

City of Oregon Planning Commission Meeting

The Planning Commission met Tuesday June 20th, 2023, at 5:30 pm.

Members Present: Roger Cain, Randy Cropp, Jeff Hallock, Mark Herman, Karly Spell, and Kurt Wilson.

Absent: Rachel Brunner and Rick Ryland.

Also, Present: City Manager Darin DeHaan, City Clerk Cheryl Hilton, and Mayor Ken Williams.

Present via Zoom: Jordan and Morgan Williams.

Chairman Mark Herman called the meeting to order.

Mark Herman opened the Public Hearing at 5:30 pm to discuss a request for a Short-Term Rental submitted by Jordan and Morgan Williams for the property located at 707 Monroe Street Parcel #16-04-289-005. All public notice requirements were met.

Randy Cropp moved to close the public hearing at 6:32 pm, Seconded by Karly Spell.

Motion carried. No Nays.

Mark Herman moved to approve the May 16th, 2023, minutes, Seconded by Kurt Wilson.

Motion carried. No Nays.

Mark Herman moved to approve the Short-Term Rental request submitted by Jordan and Morgan Williams for the property located at 707 Monroe Street Parcel #16-04-289-05, Seconded by Randy Cropp.

Discussion: The request will be presented to the City Council on Tuesday.

Motion carried. No Nays.

Community Development Updates:

City Manager Darin DeHaan received a request for the city to address yard waste bags being left out in advance of the pick-up time. Currently the city has no regulations regarding yard waste. Jeff Hallock stated a couple of days would be fine. Roger Cain said yard waste is much more substantial. He said it takes more time and effort to gather and people work. Garbage and recycling cans are regulated. Randy Cropp stated it is more likely the bags will fall apart the more they are moved. He also said the house maintains a water way, which used to be weeds before they owned it. The Planning Commission agreed not to regulate this topic at this time.

EV Charging Station: City Manager Darin DeHaan said the site is prepared. The city contract is with Blink, they will be out to install the ordered charging station by the end of the month. There will be two charging stations there and will provide a two-hour charge in about thirty minutes. Revenue from the charging station is a 60/40 split between Blink and the City. Fees increase on

the charging stations to prevent long-term parking.

Dayton Superior/Street Garage: The demolition and bid process has started. Two of the buildings are dilapidated with caved in roofs and will be the first ones demolished. Some of the buildings are being used as storage for the street department. The Sheriff's department is interested in renting one of the buildings short-term while they work on a new storage location. The old street garage is currently being used for the feral cat program. All the buildings have been tested for asbestos with negative results. IEPA site testing has been done. The goal is to develop the riverwalk path.

Trestle Ridge: Ted Hvarre plans to have two or three units built this year. An excavation permit has been given to the developer.

Sarah Phelps Plaza: There will be two donated memorial benches there. One was donated by the Oregon Lions Club and the other by the Rotary Club. All the exterior furniture has been ordered but there is a ten-week delay. With the hail damage, a new hunter green roof will be installed. The curb has been removed and replaced with an ADA accessible curb. New columns have been installed. Completion by Autumn on Parade is the goal.

Coliseum: The deck was completed in house by the public works department and created another egress for the building. The final walkthrough with the fire department has been completed. Tyler Hagemann is completing the landscaping and placement of trees. Kathy Lawrence is repurposing a few of the concrete flowerpots that were downtown. A new door to the basement is being installed. The Boy Scouts are going to put texturized grip on the stairs to the basement. The museum plans to open on the 14th of July.

Farmer's Market: There was a huge trip hazard between the food truck location and the band area. With the fire department's approval, the public works department blacktopped the area. Bollards will also be placed at the end of the walking/bike path.

John Phelps Plaza: Tyler Hagemann refreshed the area. This area was previously taken care of by volunteers.

US Solar: They did receive the state license for the project and will be moving forward. The City Council is still working on the ground solar ordinance.

Mark Herman asked about the mural that is being placed at the old theater. City Administrator Darin DeHaan said the initial presentation for the project was an advertising sign. He explained to the owner they would need to apply for a variance. It was then decided the owner would remove the advertising portion of the mural and leave the artwork. Bad Ash Cigar will be moving into this space. They have plans to turn the old location of Bad Ash Cigar, on the East side of the river, into short-term rental cabins.

Roger Cain said he has spoken with Doug Engle about the solar farm project by the Century Hills subdivision. Doug was very passionate in trying to improve the look of the project to the subdivision. City Manager Darin DeHaan said he has spoken with Ryan at US Solar about the

location of the project. Ryan stated they will try to find ways to make it as good as they can. The solar company will have to present a site and vegetation plan to the City Council. Mark Herman said screens can be planted but you will still see the solar project. He said you don't have much control over development, it is up to the landowner. Mayor Ken Williams said a public hearing was held at the Planning Commission meeting and the City Council meeting for the public to comment. Roger Cain also stated how exciting the bike path project to Lowden State Park is for our community. There is no definite start date.

Jeff Hallock moved to adjourn the meeting at 6:03 pm, Seconded by Karly Spell.

Motion carried. No Nays.

Cheryl Hilton, City Clerk