

**Planning Commission Meeting
Tuesday February 20, 2024 At 7:00 P.M.
Oakridge City Council Chambers Or Via Zoom
City Council Chambers
48318 East First Street Oakridge Oregon, 97463**



- 1. Open Meeting**
- 2. Roll Call**
- 3. Consider Approval of Minutes**
- 4. Public Comment (General)**
- 5. CONTINUATION OF CONDITIONAL USE PERMIT SUBMITTED BY HOLLY OLSON LOCATED AT 48306 & 48309 E 1ST STREET, OAKRIDGE, OR 97463 ASSESSORS MAP 21-35-16-13-03300 & 21-35-16-13-03400**
 - a. Conflicts of Interest/ Exparte Contacts**
 - b. Open Public Meeting**
 - c. Staff Report**
 - d. Statements in Favor**
 - e. Statements in Opposition**
 - f. Statements in General**
 - g. Close Public Hearing**
 - h. Commission Discussion**
 - i. Finding of Fact**
 - j. Commission Action**
- 6. Discussion Items**
- 7. Announcements**
- 8. Adjourn**

Work Session

- 1. Review Parcels adjacent to adequate Water and Wastewater infrastructure for increased density**
- 2. Next Steps**
- 3. Oregon Planning Goals 15-19 as time allows**

**Meeting Information: Hybrid Meeting at City Council Chambers and via Zoom link:
<https://us02web.zoom.us/j/3664311610> Meeting ID: 366 4311610 Dial in: 669-900-9128**

Accommodation for Physical Impairments: In order to accommodate persons with physical impairments, please notify the city of any special physical or language accommodations you may require as far in advance of the meeting as possible. To make arrangements, Contact City Hall at 541-782-2258. For the hearing impaired, the City's TTD Number is 541-782-4232.

a) Conflicts of Interest/Exparte Contacts

None

b) Open Public Meeting

7:15 P.M. Chairman Gobelman read a statement that they will speak of lists that are applicable to the decision-making criteria. State that testimony and evidence must be directed towards the applicable criteria included in the list of applicable decision-making criteria or other criteria in the Comprehensive Plan or in this ordinance which a person believes applies to the decision. Stated that issues must be raised by the close of the record at or following the final close of the record at or following the final evidentiary hearing in person or by letter. Unless there is a countenance if the participant at the hearing so requests before the hearing ends the record shall be kept open for at least seven days. Any party shall be initialed to a continuance of the hearing if persons other than the applicant submit documents or evidence in support of the application supplementing the documents or evidence submitted by the applicant and stated that failure to raise an issue with sufficient specificity to afford the decision makers and parties an opportunity to respond to the issue preclude appeal to the State Land Use Board of Appeals.

c) Staff Report

Rick asked that before the staff report to present options for failure to receive notice;
Options for failure to receive notice #1

- Continue with Public Hearing
- Bases for holding tonight's Public Hearing can be found in Ordinance 874 City of Oakridge Zoning Ordinance (COZO)
- SECTION 31.04 NOTICE OF PUBLIC HEARING
 - (3) Failure of a person to receive the notice prescribed in this section shall not impair the validity of the hearing.
- Options for failure to receive notice #2
 - Open Public hearing and leave open for 21 days.
 - Reason for opening meeting -
 - ARTICLE 31 - PUBLIC HEARINGS SECTION
 - 31.02 PROCEDURES
 - (1) No less than one public hearing shall be held on all permits, zone changes and quasi-judicial amendments to the Comprehensive Plan for Oakridge, Oregon. This public hearing shall be held within 45 days of when the application has been deemed complete.
 - Letter of Completeness for was issued on December 21st 2023.
 - Tonight's meeting is 26 days after the Letter of Completeness.
 - If we postpone the meeting for another 21 days, we will be outside of the 45-day requirement and ALL notices will need to be resent.
 - This option would allow for 1 notice to be mailed out tomorrow and meeting the 20-day requirement.

Nancy Kelly asked for clarification that if asked the record could be left open for seven days. Chairman Gobelman clarified that yes, if a participant asked the before the close of the record the record would be left open for at least seven days. Nancy Kelly asked that the record be left open for seven days.

The meeting then continued with the staff report presented by Rick Zylstra where he described the criteria for approval of the quasi-judicial hearing followed by recommended staff findings.

d) Statements in Favor

None.

e) Statements in Opposition

Nancy Kelly provided a statement in opposition where she stated that she opposed the outdoor venue and stage was a redundancy and referred to the amphitheater and the other two stages within the uptown area. She stated she was there to protect her property rights and enjoyment of property as required by ordinance. She stated that her use of existing residential is in compliance with the C-2 commercial district ordinance. She also included that the C-2 also includes other homes, apartments and Air B-n-Bs. Surrounded is all residential and there may be a lot of people within a very close distance that may also be affected. She expressed her concern that there are complaints of a lack of parking and theft from the area. She discussed her concerns with the noise and the why the buildings are constructed on 1st street are very close together and that the materials they are made of tend to exaggerate and repeat the sounds so it becomes very loud when people are making little sound and the business will not be able to conform to the noise ordinance. She stated that a business may not create noise, odor or vibration and she thinks this outdoor use will do that, it will be very noisy. She brought up that previously the council had ruled and upheld that there shouldn't be any outdoor music at all, neither acoustic or amplified, they also limited outdoor seating to 20 people, and hours ending at 9pm and that was the conditions council had set in order to have outdoor seating.

