

MINUTES

Creswell Planning Commission
Creswell City Hall Council Chambers -- 13 South First Street
Creswell, Oregon
November 20, 2014
6:30pm

PRESENT: Blake Oelke, Chair; David Christopher, Dan Stockbarger, and Dennis Grice, Gary Ludeke, and Lloyd Safley, commissioners; Denise Walters, Madeline Phillips, staff.
ABSENT: Robert Grand
GUESTS: Ron Jansen

Mr. Oelke called the meeting of the Creswell Planning Commission to order at 6:36pm.

I. MINUTES OF August , 2014

MOTION: Lloyd motioned, David seconded to approve the minutes from August 7, 2014. The motion carried unanimously (5:0).

II. AUDIENCE

Ron Jansen commented on the topic of marijuana. He suggested that we all set the example, and individuals should "just say no."

Mr. Jansen also noted that he drinks only bottled water out of concern for the water quality at his trailer court in Creswell.

III. COMMISSIONER COMMENTS

Mr. Oelke described that the next Planning Commission meeting will discuss marijuana.

Denise Walters offered that the next meeting will be a public meeting to discuss draft material to amend the municipal code.

Mr. Ludeke commented that Creswell could become a "dry" city for marijuana through a ballot initiative.

Mr. Oelke described that perhaps Measure 91 precludes the City from outright banning marijuana. He clarified that the Planning Commission discussion will focus only on medical marijuana facilities – where one can locate, land use restrictions, etc.

There will be 2 meetings about land use parameters for medical marijuana with Planning Commission, and at least one future City Council meeting.

Letter for consideration from Kim Thorton: Ms. Thorton wrote to the Commission regarding ways to improve the way the city looks and suggested some opportunities for economic development. Planning

Commission will discuss this letter possibly in January; Commissioners can read this letter and consider its suggestions.

Mr. Safley suggested that the letter be shared with the City Council's Economic Development Committee.

IV. POLL MEMBERS FOR CONFLICTS OF INTEREST

No decisions will be made this evening. This work session will discuss drinking water pollution sources.

V. OLD BUSINESS

There is no old business.

VI. NEW BUSINESS

Informational session: Drinking Water Protection Planning

Ms. Walters described the objective of this meeting to include: Reviewing the maps and tables of High and Moderate potential pollution sources throughout the watershed that serves as Creswell's drinking water source.

Drinking Water Protection Project Goals: Review the 2002 or 2005 drinking water risk assessment maps and determine if they are still risks, prioritize the risks, and identify if an event should occur that results in contamination of this water system, what Creswell would do.

Furthermore, Ms. Walters explained, this discussion might also help inform future discussions around the potential purchase of drinking water from Army Corps or from EWEB.

This evening's tasks revolved around:

Delineating the watershed that provides drinking water;

Identifying potential pollution sources; and

Indicate how susceptible you are to these risks.

Ms. Walters pointed out that the Coast Fork Willamette Watershed encompasses 192 square miles. When it comes to a watershed of this size, especially in close proximity to cities, partnerships are important when you're talking about water!

Ms. Walters discussed the different indicators of "sensitive areas;" Steep slopes can contribute to these sensitive areas. If there is a confluence of risk/sensitivity factors, priority of that area might increase.

Examples of risk factors might include:

- Recreation uses
- Residential uses
- Industrial or commercial impacts (i.e. chemicals, underground storage tanks)

High & Moderate sites in Creswell:

- 233 known sites are identified as High risks
- 170 known sites are identified as Moderate risks

Transportation and railways are sources of high risk due to runoff and potential for hazardous material spills. First the group discussed "What's on the ground and what the potential risks are" then discussion moved to "Strategies to mitigate the risks these pose."

Mr. Stockbarger inquired why this is a relevant topic for the Planning Commission when "DEQ has this covered."

Ms. Walters responded, noting that strategies to mitigate risk include doing a drinking water overlay, and further that Planning Commission/the City of Creswell aimed to protect the roadway/water source intake. This is an opportunity for regional cooperation, especially knowing that whatever Cottage Grove puts in the water Creswell drinks.

Mr. Stockbarger inquired about the cost that might be incurred by property owners.

Ms Walters responded by noting that there may be things within Creswell's zoning boundaries that could help protect drinking water. Discussion could further investigate ways the built environment has impact on drinking water sources such as: low impact development, overlap with stormwater design requirements (design elements for water quality). The work could dovetail with 2-3 statewide planning goals and how that translates into development code requirements.

Mr. Oekle discussed development and drinking water challenges for a city that's built up next to a water way.

Mr. Christopher raised a point about the UO Golf Course concept west of Creswell: How much of that golf course is floodplain? Water is running downstream into Camas Swale, and it is commonly known that golf courses are kept green with some chemical applications;

Ms Walters noted that some of the neighbors raised concerns about their wells and possible contamination through Lane County in conjunction with that proposal.

