



MYRTLE CREEK CITY COUNCIL
REGULAR COUNCIL MEETING AGENDA
MYRTLE CREEK COUNCIL CHAMBER

AGENDA PACKET 06/04/2018

Executive Sessions and Regular Council meetings are being digitally recorded.

The City Council of the City of Myrtle Creek will meet on **Tuesday, June 4, 2019 at 5:30 PM** in the Myrtle Creek Council Chamber, 207 NW Pleasant Street., Myrtle Creek, OR.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to the City Recorder at 541-863-3171.

The City Council reserves the right to add or delete items as needed, change the order of the agenda, and discuss any other business deemed necessary at the time of the study session and/or meeting.

REGULAR COUNCIL MEETING – 5:30 PM

Anyone wishing to speak on an agenda item should complete a Public Comment Form and give it to the City Recorder. Public Comment Forms are located at the entrance to the meeting place. Anyone that wishes to comment on a subject not on the agenda will be called upon during the “Citizens Heard on Non-agenda Items” section of the agenda. Comments pertaining to specific agenda items will be taken at the time the matter is discussed by the City Council.

1. Call to Order/Roll Call

2. Pledge of Allegiance

3. Public Presentations - *Items that do not require immediate council action, such as presentations, discussions of potential future action items.*

4. Consent Agenda *(requires a motion)*

4.1 Approval of minutes of the Regular City Council Meeting for May 21, 2019

5. Regular Agenda

Citizens will be provided the opportunity to offer comments on action items after staff has given their report and if there is an applicant, after they have had the opportunity to speak. Action items are expected to result in motions, resolutions, orders, or ordinances.

5. Water Contamination Overview

6. Ordinance and Resolutions

6. Ordinance 822 AN ORDER AMENDING THE CO-ADOPTED URBAN GROWTH MANAGEMENT AGREEMENT BETWEEN DOUGLAS COUNTY AND THE CITY OF MYRTLE CREEK

6. Citizens Heard on Non-Agenda Items

7. City Administrator Report

8. Mayor and Councilor – Committee Reports and Councilor Comments

9. Adjournment



CITY OF MYRTLE CREEK

REGULAR MEETING OF THE CITY COUNCIL

DATE: May 21, 2019

PLACE: Council Chambers, 207 NW Pleasant St., Myrtle Creek, Oregon

PRESIDING OFFICER: Mayor Matthew Hald

COUNCILORS PRESENT: Council President Allan Kusler; Councilors: Henry Stevens, Bill Burnett, Gail Black and Susan Harris

A quorum was present throughout the meeting.

STAFF IN ATTENDANCE: City Administrator Sean Negherbon, City Recorder Joshua Norton, Public Works Director Quinn Pickering, Police Chief Don Brown, Police Sergeant Johnathan Brewster, Fire Chief Manny Pires, and Finance Officer Eadie Calkins

CALL TO ORDER: Mayor Hald called the May 21, 2019 meeting to order at 5:30 PM

PUBLIC PRESENTATION

Derek Graf and Travis Grant – Myrtle Creek Rural Fire Board Members

Mr. Graf noted to council that the board is currently working on an agreement with the City. Mr. Graf handed out a list of Myrtle Creek Fire Department purchases made by funds from the Rural Board above the \$10,000 attributed annually.

Aimee Jones - 9747 N. Myrtle Rd.

Ms. Jones brought an idea before Council for a 5k run during summer festival. City Administrator Negherbon directed Ms. Jones to speak to the Summer Festival Committee for further action.

Diana Larson – 1301 SW Pioneer Way

Ms. Larson mentioned a grant she is working on that will need City approval.

CONSENT AGENDA

Part I II & III

Motion was made by Councilor Burnett and seconded by Councilor Harris to approve Consent Agenda Parts I, II, & III as presented in the council packet. Vote: Motion passed unanimously.

DEPARTMENT REPORTS

Finance Officer

Finance Officer Eadie Calkins submitted her report into record as written.

Police Department

Police Sergeant Brewster submitted his report into record. Councilor Burnett asked if the Police Department received the 20% discount they requested from local auto parts stores; they did.

Police Chief Don Brown thanked the Council for their support over the years. This will be his last Council meeting as Chief as he is retiring June 1st.

Fire Department

Fire Chief Manie Pires submitted his report into record as written. Chief Pires mentioned that the department has included in their budget a line item for a heart monitor machine. City Administrator Negherbon will sit down with the Fire Chief to look at the budget.

Public Works Department

Public Works Director Quinn Pickering submitted his report into record as written. Spring Clean Up is going on this week. Mr. Pickering showed pictures of the new excavator and tractor the City recently purchased.

REGULAR AGENDA

Yurt Presentation – *Dan VanCleave*

Mr. VanCleave gave a presentation on the Yurts that will be put into the Millsite RV Park.

Motion was made by Councilor Burnett to support moving forward with the Yurt project. Second to the motion was made by Councilor Kusler.

Vote: Motion passed unanimously.

Declaring Surplus Vehicle

Motion was made by Councilor Harris to declare the 2009 Charger a surplus vehicle. Second to the motion was made by Councilor Otero.

