

**PHILOMATH PLANNING COMMISSION
MINUTES
July 15, 2019**

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6 **1. CALL TO ORDER:** Chair Stein called the meeting to order at 6:00 pm

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8 **2. ROLL CALL:**

9 **Present:** Commissioners Joseph Sullivan, Steve Boggs, Peggy Yoder, and Chair
10 David Stein.

11
12 **Staff:** Chris Workman, City Manager; Patrick Depa, Planner; and Ashley
13 Howell, Building Permit Clerk, Ruth Post, City Recorder.

14
15 **3. APPROVAL OF MINUTES:**

16 **3.1 May 20, 2019, Minutes –**

17
18 **MOTION:** Commissioner Boggs moved/Commissioner Sullivan second, the May 20,
19 2019, minutes be approved. Motion APPROVED 4-0. (Yes: Sullivan, Boggs, Yoder,
20 Stein; No: None.)

21
22 Commissioner Boggs spoke to the passing of former City Planner, Jim Minard. He
23 asked the public, Commission and City staff for a moment of silence.

24
25 **Old Business-** Chair Stein suggested making a motion to send the modified Annexation
26 Criteria to City Council as they did in May.

27
28 **MOTION:** Commissioner Boggs moved/Commissioner Yoder second, to pass on the
29 Annexation Criteria to the City Council. Motion APPROVED 4-0. (Yes: Sullivan,
30 Boggs, Yoder, Stein)

31
32 **4. PUBLIC HEARING – opened at 6:03pm by Chair David Stein**

33 **4.1** File Number: PC19-02, PC19-03, PC19-04, PC19-05, PC19-06, PC19-07

34 Applicant: Scott Lepman Company

35 Application Type:

- 36
 - Master Plan (PC19-02)
 - Industrial Flex Space (PC19-03)
 - Indoor Storage/Outdoor Storage – Boat & RV (PC19-04)
 - RV Park (PC19-05)
 - Conditional Use Permit (PC19-06)
 - Lot Coverage Variance (PC19-07)

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42 Location: 617 N 19th St., Assessor's Map 12612, Tax Lot 100, 200 & 201

43
44 Commissioner Yoder stated that she did a site visit.

45
46 Chair Stein proposed holding the public hearing open to July 29, 2019. He explained that this is
47 a very complex proposal and that continuing the hearing to July 29, 2019 would allow the public
48 more time to participate and for preparation for further public testimony.

49
50 **MOTION:** Commissioner Yoder moved/Commissioner Boggs second, to continue the
51 Public Hearing to the July 29, 2019 at 7:00 p.m. Motion APPROVED 3-1. (Yes: Boggs,
52 Yoder, Stein; No: Sullivan)

53
54 **MOTION AMENDMENT:** Commissioner Yoder moved/Commissioner Sullivan second to
55 keep the continuation meeting on July 29, 2019 at 6:00 p.m. Motion Approved 3-1. (Yes:
56 Sullivan, Boggs, Yoder; No: Stein)
57

58 **Staff Report --** City Planner, Patrick Depa, summarized the Staff Report. He explained that this
59 is a mixed-use industrial project but has been referred to as a master plan overlay due to the
60 property being over 10 acres. He explained that the Planning Commission would decide on all
61 six applications. He further explained that all the property involved is industrial but some of it is
62 split-zone. He listed the first four cases for review: Master Plan Overlay, Industrial Flex Space,
63 Indoor Storage, Outdoor Storage, and Boat and RV project. He explained the Master Plan
64 Overlay and that it is closely related to the comprehensive plan and policies. He explained that
65 it follows very closely to the impact studies. He addressed the Commissioners regarding
66 findings and conditions and the removal of some conditions due to them being public facilities,
67 water and draining, for example. He explained that the type three, Site Design Reviews, are
68 also looked at very closely in conjunction with the code. He discussed an item that required a
69 variance, the paving of RV and Boat Storage. He explained that the applicant is requesting that
70 it not be paved at this time due to demand in question for boat or outdoor storage vs. indoor
71 storage and possible building expansion. He explained that he recommends the
72 Commissioners put a time restriction on that variance. He discussed the Conditional Use case
73 for the viewing platforms that encroach into the riparian corridor. He explained that this is a
74 private trail that runs into the RV Park. He found that there was little to no effect to the proposal.
75 He recommended to the Commission that this be a separate approval and motion. He
76 discussed the design standards and the mixed masonry type materials. He discussed the
77 vacation of 20th street and that the applicant would pursue this with Benton County should their
78 application be approved.
79