f) Statements in General

Holy Olson, shared that any outdoor events will be kept to city codes, plans to have Sunday afternoon events, these events will employ local people, the events will give local vendors an opportunity to sell their art and skilled craftsmanship, we're hoping to have demonstrations at outdoor events by local artisans and skilled craftsmen that will promote culture in our community, for example candle and soap making. Any live music volume will be respectful of the close by residents and to city code. We will have outdoor Porta-Potties that will be on the northeast corner of the property and will not be visible from the road, will be maintained and kept clean. We hope to have family-oriented games and contests for example cornhole where at the end of the season they will have a cornhole championship which promotes a cohesive community. The purpose of these outdoor events is to give all of us an opportunity for local socialization, culture and experience. The replacement fence around the lot west of the building will look nice and will have flowers growing up around it to beautify the area. The outdoor seating east of the building 20 feet against the building, leaving 10 feet for access to four picnic tables with umbrellas and a fence around it with herbs and flowers. The sliding garage doors on the east side will be rebuilt with a window and door that will have some kind of a small awning to keep the rain away from the wall that will be to code. Purpose of our venture will be to keep the mission of the art gallery available for local artists and at the end of the last summer we paid out 26 checks to local residents and artists. The only way to keep that going is to provide an income from another source to pay the bills, hence forth the application for the Conditional User Permit. We believe that our efforts to improve the aesthetics of the uptown, drive more foot traffic into the uptown that will be good for everyone.

g) Close Public Hearing

7:39

h) Commission Discussion

Chairman Gobelman requested of the commission if they had anything to offer. None heard

i) Finding of Fact

Rick Zylstra referred to the information given earlier and was in the packet

j) Commission Action

***Motion** made by Commissioner McClelland; I move to approve Conditional Use Permit for Holly Olson to operate a Wine Bar at 48306 and 48309 E 1st Street, Oakridge, OR 97463, Tax Assessors Map 21-35-16-13-03300 and 21-35-16-13-03400. Seconded by Commissioner Grant*

Commissioner Grant seconded the motion.

Commissioner Grant (eye), Commissioner McClelland, (eye), Commissioner Metcalf, (eye) Commissioner Gobelman, (eye). Motion Carried 4-0

Rick Zylstra requested for a clarification regarding the 7 days granted earlier, Chairman Gobelman stated that it is understood that the commission can leave the record open for seven days providing Nancy Kelly seven days to submit a written response.

Meeting Adjourned at 7:42 P.M.

Signed:

Kevin Gobelman Chairman Date

Attest:

Jackie Taylor City Recorder Date

**OAKRIDGE PLANNING COMMISSION
STAFF REPORT**



Report Date: February 10, 2024

Discussion Date: February 20, 2024

APPLICANT/REP: Holly Olson

OWNER: Holly Olson

SUBJECT PROPERTY: 48306 & 48309 E 1ST STREET, OAKRIDGE, OR 97463 ASSESSORS MAP 21-35-16-13-03300 & 21-35-16-13-03400

ZONING: Central Commercial District C-2

REQUEST: Continuance of January 17, 2024 Conditional Use Permit CUP 2024-01 to hear submitted testimony provided within seven days of the close of the record

BACKGROUND: During the meeting for a Conditional Use Permit one participant requested that the record be left open for seven days to submit testimony.

FINDINGS: Nancy Kelly submitted new testimony on January 22, within the seven days requested. New testimony submitted is attached on the following pages. Portions of the new testimony does speak to applicable criteria #2 *That the location, size, design, and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and surrounding neighborhood, with consideration to be given, to harmony in scale, bulk, coverage, and density; to the availability of public facilities and utilities; to the harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development.* And applicable criteria #3 *That the location, size, design, and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and surrounding neighborhood, with consideration to be given, to harmony in scale, bulk, coverage, and density; to the availability of public facilities and utilities; to the harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development.*

RECOMMENDATION: Staff recommends consideration of the submitted testimony and give considerations to the commissions ability to designate conditions as outlined in section 24.07 (1) through (11)

SECTION 24.07 GENERAL CONDITIONS

The Planning Commission shall designate conditions concerning the conditional use permit, as it deems necessary, to secure the purpose of this section. It may require guarantees and evidence that conditions have been met. Conditions set upon the permit may include the following,

(1) Regulation of uses, special yard setbacks, coverage, and height.

(2) Requiring fences, walls, screens, landscaping, and maintenance. Note that any area not covered by a structure or parking must be landscaped, following Article 25 - Site Plan Review of this ordinance.

(3) Regulation and control of points of vehicular ingress and egress.

(4) Regulation of signs.

(5) Regulation of noise, vibration, odors, and sightliness.

(6) Requiring surfacing of parking areas.

(7) Requiring rehabilitation plans.

(8) Regulation of hours of operation and duration of use or operation.

(9) Requiring a time period within which the proposed use shall be developed.

(10) Requiring bonds to ensure performance of special conditions.

(11) Such other conditions as will make possible the development of the City in an orderly and efficient manner and in conformity with the intent and purposes set forth in this section.

