



**Planning Commission Minutes
Willamette Activity Center Room 8
November 18, 2014
7:00 P.M.**

1.0 Open Meeting

7:17 P.M.

Commissioners Present

George Custer, Chairperson
Keith Brown, Vice Chair (absent)
Amy Kordosky (absent)
Matt Altemus
Teresa Freborg (absent)
James Affa
Gary Carl (absent)

Staff Present

Louis Gomez, City Administrator
Jackie Taylor, Assistant Planner

2.0 Citizen Input

None

3.0 Consider Approval of Minutes

No quorum

4.0 Action Item

None

5.0 Discussion Items

**Matt Steele – 21-35-18-14 2002, 2003 and 2601
Present RV Park Concept**

Mr. Steele gave a presentation and background on his RV Concept.

Mr. Steele and his wife own 7.5 acres down at the end of Thatcher Lane on one end of the property and River Road is at the other end of the property. They bought that in 2006 with the intent of building a retirement home but, they had so much fun cleaning it up that they bought the other two lots, they love that kind of work. Mr. Steele is a civil Engineer and has been doing this for about 34 years and this is first project for himself. Mr. Steele was born in Oakridge in 1956 and then they moved to Bend. They fell in love with the property instantly. It is zoned R-1 and it has a flood plain overlay district.

They initially thought they wanted to do a PUD with that land. Because of the flood plains and everything going on with flood plain insurance right now it is too risky for a PUD and he doesn't want to lose his money. The Homeowner Flood Insurance Affordability Act of 2014 has tainted any residential property on a flood plain. Premiums are going to escalate and that is what is going to make it tough to sell the property.

RV Parks and Campgrounds are not even mentioned in the current code.

You are always going to have the neighbors who don't want this and they want to be able to continue to walk their dogs on the property.

The flood way that they acknowledge that they can't build in now goes about 100 feet into the property, that might grow to 150 feet and then you have a home that is in a flood plain. That is probably down the road a ways but, it is still a dark cloud hanging over putting buildings on this property.

With the RV Park they will preserve it and renovate existing home and garage for a caretaker/office unit. They will have to put up other buildings for restrooms, shower and laundry. They will be centrally located and they will have a wifi server, wifi is a really big deal for people.

The State requires that you provide bathrooms and garbage facilities, he is not sure that they require you to provide a shower, but, they will. They want to keep the high end feel.

He can do a laundry but, his concern is taking business away from an existing business.

Louis said as an RV'er he likes to drop anchor and not have to go anywhere for anything else.

Mr. Steele said a couple of washers and dryers are no problem. These are details we can work out later.

Mr. Steele showed the Planning Commission his site plan, there are 42 parking spots. He went over some ideas that has for the area like some tent camping, could have an off leash dog area that is fenced in.

They figure this will take five years to get this thing built the way they want it. They might do this in phases and go from feedback that they get from their users. They want a successful business.

Commissioner Custer said they want to see the distinguishing aspects of this, what makes it a high end RV Park? Or if this is going to be your average park, which is fine, but, he doesn't want the public or the Commission led to believe that this is going to be a five star deal and you can make it nice and keep it nice but, we need to make sure we are working off the same sheet.

Mr. Steele said they had an RV for several years and they hit a lot of parks along the way. They don't want this to be ugly and not welcoming. It is going to be new, but, it's not going to be at the level of the one at Winchester Bay which is the best one in the State.

Commissioner Affa asked Mr. Steele what he is looking at in regards to rates.

Mr. Steele said they will be comparable to Casey's RV Park. He is looking at about \$40-\$50 a night. They will have asphalt pads, paver patios, a nice central restroom, laundry, shower facility. They aren't going to have a swimming pool. He and his wife will run this for at least the first five years and they will respond to the users and their input.

A concept like this allows a really good use of this property near a flood plain. It is a commercial facility.

Commissioner Custer asked if Thatcher Lane is a private or public Lane.

Mr. Steele said it is a public Lane. It has marginal right of way near the highway.

Louis said Thatcher Lane is not considered a proper street; it wasn't built to city standards.

Mr. Steele said he likes Thatcher Lane; it is a pretty Lane and has a nice direct approach.

Louis asked during the PUD process did it say he couldn't use Thatcher Lane is that right?

Mr. Steele said yes, they could use it but, agreed to make the River Road side the main entrance. We wouldn't even use the Thatcher Lane entrance unless the Fire Department deemed it necessary as an escape.

This is a good economic opportunity for Oakridge; it will bring people in to spend money.

It is in the flood plain but, no big deal, if floods are forecasted everyone can just start up their rig and take off. There isn't a better use for that type of property.