80 Commissioner Yoder referred to page 7 and stated that the DEQ listed the site as suspect and
81 in need of more review. She asked if the City should require better ground samples at the
82 location of the old septic tanks and drain fields under discussion, to verify that there is not
83 anything harmful since they have been sitting for many years. It is still in question if in fact the
84 septic tanks and drain fields are still there, however. She further explained that her concern
85 was the property soil and remaining elements that may or may not be harmful. She suggested
86 that perhaps there should be more testing. Mr. Depa explained that there is different criteria
87 under State and Federal Statute for industrial vs. residential sites.
88

89 Commissioner Yoder addressed the Traffic Impact Analysis on page 9 of the Staff Report and
90 that it indicates there is 22 trips in the morning and 38 trips at night, however Exhibit B, from the
91 applicant lists, 78 trips in the morning and 11 trips at night. She asked how does the
92 Commission know which is accurate. Mr. Depa asked to come back to this question to verify
93 those numbers. He explained, however that the low numbers are due to the clientele of the RV
94 park. Since most of the clientele of the RV Park will most likely not be traveling during peak
95 hours since they are recreational users. They are not going to work and coming home from
96 work during typical hours each day. He explained that there is a different matrix used to
97 analyze traffic in RV parks.
98

99 **Presentation by Applicant-** Scott Lepman introduced himself as a real estate appraiser in
100 Albany, OR. He explained that he owns the Blue Ox RV Park in Albany, Oregon and the
101 Storage Depot in Corvallis, Oregon. He invited all public, staff, and Commissioners to please
102 visit both sites and/or ask him about how either site is managed should there be any questions
103 or concerns. He explained that he is excited about this project and believes the application that
104 has been prepared for this project is thorough and significant. He explained that he would like
105 to enter into the record a letter by Bob and Becky Bazemore, consultants for RV Parks that rate
106 parks around the State.

107
108 Mr. Lepman discussed the potential RV and Storage Unit site. He explained that the discussed
109 property consists of old industrial sites that have been abandoned. He discussed that there is a
110 significant amount of rock and concrete that still exists and that the area where the Boat and RV
111 storage will go consists of mostly concrete slabs, currently. He explained that the Northern
112 parcel is mostly concrete pads. He addressed the question related to environmental studies
113 and that the Commissioners should have copies of all environmental studies that have been
114 done on the property. He explained that the consultants used on the project are all present at
115 this meeting and that the Commission is welcome address them at any time. He introduced
116 each consultant: Wetland Consultant, Allen Martin, Engineer, Brian Vandetta, Traffic Engineer
117 Carl Bergy, and Employee Candace Ribera. He stated that he supports findings of the Staff
118 Report.

119
120 Commissioner Yoder explained after viewing the Blue Ox RV park website, it states that 70% of
121 the clientele are long-term and 30% are short term. Mr. Lepman explained that under Good
122 Samaritan, there must be at least 30% of the park must be available for daily customers. He
123 explained that there are a good number of people that stay for 2 to 6 months, such as
124 construction workers, or that perhaps they will have clientele staying for events related to
125 Oregon State University.

126
127 Commissioner Boggs asked if he had any time frame limits for clientele to stay at the park. Mr.
128 Lepman explained that they do not have any time limit restrictions, currently. Chair Stein asked
129 the applicant if new permanent residents of Philomath might take up a number of the RV
130 spaces. Mr. Lepman replied that it could happen. He discussed the concern of housing
131 affordability in Philomath, Benton County and the State of Oregon and that this RV park may be
132 an option for some clientele. He discussed his screening process and that he does background
133 checks on all applicants of the RV Park.

