

TUESDAY, JULY 24, 2018

CITY HALL COUNCIL CHAMBERS

CITY OF ROGUE RIVER, JACKSON COUNTY, OREGON

CALL TO ORDER The Planning Commission meeting was called to order by Chair Dean Stirm at 6:00 p.m.

PLEDGE OF ALLEGIANCE Planning Chair Dean Stirm led the planning commission in the pledge of allegiance.

QUORUM **COMMISSION MEMBERS PRESENT:**
Chairman Dean Stirm
Vice-Chair Rick Kempa
Commissioner Don Collins
Commissioner Barb Hilty

COMMISSION MEMBERS ABSENT:
Commissioner Cindy England
Alternate Commissioner Carolyn Rylie

ALSO PRESENT:
Mark Reagles, City Administrator
Bonnie Honea, Finance Officer
Dick Converse, City Planner
Kailin Honea, Accounting & Administrative Assistant

A quorum was present and due notice had been published.

MINUTES FOR APPROVAL March 27, 2018 Meeting
June 26, 2018 Meeting

Kempa motioned to approve the minutes from March 27, 2018 as presented. Collins seconded the motion. All were in favor, motion carried.

Kempa motioned to approve the minutes from June 26, 2018 as presented. Collins seconded the motion. All were in favor, motioned carried.

NEW BUSINESS:

AGENDA ITEM 1 **Continued Public Hearing:** CUP 2018-02: Conditional Use Permit to establish an on-line Public School. The building will serve as a central office and classroom lab area where students will have the option to attend in person and receive additional support. Most of the students enrolled at this new school will work remotely. The property is described as T.36., R.4W., Section 16DD, Tax Lot 702, located at 211 Pine Street, Rogue River, Oregon. Applicant: Rogue River School District

Chair Dean Stirm declared the public hearing opened at 6:05 p.m. He read the following information into the record which is a permanent part of the land use file.

Chair Dean Stirm stated that the hearing is being conducted as a Quasi-Judicial hearing. Oregon land use law required that several things be read into the record at the beginning of every public hearing and proceeded to do so.

Chair Dean Stirm asked the members of the Planning Commission if they wished to abstain or declare ex-parte contact, have any conflicts of interest, bias, or ex-parte contact. No abstentions were heard.

Chair Dean Stirm asked the audience if there was anyone who wished to challenge any of the Commissioner's qualifications to participate in the public hearing. No abstentions were heard.

City Planner Dick Converse presented the Staff Report which would be a permanent part of the land use file for T36S, R4W, Section 16DD, Tax Lot 702 located at 211 Pine Street. Converse then asked if the commission had any questions regarding the staff report.

Stirm questioned the requirements for striping the parking lot.

Mark Reagles replied that striping the parking lot would help distinguish the parking spaces.

No more questions were asked of staff.

Stirm asked for the applicant Mr. Sweeney (business manager for Rogue River School District) if he would like to make any statements regarding the application.

Sweeney made it clear that if striping of parking spaces was added to the conditions it would be taken care of. Also that most enrollment of the charter school will be done online. 20%-25% of the student would come to the site for additional support/help. The location is close to bus drop offs and additional parking will be available at both East and West Campus of existing schools.

Converse asked if all students that will be receiving the extra help will all come to the location at the same time?

Sweeney replied that the student arrival would vary. He also mentioned that there could be more than 30 students enrolled at this school. With it being the first year available for students setting a specific attendance is a projected guess.

Collins questioned regarding the type of students that would be attending? Special needs, troubled or?

Sweeney stated that the school would be a public school and open to all students that are interested in attending. There wouldn't be a specific group of students.

Reagles commented that in the case that the enrollment exceeds 30 students the applicant would have to come back to staff. Staff would like to revisit this CUP (Conditional Use Permit) in a year when the attendance of the school will be more clear.

Converse agreed that staff should revisit the CUP in one (1) year and assess the capability of what they can accommodate based on the one (1) year time frame.

Stirm asked for any proponents that wish to testify in favor of the application?
No one spoke in favor of the application.

Stirm asked for any opponents that wish to testify against the application?
No one spoke against the application.

Stirm asked the applicant if they have any rebuttals at this time. The applicant had nothing more to say.

Stirm asked if the planning commission had any further questions of the applicant, the public or the staff?

There were no further questions for the applicant, the public or the staff.

Kempa motioned to close the public hearing. Collins seconded. The public hearing was closed at 6:37 P.M.

Stirm stated that NO MORE INPUT is to be allowed unless the planning commission re-opens the public hearing.

Stirm asked for the pleasure of the commission.

COMMISSIONER HILTY MOTIONED to conditionally approve File CUP 2018-02, a Conditional Use Permit for the Rogue River School District to establish an Online Public School, with the conditions as read in this public hearing. All building permits and inspections must be obtained and approved by the Rogue River Building Official. The Parking Lot must be striped no later than September 4, 2018. If the onsite occupancy exceeds 30 (thirty) students at any one time, the planning staff will review the ability of the site to accommodate the additional capacity. Also that the use shall be reviewed after 1 (one) year to determine there needs to be any adjustments that should be required. COMMISSIONER KEMPA SECONDED the motion. All were in favor. Motion carried.

File CUP 2018-02 was conditionally approved by the Planning Commission of the City of Rogue River on July 24, 2018.

AGENDA ITEM 2 Public Hearing: CUP 2018-01: Conditional Use Permit and Site Plan review to construct a recreational vehicle (RV) park in the floodway, which includes; 18 RV

sites. The property is currently improved with a block building, to be used for a laundry room/recreation room. The property is described as T.36S., R.4W., Section 21AA, Tax Lot 400, located at 8894 Rogue River Highway, Rogue River, Oregon. Applicant: Dean Logan

Chair Dean Stirm declared the public hearing opened at 6:42 p.m. He read the following information into the record which is a permanent part of the land use file.