Proposed Motion #1: I move to approve Conditional Use Permit for Holly Olson to operate a Wine Bar at 48306 and 48309 E 1st Street, Oakridge, OR 97463, Tax Assessors Map 21-35-16-13-03300 and 21-35-16-13-03400

Proposed Motion #2: I move to approve Conditional Use Permit for Holly Olson to operate a Wine Bar at 48306 and 48309 E 1st Street, Oakridge, OR 97463, Tax Assessors Map 21-35-16-13-03300 and 21-35-16-13-03400 with the following conditions (insert conditions)

Planning commission

1-16-24

Conditional permit for Cascade Art Works

The plan is confusing. It appears to be for an outdoor venue with a stage, wine bar and festivals. These activities should be held within a fully enclosed building in the C2 District.

The City has built an amphitheater and public spaces for these events,

2 other businesses within a block have indoor stages for music already.

Here to protect my property rights and have the quiet enjoyment of my home as required by ordinance.

My use as an existing residence is outright permitted in the C2 Commercial district.

C2 commercial district includes homes, apartments, and airBNB's; is surrounded by the C1 Neighborhood district, which is primarily residential.

I have heard multiple complaints about noise, lack of parking, and theft from property owners in the C2 District. With the increase in outdoor seating at businesses, I have observed an increase of loitering, property damage, "tail gating with alcohol when pub and bistro are closed".

The uptown buildings tend to be close together and made of materials that reflect noise, which is loud and travels through the street.

In opposition to outdoor venue in the C2 Commercial District

Due to their size and design, open-air venue's can contribute to visual and noise pollution in the surrounding area. Signage, lights, and increased traffic can detract from the aesthetic appeal of the neighborhood and create unwanted noise for nearby residents.

business may not.... create noise, odor. Vibration, etc – Previous City Councils have upheld this stating that businesses shouldn't have outdoor music acoustic or amplified, limited seating to 20 and hours till 9pm.

two previous outdoor businesses have created a nuisance because of noise, odors, vibration, and hours of operation.

should be at least 300 ft from a residence (examples from Eugene and Portland)

Doubt that Cascade Art Works can control noise. They already have been broadcasting music outside which is loud, plainly audible over 100 feet and a nuisance. Adding an outdoor stage with music, 75 people and a wine bar will make it impossible to comply with the recommended level of 60db for noise sensitive property.

Porta pottys are designed for temporary use, they out gas chemical fumes and is a source of multiple infectious illnesses. Mayo Clinic found: samenella, Shigellosis ,noro virus, and hepitis A.

<https://www.mic.com/articles/139292/4-really-nasty-illnesses-you-can-catch-from-a-porta-potty>

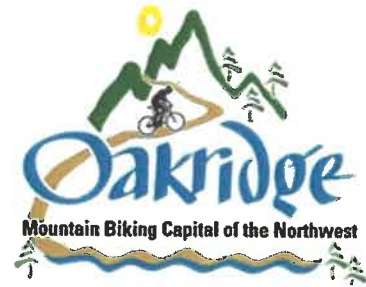
Businesses and residence are required to be connected to City sewer system.

Public drinking

exposes children

near public library

**Planning Commission Meeting
Tuesday January 16, 2024 At 7:00 P.M. Oakridge City Council
Chambers Or Via Zoom
City Council Chambers
48318 East First Street
Oakridge Oregon 97463**



- 1. Open Meeting .**
- 2. Roll Call**
- 3. Public Comment (General)**
- 4. CONDITIONAL USE PERMIT SUBMITTED BY HOLLY OLSON LOCATED AT 48306 & 48309 E 1ST STREET, OAKRIDGE, OR 97463 ASSESSORS MAP 21-35-16-13-03300 & 21-35-16-13-03400**
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Work Session

- 1. Review Parcels adjacent to adequate Water and Wastewater infrastructure for increased density**
- 2. Next Steps**
- 3. Oregon Planning Goals 10 – 15 as time allows**

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**OAKRIDGE PLANNING COMMISSION
STAFF REPORT**

Holly Olson Conditional Use Permit for a Wine Bar

Staff Report Date: January 5, 2024

Planning Commission Public Hearing Date: January 16, 2024

File No. CUP 2024 01

PROPERTY OWNER: Holly Olson
PO Box 645
Oakridge OR 97463

APPLICANT: Holly Olson
PO Box 645
Oakridge, OR 97463

SUBJECT PROPERTY: 48306 & 48309 E 1st Street
Oakridge, OR 97463

Assessors Map 21-35-16-13-03300 & 21-35-16-13-03400

ZONING: Central Commercial District (C-2)

REQUEST: Conditional Use Permit to operate a Wine Bar at an existing Art Gallery on the two properties. To include an outdoor fenced in courtyard for outdoor events, music festivals and fundraisers.

APPLICABLE CRITERIA: City of Oakridge Zoning Ordinance 874 (COZO); Article 24 Conditional Use Permits

Excerpts from Ordinance 874 that pertain to the Conditional Use Application:

Zoning of Central Commercial District C-2

ARTICLE 7 - CENTRAL COMMERCIAL DISTRICT (C-2)

SECTION 7.01 PURPOSE

The Central Commercial District is intended to enhance the "core" of the City and promote a vibrant area where retail sales, light manufacturing and residential uses coexist in harmony and are safe, comfortable and attractive to pedestrians. The buildings and uses permitted reflect the desire to provide parking on a district-wide basis rather than having each individual building or use provide parking. Streets within the Central Commercial District act as public places that encourage pedestrian and bicycle travel. Roadway and pedestrian connections are provided to adjacent residential areas.