134
135 Mr. Lepman explained that he believes there is a market and sees the need for an RV park in
136 Benton County. He stated that there is only Benton Woods RV Park. He explained that Benton
137 Woods is providing a housing need, but that their tenants have to move out once a year for the
138 Benton County Fair.

139
140 Chair Stein asked if there are any population estimations of children who would be attending
141 public school, or the potential amount of residents that may have taxing effects on public
142 services such as fire and police. Mr. Lepman explained that at the Blue Ox RV park he
143 currently only has around three or four children staying in the park. He discussed the various
144 scenarios in which there might be children present in the park for an extended stay. He
145 discussed further examples of extended stay clientele such as, construction workers and
146 clientele who may only have a few months' worth of business in town. He stated that although
147 these clientele may tax the community, he believes they will also participate in the community
148 by utilizing local businesses. Chair Stein stated that although he appreciates Mr. Lepman trying
149 to be clear regarding his likely clientele, there are potential effects that he has not seen
150 addressed.

151
152 Candace Ribera introduced herself as an employee of Mr. Lepman. She spoke to the long-term
153 stay of clientele being month to month only. She explained that some of the clientele continue
154 to pay their spots on a monthly basis although they are not currently staying in the park. She
155 further explained that these clientele are included in the 70% long-term occupants at the Blue
156 Ox.

157

158 Commissioner Yoder asked if the cost of the spaces at the RV Park would be the same as the
159 Blue Ox in Albany. Mr. Lepman explained that since the facility is new the cost might be higher
160 than in Albany. He explained that the capital required might be more because of the quality of
161 the facility.

162
163 Commissioner Sullivan addressed Mr. Lepman and thanked him for considering Philomath. He
164 explained that when reviewing the application he has concerns when comparing it to the City's
165 comprehensive plan. He cited, Section 2, Economy, number 22, The City should encourage the
166 development and expansion of business, which serves tourists that travel through and visit the
167 community. He then cites Section 3, Housing, goal 10, At the extreme end there is
168 homelessness, and some people do not have any shelter at all. Close behind follows sub-
169 standard housing with health and safety problems, space problems, the structure is adequate
170 but overcrowded and economic and social problems. Commissioner Sullivan stated when
171 discussing the length of stay of clientele at the RV park, based on the prior readings from the
172 City's Comprehensive Plan, there is not enough information in the application for the
173 Commission to make a decision about whether or not the park is primarily attracting tourists or
174 unintentionally offering sub-standard housing. He discussed the Comprehensive Plan in
175 regards to aiding the local economy. He cited the goal of the Comprehensive Plan, Industrial
176 Land Use, to maintain protect and expand the City's existing industries. Promote and provide a
177 diversified industrial base that will provide jobs for both the existing and future labor source. He
178 explained that when addressing the storage facility proposal, it does not appear that it is justified
179 based on some sort of an economic value to the City. He discussed a few questions raised
180 when looking at Mr. Lepman's application: mixed-use that could potentially house incoming
181 businesses and the RV Park for tourists. He noted that there does not seem to be much
182 justification for a Storage Park. Mr. Lepman spoke to the industrial flex space and that it will
183 provide opportunities for employment. He explained that as an appraiser, there does not
184 appear to be any significant market evidence for such flex space. He explained that if the boat
185 and RV Park does prove to be of high demand, that there is flex space to expand.

186
187 Commissioner Yoder clarified that should the demand for space rise, the boat and RV storage
188 could be used as such. Mr. Lepman replied that the Boat and RV space is of interim use. He
189 explained that the size of the site is significant and that they are testing different uses to see
190 which will have more market demand. Mr. Workman addressed the Staff Report and that the
191 application is being submitted as Boat and RV storage. He explained that if use were to change
192 it would have to come back to the Planning Commission in a separate application as a Major
193 Modification.

