

**MINUTES OF THE
LINCOLN COUNTY PLANNING COMMISSION**

MEETING OF MAY 23, 2016

Chair Johnson called the meeting to order at 7:29 pm and asked for roll call.

OTHER COMMISSIONERS PRESENT

MARK MCMAHON
ANDRA BOBBITT
JUDITH PELLETIER
PHIL SPULNIK
MARK ESTES
BOB PORCH

COMMISSIONERS ABSENT

SAM GALASSO

STAFF PRESENT: Lincoln County Director of Planning and Development Onno Husing, Senior Planner Joshua Shaklee, Permit Specialist Josh Bacher.

QUORUM STATUS

With Commissioners present a Quorum has been reached for the May 23, 2016 Planning Commission Meeting.

APPROVAL OF MINUTES

Commissioner Porch requested a number of grammatical corrections to the minutes for the February 22nd Planning Commission meeting.

Chair Johnson asked if there were additional comments February 22nd minutes.

Commissioner Bobbitt motioned to approve minutes with recommended corrections.

Chair Johnson seconded.

Chair Johnson asked for additional comments on the motion.

Chair Johnson asked for a vote on the motion and the Planning Commission voted unanimously to approve the minutes for February 22nd.

Commissioner Porch requested several corrections be made to the minutes from the March 7th Planning Commission meeting. Corrections included the inappropriate use of italics and the misstatement of the ownership of the subject property (draft minutes referred to Plum Creek, though applicant testimony stated that Weyerhaeuser had purchased Plum Creek). Director Husing concurred and stated that staff will make the recommended corrections.

Chair Johnson asked for any more comments on the minutes from the March 7th and March 17th meetings.

Commissioner Bobbitt motioned to approve the minutes of March 7th and March 17th with corrections to March 7th meeting minutes.

Chair Johnson seconded.

The Planning Commission voted unanimously to approve the minutes for March 7th and March 17th.

ITEMS FROM THE AUDIENCE

Chair Johnson asked if there were items from the audience. There were none.

ACTION ITEMS

Chair Johnson inquired if there were any past action review or unfinished business, and Director Husing stated there were not.

PUBLIC HEARING

7.1 Case File #10-C-PC-16: The applicant is requesting conditional use approval to erect a 100-foot, three-legged, self-supporting wireless communication tower in association with the existing effluent pump station. The proposed tower will provide continuous feedback to the Toledo mill via cellular signal.

The property is located at Georgia-Pacific's effluent pump station off Hwy 20 between Fruitvale Rd and NE Valley Ridge Ln.

Chair Johnson described the request made by applicant.

He then read the applicable criteria and recited testimony procedures.

Chair Johnson asked the Commissioners if they have any ex parte contact or conflicts of interest. No ex parte contacts or conflicts of interest were disclosed.

Chair Johnson requested that the staff report be provided.

STAFF REPORT

Director Husing provided the staff report on behalf of Associate Planner Hui Rodomsky, who had prepared the case file but was on extended leave and unable to attend the meeting. He stated that Lincoln County Code was amended in the 1980s to address the proliferation of cell towers and facilities and established parameters as to where they could be located. Georgia Pacific owns the subject property. Director Husing invited the Planning Commission to look at the project location on the exhibits. The new, proposed tower will replace a temporary tower of the same approximate dimensions that has been located in roughly the same place for a year with few, if any, negative impacts.

Director Husing referred the Planning Commission to the staff report for a detailed description of project characteristics.

Director Husing then stated that the Oregon Department of Aviation and Oregon Department of Transportation (ODOT) provided agency comment on the application. The Department of Aviation

determined that the tower would not pose a hazard and ODOT provided no comment. Director Husing directed the Planning Commission to ask the applicants to describe their proposal and address applicable code criteria by asking: How does the site work as a telecommunications facility? How does the visual subordination impact the neighbors? The facility requires a conditional use permit because staff and Planning Commission are empowered to condition the application to ensure compatibility with surrounding uses.

Chairman Johnson stated that Associate Planner Rodomsky should be commended on her preparation of hearing materials and requested that meeting minutes reflect this commendation.

Chair Johnson then requested applicant testimony.

APPLICANT

C.J. Drake

Communications and Public Affairs Manager, Georgia-Pacific Toledo LLC

1400 S.E. Butler Bridge Road

Toledo, OR 97391

Mr. Drake is the Communications and Public Affairs Manager for Georgia-Pacific in Toledo. He requested that the Planning Commission approve the application.

Mr. Drake stated that on March 29th, 2016, he and Mr. Glen Goins (Operations Manager and Senior Systems Integrator with the Automation Group, Inc, contracted to oversee construction of the facility) visited and hand delivered letters to 2 of the adjacent property owners. One of the property owners was not home. The other property owner, Mr. Boyer, showed them that they could not see the temporary tower until going into his backyard through his home. The tower had to be pointed out to even see the top of the tower.

Chair Johnson pointed out that Mr. Boyer approved the application and is the neighbor to the north.

Mr. Drake and the project manager drove around to seek the approval of the second affected property owner and in doing so it was observed that the temporary tower was well concealed. They had to make a considerable effort to drive around in order to even see the tower. A new permanent tower in the same location would have the same minimal visual impact.

A question and answer period ensued between the Commissioners and Mr. Drake regarding the general function of the cell tower and whether or not it could be leased to cell service providers.

Mr. Drake requested that **David Behrens** join him on the stand.

David Behrens

Field Operations Manager, Silke Communications

680 Tyler Street

Eugene, OR 97402

Mr. Behrens stated that there is no option to lease the facility to another party because it was designed to serve one purpose (allow Georgia Pacific staff to monitor and maintain their pump station facility remotely) and its location would not be conducive to any other use.

A question and answer period ensued between the Commissioners and David Behrens regarding the location of the temporary tower and the physical characteristics of the permanent tower.

Mr. Drake stated that they have nothing further.

Chair Johnson asked for testimony in opposition of the application.

OPPOSITION

NONE

APPLICANT REBUTTAL

NOT APPLICABLE

DELIBERATIONS

Chair Johnson closed the hearing at 7:58 pm.

Commissioner Bobbitt motioned to approve case file 10-C-PC-16 and directed the applicants or their agent to prepare findings for adoption at the next Planning Commission meeting, tentatively scheduled for July 11th, 2016.

Senior Planner Shaklee stated that the findings can be prepared before that time.

Commissioner Estes seconded the motion.

There was no other discussion.

Chair Johnson took a vote on the motion. All were in favor, unanimous.

ADJOURNMENT

Chair Johnson adjourned the meeting at 8:01 pm.

Respectfully Submitted,

Joshua B. Bacher
Lincoln County Permit Specialist