Mr. Christopher further noted that the seasonal grape crush (at wineries like Sweet Cheeks, etc.) sucks a lot of water out of the ground. The higher the water table, the higher susceptibility to contamination there is

Ms. Walters noted that the Coast Fork Willamette River is a 303D water quality limited water way. In other words, the Coast Fork Willamette has poor water quality – temperature, in particular, is a parameter that affects this waterway. Maps look at areas north of Creswell south to Cottage Grove.

Mr. Stockbarger and Mr. Christopher pointed out that railroad maintenance, Bald Knob, and other industrial facilities contribute to poor water quality due to runoff.

Mr. Christopher recalled his previous work at Forest Paint – the back of the store was gravel and was used to clean 5 gallon paint buckets out. The excess paint would run with water into the ground. It cost the owner approximately \$500,000 to remediate the area. Hazardous waste materials like contaminated soil went to Coffin Butte. The commissioners considered how these former practices have changed.

Ms. Walters explained that "High risk" is defined by characteristics such as likelihood of failure, located near or in a sensitive area, or the level of caustic nature of the substances used.

Mr. Ludeke commented that the likelihood of something to cause problems should be considered in the analysis. Underground fuel tanks at the airport are unlikely to rupture, but if it happened, or there was a major spill during fueling operations, both situations may change the risk level. Vice versa: animals will keep pooping in the river, however their low impact is continuous.

Mr. Jansen commented from the audience that he doesn't drink city water. Oil & transmission fluid from cars causes the roads to get slick, as he has observed when it first rains after many clear/dry days. He paid to test his own water. He now drinks bottled water. He explained that lead is common in old faucets, pipes, etc.

Mr. Safley recounted personal stories related to Columbia River water coming down from the Tri-Cities area. His brother does not eat river fish from that area due to upstream contamination from the Tri-Cities.

Mr. Oekley asked if the City treats Stormwater?

Ms. Walters explained that public infrastructure in Creswell, for the most part, was designed in the 1960s to move water away from the street (for driver safety). Our development code encourages the use of swales to attempt to treat the stormwater onsite. This will be raised in the Stormwater Master Plan. At a point in the future, TMDL levels will be monitored and a standard will likely have to be met.

Mr. Oekley rejoined that run off from roads and residential development is pretty nasty.

Mr. Christopher added that all plumbing has been purged of any lead. May 2014. The hardware store he manages can no longer sell products with lead in them.

Mr. Oekley inquired about livestock, Dorena, Cottage Grove lake, all that drainage – how could we regulate all that?

Ms. Walters suggested that outreach & education with the Watershed Council, USDA, and other partners can help and provide support. Treatment design will help as well. The City's Stormwater Master Plan will analyze by basin to prioritize areas to focus treatment.

Mr Oekley recounted his experience in building the Swale Ridge subdivision. The subdivision ran stormwater out into a bioswale before going out into Camas Swale. The high water table in this area may be a huge challenge to onsite stormwater treatment designs.

Ms. Walters rejoined that stormwater will not be one size fits all; For example, some treatments may include moving water to a collection site, or identifying places to drain to where various detention/retention strategies may be successful, might be an option.

(Councilors take time to view the maps)

Comments and Questions from the map review session:

- Why does DEQ consider abandoned wells to be a "high" risk?
- Bald Knob is identified as moderate risk – different parts of the facility may have different potential sources/levels of risk.
- Due diligence has been done why are they still on the list?
- Benzene is often used to clean engines, it might be present in some industrial sites.
- Big changes in technology are being explored to get lead out of avgas.
- Old city pipe infrastructure and appliances are large contributors to drinking water contamination that people may notice in their tap water. If we collected water straight from the water treatment plant, it would be pristine.

Action: None

VII. OTHER

- Poll for November meeting date (regularly scheduled meeting would be on Thanksgiving)

Commissioners present unanimously agreed that the next Planning Commission meeting will be scheduled for Tuesday December 16th. Also, looking forward, Thursday January 15 would be the normally-scheduled Planning Commission meeting.

The topic of this meeting and January's meeting will revolve around medical marijuana facilities and developing development code amendments to address them. A form must be filed with DLCD at least 30 days before the first evidentiary hearing for Code amendments.

Dennis Grice may be interested in leaving the Planning Commission.

Maddie will follow up with members absent.

- Sign Code Update

Mr. Safley and Ms. Phillips shared a Sign Code update. Mr. Safley noted that the sign code is intended to improve our city. It is up to members of the community to identify where signs are a problem. The City responds to complaints for code enforcement, specifically around safety.

Discussion ensued by commissioners related to signs, compliance, and awareness by the business community regarding changes and improvements to the code.

VIII. ADJOURN

Mr. Oelke adjourned the meeting at 7:50 pm. The next meeting of the Creswell Planning Commission is scheduled for December 16, 2014 at 6:30pm.

(Recorded by Madeline Phillips)



Blake Oelke, Chair

12-16-14

Date

