

MINUTES

Creswell Planning Commission
Creswell City Hall Council Chambers – 13 South First Street
Creswell, Oregon

August 7, 2014
6:30 p.m.

PRESENT: Blake Oelke, Chair; David Christopher, Robert Grand, Gary Ludeke, and Lloyd Safley, commissioners; Denise Walters, staff.

ABSENT: Dennis Grice, Dan Stockbarger

GUESTS: Ric Christian, Applicant's Representative; and Wade Stevens, on behalf of MALK LLC

Mr. Oelke called the meeting of the Creswell Planning Commission to order at 6:30 p.m.

I. MINUTES OF MAY 22, 2014 MEETING

Mr. Christopher moved, seconded by Mr. Ludeke, to approve the minutes as written. The motion passed unanimously 5:0.

II. AUDIENCE

There were no comments from the audience.

III. COMMISSIONER COMMENTS

There were no comments from commissioners.

IV. POLL MEMBERS FOR CONFLICTS OF INTEREST

No conflicts of interest were reported.

V. OLD BUSINESS

There was no old business.

VI. NEW BUSINESS

“Application A: Quasi-Judicial Decision (PUBLIC HEARING) on Case No. CUP-2014-01, a request by Geomax Inc. on behalf of Malk LLC for a conditional use permit to allow a mixed-use building with warehouse and retail space on assessor’s map 19-03-14-24 Tax Lot 1300 (125 & 165 N. Mill). The site is zoned General Commercial and designated Commercial by the Creswell Zoning Map and Comprehensive Land Use Plan diagram. The application was reviewed under the following sections of the Creswell Development Code: 4.1.400 (Type III Procedure), Chapter 4.4 Conditional Use Permits, 4.2.600 (Site Design Review Approval Criteria), Chapter 2.3 Commercial Districts, Article 3 Community Design Standards and other applicable sections of the Creswell Development Code.

[See two staff documents: (1) *Creswell Planning commission – REVISED Staff Report, updated, Stevens Warehouse, Conditional Use Permit (CUP-2014-01)*”, 4 pp., with an unattached *Site Plan and Elevation*; and (2) “*Creswell Planning Commission REVISED Final Order/Findings of Fact and Decision, August 7, 2014, Stevens Warehouse Conditional Use Permit (CUP-2014-01)*,” 39 pp.]

Chair Oelke reviewed meeting protocol and land use procedural information, and opened the public hearing. Commissioners reported no ex parte contacts related to this case.

Ms. Walters noted two corrections to the REVISED Staff Report: p.1, spelling of “Sheriff”, and p. 2, “The subject site is bordered on the east west by the railroad...” She presented the staff report on Application A, which included a request for Planning Commission interpretation of Creswell Development Code (CDC) Section 2.3.170(D)(7) on the use unadorned or adorned metal siding [See Commercial Design Standards, page 2 and 3]. She indicated that the Findings of Fact [See Finding 7, p. 9] were written to interpret ribbed metal siding as adorned and meeting the criteria when in combination with split face concrete block, window framing and other architectural features that were consistent with existing buildings in the vicinity.

After brief discussion, commissioners unanimously agreed that the proposal met the intent of the criteria as indicated in the Findings of Fact, and that Section 2.3.170(D)(7) prohibited unadorned sheet metal siding. Mr. Christopher referenced the Creswell Hardware building as an example of unadorned sheet metal siding.

Ms. Walters noted two format revisions to the Findings of Fact and Decision: conditions 19 and 20 were combined, and an extra semi-colon was removed from condition 26 [See p. 38]. With those corrections, Ms. Walters said the proposal met all applicable criteria reviewed in the Findings of Fact and Decision and recommended approval with conditions [See p. 36, E. Conditions of Approval] and as amended.

Chair Oelke opened the public hearing.

Mr. Christian, GeoMax Inc., said a planted island area in the parking lot incorporated a public amenity over the top of a bioswale and an underground culvert intended to manage increased storm water drainage. If public use area dedication requirements were not provided on site, an option of fee-in-lieu of dedication would be required [See p. 32, 3.4.200 Public Use Areas, Dedication of Public Use Areas].

Mr. Stevens, on behalf of MALK LLC, said the proposed building would be identical to existing buildings where Napa and Wise Woman Herbals were located. In response to Mr. Christopher, Mr. Stevens said, although not shown on the plans, an asphalt pedestrian access would be provided to Wise Woman Herbals and may require removal of two parking bumpers.

In response to Mr. Christopher, Mr. Stevens said a fire sprinkling system was not required because an existing hydrant was within 250 feet of the type 2 construction. Ms. Walters referred to the applicable Finding [See F. Fire Protection. P. 32], which required the applicant to “provide verification of existing hydrant flow; install an additional fire hydrant on Hwy 99 consistent with IFC, or provide a written waiver from the Fire Marshal; and provide the City with verification from the Fire Marshal all applicable provisions of the IFC have been met.”

There was no further testimony. Chair Oelke closed the public hearing.

MOTION: Mr. Christopher moved, seconded by Mr. Ludeke, to approve Application A, CUP-2014-01 for a mixed-use building with warehouse and retail space as described in the Findings of Fact and Decision as amended.

VOTE: The motion carried unanimously (5:0).

VII. OTHER

- Planning Staff Update

Ms. Walters reported that a posting of a new Planning Technician position closed on August 8 and interviews were scheduled for August 19, 2014. A new staff member would begin work early September. Position duties included review of Type 1 and 2 land use applications, providing public information, assisting the city recorder and taking minutes once trained for Planning Commission meetings. Gary Darnielle would be reviewing Type 3 applications and Ms. Walters would be working on long-range planning projects, such as drinking water protection.

- Joint City Council - Planning Commission Work Session

Ms. Walters said a joint Planning Commission - City Council work session would be scheduled in November to review background information on marijuana dispensary regulation. Should the use be allowed, the Planning Commission would be involved in the development of standards.

- City Council Work Session on the Sign Code

Ms. Safley reported that a City Council work session on the proposed Sign Code had resulted in an increase in the correction period required from two days to seven days for temporary sign and banner violations. With that change, there would be a public hearing and probable adoption with a 30-day effective date. During that period, a fines schedule would be developed and adopted by resolution.

- General Discussion

Commissioners had general discussion of applicable land use requirements related to active construction activities.

VIII. ADJOURNMENT

Mr. Oelke adjourned the meeting at 7:18 p.m. The next meeting of the Creswell Planning Commission was scheduled for May 15, 2014, at 6:30 p.m. The agenda included review of drinking water protection requirements and water pollution sources in Lane County.

(Recorded by Janis McDonald)



Planning Commission Chair

12-1-14

Date