Vote: Motion passed unanimously.

Award of 2019 Paving Project

Motion was made by Councilor Stevens to award the job to Knife River for \$12,850.00. Second to the motion was made by Councilor Burnett.

Vote: Motion passed unanimously.

Award of PD Parking Lot Fence Project

City Administrator Negherbon submitted the staff report into record as written.

Motion was made by Councilor Burnett to award the job to Northwest Fence for \$18,961.00. Second to the motion was made by Councilor Stevens.

Vote: Nay: Councilor Kusler; Aye: Councilors Otero, Harris, Stevens and Burnett.

City Administrator Report

City Administrator Negherbon mentioned the ongoing work to bring LCOG in for the City’s planning services. Erin McNeil is our new Water Plant Operator. The City will miss Chief Brown as he heads into retirement and was very fortunate to have had him lead our Police Department.

Councilor Stevens spoke of the Main Street Association’s Spirit Day that was held Saturday; it went well. The City, and the public works especially, played a pivotal role in that event.

Student Rep. Makayla Griffin announced that graduation is June 7th. Students are preparing for finals.

Executive Session

Mayor Hald opened the executive session pursuant to ORS 192.660(2)(a) at 6:36PM

May Hald Closed the Executive Session at 6:52PM and reconvened the regular City Council Meeting. No decision were made in the executive session.

ADJOURNMENT

Mayor Hald adjourned the regular meeting of the City Council for May 21, 2019 at 6:54 p.m.

Attest: _____
Joshua Norton, City Recorder
City Recorder

Matthew Hald, Mayor



**CITY OF MYRTLE CREEK
OREGON
ORDINANCE NO. 822**

AN ORDER AMENDING THE CO-ADOPTED URBAN GROWTH MANAGEMENT AGREEMENT BETWEEN DOUGLAS COUNTY AND THE CITY OF MYRTLE CREEK

WHEREAS SECTION 18.180.010 authorizes amendments or corrections whenever public necessity, convenience or general welfare requires amendments to the provisions of this title, they may be initiated by the city council, by the planning commission or by application of a property owner or his authorized agent; and

WHEREAS During the April 18, 2019 Douglas County Planning Commission meeting, a recommendation of approval and adoption was forwarded to the Douglas County Board of Commissioners for the amendments; and

NOW THEREFORE, THE CITY OF MYRTLE CREEK ORDAINS AS FOLLOWS:

Section 1. Land Use Element.

Amendment to the Urban Land Use section of the land use element, specifically Findings for the Tri-City Urban Unincorporated Area. (See Exhibit A).

Section 2. Urban Growth Management Agreement.

Amendment to the Urban Growth Management Agreement between the City of Myrtle Creek and Douglas County, specifically the Supplemental Standards Agreement for the Riddle Interchange Industrial Park Site. (See Exhibit A).

This ordinance shall take effect on the 30th day following its enactment

PASSED on the First Reading before the City Council this 4th day of June, 2019

PASSED on the Second Reading before the City Council this 18th day of June, 2019

APPROVED by the Mayor this 18th day of June, 2019

Matthew Hald, Mayor

ATTEST:

Joshua Norton, City Recorder

SECTION ONE

1. Land Use Element

Purpose: Amendment to the Urban Land Use section of the element, specifically Findings for the Tri City Urban Unincorporated Area and to rename the Riddle Interchange Industrial Park Site to the South Umpqua Valley Industrial Park (SUVIP).

Background: The proposed amendment is in conjunction with a requested Plan Amendment from Industrial (IN) to Commercial/Industrial (C/I) together with a Zone Change from (M-3) Heavy Industrial to (C-3) General Commercial for 8 acres located within the South Umpqua Valley Industrial Park.

Amendment: Amend acreage(s) to reflect the removal of 8 acres from the industrial land base and clarification of the name of the industrial park.

Page 15-130

65. There currently exist only 5 industrial uses within the Tri City Urban Area. However, in March of 1992, the County Board of Commissioners adopted amendments that added the 90-acre ~~Riddle Interchange Industrial Park Site~~ **South Umpqua Valley Industrial Park (SUVIP)** to Tri City's industrial land base. The 1992 amendments, adopted in conjunction with Myrtle Creek's Periodic Review, combined the Myrtle Creek and Tri City urban growth boundaries to form one large UGB surrounding the incorporated City of Myrtle Creek and the unincorporated Tri City Urban Area. At the same time, the 86-acre Myrtle Creek Municipal Airport, which includes 22 acres of industrial land, was incorporated into the combined UGB. As a result of these changes, the County's Industrial Sites Inventory identifies 110 acres as vacant and suitable industrial land within the Tri City Urban Area. ~~In May of 2019, the County Board of Commissioners adopted amendments (via the Legislative Amendment process concurrent with a Plan Amendment and Zone Change) within the SUVIP; the 2019 amendments that reduced the industrial land base acreage in the SUVIP from 90 acres to 82 acres of industrial land base. In so doing, which in turn reduces the County's Industrial Sites Inventory is also reduced from 110 acres to 102 acres.~~ (Revised ~~10/19/94 & 2/6/2019~~ **2019**)