194
195 Chair Stein asked the applicant why the RV sites were placed next to the railroad tracks. Mr.
196 Lepman explained that the two water influences attracted him and that there would be a
197 masonry wall between the railroad tracts RV's. He explained that he owns and appraises
198 property that are both next to railroad tracks. He explained that most of the population says that
199 they get used to the passing of trains and that he would discuss this with his potential
200 customers.

201
202 Chair Stein asked if Mr. Lepman would explain the site map display that was brought in for
203 review.

204
205 Mr. Lepman described the site map and gave point to directions, physical landmarks and
206 roadways. He explained that the sign will be down in a hole and that is why it is so tall. He
207 explained that the RV manager would live on-site at all times. He explained that the walking
208 path goes all the way around the park and is joined with the bike path for the City without
209 conflict. He discussed the park amenities that include a pool and patio overlooking the creek,
210 an enclosable patio space and dog park. He discussed the storage facility that has access from
211 Highway 20. He explained that there would be a separate manager on site at all times for the

212 Storage Facility. He explained that they have done a flood study and their own engineer
213 reviewed FEMA's data regarding a flood event and what would happen to the park and
214 neighbors should the waters jump Newton Creek.
215

216 Brian Vandetta introduced himself as the project's Civil Engineer. He pointed out on the display
217 the undeveloped City Park and discussed that there is an easement being left out and dedicated
218 to the City. Commissioner Yoder addressed the Traffic Impact Analysis and left hand turns off
219 Philomath Boulevard. Commissioner Boggs asked about RV waste dumpsites. Mr. Lepman
220 explained that there would be no dumpsites, but site-to-site hookups. Commissioner Sullivan
221 asked which paths included on the site display would be public and private. Ms. Ribera
222 explained that the public paths are on the perimeter of the property. Mr. Lepman explained that
223 the park also has its own private path.
224

225 Commissioner Yoder asked for clarification on the encroachment of the viewing area to the 50-
226 foot riparian areas. She asked how development would be impacted if the viewing area did not
227 encroach. Mr. Lepman discussed that the perimeter trail would be lost and that the site could
228 not be developed without affecting wetlands. He discussed that Wetland Mitigation credits will
229 be purchased. Mr. Lepman introduced Allen Martin, the project's Wetland Consultant. He
230 discussed the permit application to the Regulatory Agencies for Wetlands. He addressed the
231 analysis that were made. Commissioner Yoder spoke to the 7.3 wetlands on the property and
232 that she would like to see all of the wetlands protected. Mr. Martin clarified that although they
233 have submitted the review to the Wetland Agencies, they have not received a report on the
234 reviews. He explained that it is about a six to twelve month process. Commissioner Yoder
235 asked on what grounds the Regulatory Agency for Wetlands would deny the study. Mr. Martin
236 explained that this encroaches on speculation. Mr. Lepman explained that if the Regulatory
237 Agency for Wetlands does not accept the analysis report created by Mr. Martin, then the
238 applicant would have to submit a new Master Plan. Mr. Martin discussed the questions that the
239 Regulatory Agencies for Wetlands will consider for approval. Mr. Lepman discussed the plan of
240 execution to fill the wetlands. Mr. Workman clarified that number 11 of conditions for approval
241 requires that the applicant must provide copies of all environmental studies, assessments
242 performed and additional local State or Federal permits required for development.
243

244 Chair Stein asked to break for 5 minutes at 7:24 and to reconvene at 7:30 p.m.
245

246 Chair Stein called the Public Hearing back to order at 7:30 p.m.
247

248 Mr. Lepman announced that the traffic engineer used for this project is present if someone
249 would like to ask him any questions.
250

251 **Presentation by Proponents-**

252 Tim Wenger - Philomath, OR – Mr. Wenger spoke in favor of the development. He explained
253 that he lives very close to the development. He explained that he supports the development of
254 a well-managed RV park. He also explained that he sees a housing need in the City. He
255 explained that he feels that this will help in the housing shortage in the nation and in Oregon.
256 He explained that his daughter visited 25 manufactured home parks in Yamhill County and that
257 there were no spaces available. He explained that these are the only low-cost affordable
258 housing that is available. He explained that he likes this better than a mill and humanitarianly
259 that it will provide housing. He explained that in visiting the Self-Storage in Corvallis he feels
260 that this will be a well ran park.
261