SECTION 7.02 USES AND STRUCTURES

(2) Uses and structures permitted conditionally. The Planning Commission, subject to the procedures and criteria of Article 24 - Conditional Use Permits of this ordinance, may grant a conditional use permit for the following uses:

(b) Bars, taverns and nightclubs not accessory to a restaurant;

(f) Mixed-use developments (two or more uses in a single building or development) including one or more conditionally permitted uses;

Conditional Use Permits

ARTICLE 24 - CONDITIONAL USE PERMITS

SECTION 24.01 DESCRIPTION AND PURPOSE

Certain types of uses require special consideration before their being permitted in a particular district. The reasons for requiring such special considerations involve, among other things, the size of the area required for the development of such uses, the effect such uses have on the public utility systems, the nature of the traffic problems incidental to the operation of the use, the effect such uses have on any adjoining land uses, and the effect such uses have on the growth and development of the community as a whole.

All uses permitted conditionally are declared to be possessing such unique and special characteristics as to make impractical their being included as outright uses in any of the various districts created by this ordinance. The authority for the location and operation of certain uses shall be subject to review by the Planning Commission and the issuance of a conditional use permit. The purpose of review shall be to determine that the characteristics of a proposed conditional use permit shall not be unreasonably incompatible with the type of uses permitted in surrounding areas and for stipulating reasonable conditions so that the basic purposes of this ordinance shall be served.

SECTION 24.04 PUBLIC HEARING AND NOTICE

The Planning Commission shall hold at least one public hearing on each conditional use permit filed with the City Recorder. The procedures for the public hearing and notice shall conform to the requirements as stated in Article 31 - Public Hearings of this ordinance.

Staff notes: Public Hearing Notice attached as Attachment B

SECTION 24.05 ACTION

The Planning Commission shall make specific findings for granting or denying a conditional use permit according to the general criteria and, if appropriate, with the general conditions of this Article.

SECTION 24.06 GENERAL CRITERIA A conditional use permit may be granted only if the Planning Commission finds that the proposal conforms to all the following general criteria and to all other additional criteria or conditions required by this section or the Planning Commission.

(1) That the proposed development shall be compatible with applicable policies of the Oakridge Area Comprehensive Plan.

Recommended FINDING for approval: The City of Oakridge Comprehensive Plan contains the goal to *Encourage a full range of quality retail and commercial services function to adequately serve the city and its sub-regional service area.* The comprehensive plan also acknowledges and recognizes the *declining in retail function of “old town” and the need to establish a meaningful and attainable future role for this segment of the community.* (Ordinance 550). The present proposal will help to beautify and enhance the declined old town commercial district that has in recent years seen growth in the local artisan industry that has enhanced the core of the city in a meaningful way. The proposed Wine Bar that is being added to the already successful Art Gallery does and will continue to assist in providing a full range of quality retail and commercial services.

(2) That the location, size, design, and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and surrounding neighborhood, with consideration to be given, to harmony in scale, bulk, coverage, and density; to the availability of public facilities and utilities; to the harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development.

Recommended FINDING for approval: The present proposal involves the use of an existing structure and existing outdoor space that already houses an Art Gallery. This use will be compatible with the existing and surrounding uses, and be appropriately sited with regards to zoning and neighborhood. The proposed use will be harmonious with regards to scale, coverage and density. The use does not require the addition of public utilities and is well within the capabilities of existing services. The increased traffic will not adversely affect the neighborhood,
The applicant is concurrently going through the permitting and approval process with OLCC. A locally approved conditional use permit is a requirement to continue the permitting process through OLCC. As part of the permitting process through OLCC, the applicant will be required to obtain all necessary permits and approvals.

(3) That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping or civic environment and will be as attractive as the nature of the use and setting will allow.

Recommended FINDING for approval: The proposed use will occupy an existing commercial building that houses an existing art gallery. The outdoor seating will further provide for a functional space for outdoor uses. In the applicant’s materials, The surrounding land uses are generally classified as commercial uses in conjunction with the existing business.

(4) That the required dedication and improvement of streets within the development site for the proper extension and/or connection of necessary streets, pedestrian facilities and bikeways shall be made.

Recommended FINDING for approval: The proposed use will take direct access from 1st street. No dedication of rights-of-way or improvements are necessary.

(5) That the required dedication of right-of-way within the development site for the extension of collector and arterial streets shall be made.

Recommended FINDING for approval: Dedication of right-of-way is not necessary for the proposed use. Criterion not applicable.

(6) That the use of the development site shall not adversely affect access to and subdivision of abutting properties.

Recommended FINDING for approval: Development of the site will not adversely affect access to and subdivision of abutting properties.

SECTION 24.07 GENERAL CONDITIONS The Planning Commission shall designate conditions concerning the conditional use permit, as it deems necessary, to secure the purpose of this section. It may require guarantees and evidence that conditions have been met. Conditions set upon the permit may include the following:

(1) Regulation of uses, special yard setbacks, coverage, and height.

(2) Requiring fences, walls, screens, landscaping, and maintenance. Note that any area not covered by a structure or parking must be landscaped, following Article 25 - Site Plan Review of this ordinance.

(3) Regulation and control of points of vehicular ingress and egress.

(4) Regulation of signs.

(5) Regulation of noise, vibration, odors, and sightliness.

(6) Requiring surfacing of parking areas.

(7) Requiring rehabilitation plans.

(8) Regulation of hours of operation and duration of use or operation.

(9) Requiring a time period within which the proposed use shall be developed.

(10) Requiring bonds to ensure performance of special conditions.

(11) Such other conditions as will make possible the development of the City in an orderly and efficient manner and in conformity with the intent and purposes set forth in this section.

