



**Planning Commission Minutes
Willamette Activity Center Room 8
May 19, 2020
7:00 P.M.**

1.0 Open Meeting 7:03 P.M.

Commissioners

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

Staff Present

Rick Zylstra, Community Services Coordinator
Jackie Sims, City Recorder/ Assistant Planner

2.0 Citizen Input

Commissioner Hogue- the Administrative Committee is trying to reorganize the other committees he is asking that it be noted that it is very important counting our attendance at these meetings, we are a different more regimented committee than other city committees.

Brian Alger 76138 Rigdon Drive- would like to know what Mixed Use classification is? Are we talking apartment complexes, housing units?

Rick- M1i is for multiple types of zoning, it will closely follow the zoning of that district.

3.0 Consider Approval of Minutes

3.1 To approve the minutes from the February 18, 2020 meeting.

Motion: Commissioner Wiemholt moved to approve the February 18, 2020 minutes. Commissioner Spliethof seconded the motion.

Baker (aye), Hogue (aye), Custer (aye), Spliethof (aye), Gobelman (aye), Wiemholt (aye). Motion carried 6-0

4.0 Action Items

4.1 Zone Change for selected lots at the Oakridge Industrial Park (See map)

- a. Conflicts of Interest/Exparte Contacts- None
- b. Open Public Meeting- 7:08 P.M.
- c. Staff Report- Rick read the staff report

Rick-addressed some letters that came in, the first one is from DLCD, they are behind us on this, but when they consulted with DEQ they had some concerns, they would like to see no fishing signs or catch and release only signs at the ponds. That would include a deed restriction. Or a fish tissue monitoring community outreach and education assessment of signs of effectiveness and maintenance.

Commissioner Custer- that would be an expense the city would have to bear or might we get assistance from DEQ? Is there a possibility down the road that they might say there are so minimal amounts of PCB's that they would be ok to eat?

Rick-we do have a fish tissues test that is few years old, but that question is not in their letter. He can bring that back to the meeting on June 2. DLCD is also requesting that we make changes to Comprehensive Plan map to match what we are suggesting here.

Rick- this letter is from Oregon Fair Housing Counsel, they are concerned that we are not referencing a buildable land inventory or referring to a housing needs analysis, we as a city do not own those s. document. DLCD is recommending that we in the summer of 2021 apply for a grant to complete those documents. They do acknowledge we pass on Oregon State Planning Bill 10 to improve housing.

d. Statements in Favor

Jason Nehmer 47849 W 2nd Street- he is in favor of the rezone at the Oakridge Industrial Park.

Matt Altemus 77601 High Prairie Road- he thinks this is a good move, he is curious on MU, if someone wants to buy the lots will they have to submit a plan to the City?

Rick- they would still need to submit a site plan review, this doesn't change the process.

Matt- He is in favor of this, is there someone who is interested in buying these lots, is that why this is taking place?

Commissioner Custer- no, this is being done for the overall good of the city.

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

Brian Alger 76138 Rigdon Drive- His concern is what is going to come in and wants to be made aware of what is trying to be built. How will this affect law enforcement, the community and fire response, he is not against this at this time, he is a little for it.

Commissioner Custer-at this time we will interrupt this hearing and we will recommence in 14 days.

Rick- it is recommended by DLCD to hold the public input open for 14 days. You can email, mail or stop in to city hall to talk.

Reconvene June 2nd at 7:02 pm

Roll Call - All Commissioners are present.

Public Hearing continued;

Statements in Favor-

Jason Nehmer 47849 W 2nd St- He is in favor.

Statements in Opposition-None

Statements in General-

Lynda Kamerrer 48175 E 1st St- as a member of the Parks and Community Services Committee she has been following the development out at the OIP and she is in favor of this.

g. Close Public Hearing -- June 2, 2020 at 7:02 pm

h. Commission Discussion-

Commissioner Baker- when he took this job he wasn't aware that there were two committees, one for the Industrial Park and one for Planning Commission. He found out some people serve on both, why don't we have just one committee?

Commissioner Custer-he is very much in favor of the zone change, the areas that are being considered for parks and open land have physically no other use. They add an aesthetic value to other businesses that might want to go in there. There are trails and parks plans in that area. Lot 4 particularly is landlocked for anything else for anything else except for a trail that runs under the trestle. We need to create opportunities for a more diverse work force. There is also the residential factor, we have a significant shortage of housing that is not letting up.

Commissioner Hogue- Lane County values housing.

Commissioner Partain- are campgrounds allowed.

Commissioner Custer-yes they are.

Commissioner Spliethof- he agrees with Commissioner Custer, we need more housing.

Rick- read a portion of the staff report for lot 3.

Commissioner Partain-her neighbors are concerned with having more people walking through there.

Commissioner Wiemholt- he is in favor of changing the zone, it has been hard to get anyone to look at this.

Commissioner Custer-read the reply memo to DLCD.

Rick-recapped the letter that was read at the previous meeting.

i. Finding of Fact-Rick read the Finding of Fact

j. Commission Action

Motion: Commissioner Custer, after completing the finding of fact, the Planning Commission recommends to the City council a change in the comprehensive plan map zoning district change from Heavy Industrial I-2 to Mixed use MU for the following tax parcels, OIP lots 1,18,19,20,21,22,23,24,25. Comprehensive map plan and zoning district change from Heavy Industrial I-2 to Parks, Recreation and Open Spaces PRO for tax parcels OIP lot 4. Comprehensive map plan and zoning district change from Heavy Industrial I-2 to Parks and Open Spaces with the requirements that the City shall install signage in multiple languages to warn visitors of sediment contamination of ponds, designate fishing at the ponds only permissible using catch and release protocols and in the deed restriction that clarifies the limitations about fishing and other wild animal based activities in the former log ponds. The deed restriction shall outline any institutional remedies should the city desire to stock the ponds for fishing or use the ponds for any water related activity on OIP lot 3 and OIP lot 39. Commissioner Hogue seconded the motion.

Gobelman (aye), Custer (aye), Hogue (aye), Wiemholt (aye), Baker (aye), Spliethof (aye), Partain (aye). Motion carried 7-0

Commissioner Custer-what we are doing here is more than being favorable in the direction of creating opportunities for fair housing.so, we are pretty safe to run forward with our recommendation to city council.

5.0 Discussion Item-None

6.0 Announcements-

TSP Public hearing on June 16, 2020 at the WAC Gymnasium at 7:00pm.

Meeting Adjourned 7:56 P.M.

Signed: George Custer Chairman Date Jan 18, 2022

Attest: Kevin Gobelman
Jackie Sims City Recorder Date 1-19-2022