



**Planning Commission Minutes  
Willamette Activity Center Room 8  
August 20, 2019  
7:00 P.M.**

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

**Commissioners**

George Custer, Chairperson  
Kevin Gobelman  
Loren Hogue  
Robert Baker-absent  
Audy Spliethof  
Gail Partain-absent  
Rick Wiemholt

**Staff Present**

Rick Zylstra, Community Services Coordinator  
Jackie Sims, Assistant Planner

**2.0 Citizen Input**

None

**3.0 Consider Approval of Minutes**

**Action:** To approve the minutes from the May 21, 2019 meeting.

Motion: Gobelman  
Second: Wiemholt  
Vote: Passed- Unanimous

**4.0 Action Items**

**4.1 Conditional Use Permit for Kevin Jacoby at 48122 Hwy 58 Map/Tax Lot 21-35-16-31 004100**

- a) Conflicts of Interest/Exparte Contacts- None
- b) Open Public Meeting-.7:03 p.m.
- c) Staff Report- Rick read the staff report
- d) Statements in Favor-

Kevin Jacoby 1330 12<sup>th</sup> Street Suite 210, 97302- Salem, Oregon. He is the applicant who is taking over the original business. He is an attorney he presents Oakridge OCL, LLC which is owned by Orchid Essentials. The purpose of the application is they want to purchase Green Oaks Dispensary. They don't propose any changes to the operation and plan to utilize the current employees.

Dennis Patterson PO Box 190 Oakridge – He is taking over the original marijuana retail facility in the city which despite some of the worries of some town folk did not become a lounging place in the parking lot for people to get high. He doesn't see any problem with this.

- e) Statements in Opposition-None
- f) Statements in General-

Kevin Jacoby 1330 12<sup>th</sup> Street Suite 210 Salem Oregon 97302- He wanted to point out that the land owners, Mr & Mrs. Hill are here in attendance.

Johnny Mack 85295 Marriott Lane, Pleasant Hill - He was the original applicant for the Conditional Use Permit. It has been a pleasure working with the community, he started this business four years ago.

Louis Pokorny 48391 Dunning Rd- He knows about smoking pot and what it does, he's been there and he calls it luck that he is standing up here today. When an officer finds someone impaired the officers don't have a way to test how impaired they are.

- g) Close Public Hearing – 7:18 p.m.
- h) Commission Discussion

Commissioner Custer said he understands the sale is contingent upon getting the Conditional Use Permit?

Mr. Jacoby said yes, this is the first step and they will get the OLCC permit also.

Commissioner Custer asked about the floor plan, this is 29 x 36, is there a second part of this building?

Mr. Mack said there is an apartment in back that is not contingent upon OLCC approval. The top floor is the only part that needs approval and it is secure.

- i) Finding of Fact- George read the Findings of Fact

j) Commission Action

*Action:* Move that Mr. Jacoby be granted the Conditional Use Permit requiring the applicant to ensure proper ventilation to preclude nuisance odors, not in effect for 15 days after approval of the Conditional Use Permit.

*Motion:* Hogue  
*Second:* Gobelman  
*Vote:* Passed- Unanimous

**4.2 Temporary Use Permit for France Roach at 48003 W 2<sup>nd</sup> Street Map/Tax Lot 21-35-16-23 00900**

- a) Conflicts of Interest/Exparte Contacts- None
- b) Open Public Meeting-.7:29 p.m.
- c) Staff Report- Rick read the staff report
- d) Statements in Favor-

France Roach 48003 W 2<sup>nd</sup> Street- Her father has dementia and they are moving here from Montana and they need someone to care for them, so she is hoping you will help her out.

Dennis Patterson PO Box 190 Oakridge- The lot in question sits right up against the ridge behind the high school gymnasium, he doesn't think this will be an eyesore and she meets all of the qualifications.

- e) Statements in Opposition-None
- f) Statements in General- None
- g) Close Public Hearing – 7:35 p.m.
- h) Commission Discussion

Commissioner Hogue asked if she was working with Cascade Plumbing on the connections?

Ms. Roach said yes she has.

Commissioner Wiemholt asked if the electric will be pulled from the house?

Ms. Roach said yes she has an electrician and it is all underground.

- i) Finding of Fact- George read the Findings of Fact
- j) Commission Action

*Action:* I move that we grant the requested Temporary Use Permit for a hardship of other manufactured home to be placed at 48003 W 2<sup>nd</sup> Street, map and tax lot 21-35-16-23 00900 with the placement to be on the side or rear yard only and to be contingent upon verification by an Oregon certified plumber that the other manufactured home is connected to city water and wastewater services.

*Motion:* Wiemholt  
*Second:* Gobelman  
*Vote:* Passed- Unanimous

**5.0 Discussion Item-**

There will be a work session August 27<sup>th</sup> 2019 from 4:00 p.m. to 6:00 p.m.in the City Hall conference room.

**6.0 Announcements**

Meeting Adjourned 7:46 P.M.

Signed: \_\_\_\_\_  
George Custer Chairman Date

Attest: \_\_\_\_\_  
Jackie Sims Assistant City Recorder Date