

CITY OF ROGUE RIVER PLANNING COMMISSION MINUTES

TUESDAY, NOVEMBER 25, 2025

CITY HALL COUNCIL CHAMBERS

CITY OF ROGUE RIVER, JACKSON COUNTY, OREGON

CALL TO ORDER The Planning Commission meeting was called to order at 10:00AM by Chair Jay Chick

PLEDGE OF ALLEGIANCE Chair Jay Chick led the Planning Commission in the Pledge of Allegiance.

QUORUM **COMMISSION MEMBERS PRESENT:**

Commissioner Dee Copley
Commissioner Dean Stirm
Commissioner Jonna Strauss
Commissioner Ed Hudson
Barb Gregory (Council Liaison)
Jay Chick Chair

ABSENT:

Alternate Brandy Lockwood

A quorum was present.

STAFF PRESENT:

Ryan Nolan, City Administrator
Paige Chick, Finance Director
Public Work Director, Michael Bollweg

Media Present: Brian Mortensen with the Rogue River Press

COUNCIL LIASION REPORT: Barb Gregory reports that the Council has approved the COOP plan, RR School District has a new City Council Liaison, Mark Minegar. Ryan Nolan presented to the council that the Planning Commission is working on language in our tree ordinance and is looking forward to more discussions in the future.

PUBLIC INPUT: None

MINUTES TO APPROVE: Motion by Strauss, seconded by Hudson to approve the minutes of August 26th, and September 9th, 2025.

No discussion on the motion

Vote, all ayes, none opposed both sets of minutes are approved.

OLD BUSINESS:

Tree Discussion- there was a discussion that Council wants to avoid increasing costs for private

homeowners. Ryan asked for staff directions to form plans. We have the planning workshop on December 9th so we will invite some members of the Tree Committee to join in the discussion. We discussed Heritage trees; tree inventory; significant tree listings, old language vs. current code. Dean Stirm mentions concern of cost and intensity, and the difference between Heritage and an old tree. We hope to consult with Mike Oxedine to help us. We will also take a look at the language Phoenix and Talent used. We will figure out what type of inventory we want done of city trees. What type of tree list do we want for other trees. Bottom line we want to protect our heritage trees.

NEW BUSINESS:

Public Hearing regarding SIT 2025-07, a request to construct a 1-million-gallon water reservoir at 330 Classick Drive and legally described as Township 36 South, Range 4 West, Section 22BB, Tax Lot 5100 Site Review

Chair Jay Chick the public hearing at 10:24 AM

CALL FOR ABSTENTIONS-None

STAFF REPORT: Ryan Nolan City Administrator/Applicant for the city presented the staff report for the record and summarized how all criteria have been met. Ryan Nolan answered questions of Commissioners regarding the location of the reservoir, use of the backwash pond, etc. The project will start in the summer of 2026, with a 5–6-month timeline for construction.

AGENCY TESTIMONY: Received from Pacific Power, Lumen, Jackson County Roads, and Avista watch for utility lines at time of construction.

PROPONENTS TESTIMONY: On behalf of the city, Nolan spoke for the record stating this is vital and especially important undertaking for our city. Michael Bollweg, Public Works Director stated for the record what a perfect location this is for the city to build. Since it is located in the commercial district, it will not interfere with the heavy trucks that park overnight there on the street. This future location will improve the drainage there. Ryan Nolan is very thankful that the city purchased this land many years ago, and it is a flat parcel. He also thanked the mill property next-door for making it possible. If it had been a parcel on a slope, the cost would have been more expensive.

OPPONENTS TESTIMONY: None

OTHER TESTIMONY: None

REBUTTAL: None

No other questions from commissioners or staff-

The Chair Jay Chick asked for a motion to close the public hearing.

Motion to close the public hearing.

Moved by Commissioner Stirm, seconded by Strauss.

Vote: All ayes, none opposed, public hearing is closed at 10:45AM, November 25th, 2025.

Planning Commission deliberate on the item and discussed possible conditions.

I move that the Planning Commission conditionally approve the planning file SIT 2025-07, a request to construct a 1-million-gallon water reservoir at 330 Classick Drive and legally described as Township 36 South, Range 4 West, Section 22BB, Tax Lot 5100, and my motion incorporates conditions found in the staff report as the application can be found to comply with applicable criteria, adding that the small change in condition "Sign Review Board" to "Sign Code/Ordinance."

Motion by: Copley, seconded by Hudson.

ROLL CALL VOTE: COMMISSIONER STRAUSS, YES
COMMISSIONER COPLEY, YES
COMMISSIONER STIRM, YES
COMMSSSIONER HUDSON, YES
CHAIR CHICK, YES

Motion passed to approve SIT PLAN 2025-07, passes.

Barb Gregory requests a five-minute recess granted by Chair Chick.

NEW BUSINESS:

ILLEGAL PARKING: Additional information in our code covers illegal parking in our city streets, and parking lots found in Chapter 10. Then there's State Statue language and abandoned vehicle language. For private property owners there and abandoned cars, there is civil language. Some includes Tow Truck companies. There is a lot of information for the planning commission to go through, and most of the things we had questions about are answered here. These specific rules can help us to move forward. The commission read through some of the language. Ryan drafted some language, and he and the police chief can work on getting the word out about what citizens can do about illegally parked cars.

FEEDING WILDLIFE PROHIBITION: (NUISANCE) Ryan has worked on a draft notice for this language update, adding it to the nuisance code where we will add an entire portion on feeding wildlife. The commission read through the language in the packet. There was a discussion regarding this issue and making a motion regarding moving this forward to City Council.

I move that the Commission recommend language (and unintentional) that we submit these changes to City Council for inclusion in RRMC)

Motion by Commissioner Stirm, seconded by Copley.

Discussion on motion

Vote: All ayes, none opposed, recommendation to City Council to move forward is approved.

OTHER BUSINESS:

STAFF COMMENTS:

Nolan mentioned as we look at the calendar for the year 2026 no PC terms are expiring in 2026, consider new officers.

Michael Bollweg mentioned he is offering facility tours in January or February

515 E Mian Street MHC- Council upheld PC recommendation of denial, no LUBA notice yet. Residents did receive a 10-day notice of sale.

Motion to adjourn by Hudson, seconded by Strauss, all ayes, none opposed, this meeting is adjourned at 11:36AM.

Ed Hudson, Planning Commission Chair Pro-Tem _____ Date _____

Minutes prepared by:

Diane Oliver, City Recorder _____