Recommended FINDING for Approval: Section 24.07 allows the Planning Commission to impose certain conditions of approval on the conditional use permit Staff don't have any recommended conditions of approval. It should be noted that the applicant will have to adhere to the OLCC regulations and standards for a Wine facility and obtain an approved license from OLCC to operate. The ability to impose certain conditions of approval is a discretionary decision Planning Commission can make. If Planning Commission decides to impose certain conditions of approval, those conditions should be clear and objective and outlined in the final order that staff have prepared for the Planning Commission.

SECTION 24.09 EFFECTIVE DATE

No conditional use permit granted by the Planning Commission shall become effective until after an elapsed time of 15 days from the date the notice of the action or decision has been provided to the parties to the decision.

STAFF RECOMMENDATIONS

Staff feels the Conditional Use Permit Application meets all applicable general criteria set forth by Article 24 section 24.06 of the City of Oakridge Zoning Ordinance (Ord 874).

Staff recommends approval of the requested Conditional Use Permit

Proposed Motion: I move to approve Conditional Use Permit for Holly Olson to operate a Wine Bar at 48306 and 48309 E 1st Street, Oakridge, OR 97463, Tax Assessors Map 21-35-16-13-03300 and 21-35-16-13-03400.

Attachments:

Attachment A – Applicant's Application

Attachment B – Notice Materials



PO Box 1410, Oakridge Or 97463
 Voice 541-782-2258 TDD 541-782-4232 Fax 541-782-1081
 Website: ci.oakridge.or.us

PLANNING PERMITS

Permits must be turned in 30 days before the meeting date

Pre-Development Meeting -----	\$130
Pre-Development Conference -----	\$250
Minor Site Review -----	\$300*
Major Site Review -----	\$700*
Floodplain Development -----	\$300
★ Conditional Use Permits -----	\$1000
Temporary Use Permits -----	\$300
Annexation -----	\$1000
Variance -----	\$750
Zone Change -----	\$1000
Comprehensive Plan Amendment -----	\$1000
Comprehensive Plan Map Amendment -----	\$1500
Zoning or Ordinance Amendment -----	\$650
Property Line Adjustment -----	\$500
Partition Tentative Plan -----	\$1050
Partition Final Plat -----	\$200
Subdivision Tentative Plan -----	\$2500
Subdivision per Parcel -----	\$50
Subdivision Final Plat -----	\$200
Planned Unit Development (PUD) Tentative Plan -----	\$3000
PUD per Parcel -----	\$50
PUD Final Plat -----	\$200
Appeal -----	\$300

*Staff determination based on complexity of review

12/20/23
RECEIVED
 2# 219065
 CK# 1029

City of Oakridge

Type of Permit: Conditional Use Permit

Property Description (metes and bounds legal description may be attached): BOTH
LOTS 3300 & 3400

Assessor's map and tax lot number: TAX LOTS 3300 & 3400

Property Address: 48306 & 48309 E. 1ST STREET

Existing Zone District: C2

Property presently used for: Art Gallery / Gift shop & outdoor eating

Applicant intends to use property for: Wine Bar & Art Gallery (2 picnic tables)

with outdoor fenced in Courtyard for outdoor events
MUSIC & FESTIVALS & FUNDRAISERS

Registered Engineer or Surveyor preparing plat:

Name: _____

Address: _____

Phone: _____

Email: _____

I (print) Holly Olson, hereby certify that the foregoing statements, answers and information attached and bearing my signature are true and accurate to the best of my knowledge and belief, and that I am the (check one) owner of record, _____ contract purchaser, or _____ of the real property involved in this application.

Signature: Holly V Olson Date: Dec 20, 2023

Mailing Address: PO Box 645, Oakridge Oregon

Phone: 239-595-5310 Email: Mascadeart 97463

works oakridge@gmail.com

Office Use Only

Date Filed: 12-20-23

Fee Paid: 1000.00

Public Hearing Date: 1-10-24

Proposed Findings of Fact

Please answer the following question as factually as possible

1. How will this proposal benefit a public need?

(part) By beautification of outdoor courtyard, providing year round employment for Oakridge at the Wine Bar & Gallery as well as summer time employment for outdoor events. Also will provide a place for community fundraisers, area for community to afford renting space for family reunions, wedding, etc.

2. How will the proposal meet the requirements of the comprehensive plan? For example, housing needs, land use in the area, etc.

jobs, more foot traffic uptown, more tourists activity, beautify this corner of Uptown, provide space for Community Events, fundraisers & festivals

that will also bring more foot traffic to other Businesses

3. Are there any requirements relating to lot size, setbacks, lot coverage or other that your proposal does not comply with and for which you seek a variance? no

4. How will the proposed use meet the requirements for the zoning district in which it is located? Article 7 Sec. 2(b)

It will bring a lot more activity to the Uptown as well as jobs. Not to mention it will Oakridge/Uptown a reputation as a place to go. It will change the way tourists feel about our town

Note: Sources of information which may aid you can be found in the Oakridge Zoning Code and the Comprehensive Plan. These may be obtained at City Hall.

IN ADDITION

We want to provide a vendor area inside the courtyard to give local artisans a venue to sell their wares

Planning Commission

We would like to hold at least 3 fundraisers through the summer. 1st one being NICA (Kids mountain bike team) 2nd & 3rd to Animal rescue people we know here in Oakridge →



These fundraisers (for animal helping people) will be used specifically to spay & neuter stray cats & dogs.

