



**Planning Commission Minutes
Willamette Activity Center Room 8
March 6, 2018
7:00 P.M.**

1.0 Open Meeting 7:00 P.M.

Commissioners

George Custer, Chairperson
Bobbie Whitney
Jackie Taylor
Donald Reesman
Stanley Barenboim
Loren Hogue

Staff Present

Rick Zylstra, Community Services Coordinator
Jackie Taylor, Assistant Planner

2.0 Citizen Input

None

3.0 Consider Approval of Minutes

Motion: Commissioner Whitney moved to approve the minutes from November 21, 2017. Commissioner Taylor seconded the motion.

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

4.0 Action Items

**4.1 Revoke Conditional Use Permit for Dwayne Edwards at 47646 Hwy 58
Map/Tax Lot 21-35-17-24 02301**

None a) Conflicts of Interest/Exparte Contacts
b) Open Public Meeting

7:02 P.M.

c) Staff Report

Rick read the staff report.

d) Statements in Favor

None

e) Statements in Opposition

None

f) Statements in General

Joshua Evans 76384 Rock Road – He agrees with revoking the business license just to the fact that from what he has heard and seen since he’s been here the lack of what they have been able to provide for the community of Oakridge whether it be employment or anything else they were supposed to do. He just wanted to throw out his concern to think about as you are about to vote.

g) Close Public Hearing

7:06 P.M.

h) Commission Discussion

Councilor Taylor wanted to thank Mr. Evans for taking the time to come down here and voice his opinion. For her personally, this whole experience with these issues has been enlightening. When we originally granted the original CUP he could have sworn that we said no black plastic. One of the first things he did was put up black plastic on it. Who then is responsible for trying to deal with him, or should we be more specific with them? Do we need to say that each and every time?

Commissioner Custer said yes, if we want that condition to exist. What you are wondering is why wasn’t this addressed as soon as it went up.

Commissioner Taylor said yes, whose responsibility would that be?

Rick said it would be us.

Commissioner Custer said we let the people go and give them the benefit of the doubt and sometimes they turn around and sometimes they don't.

Commissioner Hogue said we sent out certified letters informing Dwayne Edwards that the meeting will now be on March 6, have you heard anything at all back from Mr. Edwards?

Rick said no, not a peep.

Commissioner Custer we need to take a look at in our code at buildings that are under construction and renovation and maybe do some research and standardize what we think is appropriate window covers between those periods. That would be for all businesses.

Rick will look into this and we can talk about this in one of our next meetings.

- i) Finding of Fact

Rick read the finding of fact

- j) Commission Action

Motion: Commissioner Taylor moved that after a Public Hearing and approval of the findings, I move to revoke the Conditional Use Permit for a Marijuana Micro-Wholesale and Delivery site located at 47646 Hwy 58. Commissioner Barenboim seconded the motion.

Commissioner Whitney said she'd like to see the original meeting date that the CUP was approved in the motion.

Amended Motion: Commissioner Taylor moved that after a Public Hearing and approval of the findings, I move to revoke the Conditional Use Permit issued on July 19, 2016 for a Marijuana Micro-Wholesale and delivery site located at 47646 Hwy 58. Commissioner Barenboim seconded the motion.

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

4.2 Revoke Conditional Use Permit for Peter Matzke and Gwen Jones at 47715 Hwy 58 Map/Tax Lot 21-35-17-24 00100

- a) Conflicts of Interest/Exparte Contacts

None

- b) Open Public Meeting

7:17 P.M.

- c) Staff Report

Rick read the staff report.

d) Statements in Favor

Dennis Patterson 47871 W 1st Street- We were sold a bill of goods on his one, they talked about reopening the bowling alley, live bands and dances on Saturday nights and so far we have got a boarded up building with someone living behind it in an RV. This doesn't improve our town one bit. He is pro marijuana as anybody, his wife has to use it regularly because of the cancer she had, but someone just took us on this one.

Judy Rowland 76360 River Rd- She is glad you are revoking this. They didn't do what they are said they were going to do. They started to and then they got into some trouble and just gave up. She doesn't know if it will ever be a bowling alley again.