This will create two managerial positions, they want to have two shifts of managers to take calls and take care of issues and one maintenance person. This will not be another mobile home park. That is the last thing he wants.

Commissioner Custer said that is what they all want to avoid here.

Mr. Steele said they don't want people coming in and putting down roots, if that means they have to move once a month they won't start stacking things up. He has seen some really bad situations on his road trips where people have been living in an RV Park for a years, it is not pretty.

Commissioner Custer asked if this was going to take at least 2-3 years to get fully functional.

Mr. Steele said he will have to phase this out; it is a cash flow situation. He is not going to borrow money to do this.

Commissioner Custer said another concern is that he gets part way into this and says this is too hard and he finds something else they like, somewhere else across the country.

Mr. Steele said he can't turn back on this; he has over \$650,000 invested in this land.

Commissioner Affa asked how the phases will work.

Mr. Steele said he would start with the lower section first, if he has to phase it. To get the landscaping the way he wants it, it will probably take four to five years. He wants to recoup his \$650,000 investment; they mortgaged their home and paid cash for most of this land. \$500,000 is for the land purchase and the rest is for land surveying and mapping etc....He has spent a lot of money fixing it up and going through these types of processes.

Commissioner Altemus asked if he has ever worked with RV Parks or something similar before?

Mr. Steele said he has, he worked with one in Crescent, and he won't be surprised by too much that comes up here in design or construction. He has the sewer plans worked out and knows where it will come in and connect with the city sewer mains and they already have city water on the site and will bring it in in three different directions.

Mr. Steele went over the site plan showing where the power transformer is that they will use to power the building and where the electrical room will be. He will be working with Lane Electric on this.

Commissioner Custer said he has no doubt Mr. Steele is a professional, judicious person, you have done a lot of work on putting this together. He on behalf of the citizens of Oakridge wants to make sure that when this moves forward, it moves forward successfully and stays successful. He is looking at the long term results.

Commissioner Custer asked if he intends to live here while he manages this?

Mr. Steele said yes they will live here and there is a chance they will come back and ask to build a stick built home on the property at a later date.

Commissioner Affa asked if there are any problems with the city hookups? Water and sewer are ok?

Louis said the biggest thing is the sewer and where it runs is the perfect spot.

Commissioner Custer asked if he plans on fencing in the RV Park, obviously not along the river but, for security.

Mr. Steele said they had a fencing plan for the PUD and if they need to they can do one for the RV Park also. They will have low level street lights for safety but, won't keep people awake at night.

Commissioner Custer asked about limiting the amount of time any one RV can be in a spot.

Mr. Steele said that will be something he will be researching and talking to other RV Park owners about.

Louis said he just read some standards about dump stations and sewer hookups, you can go either way. Most folks like to just hookup and be lazy.

Mr. Steele said what they don't want are people who want to live there 12 months a year and start putting up bird houses and fountains.

Derrick Cook asked if they are going to have full service hookups?

Mr. Steel said yes they are.

Mr. Cook asked if the people that don't stay on the river side of the park will have access to the river.

Mr. Steele said yes they will, there will be a path that goes through the center of the park.

Commissioner Custer said that is a good point because they are all about access to our waterways.

Commissioner Affa asked if he is familiar with the lodge tax?

Mr. Steele said he was thinking that would be similar to the motel room tax so, yes he is familiar with that and he is anticipating that.

Louis asked how many spaces he is going to have?

Mr. Steele said 42, 19 or 20 will be along the river.

Mr. Steele said he has four rentals currently and he knows how those rules work but, he needs to find out if these folks aren't abiding by the rules how he can get them out.

Commissioner Custer said he probably heard that St. Vincent DePaul has taken over the Oakridge Mobile Home Park and they may have some ideas for him.

Louis said for RV Parks it depends on the length of stay and how they charge for the length of stay. For example, motels can trespass and kick you out if you pay for six days, if you pay for seven days and stay at least 30 days it falls under the landlord tenant rules. If you look in the statutes you will see one for guests and one for tenants. Just don't have them pay for more than six days at a time.

Commissioner Custer said it was a very good presentation.

We will get unofficial minutes typed up for the rest of the commission so they can see what was presented tonight and Louis can get some more dialogue.

Measure 91 – Recreational Marijuana Issues

Louis said that the way to go with this is to go through a Conditional Use process, if someone wants to put in a dispensary they will have to come before this body. They will be asking for a Conditional Use permit just like any other business.