Chair Dean Stirm stated that the hearing was being conducted as a Quasi-Judicial hearing. Oregon land use law required that several things be read into the record at the beginning of every public hearing and proceeded to do so.

Chair Dean Stirm asked the members of the Planning Commission if they wished to abstain or declare ex-parte contact, have any conflicts of interest, bias, or ex-parte contact. No abstentions were heard.

Chair Dean Stirm asked the audience if there was anyone who wished to challenge any of the Commissioner's qualifications to participate in the public hearing. No abstentions were heard.

City Planner Dick Converse presented the Staff Report which would be a permanent part of the land use file for T36S, R4W, Section 21AA, Tax Lot 400 located at 8894 Rogue River Hwy. Converse then asked if the commission had any questions regarding the staff report.

Hilty asked for clarification on the address of the application. There were two different addresses listed throughout the staff report.

Reagles clarified that the correct address is 8894 Rogue River Hwy. and all conflicting address with be changed.

Changes to the staff report were listed as:

VI – Overall Conclusion – Listed as Article 6 should have been Article 17.

VII- Recommendation - #2 Remove "tent sites and the future pedestrian path."

#4 Remove the word "spaces."

#6 Remove the word "Approval" Insert "as required."

#24 remove the phrase "or to attach the recreational vehicle to the ground"

Stirm asked if there were any further questions of the staff.

Reagles questions letter "F" where is state's 15 ft. from any other building. The distance from space 1 to the maintenance building is only 10ft.

Stirm asked that the applicant come before the commission to present their application and answer any questions of the planning commission.

Bob Hart (Land use Consultant/Project Manager) gave an overview of the property and the process that has been taken and presented before the commission.

Hart clarified Reagles question regarding the 10ft distance between space 1 and the maintenance building. Also stating that he was under the impression that the 15ft requirement was only for vehicles and trailers, not surrounding buildings. Hart stated that all requirements will be met, on site manager will occupy one of the spaces and break away fencing will be installed.

Kempa questioned Hart if the proposed RV park was going to be an addition to the existing RV park or an separate project.

Hart replied that the proposed RV park will be a separate project from the existing park.

Collins felt that development of sidewalks should be added to the listed requirements.

Hart stated that they were waiting to hear back from ODOT for plans, but the side walk improvements will be a part of the deferred development agreement.

Reagles asked for clarification on the breakaway fencing.

Dean Logan (property owner/business owner) came before the commission to answer Reagles question. The fencing will be a collapsible design and or removable, so that the fencing would never have to be completely replaced.

Reagles stated that the deferred development agreement will be added to the conditions as #25.

Logan ask for clarification on the requirement referring to the collection of all license plates and names of camping residence.

Reagles stated that that language was inserted when you could only stay 80 days at RV parks. This was a way to monitor visitors length of stay and will not be a requirement of the owner.

Stirm asked for any proponents that wish to testify in favor of the application?

Diane Aarons at 621 N. River Road #9 of Gold Hill, OR 97525 came before the commission in favor of the applicant. She is concerned with the amount of local RV parks that are at full capacity. This isn't giving locals the opportunity to stay at there local RV parks.

Gorgia Plouffe at 8888 Rogue River Hwy. of Grants Pass, OR 97527 came before the commission. Gorgia is the manager of Bridge View RV Resort. She would love to see there company expand and bring more business in to the community.

Logan wanted to clarify that there will be a camp host and also a manager. The camp host will be onsite and the manager will be off site, but would handle all credit card transactions by phone if needed.

Reagles asked if the campers would be able to check in with the camp host or if they are all going to have to contact the manager.

Logan stated that the camp host will be able to take care of everything at the park besides the processing of credit card payments.

Stirm asked for any opponents that wish to testify against the application?
No one spoke against the application.

Stirm asked the planning commission if they had any further questions of the applicant, the public or staff. There were no further questions.

Stirm asked for a motion to close the public hearing.

Commissioner Kempa motioned to close the public hearing. Collins seconded. The public hearing was closed at 7:37 P.M.

Stirm stated that NO MORE INPUT is to be allowed unless the planning commission re-opens the public hearing.

Stirm asked for the pleasure of the commission.

COMMISSIONER HILTY MOTIONED to conditionally approve File CUP 2018-01, a Conditional Use Permit for a recreational vehicle park, with the following conditions as read in this public hearing with the following modifications.

#2 Removal of the words "tent site, and the future pedestrian path."

#4 Removal of the word "spaces."

#6 Removal of the word "approve" and insert "as required."

#23 will be replaced with TRT (Transient Room Tax) requirements.

#24 Removal of "or to attach vehicle to ground" and add "vehicles must be able to be moved at all time."

Record adding #25 as the deferred development agreement shall be signed for curb, gutter and sidewalk along Rogue River Hwy. frontage. A commercial driveway will be constructed onto Rogue River Hwy. The applicant will submit plans to the Public Works Director for approval. Any work in public right of way shall provide the required insurance. Also will be recorded with the county.

Adding #26 there will be no dump station. COMMISSIONER KEMPA SECONDED the motion. All were in favor.

File CUP 2018-01 was conditionally approved by the Planning Commission of the City of Rogue River on July 24, 2018.

OLD BUSINESS: None

OTHER BUSINESS: None

The next meeting will be on August 14, 2018 at 10 AM.

ADJOURN

There being no further business to come before the Planning Commission and upon motion duly made (KEMPA), seconded (COLLINS) and carried, the meeting adjourned at 6:55 p.m.

ATTEST:



Kailin A. Honea
Accounting Clerk and Administrative Assistant