle Loop- Thanked the commissioners for the previous vote. There are already three facilities approved in town, how many cities have rejected this 100%. Families want to come here, they won’t want to come here, and this is not a good message.

f) Statements in General

Mr. Patterson asked Mr. Abrahamson if the building was going to be big enough for his business.

Mr. Abrahamson said yes, he isn’t going to need much of the building, he is going to start small.

Mr. Abrahamson said he will do his best to hire locally, he knows that is important here.

g) Close Public Hearing

8:02 P.M.

h) Commission Discussion

Commissioner Taylor asked if he is going to be in Matt's shop for outdoor equipment? There are a lot of windows on that building.

Mr. Abrahamson said the windows are really easy to cover up and the security system that you have to have is you have to have cameras on every window.

Commissioner Taylor said they want the windows to look professional when they are tinted.

They aren't going to do anything from the outside.

i) Finding of Fact

Rick read the findings of fact.

j) Commission Action

**Motion:** Commissioner Taylor moved that after a public hearing and approval of the findings, I move to approve the application for a Conditional Use Permit for a recreational marijuana growing and drying facility located at 48097 Hwy 58 Oakridge Or 97463 tax lot 21-35-16-31 03200 with the following conditions that were read and windows will be covered with commercially produced window coverings. Commissioner Ofsthun seconded the motion.

L. Ofsthun (Aye), S. Barenboim (Aye), D. Reesman (Aye), J. Taylor (Aye). Motion carried 4-0

**5.0 Discussion Items**

None

**6.0 Announcements**

**Meeting Adjourned 8:14 P.M.**

**Signed:**

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George Custer                      Chairman                      Date

**Attest:**

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Susan LaDuke                      City Recorder                      Date