

## City of Oregon Planning Commission Meeting

The Planning Commission met Tuesday April 18th, 2023, at 5:30 pm.

**Members Present:** Rachel Brunner, Jeff Hallock, Mark Herman, Rick Ryland, Karly Spell, and Commissioner Kurt Wilson.

**Absent:** Roger Cain and Randy Cropp.

**Also, Present:** City Administrator Darin DeHaan, City Clerk Cheryl Hilton, Heather Katkus, Commissioner Terry Schuster, and Mayor Ken Williams.

Chairman Mark Herman called the meeting to order.

Karly Spell moved to approve the March 21<sup>st</sup>, 2023, minutes, Seconded by Rachel Brunner.

Motion carried. No Nays.

City Administrator Darin DeHaan said a Short-Term rental application has been submitted by MK Rentals. The property is located at 101 W Washington Street, Parcel #16-03-180-009. They recently received a building permit to add a deck to the property. They also have other Airbnb properties and have discussed and are agreeable to all city requirements. A public hearing needs to be set to allow the public to comment.

The Planning Commission set a public hearing date for May 16th 2023 for a Short-Term Rental application submitted by MK Property Rentals.

Ordinance 2023-006 Regulation of Solar Energy Systems was discussed by the Planning Commission. City Administrator Darin DeHaan said he has met with Don Griffin. He stated the county is going through the same process. The state law has changed. Initially there was a lot of local control at the county level for commercial solar and wind farms. The state has taken away that control. There are areas in the enterprise zone set aside for industrial development that would create jobs. The current state law allows for solar and wind farms to be developed in these areas. He has reviewed what the county is proposing and has compared it to what the city is proposing. There are a few things he asked the Planning Commission to consider such as the height of the fence, number of copies of the proposed project, setbacks, and permit and administrative fees. This would include both commercial solar projects and ground solar within the city. He has received very little feedback regarding ground solar from the community. Mark Herman said a lot of people have no concept of what ground solar would look like. A public hearing will need to be set because this is a zoning change. Mayor Ken Williams said if we can not get community input, the ordinance will be created for commercial solar and ground solar will be approved by special use and be presented to the Planning Commission for review. Mark Herman spoke regarding the weed and grass control and maintenance plan. He is concerned with the use of herbicides and the eye sore that will be created if the area is not well kept.

The Planning Commission set a public hearing date for May 16th 2023 regarding Ordinance

2023-006 Regulation of Solar Energy Systems. City Administrator Darin DeHaan said he will speak with the local media to try to get more public input.

City Administrator Darin DeHaan said the zoning map has been completed and the overlay is now on GIS. Rick Ryland said he saw the newspaper article for the multi-use path to Lowden State Park. He asked if the city had plans to do something similar along the river. City Administrator Darin DeHaan said the city applied for but did not receive the ITEP grant. The path along the river in the city will continue to be constructed, however, it will be in sections and when funds are available. There is a portion of the path on River Road that the city will be responsible for. Rick Ryland asked about the housing development by Carnation Park. City Administrator Darin DeHaan said Ted Hvarre, the developer, gave the excavation permit to Herbig. He has reached out to him but has not heard anything back. Mayor Ken Williams said everyone's term expires May 1<sup>st</sup>. He would like to re-appoint everyone if they are agreeable.

Jeff Hallock moved to adjourn the meeting at 5:55 pm, Seconded by Mark Herman.

Motion carried. No Nays.

Cheryl Hilton, City Clerk