



**Planning Commission Minutes  
Willamette Activity Center Room 8  
February 19, 2019  
7:00 P.M.**

**1.0 Open Meeting** 7:00 P.M.

**Commissioners**

George Custer, Chairperson  
Kevin Gobelman  
Loren Hogue  
Robert Baker  
Audy Spliethof (absent)  
Vacant  
Vacant

**Staff Present**

Rick Zylstra, Community Services Coordinator  
Jackie Taylor, Assistant Planner

**2.0 Citizen Input**

None

**3.0 Consider Approval of Minutes**

**Motion:** Commissioner Hogue moved to approve the minutes from the October 16, 2018 meeting with correction. Commissioner Gobelman seconded the motion.

R. Baker (aye), L. Hogue (aye), G. Custer (aye), K. Gobelman (aye). Motion carried 4-0

**4.0 Action Items**

**4.1 Size Variance for Kirk Powell at 76433 Thatcher Lane Map/Tax lot 21-35-18-14 00900**

- a) Conflicts of Interest/Exparte Contacts- None
- b) Open Public Meeting- 7:02 P.M.
- c) Staff Report-

Rick read the staff report

- d) Circumstances for Granting-

George read the circumstances for granting

- e) Statements in Favor-

Leslie Powell 47421 School Street, applicant- They came into this situation where they needed to find a place to live within the next couple of months and they don't want to live in a fifth wheel, that is why they are going this route, this is a blessing. As money, time and ordinances allow they want to build on. If this is not good for everybody then it is not good for us

Commissioner Baker asked if she was planning on living in this home temporarily while they build a house?

Ms. Powell said they thought they would add on to it, depending on what happens here tonight.

Commissioner Gobelman asked if there was an existing structure on the lot?

Ms. Powell said there is, it needs to be torn down.

Commissioner Gobelman asked if this is the burnt house?

Ms. Powell said yes it is. She apologized for her ignorance on this, her husband works out of town and they haven't really got down to the meat and potatoes on this. This is her first experience with this sort of thing.

Commissioner Custer said he understands where she is heading with this, he doesn't know at this point if that alters the request for variance if you move to a totally different plan that would need to be looked at by the city planner.

Rick said the structure and application must be considered on their merits. At this time we can't hold them to a future build. We can't put in any stipulations that you have to build anything else or increase in size.

- f) Statements in Opposition- None

- g) Statements in General-

Dennis Patterson 47871 W 1<sup>st</sup> Street- Asked if the buildup of snow or ice on the roof caused any concern.

Ms. Powell said she doesn't know, the roof is pitched, not flat.

Joy Kingsbury 47726 Fairy Glen- Asked what is going to happen with the burned house?

Ms. Powell said they are going to tear it down.

h) Close Public Hearing- 7:18 P.M.

i) Staff Recommendation- Rick said the staff recommends approval of the variance. Staff would like to remind the commission that even though the applicant intends on using this residence for temporary housing during the new build the structure of the application must be considered on its own merits and future plans outside of this structure cannot be used for consideration. Rick pointed out that in 2016 the exact building received a variance, received building codes and was set up and approved by Oregon State building codes.

j) Commission Discussion- None

k) Finding of Fact-

Rick read the finding of fact

l) Commission Action

**Motion:** Commissioner Hogue moved that after completing the findings of fact I move to approve the variance for Kirk and Leslie Powell to install a 396 sq ft manufactured home in the location of the assessors map 21-35-18-14 00900, 76433 Thatcher Lane, Oakridge, Oregon. Commissioner Gobelman seconded the motion.

K. Gobelman (aye), G. Custer (aye), L. Hogue (aye), R. Baker (aye). Motion carried 4-0

## 5.0 Discussion Item

There will be a work session on March 12, 2019 at 5:30 P.M. at City Hall.

## 6.0 Announcements

Meeting Adjourned 7:25 P.M.

Signed:

George Custer                      Chairman                      Date

Attest:

Jackie Taylor                      Assistant City Recorder      Date