The outdoor courtyard will serve as a place for these events, it will provide jobs for Oakridge through the summer.

The indoor Wine Bar & Gallery will provide the following:

- At least 2 to 3 full time jobs
- A place for local artists to sell art
- A community room in back for meetings
- a workshop area in back for classes, education, lessons & more.

ATTACHMENTS

Applicant shall prepare and attach the following to this application:

1. A presentation of facts and reasons which establish need, appropriateness and purpose of the Variance/Conditional Use request, and
2. An 8 1/2" x 11" location map of area subject to proposed Variance/Conditional Use drawn to scale, and
3. Either assessor's map, parcel map, or site plan drawn to scale showing proposed Variance/Conditional Use, and
4. A list of names and addresses of property owners** whose property is subject to the proposed Variance/Conditional Use or within 250 feet of the exterior boundary thereof, and
5. Other information specified in Section ____ of the Zoning Ordinance, and
6. Agreement by the property owner to satisfy the requirements of Section ____ of the Zoning Ordinance, if applicable.

**** NOTE:** This information available from the county assessor's office.

FEE

Refer to fee schedule adopted by City Council \$ 1,000.00

I, Holly Olson (circle one: Landowner, Agent, Representative of Governmental Unit) swear that the details and information contained in the above application and attachments thereto are true and correct to the best of my knowledge.

Holly V. Olson Dec 20, 2023
Signature of Applicant Date

I, Rick Zylstra City/County Official of City of Oakridge
attest that the foregoing application and attachments thereto were received by me on the
20th
day of December, 20 23, from Holly Olson
accompanied by a fee of \$ 1000.00.

Rick Zylstra 12-20-23
City or County Official Date

N
W + E
S

24' 8"

INSIDE SITE PLAN

(TO SCALE)
square is 1 foot

- Menu
- Tappas
- Pizza
- Soup/Sand

Kit

Bath

Meeting Room & Workshop

Office Locked Space

Meeting & Workshop Room

locally sourced Gift Shop

Outdoor Seating

Outdoor Sunday afternoon Events

ART WORK

ART WORK

wine bar

ART WORK

STAGE

65'

Cascade

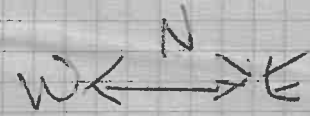
Picnic Table



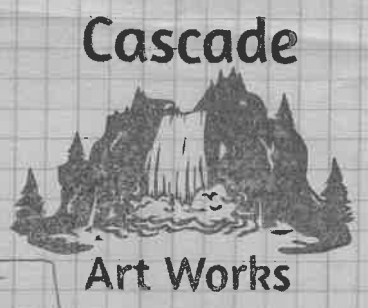
Art Works

Picnic Table

Outside Area - SITE PLAN -



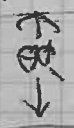
- Courtyard
- STAGE
- Porta Pottys
- Portable Chairs (75)



LOT 3400

LOT 3300

BLACK BERRIES



BACK OF CONCRETE



SW

49' 6"

24' 8"

36' 7"

