

**TUESDAY, JUNE 27, 2017**

**CITY HALL COUNCIL CHAMBERS**

**CITY OF ROGUE RIVER, JACKSON COUNTY, OREGON**

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

**PLEDGE OF ALLEGIANCE** Planning Chair Evan Goeglein led the planning commission in the pledge of allegiance.

**QUORUM** **COMMISSION MEMBERS PRESENT:**  
Chairman Evan Goeglein  
Vice-Chair Dean Stirm  
Commissioner Don Collins  
Commissioner Cindy England  
Commissioner Rick Kempa

**COMMISSION MEMBERS ABSENT:**  
Alternate Commissioner Carolyn Rylie

**ALSO PRESENT:**  
Mark Reagles, City Administrator  
Kailin Honea, Account Clerk  
Michael Bollweg, Public Works Director  
Bonnie Honea, Finance Officer  
Dick Converse, City Planner

A quorum was present and due notice had been published.

**NEW BUSINESS:**

**AGENDA ITEM 1** **Public Hearing:** To hear comments regarding SIT 2017-01: regarding the construction of a First Community Credit Union in the commercial zoning district. The property is described as T.36S., R.4W., Section 15CD, Tax Lot 1300, located at 595 E. Main Street, Rogue River, Oregon. Owner: First Community Credit Union

Chair Evan Goeglein declared the public hearing opened at 6:01 p.m. He read the following information into the record which is a permanent part of the land use file.

Chair Evan Goeglein 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 Evan Goeglein 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 Evan Goeglein 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 15CD, Tax Lot 1300 located at 595 E. Main Street. He said the findings showed that the property was comprehensively planned and zoned for commercial uses; the property was within the city limits and the proposed future zoning map showed the property zoned as commercial retail and the conditional use permit was in compliance with all other applicable requirements of the zoning ordinance. The site is zoned C-1 (commercial), it is adequate in size and shape to accommodate the proposed development. All yards, spaces, walls and fences, parking, loading, landscaping and other features required by this section can, through specific conditions of approval, be made to comply with the code and made compatible with the other uses in the neighborhood.

The City Planner finds that the application can comply with City Comprehensive Plan and Zoning Ordinances with the approval of the site plan review.

Chair Evan Goeglein asked the Planning Commission if they had any further questions for the Dick Converse regarding the staff report.

Commissioner Collins asked about the size of the project and if the plans would go all the way to the property line?

Dick Converse replied with they are planning on use the whole lot.

Commissioner Stirm are they meeting their requirements for parking?

Dick Converse stated that they are showing 18 parking spots and are only required 12.

Chair Goeglein had concerns regarding pedestrian cross walk across East Main Street and the flow of traffic.

Dick Converse findings were that # 29 on page 42 reads to move ADA path out of the driveway area and into the planter area.

Chair Goeglein asked the applicant (Greg Ausland) to present his report to the planning commission.

Greg Ausland came before the commission to explain that there is going to be an overlay on Pioneer Way and the fence will be 6 ft fence that would replace existing. ADA ramp pull it back over by the landscaping rather than in the way of traffic. Will agree and comply with all conditions stated in the staff report.

City Administrator Mark Reagles question Greg Ausland regarding the exit onto Pioneer Way, the approach abruptly ends right there because of the mail boxes.

An ADA ramp should be placed on Pioneer entrance as well.

Ausland agreed that they are planning on making that ADA accessible as well.

Chair Goeglein asked the planning commission if they had any more questions for the applicant.

England asked about the clearance between parking and traffic by the drive through atm.

Ausland declared that there will be more than enough room for all traffic.

No questions were further asked.

Chair Goeglein then asked for any opponents to come before the commission. No abstentions were heard.

Then asked for any proponents to come before the commission. No abstentions were heard.

MOVED (COLLINS), SECONDED (KEMPA) AND CARRIED TO CLOSE THE PUBLIC HEARING.

Chair Evan Goeglein declared the public hearing closed at 6:37 p.m.

MOVED (KEMPA), SECONDED (ENGLAND) TO APPROVE THAT THE PLANNING COMMISSION FORWARD TO THE CITY COUNCIL A -RECOMMENDATON TO APPROVE PLANNING FILE NO. SIT. 2017-01 SITE PLAN REVIEW TO ALLOW APPLICANT TO REQUEST CONSTRUCTION OF A NEW 3,828 SQ FT BUILDING FOR FIRST COMMUNITY CREDIT UNION LOCATED AT 595 E. MAIN STREET, ROGUE RIVER, OREGON, DESCRIBED AS T36S, R4W, SECTION 15CD, TAX LOT 1300, AS IT COMPLIES WITH THE CONIDTIONS STATED IN THE STAFF REPORT AND CONDITIONS LISTED DURING THIS PUBLIC HEARING FOR STAFF.

All were in favor. SIT. 2017-01 was approved with conditions. The recommendation will go to City Council for final approval.

## **AGENDA ITEM 2**

**LAND USE APPLICATION:** Site plan review for new restaurant as a Type 1 Application, Tarasco's Restaurant. The property is described as T. 36S., R.4W., Section 22BA, Tax Lot 900, located off of Wards Creek Road, Rogue River, Oregon. Owner: Juan Gallardo

City Administrator Mark Reagles informed the Commission that the applicant resubmitted his plan review from back in 2005 and requested that he not go through the Type 2 plan review process.

Dean Stirm questioned if the applicant has changed the building plans sense submitted back in 2005.

Reagles made it clear that the site plan has changed sense last submitted.

Stirm motioned that the application be accepted as a Type II Administrative Decision and the decision shall be mailed to the applicant and to anyone else who submitted written comments or who is otherwise legally entitled to notice. Kempa Second.

All Commissioners were in favor.

The application will be sent through as a Type II Planning Action.

**OTHER BUSINESS:**

Planning Commission Workshop on July 11, 2017 will be cancelled due to the shortage in staff.

The next meeting will be on July 25, 2017 at 6 PM.

**ADJOURN**

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

**ATTEST:**

Kailin A. Honea  
Accounting Clerk and Administrative Assistant