

**RIO DELL PLANNING COMMISSION  
REGULAR MEETING MINUTES  
NOVEMBER 26, 2024**

**CALL TO ORDER**

Commissioner Angeloff called the regular meeting of the Rio Dell Planning Commission to order at 6:05 p.m.

Present were Commissioners Angeloff, Knight, Arsenault, Gurney, and Millington.

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

**CONSENT CALENDAR**

Approve Minutes of the October 22, 2024 Regular Meeting

Arsenault/Knight made a motion to approve the Consent Calendar including approval of the October 22, 2024 regular meeting minutes. Motion carried 4-0; 1 abstain (Angeloff).

**PUBLIC PRESENTATIONS**

No members of the public were present to comment.

**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 said that the item was introduced to the Commission at the meeting on October 22, 2024, and is back before the Commission for further discussion and approval.

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.

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Staff is recommending the Industrial Commercial zoning designation be amended to include all use types as principally or conditionally permitted uses.

Community Development Director Caldwell then referred to the Land Use Matrix and asked the Commission if there were any use types they thought would be compatible or not compatible in the Industrial Commercial (IC) zone.

He noted that regarding 1395 Eeloa Ave., the property owner is currently working with the Regional Water Quality Control Board and Phase II of the Brownfield Assessment identified portions of the parcel that exceeded lead levels and recommended that portion be capped.

Commissioner Millington asked if the existing residence on the parcel is also located within the Industrial Commercial (IC) zone.

Community Development Director Caldwell indicated that it was and was a legal non-conforming use and the property owner was considering using it as a caretaker unit.

Commissioner Millington referred to the definition of *Agricultural Products Processing* and said that to her, agricultural product processing should include plants and animals.

Community Development Director Caldwell noted that the definition could be expanded to include slaughterhouses as conditionally permitted in the Industrial Commercial (IC) zone.

Commissioner Arsenault referred to the definition of *Indoor Amusement/Entertainment Facility* versus *Indoor Sports and Recreation Facility* as principally permitted in the Industrial Commercial (IC) zone and said that when he thinks of *Industrial* uses he thinks of heavy equipment.

Community Development Director Caldwell referred to a sawmill near Medford, OR that has an indoor go-cart facility nearby. An indoor trampoline park would be another potential use type in the IC zone.

Commissioner Knight added that indoor gymnastics would be another possible use type.

Commissioner Arsenault asked how conditional use permits are approved.

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Community Development Director Caldwell explained that the applicant would make application to the City, staff would send out the application to various referral agencies for comment and to properties within a 300-foot radius, then it would come to the Commission to make the required findings and approve the conditional use permit.

Commissioner Knight referred to *Lumber and Wood Product Manufacturing* as a principally permitted use in the IC zone and said that it seemed to be more of a heavy industrial use type.

Community Development Director Caldwell suggested the use type be conditionally allowed. He commented that there was an inquiry from someone who wanted to open a business at the Humboldt-Rio Dell Business Park for manufacturing wood flooring but it didn't work out.

Knight/Millington made a motion to move the *Lumber and Wood Product Manufacturing* from principally permitted to conditionally permitted in the Industrial Commercial (IC) Zone. Motion carried 5-0.

The subject of meat packing plants/slaughterhouses came up.

Commissioner Gurney commented that she has a friend who has to trailer her beef to Santa Rosa for slaughtering because it is USDA-certified beef which is time-consuming and costly. Having a local facility would be beneficial to the local ranchers.

Community Development Director Caldwell pointed out that one of the issues with the Humboldt-Rio Dell Business Park is that it is located in the flood zone.

### **STAFF COMMUNICATIONS/UPDATES**

Community Development Director Caldwell said that an item for the next agenda would be to approve an application under the Façade Improvement Program for the Rio Dell Laundromat for John and Davina Gray. He said that the next regular meeting was scheduled for December 24<sup>th</sup> (Christmas Eve), so unless a special meeting is called, the next meeting will be on January 28, 2025.

### **ADJOURNMENT**

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Arsenault/Knight made a motion to adjourn the meeting at 6:40 p.m. to the January 28, 2025, regular meeting.

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Nick Angeloff, Chair

Attest:

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Karen Dunham, City Clerk