

**RIO DELL PLANNING COMMISSION
REGULAR MEETING MINUTES
OCTOBER 22, 2024**

CALL TO ORDER

Commissioner Knight called the regular meeting of the Rio Dell Planning Commission to order at 6:11 p.m.

Present were Commissioners Knight, Arsenault, Gurney, and Millington. Absent was Commissioner Angeloff (excused)

Others present were Community Development Director Caldwell and City Clerk Dunham.

CEREMONIAL MATTERS

Selection of Chair and Vice-Chair

City Clerk Dunham explained that appointments for the positions of Chair and Vice-Chair need to be made for the 2-year terms ending December 31, 2027. She noted that all members of the Commission are considered to be nominated unless a member wishes to decline nomination. Commissioner Millington declined nomination for both positions.

Ballots were provided to the Commissioners beginning with the selection of the Chair. The first vote resulted in 2 votes for Commissioner Angeloff, 1 vote for Commissioner Knight, and 1 vote for Commissioner Arsenault. Commissioner Arsenault then declined the nomination. A revote was taken and the results were 3 votes for Commissioner Angeloff and 1 vote for Commissioner Knight. With Commissioner Angeloff receiving the required majority vote, he was appointed to the position of Chair for the 2-year term ending December 31, 2027.

For the position of Vice-Chair, Commissioner Knight received 4 out of 4 votes and was appointed to fill the position of Vice-Chair for the 2-year term ending December 31, 2027.

CONSENT CALENDAR

Approve Minutes of the September 24, 2024 Regular Meeting

Arsenault/Millington made a motion to approve the Consent Calendar including approval of the September 24, 2024, regular meeting minutes. Motion carried 4-0.

PUBLIC PRESENTATIONS

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Commissioner Knight called for public comment on non-agenda items. No public comment was received.

SCHEDULED MATTERS/PUBLIC HEARINGS/STUDY SESSIONS

Adopt Resolution PC 181-2024 Recommending the City Council approve amending the Industrial Commercial Allowed Uses and the Land Use Element of the General Plan and recommending that the City Council amend the Industrial Commercial Zoning Regulations, Section 17.20.110 of the Rio Dell Municipal Code (RDMC) and Table 1-2 of the Land Use Element of the General Plan

Community Development Director Caldwell provided a staff report recommending approval of the Zoning Regulations and Land Use Element amendments related to allowed uses in the Industrial Commercial (IC) zone as described.

He explained that there were a number of reasons for the revisions and said that staff was contacted by the new owner of 1395 Eeloa Ave., the former towing/junkyard, inquiring about allowable uses on that parcel, currently zoned Industrial Commercial (IC).

He explained that the way the current code is written, zoning regulations for principal zones often refer to other zoning designations to determine allowed uses which makes it very convoluted. The Industrial Commercial (IC) zone identifies the allowable uses and refers back to the Industrial zone for additional allowable uses.

Community Development Director Caldwell referred to the Land Use Matrix that was generated by the Planning Commission 5 or 6 years ago which took the various use types, broke them down by zone, and listed them as principally permitted, conditionally permitted, or not allowed. He said that the Commission combined all of the recommended uses, whether they were principally permitted or conditionally permitted and added them to the Industrial Commercial (IC) zone eliminating the need to refer to other zoning designations to determine the various allowable uses.

He commented that Commissioner Angeloff played a huge role in helping to establish these use types previously and would like to have him participate in the current review of the allowable uses. He said that the reason for bringing this item to the Commission tonight is to introduce the item, have a brief discussion, and continue it to the next regularly scheduled meeting on November 26, 2024.

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Community Development Director Caldwell then referred to the new use type definitions and asked the Commission to review the list and highlight any use types they thought would be compatible or not compatible in the Industrial Commercial (IC) zone for discussion at the next meeting.

Commissioner Arsenault said that it seems like there are a lot of large industrial use types mixed with light commercial uses.

Community Development Director Caldwell referred to White City, OR, just outside of Medford which is basically the industrial hub of the area and they have a couple of drive-thru businesses and a food truck court to serve the employees and patrons of the industrial businesses. He said that the Commission might want to allow those type uses with a Conditional Use Permit.

Commissioner Arsenault commented that the matrix would be useful for those who are looking at opening a business.

Community Development Director Caldwell pointed out that there are no parcels in the City that are currently zoned Industrial (I) questioning why that zoning designation was established.

He pointed out that jurisdictions are only allowed to amend its General Plan 4 times a year unless it is for a comprehensive update of the various elements of the General Plan.

Commissioner Gurney questioned why the Commission would want to exclude any potential uses in the Industrial Commercial (IC) Zone rather than encouraging development and potentially allowing retail development.

Community Development Director Caldwell reminded the Commission that the entire area of the Humboldt Rio Dell Industrial Park (HRDBP) is located in the flood zone so that in itself will discourage or hinder development. He said that another issue is Caltrans concerns regarding cross traffic with additional development of that site.

Commissioner Gurney asked if staff had received inquiries regarding new development at the HRDBP.

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Community Development Director Caldwell said that the inquiry that generated this discussion was related to 1395 Eeloa Ave. (former towing/junk yard) and one of the constraints with further development of that site is that it is a Brownfield site that requires remediation. He indicated that the owner is currently working with the Regional Water Quality Control Board and has installed monitoring wells.

He said that the property owner proposed an RV Park and then “Humboldt Roots Market Place” which would be similar to a year-round farmer’s market. He was discouraged to learn that the City’s code requires improved parking for commercial uses.

Staff’s recommendation was for the Commissioners to study the list of use types and come back at the November meeting to discuss and make a recommendation to the City Council on appropriate principally permitted and conditionally permitted use types for the Industrial Commercial (IC) zone.

Commissioner Millington asked if staff would provide a zoning map in the next board packet. Staff agreed.

STAFF COMMUNICATIONS/UPDATES

Community Development Director Caldwell reported that before the start of tonight’s meeting, the City held a CDBG meeting on the NOFA (Notice of Funding Availability) He explained that during this round of funding, the State has \$34 million for small cities of populations less than 50,000 with 390 eligible cities to apply for funding. He said that the grant is very competitive and the submission of the application would be for Phase II of the Eel River Trail for the construction of an accessible concrete ramp and various drainage and street improvements.

He reported on the results of the recent Parks Survey and said that the No. 1 park the citizens would like to see enhanced was the Davis St. Park which is on school property. If the school board would be willing to sell the City that portion of the property, grant money could be used to purchase the property with additional grant money later to make improvements.

Commissioner Gurney commented that you would think that the school would want to make the park magnificent for the kids and that it would be great to have a cool spot for the kids to play.

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Community Development Director Caldwell said that staff developed conceptual plans including a basketball court, a public square, and a resource building. He said that according to the survey, the No. 1 amenity for the park was a pump BMX track for bicycles or skateboards.

ADJOURNMENT

The meeting adjourned at 7:10 p.m. to the November 26, 2024 regular meeting.

Patrick Knight, Acting Chair

Attest:

Karen Dunham, City Clerk