Josh Evans 76384 Rock Road- As previously stated, what he heard was that they were supposed to reopen the bowling alley, giving something back to the community, providing a better experience for everybody as well.

e) Statements in Opposition

None

f) Statements in General

Dennis Patterson 47871 W 1st Street- One of the things that they were selling us on at the time was that theirs was not a chemical extraction, but rather a CO2 extraction, with subsequent conversations he has learned that CO2 extraction plants have been known to blow up too.

g) Close Public Hearing

7:23 P.M.

h) Commission Discussion

Commissioner Taylor said we sent letters out to these people and then you reached out to the Oregon Health Authority that their application had been pulled. If we hadn't reached out to them would they have known or do they follow up?

Rick said we keep in touch with them.

Commissioner Custer said he understands that because of the developments in this, the conditional use permits process in the past hasn't necessarily been an issue, but now with the new industry coming and us not having any background, he thinks the city is much more in tune with the fact that we need to set up a calendar for conditional use permits so they know when the six month period is approaching or up so we can keep closer tabs, not just on marijuana facilities, anybody who has a conditional use permit.

Commissioner Taylor said she feels like we were almost bamboozled here.

Commissioner Custer said yes and no, he understands. In this case, no harm, no foul, we are still stuck with a dilapidated bowling alley, they own it but maybe someone will want to buy it.

Commissioner Taylor asked if we have the right to go into these businesses to check that they have the right ventilation and see how they are coming along?

Rick said with a conditional use permit we can go in and check, but they never let us in the building.

i) Finding of Fact

Rick read the finding of fact.

j) Commission Action

Motion: Commissioner Barenboim moved that after a Public Hearing and approval of the findings, I move to revoke the application for a Conditional Use Permit for an OMMP Processing/Extraction Site located at 47715 Hwy 58. Commissioner Taylor seconded the motion.

Commissioner Whitney stated that she would like to have the date of the original meeting that approved the CUP in this motion also.

Amended Motion: Commissioner Barenboim moved that after a Public Hearing and approval of the findings, I move to revoke the application for a Conditional Use Permit issued on July 19, 2016 for an OMMP Processing/Extraction Site located at 47715 Hwy 58. Commissioner Taylor seconded the motion.

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

Dennis Patterson said he is aware that people are allowed to camp on site while a place is being renovated, does this mean now that the guy will quit camping behind the bowling alley?

Commissioner Custer said this was the first order of business and now we can look at any violations.

Rick Wiemholt 47699 W 2nd Street- This is just a suggestion for the conditional use permits, he owns several companies currently in San Jose and Houston Texas, conditional permits that were issued by the cities that he is in have very specific guidelines that have to be met during the period of that conditional permit. He has things that need to be done in 30 days, 60 days and the city comes in and checks that this is being done. It doesn't sound like you have that in place because you went 6-9 months without getting any feedback from them. He is given very specific rules and if he doesn't meet them then his permit is pulled.

Rick said this is not typical for CUP's in Oakridge, for example the only other ones that have CUP's are churches, gas stations and liquor stores.

Commissioner Custer said from now on you will see our CUP's will be more regimented. We walked into this with our eyes wide shut, we had a lot of big hopes for the town. It started to look like we were picking on marijuana industries and we quickly had to bring that in to ALL conditional use permits.

Commissioner Taylor said that some of the issue was that because this was a new industry and we had other government agencies to deal with and they were back logged, so that fell back on us too. She wants Mr. Wiemholt to know that if he does bring business here, we are not as lax as it seems we have been with this issue.

5.0 Discussion Items

Rick said on March 20th we are supposed to have our regularly scheduled meeting, do you want to have a meeting or have a work session for our sign codes?

The commission agreed to have a work session on the 20th at City Hall at 6:00 P.M.

Rick said we are working on the Transportation Systems Plan, we have a meeting tomorrow which we will choose the engineer to help us with that. We have three to choose from that were presented to us from ODOT. This will be a very long, drawn out process.

Commissioner Custer asked if there has been any feedback or discussion for the planning grant for the mill site project?

Rick said we have a meeting on the 27th of this month, he sent out some homework to everybody involved and he is waiting to get that back. This is for the OIP connecting trails, RV Park, Disc Golf and campground.

Commissioner Whitney asked if the public can be involved?

Rick said yes, just show up.

6.0 Announcements

None

Meeting Adjourned 7:50 P.M.

Signed: _____
George Custer Chairman Date

Attest: _____
Susan LaDuke City Recorder Date