262 **Presentation by Opponent's-**

263 Jeff Lamb - Philomath, OR – Mr. Lamb spoke in opposition of the Lepman project. He
264 explained that he does not blame Scott Lamb for wanting to join the Philomath family. He
265 addressed the fact that three of the Commissioners are gone during the most important land

266 use decision in Philomath. He discussed a past Finance Committee meeting and indirectly
267 quoted, Mr. Workman saying that we (the City) encourage development that does not use a lot
268 of water. He stated that he believes this proposal is equivalent to a small privately owned city.
269 He expressed his distaste for the Lepman application on the City website that contains 40
270 different attachments with hundreds of pages. He addressed the May 20, 2019 minutes
271 regarding a question that Sandy Heath asked. Ms. Heath asked if the City was currently
272 operating under the new or old development criteria. Mr. Lamb indirectly quoted Mr. Workman
273 from the May 20, 2019 meeting minutes stating that the City is operating under the current
274 criteria until the new criteria is approved. He addressed the Staff Report and stated that he has
275 never seen the criteria on which the Lepman project is being approved. He explained to the
276 Commission that it is not up to them to give the citizens of Philomath water away. He stated
277 that this project is going to destroy the community of Philomath's identity. He explained that this
278 project would simply be just bringing in rich people and would put more cost on the current local
279 residents. He stated, enough and that Philomath is not for sale.

280
281 Sandy Heath - Philomath, OR – Ms. Heath spoke in opposition to the Lepman project. She read
282 her statement into the record (see supplemental agenda item A). She explained that she would
283 like to discuss infrastructure in the community, hard and soft. She discussed the examples of
284 hard and soft infrastructure and read their definitions. She explained that she has tried several
285 times in the past to show her position on growth and development in the community. She
286 explained that she is not anti-growth but rather that she would like to grow Philomath efficiently.
287 She explained that Philomath is not ready to sustain the new projects that have been put upon
288 it. She explained that this project would be a huge draw on the City's current infrastructure and
289 that it is not affordable housing nor permanent residents. She explained that she believes the
290 clientele would be transient passers through that would have no sense of ownership in the
291 livability of Philomath. She asks that the City and the Commission be more creative in finding
292 additional funding for huge infrastructure projects such as this.

293
294 Anne Buell - Philomath, OR – Ms. Buell spoke in opposition to the Lepman project. She read
295 her statement into the record (see supplemental agenda item B). She discussed that she has a
296 degree Wild Life Science. She explained that this project serves as a threat to the population of
297 the Checker Mallow plant. She discussed the potential of RV residents picking the flowers.
298 She explained that she questions how the site is being divided. She discussed various reports
299 proving the extinction of the Checker Mallow plant. She discussed the need for the City of
300 Philomath to take more action in preserving the Checker Mallow flower. She asked that the
301 Commission vote no on this project.

302
303 Allen Buell - Philomath, OR – Mr. Buell spoke in opposition to the Lepman project. He
304 explained that the property is listed in the Environmental Clean-up Site data base file number
305 233. He discussed that in the Phase 1 Environmental Site Assessment, the DEQ learned of a
306 Petroleum machine that affected Newton Creek. He explained that DEQ claims the site is
307 medium-low priority requiring further investigation. He discussed two reports of septic systems
308 with drain fields and that these septic systems were not found after a walk through. He asks the
309 question, are the septic systems there or not. He asked if 60% of the project is developed now,
310 would the applicant come back later and develop the remaining 40%. He asked if, the
311 developers will get half price water or will they pay their fair share. He stated that there is a
312 traffic problem in Philomath and that this will only add more traffic to our area, for OSU, not just
313 Philomath.