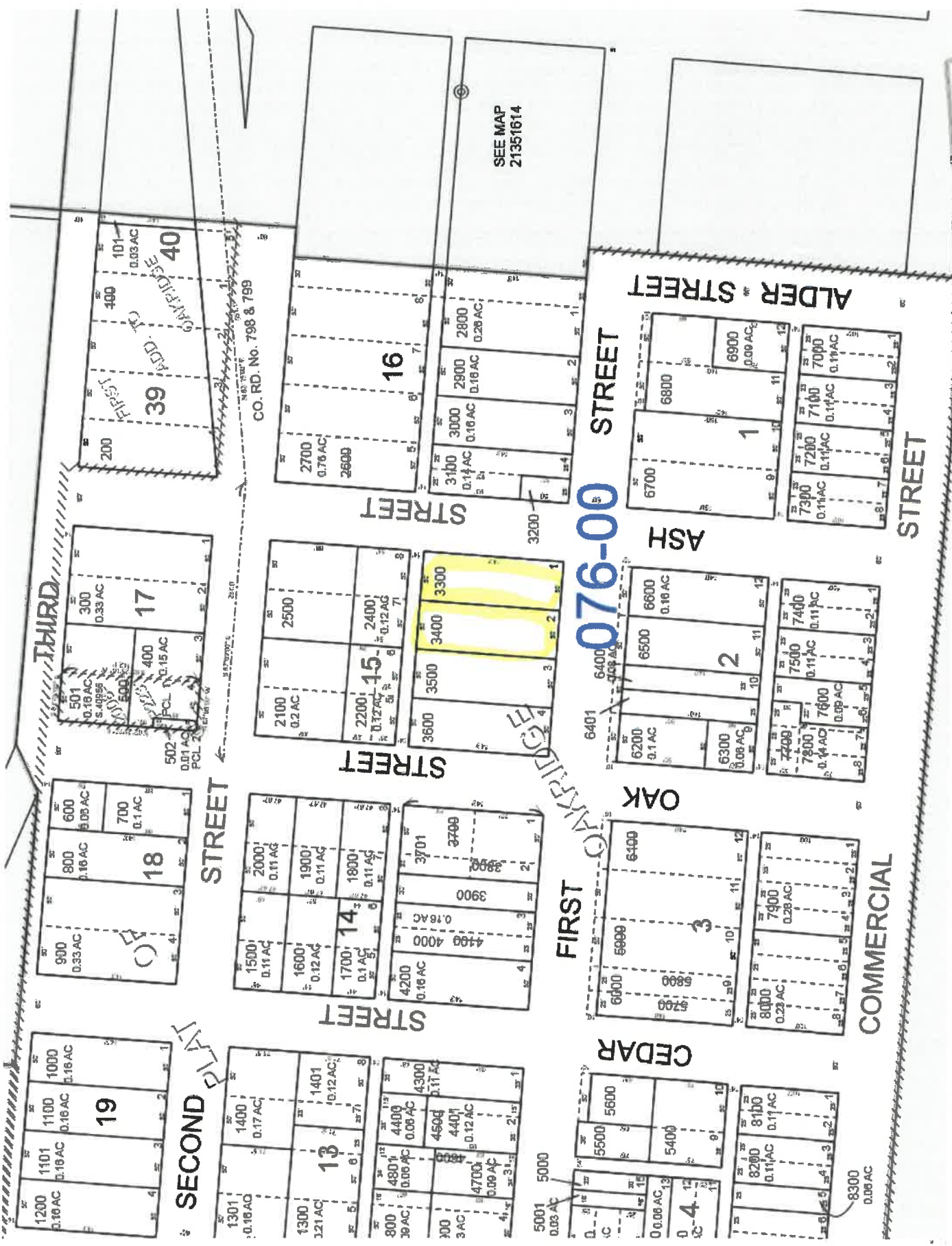
11/15/2017

Properties 250ft from proposed CUP



Existing Conditions 300ft from Proposed CUP





SECOND PLAT

076-00

SEE MAP
21351614

1200 0.16 AC
1101 0.16 AC
1100 0.16 AC
1000 0.16 AC

19

1301 0.16 AC
1400 0.17 AC
1300 0.12 AC
1401 0.12 AC
800 0.08 AC
4400 0.08 AC
4300 0.11 AC
300 0.09 AC
4700 0.09 AC
4401 0.12 AC

13

900 0.33 AC
800 0.16 AC
600 0.05 AC
700 0.1 AC

18

1500 0.11 AC
2000 0.11 AC
1600 0.12 AC
1900 0.11 AC
1700 0.1 AC
1800 0.11 AC
4200 0.16 AC
4100 0.16 AC
4000 0.16 AC
3900 0.16 AC
3701 0.16 AC
3700 0.16 AC

14

2100 0.2 AC
2500 0.2 AC
2200 0.12 AC
2400 0.12 AC
3600 0.12 AC
3500 0.12 AC
3400 0.12 AC
3300 0.12 AC

15

501 0.16 AC
502 0.01 AC
500 0.15 AC
400 0.15 AC
300 0.33 AC

17

2700 0.76 AC
2600 0.76 AC
3100 0.14 AC
2800 0.16 AC
2800 0.28 AC

16

5001 0.03 AC
5500 0.06 AC
5600 0.06 AC
5400 0.11 AC
5500 0.11 AC
5600 0.11 AC
8200 0.11 AC
8100 0.11 AC

4

6000 0.23 AC
6400 0.23 AC
6400 0.28 AC
7900 0.28 AC
8000 0.28 AC
7400 0.28 AC
7600 0.08 AC
7500 0.11 AC
7400 0.11 AC

3

6200 0.1 AC
6300 0.08 AC
6400 0.09 AC
6500 0.11 AC
6600 0.16 AC
7800 0.14 AC
7600 0.08 AC
7500 0.11 AC
7400 0.11 AC

2

6700 0.11 AC
6800 0.11 AC
6900 0.09 AC
7300 0.11 AC
7100 0.11 AC
7000 0.19 AC

1

8300 0.08 AC

CO. RD. No. 798 & 799

THIRD STREET

STREET

STREET

STREET

STREET

FIRST STREET

STREET

OAK

ASH

ALDER STREET

COMMERCIAL STREET

STREET

Addendum to Application for Conditional Use For Cascade Art Works

Put wall with windows and a door where the sliding garage doors are:

- ~ There is water coming in above the doors and plants growing Inside the building.
- ~ The doors do not close all the way, are not insulated making heating/cooling difficult and driving up electric bill
- ~ The area to the east of the sliding doors should be the outside Seating area. Not the picnic tables to the west. We can put a fence around it (10' x 20' patio for approximately 3-4 picnic tables) and be able to contain outdoor alcohol consumption better than were customers to sit to the west of the building. Plus, with windows We will be able to actually see what's going on.

Note: This is a different seating arrangement than the courtyard. This pertains to outdoor seating for year round use. The courtyard area is for outdoor events and will only be open for outdoor events, hopefully every other week in the summer.

Last week we had a plumber come and blow out the main line from the building to the city sewer and septic (cement pipe) The plumber also scoped the line as well as the other lines in the building.

Recommendations were as follows:

~ Replace the main line outside the building a.s.a.p. This line will go directly under the east side of the building where we would like to have 10'x 20' patio area until we replace this line we cannot flush toilet paper down the toilet. This will be a problem until the pipe is replaced.

~ Do not use kitchen sink too much as there is a "belly" where the PVC pipe under the building is bending causing back up.

Due to the PVC pipe being bent and the fact it is a costly repair to bust up the cement floor to replace, we would like to move the kitchen sink to the small room that was designated as "Office" on the east side of the building. There is a plumbing pipe there that will hook into the main line and that room could be the "kitchen".

