



**Planning Commission Minutes
Willamette Activity Center Room 8
June 20, 2017
7:00 P.M.**

1.0 Open Meeting

7:02 P.M.

Commissioners

George Custer, Chairperson
Bobbie Whitney
Jackie Taylor
Donald Reesman
Stanley Barenboim
Lynne Ofsthun

Staff Present

Louis Gomez, City Administrator (absent)
Rick Zylstra, Assistant to the CA, Community Services
Coordinator
Jackie Taylor, Assistant Planner

2.0 Citizen Input

None

3.0 Consider Approval of Minutes

Motion: Commissioner Taylor moved to approve the minutes from the May 16, 2017 Planning Commission meeting with corrections. Commissioner Ofsthun seconded the motion.

G. Custer (Aye), D. Reesman (Aye), B. Whitney (Aye), S. Barenboim (Aye), L. Ofsthun (Aye), J. Taylor (Aye). Motion carried 6-0

4.0 Action Items

None

5.0 Discussion Items

Conditional Use Permit Updates

Commissioner Custer said in reading through these, they are for information purposes only?

Rick said yes.

Commissioner Custer said he understood what they are asking for, but he couldn't always tell who was who. It would be helpful if they were here.

Rick said when he contacted them he just asked for an update through a letter, if he thought we were considering revoking the Conditional Use Permits he would have asked them to be here and he is sure they would have showed up.

Commissioner Custer asked about extensions, is this something that is up to the Planning Commission?

Rick said yes it is.

Commissioner Custer said so this is something that we may pick up next month? For the ones listed here that are past their six months. We should at least go through the process of formerly extending them, if we don't we are just letting them ride and the whole purpose of us bearing down and following our existing codes on Conditional Use Permits, we should at least go through the process. He would like to know who is who and he would like an update from the applicants on their status and progress. Most of them seem to be doing some work, jumping right on it, Rick lit a fire under everyone's tail, those that needed it. But, he would like to hear from them. We spoke about the conditions and the lack of energy in moving forward, some said they have not got their license yet, but we decided that regardless if they are licensed or not we should see some improvements at least to the extent that they said they would do in the conditions.

Commissioner Taylor said this has been a real true learning experience for them, they see all of these people come in with these old buildings and saying they are going to do all of these marvelous things and all of a sudden it seems like the bottom dropped out and when we start this process again there is going to be a lot more questions asked.

Commissioner Custer agreed, we did take it for granted that they said they were going to do all of these things and as he spoke with Rick today, they are entrepreneurs, they are expecting to make the big bucks and taking the risks. But we have a city to protect, we have to make sure it is as aesthetically pleasing for other businesses and the people they serve, they are going to have to ante up. We need to hold them to some sort of standard to ensure they meld well with our community.

Judy Rowland asked if the State has issued any licenses for growers yet?

Commissioner Custer said as he understands none, not just the growers.

Rick said one of them has been approved for the first stage, it will have to be revisited by OLCC after they build the facility.

Councilor Taylor asked Rick if he knows if other cities are having the same issue?

Rick said not all cities are controlling the marijuana trade by land use code. And even then, he was wondering today does Eugene and Springfield even have Conditional Use Permits for these types of business, or is it an outright use.

Commissioner Custer said we will formalize the extension at the next meeting, it would be nice if the applicants attend the meeting so they can present their progress to the Commission.

Commissioner Custer said he takes his hat off to Rick because he visited all of these places and got things going on this.

Commissioner Custer asked if everyone was clear on where we are headed with this issue. The applicants have to start doing something before six months.

Rick said the code allows for two six month extensions.

Commissioner Barenboim asked if they go to city hall for the extensions or come to the Planning Commission.

Rick said they have to come before the Planning Commission to request the extension.

Commissioner Custer said he knows they aren't supposed to go look at the properties, but he would like to have positive identification on the buildings, he would like to see the buildings so he could say for example, he would like a condition to be that the building be painted.

Rick said he would not see a problem with a commissioner requesting specific information on the property via email and he will get it for the commissioners at the same time.

Commissioner Whitney said she would like to have the dates that the Conditional Use Permits were issued.

Commissioner Whitney said the burden of proof is on the applicants, they need to tell us what they have done, and it's not on us to tell them what we think they haven't done. It's their obligation.

Commissioner Custer said what we need to do on future permit requests, is specify when we want any exterior improvements done, otherwise they can say they have been working inside.

Commissioner Custer asked if we want to make the extensions from now or do we want to hold them to their original six months?

Commissioner Taylor asked if we are setting a precedence here?

Commissioner Custer said one person has already passed their first extension. The others, if they are close to their second six months, are we working with them? He thinks we will see pretty quick improvements just since Rick has been visiting them.

Commissioner Ofsthun asked if any of them have been in contact with city hall?

Rick said yes, Mr. Hall and the property owner both have been in pretty good contact with us. The others not so much. He did see Mr. Edwards on his property one day when he was having contractors give him bids for cameras. David Abrahamson has not been in contact at all, he had to go find him.

Commissioner Whitney said we should go retro and go back to the date that the extension would have started and be consistent with all of them. For those that are closer that may have met the 2nd extension maybe we send out a letter and ask them to present something to us.

Commissioner Custer said is there a consensus to hold them to the time limits in the Ordinance and that gives them an opportunity and us an opportunity for a hearing to decide whether or not what they are doing to move forward is in good faith.

Rick said to be clear it's not just the working on it, it's the conditions of the basis on which it was granted. If they are working on the inside and not touching the outside it sounds like it doesn't matter.

The Commission would like to know more in depth detail on the Conditional Use Permits and where they are time wise.

Commissioner Custer said he wants to know which conditions have been met.

Sign Ordinance

Commissioner Custer requested another month to digest the sign code.

The Commissioners agreed, they would like another month to look through the information that Rick provided.

6.0 Announcements

Rick announced that we got the approved plans back today for Ron's Oil.

Meeting Adjourned 7:53 P.M.

Signed:

George Custer Chairman Date

Attest:

Susan LaDuke City Recorder Date