314
315 May Dasch – Philomath, OR - Ms. Dasch spoke in opposition to the Lepman project. She read
316 her statement into the record (see supplemental agenda item C). She explained that she is
317 extremely worried about the large RV Park and what impact it will have on the City's water
318 supply and already congested traffic. She addressed a report from 2018 by West Tech
319 Engineering, quoting that the four water sources in Philomath are uncertain. She quoted

320 excerpts from the report stating the uncertainty of the Mary's River water supply, especially
321 during August and September. She also quoted the report speaking to the end of the Corvallis
322 Intertie Agreement in 2027. She spoke to the ninth and 11th street wells, their poor water supply
323 and proposed use. She explained that the staff report does not address the impact on local
324 property owners and their water supply.
325

326 Catherine Biscoe - Philomath, OR – Ms. Biscoe spoke in opposition to the Lepman project. She
327 explained that the Lepman project application consists of nearly 600 pages, the Commissioner's
328 packets of over 100 pages, and in that, the staff report is around 40. She discussed concerns
329 about water, and quoted West Tech Engineering's study from the City's Master Plan, suggesting
330 that the City should try to attract dry or low water users rather than industries that require large
331 quantities of water. She stated that in the extensive application, she did not find the cost of the
332 infrastructure in order to serve this industrial complex. She explained that currently the City of
333 Philomath is the highest tax rate paying City in Benton County. She asked what is the water
334 unit rate that the clientele of the RV Park will be paying and will each RV have their own water
335 meter. She asked about the cost of the landscape and maintenance of the park. She stated
336 that the phase one assessment is inadequate in regards to the environmental studies. She
337 addressed the RV age and quality requirements and that the expense of those RV's would not
338 qualify as affordable housing. She explained that the timing of the staff report release made it
339 hard to review this packet. She asked that the completion of the environmental and water
340 assessments be completed and evaluated before the Commission votes on this project. She
341 asks that the cost to the community be evaluated, as well.
342

343 Greg Frost – Philomath, OR – Mr. Frost spoke in opposition to the Lepman project. He
344 explained that he has lived in Philomath since 1977. He explained that around that time he
345 lived on a gravel road and that Main Street was the only paved road. He stated that although all
346 citizens were allowed to travel on their road, the residents of his road were required to pay
347 around \$5,000.00 to pave their street. He explained that he sees local residents that are
348 stressed out over water unite prices and property tax rates rising. He discussed the congestion
349 of traffic on Main Street and 19th and that it will be even more congested when school is in
350 session. He addressed the Commissioners that the citizens trust them to do what is right and
351 not bring in more projects that will raise taxes.
352

353 Marcy Stolpey – Philomath, OR- Ms. Stolpey spoke in opposition to the Lepman project. She
354 explained that she is surprised to find out that not only are they discussing and RV Park, but a
355 trailer park is as well. She stated that she commuted for several years as a Mental Health
356 Specialist with Linn County and commuted from Philomath. She questioned how traffic could be
357 predicted between 8 a.m. and 5 p.m., especially when school is in session. She challenged the
358 Commissioners, staff and audience to commute between 8 a.m. and 5 p.m. while school and
359 Oregon State University is in session to see the extensive traffic congestion. She explained that
360 due to her experience as a Child and Family Therapist she predicts that there will be a large
361 number of children that will be living in the RV Park. She stated that in the thousands of families
362 she worked with, almost half of the children from those families lived in a trailer park
363 permanently. She asked that we not pattern the City after Albany and South Corvallis. She
364 discussed her concern for her house value and how much she pays in taxes. She stated that
365 she likes to garden and her water bill is extremely high. She questions whether people will want
366 to live in Philomath due to high property taxes and water rates. She explained that even if she
367 owned a nice RV that she would not want to stay at the RV Park because of the odd location
368 and close proximity of the railroad tracks. She is concerned about the impact of the project on
369 the Cities water, sewer, schools and property values. She questioned the voting system of the
370 Planning Commission, due to the large amount of people she knows that oppose numerous
371 past annexations.
372

373 Robert Biscoe – Philomath, OR – Mr. Biscoe spoke in opposition to the Lepman project. He
374 explained that the flex space proposed in the Lepman project could potentially promote good
375 business growth and development. He explained that he does not see any studies with the
376 volume of water that the RV Park will be using with the 175 spaces. He explained that the
377 engineers in the past encouraged the City to be looking toward water conservation and that the
378 RV Park does not represent that. He discussed his concerns for traffic and safety. He
379 discussed his concerns for the triple high storage and the close proximity to Highway 20. He
380 explained that the Lepman storage in Corvallis is maintained very well. He explained that the
381 triple high storage would be more desirable if not visible from the road and perhaps should be
382 located out of sight from the main road, similar to that of the Corvallis Storage Units. He
383 questions some of the staff report items and identification of criteria that he is not aware of being
384 in the code.