Page 15-132

71. Tri City's most significant site identified for future, major industrial development is the 90-acre ~~Riddle Interchange Industrial Park Site~~ **South Umpqua Valley Industrial Park (SUVIP)**. The Industrial Park ~~will~~ **should** be maintained in a "heavy" industrial zoning classification and shall not be used to accommodate retail service and commercial activities or "land extensive primary processing" of resource related materials, ~~unless and except as justified reclassified to another land use designation through the necessary Plan Amendment and Zone Change process.~~ Based on the type of industries targeted for the site, a minimum parcel size of 10 acres applies to 40 acres of the site; a minimum parcel size of 5 acres applies to the remaining 50 acres of the site. The site has been designated with the intent of providing an attractive and well-planned industrial environment, through a design review process. The approximately 20 acres surrounding the existing Tri City Airport hangar facility is also identified in the Industrial Sites Inventory as vacant and suitable industrial land. The M-2, Medium Industrial zoning designation given to the airport site will accommodate less intensive future industrial uses than the Riddle Interchange Industrial Park. (Revised ~~10/19/94 & 2/6/2019~~ **2019**).

Formatted: Font: 11 pt

1. **SECTION TWO**
Urban Growth Management Agreement

Purpose: Amendment to the Urban Growth Management Agreement (UGMA) between the City of Myrtle Creek and Douglas County, specifically the Supplemental Standards Agreement to also include the renaming of the Riddle Interchange Industrial Park Site to the South Umpqua Valley Industrial Park (SUVIP).

Background: The proposed amendment is in conjunction with a requested Plan Amendment from Industrial (IN) to Commercial/Industrial (C/I) together with a Zone Change from (M-3) Heavy Industrial to (C-3) General Commercial for 8 acres located within the South Umpqua Valley Industrial Park (SUVIP).

Amendment: Add language to the Standards Supplement of the UGMA (Exhibit B) as follows:

EXHIBIT B

MYRTLE CREEK/DOUGLAS COUNTY STANDARDS SUPPLEMENT

A Supplement to the Douglas County Land Use and
Development Ordinance to be applied within
Area 2 of the Myrtle Creek/Tri City Urban Growth Area.

Section I of this Standards Supplement is intended to be applied, in addition to all provisions of the County Land Use and Development Ordinance, within Area 2 of the Myrtle Creek/Tri City Urban Growth Area (see Exhibit A of the Myrtle Creek/Douglas County Urban Growth Management Agreement).

I. INDUSTRIAL DEVELOPMENT

Applicability: This section shall apply only to the ~~Riddle Interchange Industrial Park site~~ South Umpqua Valley Industrial Park (SUVIP).

A. Purpose: To achieve the intent of policies contained within the Myrtle Creek/Douglas County Urban Growth Management Agreement by protecting and enhancing opportunities for a wide range of industrial establishments to locate within an industrial park that has excellent highway access and that is free from conflict with commercial, residential, and other incompatible land uses.

B. Uses: To achieve the purpose stated in Section I.A. of this Standards Supplement, the ~~Riddle Interchange Industrial Park Site~~ SUVIP site shall be zoned as follows:

1. A primary zone of M-3, Heavy Industrial, shall be applied.
2. Manufacturing uses listed in the Land Use and Development Ordinance shall be permitted outright.

3. Any other industrial uses shall be subject to the provisions of LU&DO Article 3.35.300, Architecturally Controlled Districts, except that:
 - a. The phrase (in 3.35.300) "to achieve attractive communities and safe thoroughfares" is changed to "to provide an attractive and well planned industrial environment", and
 - b. Industrial uses subject to the Architectural Control Overlay shall be reviewed and approved by the Director (instead of the Commission) pursuant to Section 2.100 (instead of 2.060.4) of the LU&DO, and
 - c. The list of reasonable conditions which may be imposed by the Director (instead of the Commission) shall also include:

"Limitation of non-manufacturing uses (unless accessory to a permitted use) for the purpose of ensuring the integrity and compatibility of uses within the ~~Riddle Interchange Industrial Park Site~~ **SUVIP site**".
4. Commercial uses shall not be permitted unless accessory to a permitted industrial use.
5. The ~~Riddle Interchange Industrial Park Site~~ **SUVIP site** shall not be used to accommodate land extensive primarily processing of resource related materials. For the purpose of this section, "land extensive primary processing" means: an industrial operation which is principally engaged in the primary processing of raw resource materials when such operation utilizes more than 10 acres.

C. Land Divisions: A minimum parcel size of 10 acres shall be applied to 40 acres of the ~~Riddle Interchange Industrial Park Site~~ **SUVIP site**. The remainder of the site shall have a 5 acre minimum parcel size; except that parcels smaller than 5 acres may be created when containing an existing on-site dwelling.

D. Plan Amendments: The standards of this supplement shall not apply to any portion of the SUVIP site that receives a Plan Amendment/Zone Change to another land use designation.