Louis read an example code from another City; they have to be at least 1,000 feet from properties where minors congregate, including but not limited to public or private daycares, elementary or secondary schools attended primarily by minors, public library, public park, recreation center or facility, playgrounds and athletic fields, and public transit centers. The distance shall be measured in a straight line from the closest edge of each property.

There has been talk about wanting to put a bench down by Dairy Queen for the bus stop, the way Louis reads this is for our Community the public transit centers would be the Diamond Express bus stops. You are pretty much killing any chance of anything in the commercial zones. The reality is that if there is going to be any type of facility it is going to be in Industrial.

If you are changing any color or text on a zoning map or code you have to always do the Form 1 and sent out 38 days prior to the public hearing.

Louis wants the commission to look at this stuff, do they want it in light industrial, heavy industrial, do they care if we put it in both? They will have to come in front of this body either way for a conditional use.

Commissioner Altemus said for the first year or two there will be a higher demand, there will be people who haven't tried it yet wanting to. And also, you can grow four plants but, you can only have 16oz of marijuana?

Louis said you know how much 16oz is right?

Commissioner Altemus said it is a pound.

Louis said in marijuana size, loose it is a lot, about the size of a pillow case.

Commissioner Altemus asked if they thought they would get requests for dispensaries.

Louis said eventually sure, it would be lucrative to them if they had a distribution center that had a chemist to do the testing of the dope and shipping it out.

Commissioner Custer said a dispensary is nothing more than a retail store.

Louis said that is why we would have them do the conditional use permit for those places.

Derrick Cook asked if they are just going to sell marijuana or are they going to sell the edibles too?

Louis said they are going to sell the edibles also.

Commissioner Affa asked if they can only open a dispensary in a commercial zone?

Commissioner Custer said it is up to the Commission that is what we are talking about. He'd rather keep it in a retail zone.

Commissioner Affa said he just doesn't want to see someone open one up in their house.

Louis said they can't open one up in any residential area, which is already the law.

Commissioner Altemus said it would almost be better to say yes when someone comes in for a dispensary so we could know who has them and we can keep better track of them. We can always revoke it if we have to.

Louis said he will have Jackie type up unofficial minutes to get the conversation going with the rest of the Commissioners.

Commissioner Custer wanted to clarify that the discussion started out because there is probably no commercial zone in this city which would meet the current regulations.

Louis said that is correct, we have school on one end, we have the library and we have churches at each end of town. Louis said we always have Amy's old place.

Commissioner Custer said the church is too close and they hold children's bible study there.

Louis said that is a challenge, it doesn't say churches but, it does say where minors congregate. Louis is going to ask the city attorney about this.

Commissioner Affa wants Louis to ask the attorney about measure 91 allows anyone 21 and older to be able to grow, possess and use marijuana for personal recreational uses. They can also apply for a license; can't they sell it to anybody?

Louis said no that is where the problem is; he can have a license to grow it but, he can't sell it.

Commissioner Affa said that skunk marijuana stinks to high heaven.

Louis said that is something else we can talk about, tagging on a nuisance piece; some people get physically ill it is so strong. He has seen some people have to take their kids to get inhalers it is so strong.

Derrick Cook said if he is reading Commissioner Altemus right if people are allowed to grow their own is it going to be feasible to have a dispensary here? Is that what you are saying?

Commissioner Altemus said he thinks it will be for a couple of years but, he thinks they are going to change the laws because they are going to have too many problems.

Louis said we already have people here that have medical marijuana plants; there is one at the end of town that is twice the size of this room. She grows for ten people. Another thing with medical marijuana you can only charge what it costs to grow it.

Louis wants the commission to kick this around, look at Dayton’s language he is strongly considering their language. If you see anything you want to take out or add in let Louis know.

Rezone

What Louis wants the commission to do is run the rezone through the city and do a text amendment. There are special rules for campgrounds. He doesn’t see why we can’t have conditional use permits in R-1 like Matt said, but also have them in Open Space too. Just add campgrounds to Open Space and in the conditional uses add the conditions along with campgrounds so it’s already there.

Louis went over a copy of Lane County’s Special Rules for Campgrounds. He wants the commission to take a look at this; he wants to work with this language so it works with primitive campgrounds or campgrounds in a flood plain so we have separate sub sections for something like what Matt wants to do. Like Matt said, we don’t have language in our code for campgrounds.

Louis wants the commission to look at this and send him an email and also on the medical marijuana he wants input so he can get this out.

6.0 Positive Comments and Constructive Input

None

7.0 Announcements

None

Meeting Adjourned

Chair Custer adjourned the meeting at 8:38 p.m.

Signed:

George Custer Chairman Date

Attest:

Susan LaDuke City Recorder Date