385
386 Lawrence Johnson – Philomath, OR – Mr. Johnson spoke in opposition to the Lepman project.
387 He stated that he concurs with all of the opponents that have spoken thus far. He explained
388 that although Mr. Lepman prepared a very detailed report and presentation, being a business
389 owner Mr. Lepman should know how much sewer and water would be used. He expressed
390 concern on the lack of statistical data concerning water. He addressed the 175 stalls and asked
391 if they will each be metered. He stated that each property owner present at the meter is paying
392 ten dollars a month extra for their meters, and asked should the 175 RV spots have their own
393 meters, will they also be paying an extra ten dollars a month. He stated that water rates would
394 double. He asked if the clientele in the park would be penalized if they use too much water. He
395 questioned if this type of development has a sweetheart deal where they do not have to pay as
396 much as Philomath residents and asked the Commission to review this issue. He stated that
397 this is not affordable housing, rather a gated community with expensive RV units. He discussed
398 previous testimony by Marcy Stolpey and that this RV Park would have an impact on Philomath
399 schools due to the high amount of school age children that will be present in the park. He
400 explained that the environmental studies and mitigation reports should be completed before the
401 application be considered. He stated that the water issue is being overlooked and that the
402 application is incomplete. He claims that Mr. Lepman evaded answers to the questions asked
403 by Commissioner's. He asked that the record be held open.

404
405 Machi Nunnemaker Philomath, OR -- Mr. Nunnemaker spoke in opposition to the Lepman
406 project. He addressed a City of Philomath Water Forum from 2015, and states that the
407 Regional Water Master had drafted a letter to the City encouraging the restriction of water
408 usage by residents due to low flow in the Mary's River. He explained that he is a lifelong
409 resident of Philomath, and is not against growth. He stated that he is concerned that the City
410 will go past what it can sustain and not sink into a ghost town.

411
412 Commissioner Sullivan addressed his dislike for traffic, lack of affordable housing, and the rise
413 of property taxes. He discussed the requirements and decision-making process followed by a
414 specific set of guidelines written in the comprehensive plan in 1999. He suggested that all
415 citizens for or against this development get a copy of the Philomath Comprehensive Plan and
416 the Oregon Department of Land Conservation and Development and parallel their propositions
417 or oppositions by those guidelines. He explained that for the opposition to be considered it must
418 fall under the rules and guidelines presented in the Comprehensive Plan.

419
420 Mr. Lepman explained that some of the issues that he heard from opposing parties he was not
421 aware of in the community. He stated that he would be seeking more information regarding
422 water usage from his existing RV Park. He explained that although he senses some hostility
423 from citizens that any value that this project will bring to the community will actually help to lower
424 property taxes. He stated that he would try to address all testimony at the next meeting.

425

426 Chair Stein explained that there is a Development and Annexation Code. He discussed that the
427 Planning Commission's decision must be based on facts and not positive or negative opinions.
428 He discussed that the public hearing will be open for another two weeks so that those in
429 opposition can address the Commission with facts and not opinions. He stated that the Public
430 Hearing would reopen at 6:00 p.m. on July 29, 2019.

431

432 **Presentation by Neutral Parties-** None.

433

434 **5. ADJOURNMENT:**

435 There being no further business, Chair Stein adjourned the meeting at 8:32 p.m.

436

437 Minutes recorded by Ashley Howell, Building Permits Clerk.

438

439 **SIGNED:**

440 Lori Gibbs, Vice Chair

ATTEST:

Ruth Post, MMC, City Recorder