

Holcomb-Outlook CPO  
Minutes  
January 9, 2019

1. Chair Allen Taylor called the meeting to order at 7:15 pm.
2. Members present: Allen & Joyce Taylor, Richard & Linda Thompson, and Maureen Conley. A quorum of 5 voting members was met.
3. Minutes: The minutes from October 10, 2018 were read and accepted without any additions or deletions. The vote was 5 ayes with no nays.
4. Land Use Applications:
  - (1) Z0575-18 Home Occupation  
Applicant: Jose Villasenor, 17906 S Holly Ln, Oregon City, OR 97045  
Zoning: RRFF-5 Acres: 6.06  
Home Occupation Renewal of Level 3 Landscape Business with a 30 ft x 36 ft detached accessory structure. Since this was a renewal and the CPO had received no complaints, it was proved unanimously (5/0).
5. Land Use Recommendation:
  - (1) Z0308-18-C  
Applicant: Russ Petrusha (Red Barn Villa), 15701 S Redland Rd, OC 97045  
Zoning: RRFF-5 Acres: Approximately 7  
This is Type III Land Use Application for a Conditional Use Permit to host events as weddings, family reunions, etc. The Applicant proposes use of an existing barn, along with covered area. Porta-potties will be used. The facility will have on-site circulation and parking for up 64 vehicles. The site takes access off S. Redland Road.  
The recommendation was to approve with several conditions.
6. Public Hearing on Land Use Proposal:
  - (1) Z0308-18-C  
Applicant: Russ Petrusha (see above)  
The proposed Conditional Use Permit was allowed.
7. Land Use Decisions:
  - (1) Z0402-18-E  
Applicant: Nicholas Watson (Sleepy Owl Gardens), 15051 S Bradley Rd, OC 97045

Zoning: RRFF-5 Acres: Approximately 4.84

The proposal was an Alteration of Nonconforming Use, to change from an Oregon Health

Authority (OHA) registered medical marijuana grow site to an Oregon Liquor Control

Commission (OLCC) licensed producer. The Planning Director, by her designee, finds this

Request for Alteration of a Nonconforming Use was approved with several conditions.

(2) Z0440-15-M

Applicant: Russell Hayden, 15679 S Maplelane Rd, Oregon City, OR 97045

Zoning: RRFF-5 Acres: Approximately 6.03

The proposal is to divide the subject property into two, three-acre parcels. This request

follows a Measure 48 claim, providing modifications of the lot size criteria of a RRFF-5

zoning. This proposal was approved with several conditions.

(3) Z0454-18-HO

Applicant: Thomas & Sandra Rasch, 15590 S Mason Heights Dr, Oregon City, OR 97045

Zoning: RRFF-5 Acres: Approximately 2.8

The proposal is to operate a level three home occupation for an office in a 600 square foot

area of a 36 ft x 48 ft detached accessory structure for an excavation business known as

Oregon Underground. The business has been operating since 2003 but missed the

expiration date. The proposal was approved with several conditions.

## 8. Miscellaneous:

(1) There had been some mention at our October meeting about a FTT or Forest Template Test. Linda Thompson called Planning and found out that it is a way to test to see if a dwelling is allowed. The test is good for 4 years and it involves a ¼ mile grid. One must find 11 lots and 5 homes within the grid to meet the standard.

(2) Linda Thompson called Holcomb Elementary and discovered that Peach Jar was not used at the school.

(3) Maureen Conley indicated that she had signed up for Next Door. Belinda Davis was unavailable to discuss it.

(4) Linda and Richard Thompson indicated that this was the last CPO meeting they will attend. They plan to put their house up for sale probably this summer.

9. There being no further business, the meeting was adjourned at 8:10 pm by unanimous vote.

Respectfully submitted,

Linda Thompson, Acting Secretary