Note: the "kitchen" will have a sink, dishwasher, refrigerator/freezer. There will be no full meals served as we don't want to do meal service and compete with the Pub or Corner Bar. We will serve appetizers and tapas (maybe frozen pizza even). So just to be clear, no hood, no deep fryer, no commercial kitchen.



PUBLIC HEARING NOTICE

**THE CITY OF OAKRIDGE PLANNING COMMISSION
WILL HOLD A PUBLIC HEARING
TUESDAY JANUARY 16, 2024 AT 7:00 P.M. OAKRIDGE CITY COUNCIL CHAMBERS
OR VIA ZOOM TO DISCUSS**

***THIS REQUEST IS A HEARING FOR A CONDITIONAL USE PERMIT TO OPERATE A WINE BAR LOCATED AT
48036 & 48309 E 1ST STREET TAX LOT MAP NO. 21-35-16-13-03400 & 21-35-16-13-03300***

APPLICANTS: Holly Olson
LOCATION: 48036 & 48309 E 1st Street
TAX LOT: 21-35-16-13-03400 & 21-35-16-13-03300
ZONING: Central Commercial District (C-2)
REQUEST: The applicant is requesting and may receive approval for a Conditional Use Permit to operate a Wine Bar.
CRITERIA: City of Oakridge Zoning Ordinance 874;

- Article 7, Central Commercial District (C-2) Section 7.02(2)(b)
- Article 24, Conditional Use Permits (CUP) Section 24.03 (1) through (6)

Join Zoom Meeting

<https://us02web.zoom.us/j/3664311610>

Meeting ID: 366 431 1610

One tap mobile

+16699009128,,3664311610# US (San Jose)

+12532158782,,3664311610# US (Tacoma)

City Staff report will be available no later than 7 days before the hearing. There is no charge for inspection at city hall and copies can be obtained for \$.35 per page.

TESTIMONY MAY BE PRESENTED AT THE HEARING OR BY SUBMITTING A WRITTEN STATEMENT TO THE CITY RECORDER AT OAKRIDGE CITY HALL BEFORE 5:00 P.M. JANUARY 16, 2024, OR AT THE HEARING. FAILURE TO RAISE AN ISSUE AT THIS HEARING, IN PERSON OR BY LETTER, OR FAILURE TO PROVIDE SUFFICIENT SPECIFICITY TO AFFORD THE DECISION-MAKER AN OPPORTUNITY TO RESPOND TO THE ISSUE PRECLUDES APPEAL TO THE STATE OF OREGON LAND USE BOARD OF APPEALS BASED ON THAT ISSUE. FOR FURTHER INFORMATION ABOUT THIS NOTICE, PLEASE CONTACT RICK ZYLSTRA (541) 782-2258 ext. 4

The City of Oakridge is an equal opportunity, affirmative action institution committed to cultural diversity and compliance with the Americans with Disabilities Act. For the hearing impaired the City's TDD number is (541) 782-4232.

City of Oakridge
48318 E. 1st Street – PO Box 1410
Oakridge, Oregon 97463
Phone: 541-782-2258 FAX 541-782-1081



NOTICE OF PUBLIC HEARING
January 16, 2024, 7:00pm
City Council Chambers
Oakridge, Oregon

December 26, 2023

Dear Property Owner:

You are receiving this information because you own or occupy property near the property described on the attached notice. Oakridge Zoning Ordinance Section 31.04 requires that you receive this notice to allow you the opportunity to comment on Conditional Use Permit proposed in your area.

You may want to share this information with others in your neighborhood. The City is required to provide direct mailing of this notice to property owners and occupants whose land is 250 feet from the property on which that land use change is proposed. Therefore, some of your neighbors may not be aware of this proposal.

The public hearing is your only opportunity to submit factual information or raise issues concerning the application based on applicable criteria listed below. Failure to raise an issue at this hearing, in person or by letter, or failure to provide sufficient specificity as to the criteria in order to afford the decision-maker an opportunity to respond to the issue precludes appeal to the State of Oregon Land Use Board of Appeals based on that issue. In order to assist you in preparing testimony, Oakridge Zoning Ordinance criteria are available at Oakridge City Hall. If the decision is appealed, only those issues raised by testimony or letter at the original hearing may be raised in any local or State appeal of the initial decision.

The application and related documents will be made available for inspection no later than 20 days before the hearing and City Staff report will be available no later than 7 days before the hearing. There is no charge for inspection at city hall and copies can be obtained for \$.35 per page.

More information may be obtained by contacting Rick Zylstra by email at rckzylstra@ci.oakridge.or.us by phone at (541) 782-2258, ext. 4 or stopping by Oakridge city hall.

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Huckleberry Rd
Oakridge Oregon 97463

Fitzler Sarah Elizabeth
76470 Ash St
Oakridge Oregon 97463

Altemus Naomi J
48293 Commercial St
Oakridge, Oregon 97463

First Technology Credit Union
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Beaverton Oregon 97075

Robert A Sanchez Living Trust
PO Box 930
Oakridge Oregon 97463

Redden Chad
PO Box 48
Oakridge, Oregon 97463

Jones Indrawati
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Altadena California 91001

Ojerio Albert Marcello
PO Box 590
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City of Oakridge
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Oakridge Oregon 97463

Andrea & Kelly Taylor-Miner Joint Trust
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Pleasant Hill, Oregon 97455

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Bend Oregon 97703

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Fierro Reymundo & Edna Mae
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